

114777

BOOK 131 PAGE 603

RECORD  
City of Stevenson

OCT 23 1992

GARY W. OLSON

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT is made and entered into this 15th day of April, 1992, by and between BEVERLY A STACY (hereinafter "Grantor"), and the CITY OF STEVENSON, WASHINGTON (hereinafter "Grantee").

WITNESSETH:

WHEREAS, Grantor is the owner of certain land situated in Skamania County over, under, upon and across which the Grantee will install certain street improvements, roadway cut and fill slopes, drainage improvements and utility lines; and

WHEREAS, Grantee desires to obtain a permanent easement for the purpose of installing, maintaining and operating said street improvements, roadway cut and fill slopes, drainage improvements, and utility lines.

NOW, THEREFORE, in consideration of the mutual benefits to be derived, the parties agree as follows:

1. Grantor hereby grants and conveys to Grantee a perpetual, non-exclusive easement over, under, upon and across the real property located in Skamania County, Washington, described as follows:

See Exhibits attached hereto

REAL ESTATE EXCISE TAX

OCT 26 1992

PAID NA

SKAMANIA COUNTY TREASURER

2. Grantee, its agents, successors, assigns, independent contractors and invitees shall use the easement area described above for the construction, installation, maintenance, repair and operation of the street improvements, roadway cut and fill slopes, drainage improvements and utility lines installed or to be installed therein. Grantee shall be allowed to use the easement area, upon reasonable notice to Grantor, to construct, reconstruct, repair, operate and maintain said street improvements, roadway cut and fill slopes, drainage improvements and utility lines.

Registered  
Indexed, Dir  
In brief  
Filed 11/10/92  
Mailed

Glenda J. Kimball, Skamania County Assessor  
By: 210 Parcel # 03073643030000  
10-23-92

3. Grantor shall not interfere with the use and enjoyment of the easement area by Grantee.

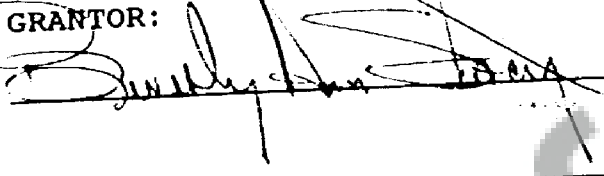
4. Grantor agrees that no building, wall or structure with footings shall be placed upon the granted easement area without the written permission of Grantee.

5. Grantee assumes all risk arising from its use of the easement area and Grantee agrees to indemnify, defend and hold Grantor harmless from any demand, loss, claim, judgment or liability, including but not limited to any attorney's fees and costs incurred by Grantor, arising out of Grantee's use of the easement area.

6. This Easement Agreement shall constitute a covenant and shall run with the land and bind Grantor, its successors and assigns.

IN WITNESS WHEREOF, the parties have executed this Easement Agreement effective date and year first above written.

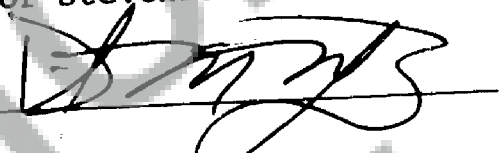
GRANTOR:



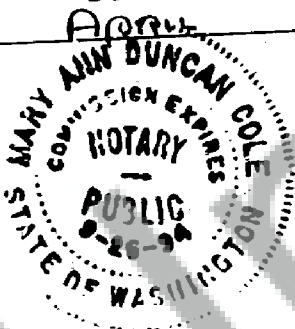
GRANTEE:


City of Stevenson

By



SUBSCRIBED AND SWORN to before my this 15<sup>th</sup> day of April, 1992.



  
Notary Public in and for the  
State of Washington, residing  
at No. Bonneville, WA.

Commission expires 9-26-97

February 24, 1993

BEVERLY ANN STACY

Right-of-way description  
Hot Springs-Alameda Road  
Chesser Road

That portion of that certain tract of land located in the South one-half of Section 36, Township 3 North, Range 7 East, Willamette Meridian, Skamania County, Washington which is described in Real Estate Contract between Elwyn D. Mansur and Beverly Ann Stacy which is recorded in Book 106 of Deeds at Page 882 which lies within the road right-of-way described in EXHIBIT A:

February 24, 1992

Right-of-way description  
for  
HOT SPRINGS-ALAMEDA ROAD  
CHESSER ROAD

(NOTE: The centerline of this roadway is as shown on construction plans prepared for the City of Stevenson by Wallis Engineering in April 1991, Contract Number T.I.B. No. 9W-974(001)).

