

LEGAL DESCRIPTION FOR
GREEN MOUNTAIN MIXED USE P.R.D
NEIGHBORHOOD PARK DESCRIPTION

April 6, 2017

A parcel of land in the Thomas J. Fletcher Donation Land Claim No. 51 in the Northeast quarter of Section 20 and the Northwest quarter of Section 21, Township 2 North, Range 3 East of the Willamette Meridian, City of Camas, Clark County, Washington, being a portion of that parcel of land described under Exhibit B as "South Parcel", recorded under Auditor's File No. 5308695 BLA, recorded July 28, 2016, and that parcel of land described under Exhibit C as "Parcel 1", recorded under Auditor's File No. 5237696 BLA, recorded December 4, 2015, records of said county, described as follows:

COMMENCING at the Northwest corner of said Section 21;

THENCE South 88° 40' 59" East, along the North line of said Northwest quarter, a distance of 275.43 feet to the Northwest corner of that parcel of land described in Exhibit B as "North Parcel", recorded under said Auditor's File No. 5308695 BLA;

THENCE along the North and Easterly lines of said "North Parcel" the following courses;

THENCE continuing South 88° 40' 59" East, along said North line, a distance of 555.50 feet to the East line of the Thomas J. Fletcher Donation Land Claim No. 51;

THENCE South 01° 13' 25" West, along said East line, a distance of 1315.09 feet to the North line of the South half of said Northwest quarter;

THENCE South 88° 42' 01" East, along said North line, a distance of 180.00 feet;

THENCE leaving said North line and continuing along the Easterly lines of said "North Parcel", South 01° 17' 59" West, a distance of 214.50 feet;

THENCE South 43° 42' 01" East, a distance of 97.00 feet;

THENCE South 46° 17' 59" West, a distance of 217.43 feet to the TRUE POINT OF BEGINNING;

THENCE leaving said "North Parcel", South 46° 17' 59" West, a distance of 19.46 feet;

THENCE South 44° 04' 38" East, a distance of 148.73 feet;

THENCE South $57^{\circ} 06' 11''$ West, a distance of 154.91 feet to a point on a 270.00 foot radius curve to the right;

THENCE along said 270.00 foot radius curve to the right (the long chord of which bears South $83^{\circ} 01' 06''$ West, a distance of 236.00 feet), an arc distance of 244.25 feet to a point on a 120.00 foot radius curve to the right;

THENCE along said 120.00 foot radius curve to the right (the long chord of which bears North $44^{\circ} 53' 37''$ West, a distance of 105.86 feet), an arc distance of 109.63 feet;

THENCE North $18^{\circ} 43' 16''$ West, a distance of 129.10 feet to a point on a 405.00 foot radius curve to the left;

THENCE along said 405.00 foot radius curve to the left (the long chord of which bears North $36^{\circ} 10' 39''$ West, a distance of 242.98 feet), an arc distance of 246.78 feet;

THENCE North $53^{\circ} 38' 01''$ West, a distance of 173.47 feet to a point on the East line of said "South Parcel", said point also being on the North right of way line of NE. Boxwood Street as shown on the Plat of Green Mountain Mix Use P.R.D. Phase 1 (South), not yet recorded;

THENCE continuing along the East line of said "South Parcel" and along the North and East right of way lines of said NE. Boxwood Street, North $53^{\circ} 38' 01''$ West, a distance of 82.00 feet to an angle point in the East line of said "South Parcel";

THENCE leaving said East line and continuing along said North and East right of way lines, North $53^{\circ} 38' 01''$ West, a distance of 256.66 feet to a point on a 170.00 foot radius curve to the right;

THENCE continuing along said North and East right of way lines and along said 170.00 foot radius curve to the right (the long chord of which bears North $17^{\circ} 58' 20''$ West, a distance of 198.22 feet), an arc distance of 211.62 feet;

THENCE continuing along said North and East right of way lines, North $17^{\circ} 41' 21''$ East, a distance of 35.16 feet to a point on a 520.00 foot radius curve to the right;

THENCE continuing along said North and East right of way lines and along said 520.00 foot radius curve to the right (the long chord of which bears North $33^{\circ} 41' 48''$ East, a distance of 286.79 feet), an arc distance of 290.56 feet to the Northeast corner of said Plat of Green Mountain Mix Use P.R.D. Phase 1 (South), not yet recorded;

THENCE leaving said East right of way line, North 47° 12' 05" East, a distance of 91.60 feet to a point on the South line of said "North Parcel", said point bears South 44° 04' 38" East, a distance of 294.61 feet from the Southwest corner of said "North Parcel";

THENCE along said South line the following courses:

THENCE South 44° 04' 38" East, a distance of 870.95 feet;

THENCE North 45° 55' 22" East, a distance of 18.00 feet;

THENCE South 44° 04' 38" East, a distance of 10.00 feet;

