

LEGAL DESCRIPTION FOR
ASSESSOR'S PARCEL NO. 209738-000

October 9, 2019

A parcel of land, lying in a portion of the Southwest quarter of the Southwest quarter of Section 4, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, being a portion of the Minit Management, L.L.C. parcel described under Auditor's File No. 4239509 and those parcels described under "Exhibit A" and "Exhibit B" of Vacating Right of Way, City of La Center Ordinance 2017-011, recorded under Auditor's File No. 5453815 RDVAC, described as follows:

COMMENCING at the Southwest corner of the Southwest quarter of said Section 4;

THENCE South $88^{\circ} 30' 19''$ East, along the South line of said Southwest quarter, a distance of 504.97 feet to a point on the East line of NW Paradise Park Road, Relinquished to Clark County as shown on Washington State Highway Commission Department of Highways, right of way plan "Ridgefield Jct. to Woodland", sheet 5 of 12, dated August 10, 1965;

THENCE continuing South $88^{\circ} 30' 19''$ East, along said South line of said Southwest quarter, a distance of 300.00 feet to the Southeast corner of that parcel of property conveyed to Interchange Development Group, LLC, recorded under Auditor's File No. 5234564 D, records of said County;

THENCE North $01^{\circ} 29' 41''$ East, along the East line of said Interchange Development Group, LLC parcel, and the Northerly projection thereof, a distance of 375.00 feet;

THENCE North $88^{\circ} 30' 19''$ West, a distance of 100.00 feet to a point on the East line of said Minit Management, L.L.C. parcel, said point being on the West right of way line of NW Paradise Park Road as described under Auditor's File No. 5287468, records of said County, and the TRUE POINT OF BEGINNING:

THENCE North $01^{\circ} 29' 41''$ East, along the East line of said Minit Management L.L.C. parcel, a distance of 275.00 feet to the Southeast corner of NW Paradise Park Road as described under Auditor's File No. 5300299, records of said County, said point being on a 65.00 foot radius curve to the left;

THENCE along the South right of way line of said NW Paradise Park Road, and along said 65.00 foot radius curve to the left (the long chord of which bears North $43^{\circ} 30' 19''$ West, a distance of 91.92 feet), an arc distance of 102.10 feet;

THENCE continuing along said South right of way line, North $88^{\circ} 30' 19''$ West, a distance of 312.49 feet to a point on a 270.00 foot radius curve to the left;

THENCE continuing along said South right of way line and along said 270.00 foot radius curve to the left (the long chord of which bears South $80^{\circ} 53' 56''$ West, a distance of 99.30 feet), an arc distance of 99.86 feet to the Northeast corner of said "Exhibit A" parcel, said point also being on a 270.00 foot radius curve to the left;

THENCE along the North line of said "Exhibit A" parcel and along said 270.00 foot radius curve to the left (the long chord of which bears South $60^{\circ} 44' 46''$ West, a distance of 89.65 feet), an arc distance of 90.07 feet to a point on the West right of way line of said NW Paradise Park Road. Relinquished to Clark County as shown on Washington State Highway Commission Department of Highways, right of way plan "Ridgefield Jct. to Woodland", sheet 5 of 12, dated August 10, 1965;

THENCE South $28^{\circ} 43' 59''$ East, along said West right of way line, a distance of 260.34 feet to a point on a 934.93 foot radius curve to the right;

THENCE continuing along said West right of way line, and along said 934.93 foot radius curve to the right (the long chord of which bears South $22^{\circ} 05' 44''$ East, a distance of 216.13 feet), an arc distance of 216.62 feet to a point on the North line of the State of Washington, Department of Transportation parcel described under Auditor's File No. 5332863, records of said County, said point being on a 69.00 foot radius curve to the left;

THENCE along said North line, and along said 69.00 foot radius curve to the left (the long chord of which bears South $76^{\circ} 25' 55''$ East, a distance of 13.27 feet), an arc distance of 13.29 feet;

THENCE continuing along said North line, South $81^{\circ} 56' 59''$ East, a distance of 27.58 feet to a point on a 49.00 foot radius curve to the left;

THENCE continuing along said North line and along said 49.00 foot radius curve to the left (the long chord of which bears North $78^{\circ} 12' 16''$ East, a distance of 33.27 feet), an arc distance of 33.95 feet to a point on the South line of said "Exhibit B" parcel, said point being on a 49.00 foot radius curve to the left;

THENCE along said South line and along said 49.00 foot radius curve to the left (the long chord of which bears North $54^{\circ} 37' 39''$ East, a distance of 6.38 feet), an arc distance of 6.38 feet;

THENCE continuing along said South line, North $50^{\circ} 53' 48''$ East, a distance of 47.32 feet to a point on a 502.00 foot radius curve to the right;

THENCE continuing along said South line, and along said 502.00 foot radius curve to the right (the long chord of which bears North 59° 11' 32" East, a distance of 144.86 feet), an arc distance of 145.36 feet to the Southeast corner of said "Exhibit B" parcel:

THENCE North 10° 17' 50" West, along the most Southerly, East line of said "Exhibit B" parcel, a distance of 12.44 feet to a point on the South line of said Minit Management L.L.C. parcel, said point being on a 1195.92 foot radius curve to the right;

THENCE along said South line, and along said 1195.92 foot radius curve to the right (the long chord of which bears North 82° 45' 39" East, a distance of 102.08 feet), an arc distance of 102.11 feet to the Southeast corner of said Minit Management L.L.C. parcel;

THENCE North 01° 29' 41" East, along the East line of said Minit Management L.L.C. parcel, a distance of 5.68 feet to the TRUE POINT OF BEGINNING.