Beginning at the Southeast corner of the Southwest quarter of Section 36, Township 3 North, Range 7 East, Willamette Meridian, Skamania County, Washington;

Thence North  $7^{\circ} 32' 08''$  West a distance of 2569.33 feet to the TRUE POINT OF BEGINNING (said point being on the centerline of said road at Engineers Station 10+00):

Thence North  $86^{\circ} 29' 15''$  West a distance of 33.87 feet to the beginning of a non-tangent 28.50 foot radius curve to the right;

Thence along the arc of said curve to the right, the chord of which bears South  $38^{\circ} 37' 00''$  East a distance of 35.66 feet, thru a central angle of  $77^{\circ} 27' 19''$  for a arc distance of 38.53 feet;

Thence South  $0^{\circ} 06' 39''$  West a distance of 24.19 feet;

Thence South  $5^{\circ} 49' 17''$  West a distance of 20.10 feet;

Thence South  $0^{\circ} 06' 39''$  West a distance of 189.85 feet to the beginning of a 28.50 foot radius curve to the right;

Thence along the arc of said curve to the right thru a central angle of  $94^{\circ} 06' 04''$  for an arc distance of 46.81 feet

Thence South  $7^{\circ} 17' 39''$  East a distance of 31.63 feet to the beginning of a 28.50 foot radius non-tangent curve to the right;

Thence along the arc of said curve to the right, the chord of which bears South  $42^{\circ} 50' 19''$  East a distance of 38.84 feet, thru a central angle of  $85^{\circ} 53' 56''$  for an arc distance of 42.73 feet;

Thence South  $0^{\circ} 06' 39''$  West a distance of 475.12 feet to the beginning of a 513.50 foot radius curve to the left;

Thence along the arc of said curve to the left, thru a central angle of  $10^{\circ} 39' 59''$  for an arc distance of 95.60 feet;

Thence along the arc of said curve to the right, the chord of which bears South  $88^{\circ} 13' 07''$  East a distance of 38.19 feet, thru a central angle of  $35^{\circ} 00' 00''$  for an arc distance of 38.79 feet to the beginning of a 483.50 foot radius curve to the left;

Thence along the arc of said curve to the left, thru a central angle of  $9^{\circ} 21' 56''$  for an arc distance of 79.03 feet to the beginning of an 18.50 foot radius curve to the right;

Thence along the arc of said curve to the right, thru a central angle of  $57^{\circ} 28' 46''$  for an arc distance of 18.56 feet;

Thence South  $86^{\circ} 34' 26''$  East a distance of 23.10 feet to the beginning of a 18.50 foot radius non-tangent curve to the right;

Thence along the arc of said curve to the right, thru a central angle of  $52^{\circ} 30' 27''$  for an arc distance of 16.95 feet to the beginning of a 483.50 foot radius curve to the left;

Thence along the arc of said curve to the left, thru a central angle of  $14^{\circ} 22' 57''$  for an arc distance of 121.37 feet;

Thence North  $79^{\circ} 18' 58''$  East a distance of 87.04 feet to the beginning of a 786.50 foot radius curve to the right;

Thence along the arc of said curve to the right, thru a central angle of  $6^{\circ} 14' 06''$  for an arc distance of 85.59 feet;

Thence North  $85^{\circ} 33' 04''$  East a distance of 7.95 feet to the beginning of a 8.50 foot radius non-tangent curve to the right;

Thence along the arc of said curve to the right, thru a central angle of  $160^{\circ} 00' 00''$  for an arc distance of 23.74 feet;

Thence South  $63^{\circ} 11' 16''$  East a distance of 29.43 feet to the beginning of a 66.50 foot radius non-tangent curve to the left;

Thence along the arc of said curve to the left, the chord of which bears North  $52^{\circ} 27' 33''$  East a distance of 35.44 feet, thru a central angle of  $30^{\circ} 54' 17''$  for an arc distance of 35.87 feet;

Thence South  $52^{\circ} 59' 36''$  East a distance of 5.00 feet to the beginning of a 28.50 radius non-tangent curve to the right;

Thence along the arc of said curve to the right, the chord of which bears North  $67^{\circ} 49' 43''$  East a distance of 29.20 feet, thru a central angle of  $61^{\circ} 38' 37''$  for an arc distance of 30.66 feet;

Thence South  $81^{\circ} 20' 59''$  East a distance of 17.65 feet;

Thence North  $8^{\circ} 39' 01''$  East a distance of 24.98 feet;

Thence North  $4^{\circ} 26' 56''$  West a distance of 26.50 feet;



Thence South  $10^{\circ} 33' 20''$  East a distance of 222.57 feet to the beginning of a 313.50 foot radius curve to the left;

Thence along the arc of said curve to the left, thru a central angle of  $4^{\circ} 46' 36''$  for an arc distance of 26.14 feet to the beginning of a 28.50 foot radius curve to the right;