THENCE South 01° 17' 59" West, a distance of 209.50 feet to a point which bears North 43° 42' 01" West from the TRUE POINT OF BEGINNING;

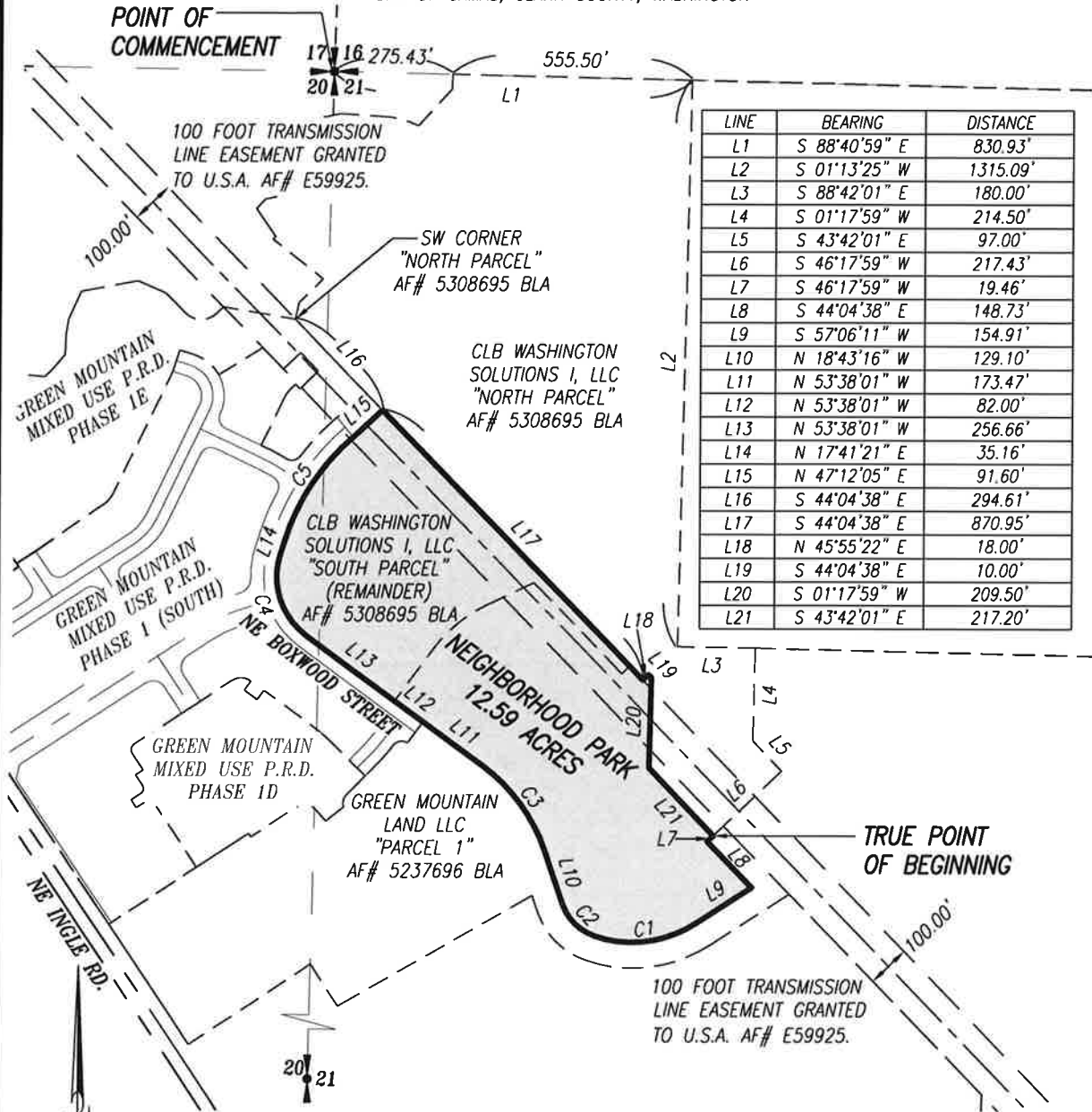
THENCE South 43° 42' 01" East, a distance of 217.20 feet to the TRUE POINT OF BEGINNING.

Containing 12.59 acres, more or less.



SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR GREEN MOUNTAIN MIXED USE P.R.D. NEIGHBORHOOD PARK

PORTION OF THE NE1/4 SECTION 20 & NW1/4 SECTION 21, T. 2 N., R. 3 E., W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	51°49'51"	270.00'	244.25'	S 83°01'06" W	236.00'
C2	52°20'42"	120.00'	109.63'	N 44°53'37" W	105.86'
C3	34°54'45"	405.00'	246.78'	N 36°10'39" W	242.98'
C4	71°19'22"	170.00'	211.62'	N 17°58'20" W	198.22'
C5	32°00'54"	520.00'	290.56'	N 33°41'48" E	286.79'

SCALE: 1"=400'

OLSON LAND SURVEYORS
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