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BOOK 131 PAGE 645

FILED FOR RECORD
at City of Stevenson
Oct 23 4 45 P.M. '92
P. Storey
GARY A. OLSON

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT is made and entered into this 30th day of March, 1992, by and between Anne Bates (hereinafter "Grantor"), and the CITY OF STEVENSON, WASHINGTON (hereinafter "Grantee").

W I T N E S S E T H:

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 Attached Documents

NA
REAL ESTATE EXCISE TAX

OCT 23 1992

PAID NA

SKAMANIA COUNTY TREASURER

Glenda J. Kimmel Skamania County Assessor
By: SB Parcel # 3-7-36-0-0-2601

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.

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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:

Clarence S Baker

GRANTEE:

City of Stevenson

By

MARY ANN DUNCAN COLE NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 9-26-94

SUBSCRIBED AND SWORN to before my this 30th day of March, 1992.

Notary Public in and for the State of Washington, residing at North Bonneville WA.

Commission expires 9-26-94

BOOK 131 PAGE 647

February 24, 1992

ANNE S. BAKER

Storm sewer easement

Description of the centerline of a 20.00 foot wide easement being 10.00 feet on each side of the following described centerline.

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 40° 56' 34" East a distance of 1153.56 feet to the TRUE POINT OF BEGINNING of the centerline of said easement;

Thence South 1° 57' 47" East a distance of 60.00 feet to the terminus of said centerline.

BOOK 131 PAGE 648

February 24, 1992

ANNE S. BAKER

Right-of-way description
Hot Springs-Alameda 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 was conveyed by Warranty Deed to Anne S. Baker and which is recorded in Book 122 of Deeds at Page 862 which lies within the road right-of-way described in EXHIBIT A.

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° 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° 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° 37′ 00" East a distance of 35.66 feet, thru a central angle of 77° 27′ 19" for a arc distance of 38.53 feet;

Thence South 0° 06′ 39" West a distance of 24.19 feet;

Thence South 5° 49′ 17" West a distance of 20.10 feet;

Thence South 0° 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° 06′ 04" for an arc distance of 46.81 feet

Thence South 7° 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° 50′ 19" East a distance of 38.84 feet, thru a central angle of 85° 53′ 56" for an arc distance of 42.73 feet;

Thence South 0° 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° 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° 13′ 07" East a distance of 38.19 feet, thru a central angle of 35° 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° 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° 28′ 46" for an arc distance of 18.56 feet;

Thence South 86° 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° 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° 22′ 57" for an arc distance of 121.37 feet;

Thence North 79° 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° 14′ 06" for an arc distance of 85.59 feet;

Thence North 85° 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° 00′ 00" for an arc distance of 23.74 feet;

Thence South 63° 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° 27′ 33" East a distance of 35.44 feet, thru a central angle of 30° 54′ 17" for an arc distance of 35.87 feet;

Thence South 52° 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° 49′ 43" East a distance of 29.20 feet, thru a central angle of 61° 38′ 37" for an arc distance of 30.66 feet;

Thence South 81° 20′ 59" East a distance of 17.65 feet;

Thence North 8° 39′ 01" East a distance of 24.98 feet;

Thence North 4° 26′ 56" West a distance of 26.50 feet;

Thence South 10° 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° 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° 47′ 29" for an arc distance of 67.54 feet;

Thence South 32° 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° 49′ 37" East a distance of 53.58 feet, thru a central angle of 48° 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° 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° 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° 23′ 44" for an arc distance of 28.22 feet;

Thence South 60° 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° 08′ 24" East a distance of 25.52 feet, thru a central angle of 87° 13′ 02" for an arc distance of 28.16 feet;

Thence South 60° 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° 56′ 17" for an arc distance of 108.97 feet;

Thence South 52° 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° 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° 53′ 30" for an arc distance of 11.85 feet;

Thence South 57° 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° 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° 14′ 06" for an arc distance of 89.94 feet;

Thence South 79° 18′ 58" West a distance of 87.04 feet;

Thence South 83° 25′ 22" West a distance of 99.38 feet;

Thence North 83° 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° 15′ 39" for an arc distance of 150.77 feet;

Thence North 45° 12′ 22" West a distance of 24.24 feet;

Thence North 53° 56′ 51" West a distance of 25.30 feet;

Thence North 52° 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° 56′ 17" for an arc distance of 114.51 feet;

Thence North 60° 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° 41′ 45" for an arc distance of 193.85 feet;

Thence North 10° 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° 39′ 59" for an arc distance of 88.15 feet;

Thence North 0° 06′ 39" East a distance of 751.19 feet;

Thence North 5° 05′ 01" West a distance of 22.09 feet;

Thence North 0° 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° 51′ 47" for an arc distance of 36.86 feet;

Thence North 0° 01′ 34" West a distance of 6.50 feet;

Thence North 83° 05′ 42" West a distance of 48.27 feet to the TRUE POINT OF BEGINNING.