Thence along the arc of said curve to the right, thru a central angle of  $135^{\circ} 47' 29''$  for an arc distance of 67.54 feet;

Thence South  $32^{\circ} 42' 24''$  West a distance of 31.02 feet to the beginning of a 65.50 foot radius non-tangent curve to the left;

Thence along the arc of said curve to the left, the chord of which bears South  $83^{\circ} 49' 37''$  East a distance of 53.58 feet, thru a central angle of  $48^{\circ} 17' 20''$  for an arc distance of 55.20 feet to the beginning of a 33.50 foot radius curve to the right;

Thence along the arc of said curve to the right, thru central angle of  $76^{\circ} 58' 08''$  for an arc distance of 45.00 feet to the beginning of a 313.50 foot radius curve to the left;

Thence along the arc of said curve to the left, thru a central angle of  $23^{\circ} 51' 48''$  for an arc distance of 130.57 feet to the beginning of a 18.50 foot radius curve to the right;

Thence along the arc of said curve to the right, thru a central angle of  $87^{\circ} 23' 44''$  for an arc distance of 28.22 feet;

Thence South  $60^{\circ} 57' 03''$  East a distance of 27.05 feet to the beginning of a 18.50 foot radius non-tangent curve to the right;

Thence along the arc of said curve to the right, the chord of which bears North  $76^{\circ} 08' 24''$  East a distance of 25.52 feet, thru a central angle of  $87^{\circ} 13' 02''$  for an arc distance of 28.16 feet;

Thence South  $60^{\circ} 15' 05''$  East a distance of 234.42 feet to the beginning of a 786.50 foot radius curve to the right;

Thence along the arc of said curve to the right, thru a central angle of  $7^{\circ} 56' 17''$  for an arc distance of 108.97 feet;

Thence South  $52^{\circ} 18' 48''$  East a distance of 121.04 feet to the beginning of a 483.50 foot radius curve to the left;

Thence along the arc of said curve to the left, thru a central angle of  $7^{\circ} 19' 18''$  for an arc distance of 61.78 feet to the beginning of a 8.50 foot radius curve to the right;

Thence along the arc of said curve to the right, thru a central angle of  $79^{\circ} 53' 30''$  for an arc distance of 11.85 feet;

Thence South  $57^{\circ} 07' 01''$  East a distance of 51.10 feet to the beginning of a 63.50 foot radius non-tangent curve to the right;

Thence South  $85^{\circ} 33' 04''$  West a distance of 120.12 feet to the beginning of an 826.50 foot radius curve to the left;

Thence along the arc of said curve to the left, thru a central angle of  $6^{\circ} 14' 06''$  for an arc distance of 89.94 feet;

Thence South  $79^{\circ} 18' 58''$  West a distance of 87.04 feet;

Thence South  $83^{\circ} 25' 22''$  West a distance of 99.38 feet;

Thence North  $83^{\circ} 37' 09''$  West a distance of 78.07 feet to the beginning of a 448.50 foot radius curve to the right;

Thence along the arc of said curve to the right, thru a central angle of  $19^{\circ} 15' 39''$  for an arc distance of 150.77 feet;

Thence North  $45^{\circ} 12' 22''$  West a distance of 24.24 feet;

Thence North  $53^{\circ} 56' 51''$  West a distance of 25.30 feet;

Thence North  $52^{\circ} 18' 48''$  West a distance of 121.04 feet to the beginning of an 826.50 foot radius curve to the left;

Thence along the arc of said curve to the left, thru a central angle of  $7^{\circ} 56' 17''$  for an arc distance of 114.51 feet;

Thence North  $60^{\circ} 15' 05''$  West a distance of 290.41 feet to the beginning of a 223.50 foot radius curve to the right;

Thence along the arc of said curve to the right, thru a central angle of  $49^{\circ} 41' 45''$  for an arc distance of 193.85 feet;

Thence North  $10^{\circ} 33' 20''$  West a distance of 245.72 feet to the beginning of a 473.50 foot radius curve to the right;

Thence along the arc of said curve to the right, thru a central angle of  $10^{\circ} 39' 59''$  for an arc distance of 88.15 feet;

Thence North  $0^{\circ} 06' 39''$  East a distance of 751.19 feet;

Thence North  $5^{\circ} 05' 01''$  West a distance of 22.09 feet;

Thence North  $0^{\circ} 06' 39''$  East a distance of 14.29 feet to the beginning of a 23.50 foot radius curve to the right;

Thence along the arc of said curve to the right, thru a central angle of  $89^{\circ} 51' 47''$  for an arc distance of 36.86 feet;

Thence North  $0^{\circ} 01' 34''$  West a distance of 6.50 feet;

Thence North  $83^{\circ} 05' 42''$  West a distance of 48.27 feet to the TRUE POINT OF BEGINNING.