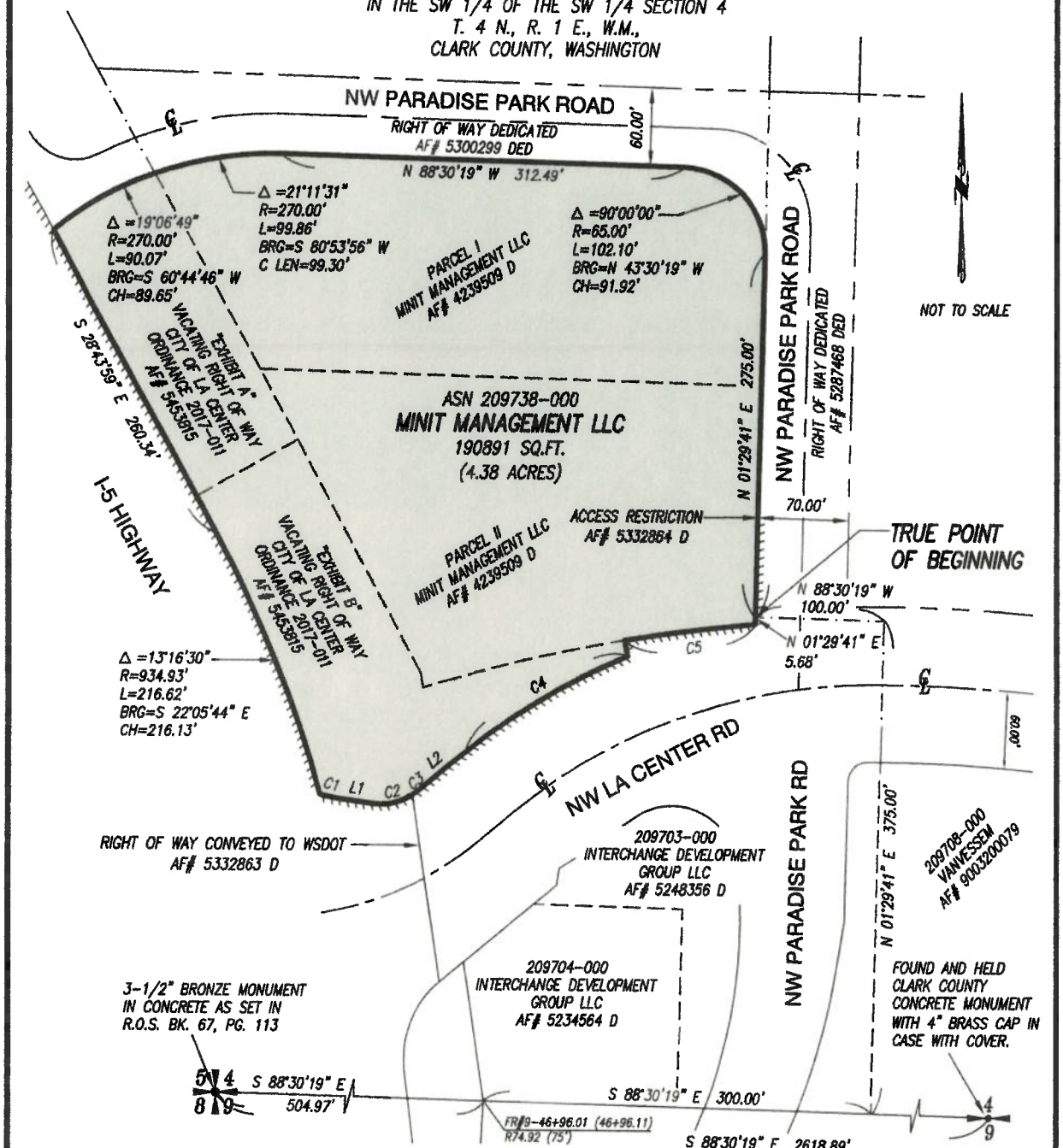
Subject to easements and access restrictions of record.

Containing 190,891 square feet or 4.38 acres, more or less.



**SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR
ASN 209738-000**

IN THE SW 1/4 OF THE SW 1/4 SECTION 4
T. 4 N., R. 1 E., W.M.,
CLARK COUNTY, WASHINGTON



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	11°02'08"	69.00'	13.29'	S 76°25'55" E	13.27'
C2	39°41'31"	49.00'	33.95'	N 78°12'16" E	33.27'
C3	7°27'43"	49.00'	6.38'	N 54°37'39" E	6.38'
C4	16°35'28"	502.00'	145.36'	N 59°11'32" E	144.86'
C5	4°53'31"	1195.92'	102.11'	N 82°45'39" E	102.08'

LINE	BEARING	DISTANCE
L1	S 81°56'59" E	27.58'
L2	N 50°53'48" E	47.32'

OLSON LAND SURVEYORS
ENGINEERS
1-202-995-1200
1-202-995-0836
ENGINEERING INC. 222 E. EVERGREEN BLVD. VANCOUVER, WA 98660
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