



LAND SURVEYORS  
ENGINEERS

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LEGAL DESCRIPTION FOR GREEN MOUNTAIN LAND, LLC  
PERIMETER

May 27, 2014

A parcel of land in the South half of Section 17, the East half of Section 20, and the West half of Section 21, all in Township 2 North, Range 3 East of the Willamette Meridian in Clark County Washington, described as follows:

BEGINNING at the Northeast corner of the Southeast quarter of said Section 17;

THENCE North  $89^{\circ} 22' 57''$  West, along the North line of the South half of said Section 17, a distance of 3514.78 feet, more or less, to the centerline of Northeast Ingle Road;

THENCE South  $01^{\circ} 53' 59''$  West, along said centerline, a distance of 477.58 feet to a point on a 335.00 foot radius curve to the left;

THENCE along said centerline, and along said 335.00 foot radius curve to the left (the long chord of which bears South  $19^{\circ} 58' 22''$  East, a distance of 249.60 feet), an arc distance of 255.77 feet;

THENCE South  $41^{\circ} 50' 43''$  East, along said centerline, a distance of 141.81 feet to a 675.00 foot radius curve to the right;

THENCE along said centerline, and along said 675.00 foot radius curve to the right (the long chord of which bears South  $33^{\circ} 13' 03''$  East, a distance of 202.52 feet), an arc distance of 203.29 feet;

THENCE South  $24^{\circ} 35' 23''$  East, along said centerline, a distance of 57.61 feet to a point on a 1200.00 foot radius curve to the left;

THENCE along said centerline, and along said 1200.00 foot radius curve to the left (the long chord of which bears South  $28^{\circ} 02' 22''$  East, a distance of 144.41 feet), an arc distance of 144.50 feet;

THENCE South  $31^{\circ} 29' 20''$  East, along said centerline, a distance of 190.47 feet;

THENCE South  $30^{\circ} 43' 55''$  East, along said centerline, a distance of 678.85 feet;

THENCE South  $29^{\circ} 58' 13''$  East, along said centerline, a distance of 238.24 feet to a point which bears South  $59^{\circ} 56' 15''$  West from a 1/2" iron pipe marking the Northwest corner of that parcel of land conveyed to Keith and Gloria Bakker by deed recorded under Auditor's File No. G 646584, records of Clark County;

THENCE leaving said centerline, North  $59^{\circ} 56' 15''$  East, a distance of 21.66 feet to said iron pipe on the North line of said Bakker parcel;

THENCE continuing North  $59^{\circ} 56' 15''$  East, along said North line, a distance of 329.81 feet to a 3/4" iron pipe and the Northeast corner thereof;

THENCE South  $33^{\circ} 49' 02''$  East, along the East line of said Bakker parcel, a distance of 667.95 feet to a 3/4" iron pipe at the Southeast corner thereof;

THENCE South  $49^{\circ} 37' 59''$  West, along the South line of said Bakker parcel, a distance of 353.18 feet, more or less, to the centerline of Northeast Ingle Road;

THENCE South  $40^{\circ} 25' 24''$  East, along said centerline, a distance of 178.15 feet to a point which bears South  $06^{\circ} 18' 14''$  West from a 1/2" iron pipe on an Easterly line of that parcel of land conveyed to James M. Bartmess by deed recorded under Auditor's File No. 8911140220, records of Clark County;

THENCE North  $06^{\circ} 18' 14''$  East, along said Easterly line, a distance of 71.63 feet to said iron pipe and to an angle point;

THENCE North  $86^{\circ} 45' 59''$  East, along the Southerly line of said Bartmess tract, a distance of 9.94 feet to the Northwest corner of that parcel of land conveyed to Ronald and Rhonda Warman by deed recorded under Auditor's File No. 9004270087, records of Clark County;

THENCE North  $86^{\circ} 58' 36''$  East, along the North line of said Warman parcel, a distance of 790.14 feet to the Northeast corner thereof;

THENCE South  $02^{\circ} 04' 33''$  West, along the East line of said Warman parcel, a distance of 973.64 feet, more or less to the Northeasterly right-of-way line of Northeast Ingle Road as conveyed to Clark County by deed recorded under Auditor's File No. 4217481 D, said point being 30.00 feet from, when measured perpendicular to, the centerline of said Road;

THENCE South  $40^{\circ} 25' 24''$  East, along said right-of-way line, a distance of 353.90 feet to a point on a 2030.00 foot radius curve to the right;

THENCE along said right-of-way, and along said 2030.00 foot radius curve to the right (the long chord of which bears South 37° 00' 37" East, a distance of 241.71 feet), an arc distance of 241.85 feet;

THENCE South 33° 35' 50" East, along said right-of-way, a distance of 1043.01 feet to a point on a 830.00 foot radius curve to the right;

THENCE along said right-of-way, and along said 830.00 foot radius curve to the right (the long chord of which bears South 23° 12' 47" East, a distance of 299.21 feet), an arc distance of 300.85 feet;

THENCE South 12° 49' 45" East, along said right-of-way, a distance of 392.70 feet to a point on a 770.00 foot radius curve to the left;

THENCE along said right-of-way, and along said 770.00 foot radius curve to the left (the long chord of which bears South 29° 32' 51" East, a distance of 443.01 feet), an arc distance of 449.36 feet;

THENCE South 46° 15' 59" East, along said right-of-way, and the Southerly projection thereof, a distance of 39.01 feet, more or less, to a point on the centerline of Northeast Goodwin Road;

THENCE North 43° 58' 00" East, along said centerline, a distance of 494.48 feet to a point on a 955.00 foot radius curve to the right;

THENCE along said centerline, and along said 955.00 foot radius curve to the right (the long chord of which bears North 56° 56' 15" East, a distance of 428.71 feet), an arc distance of 432.40 feet;

THENCE North 69° 54' 30" East, along said centerline, a distance of 354.84 feet to a point on a 955.00 foot radius curve to the right;

THENCE along said centerline, and along said 955.00 foot radius curve to the right (the long chord of which bears North 80° 35' 44" East, a distance of 354.20 feet), an arc distance of 356.26 feet to a point on the South line of the Northwest quarter of said Section 21;

THENCE South  $88^{\circ} 43' 02''$  East, along said South line, a distance of 987.61 feet to the Southeast corner of said Northwest quarter;

THENCE North  $01^{\circ} 27' 15''$  East, along the East line of said Northwest quarter, a distance of 1314.56 feet to the North line of the South half of the Northwest quarter of said Section 21;

THENCE North  $88^{\circ} 42' 01''$  West, along said North line, a distance of 1800.91 feet, more or less, to the East line of the T.J. Fletcher Donation Land Claim No. 51;

THENCE North  $01^{\circ} 13' 25''$  East, along said East line, a distance of 1315.09 feet, more or less, to the North line of the Northwest quarter of said Section 21;

THENCE North  $88^{\circ} 40' 59''$  West, along said North line, a distance of 830.93 feet to the Northwest corner of said Section 21;

THENCE North  $01^{\circ} 45' 50''$  East, along the East line of the Southeast quarter of said Section 17, a distance of 2650.46 feet to the POINT OF BEGINNING.

SUBJECT TO county roads.

EXCEPT that parcel conveyed to Green Mountain Resorts, Inc. by deed recorded under Auditor's File No. 9311050364, also known as Mountain Glen Subdivision, recorded in Book "J" of Plats, at Page 199, records of Clark County.

ALSO EXCEPT that parcel of land conveyed to R. Lon and Rachelle Combs, recorded under Auditor's File No. 4150099 D, records of Clark County.

