

**MINISTER-GLAESER
SURVEYING INC.**

*Vancouver Office – 2200 E. Evergreen Blvd., Vancouver, Washington 98661
(360) 694-3313 (360) 694-8410 FAX
Pasco Office – 6303 Burden Blvd. Suite E, Pasco, Washington 99301
(509) 544-7802 (509) 544-7862 FAX*

August 16, 2022

PERIMETER DESCRIPTION
FOR
STEPHENS HILLSIDE FARM

A portion of the Southwest quarter of Section 34, Township 5 North, Range 1 East, Willamette Meridian, City of La Center, Clark County, Washington, described as follows:

BEGINNING at a 1/2-inch iron rod marking the West quarter corner of said Section 33 as shown in Book 31 of Surveys, Page 161, Clark County Auditor's Records and described in Book 5 of Land Corner Records, Page 50;

Thence South $88^{\circ} 04' 00''$ East along the North line of said Southwest quarter of Section 34, for a distance of 402.23 feet to a 1/2" iron with yellow plastic cap stamped Renton 37535 at the Northwest corner of that certain parcel conveyed to Stephens by deed recorded under Auditors File NO. 5411015 BLA records of Clark County, Washington;

Thence South $02^{\circ} 18' 52''$ West along the West line of said Stephens parcel, 276.46 feet, to a 1/2" iron with yellow plastic cap stamped Renton 37535 at the Southwest corner thereof;

Thence South $88^{\circ} 04' 00''$ East, along the South line of said Stephens parcel, 315.13 feet, to a 1/2" iron with yellow plastic cap stamped Renton 37535 at the Southeast corner thereof;

Thence North $02^{\circ} 18' 52''$ East along the East line of said Stephens parcel, 276.46 feet, to a 1/2" iron with yellow plastic cap stamped Renton 37535 at the Northeast corner thereof;

Thence South $88^{\circ} 04' 00''$ East along the North line of said Southwest quarter of Section 34, for a distance of 1891.12 feet to a 1/2" iron with yellow plastic cap stamped Renton 37535 at the Northeast corner of said Southwest quarter;

Thence South $01^{\circ} 43' 26''$ West along the East line of said Southwest quarter 307.25 feet to a 1/2" iron rod with yellow plastic cap stamped Olson Eng PLS 26352;

Thence North $88^{\circ} 04' 00''$ West, 60.95 feet to a 1/2" iron rod with yellow plastic cap stamped Olson Eng PLS 26352 on the Westerly Right-of-Way line of Aspen Avenue;

Thence along said Westerly Right-of-Way line of Aspen Avenue along the arc of a 170.00 radius non-tangent curve to the left through a central angle of 21°35'34" for an arc distance of 64.07 feet, the long chord which bears South 12°04'06" West for a distance of 63.69 feet to a 1/2" iron rod with yellow plastic cap stamped Olson Eng PLS 26352;

Thence South 01° 16'18" West along the Westerly Right-of-Way line of Aspen Avenue, 397.33 feet to a 5/8" iron rod with yellow plastic cap stamped Tandy 21581 at the Southeast corner of that certain parcel of land conveyed to Stephens by deed recorded under Auditors File NO. 5384147 records of Clark County, Washington;

Thence North 88°04'00" West, along the South line of said Stephens parcel and the extension thereof, 2338.42 feet, to the Southeast quarter of that certain parcel of land conveyed to Boehm by deed recorded under Auditors File NO. 9008230211 records of Clark County, Washington;

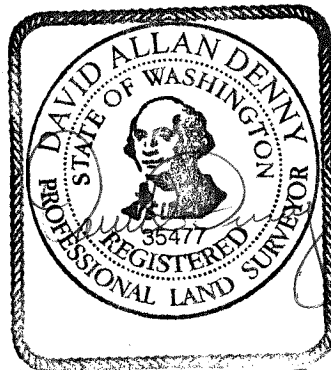
Thence North 02°18'52" East, along the West line of said Boehm parcel 208.71 feet to the Northeast corner thereof;

Thence North 88°04'00" Westst, along the North line of said Boehm parcel 208.71 feet to the Northwest corner thereof being on the West line of said Southwest quarter;

Thence North 02° 18'52" East, along the West line of said Southwest quarter 558.56 feet to the **POINT OF BEGINNING.**

CONTAINS 42.269 acres of land, more or less.

Together with and subject to easements, restrictions, covenants, dedications and reservations apparent or of record.



01-23-23