

47118



Tract Nos. Mc-R-91, Mc-R-93, Mc-R-94, Mc-R-103, Mc-R-104, Mc-R-AR-20, Pars. 1 & 3, Mc-R-AR-21, Par. 2, Mc-R-AR-21A, Mc-R-AR-21B, Mc-R-AR-21C, Mc-R-AR-22, Mc-R-AR-23, and Mc-R-AR-24, Par. 1

TRANSMISSION LINE EASEMENT  
AND ACCESS ROAD EASEMENT

The GRANTORS, HAROLD J. BROUGHTON AND D. M. STEVENSON, a partnership, doing business as Broughton Lumber Company, for and in consideration of the sum of FORTY-FIVE THOUSAND DOLLARS (\$45,000.00), in hand paid by the UNITED STATES OF AMERICA, receipt of which is hereby acknowledged, hereby grant, bargain, sell, and convey to the UNITED STATES OF AMERICA and its assigns, a perpetual easement and right to enter and erect, operate, maintain, repair, rebuild, and patrol one or more electric power transmission lines and appurtenant signal lines, poles, towers, wires, cables, and appliances necessary in connection therewith, in, upon, over, under, and across the following-described parcels of land in the County of Skamania, in the State of Washington, to-wit:

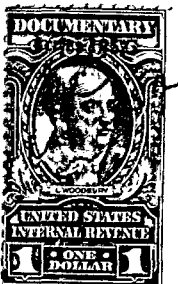
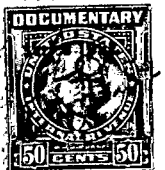
Tract Nos. Mc-R-91, Mc-R-93 & Mc-R-94:

Those portions of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  and S $\frac{1}{2}$ NW $\frac{1}{4}$  of Section 12; the SW $\frac{1}{4}$ NE $\frac{1}{4}$  and SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 11; all being in Township 3 North, Range 9 East of the Willamette Meridian, Skamania County, Washington; which lie within a strip of land 300 feet in width, the boundaries of said strip lying 212.5 feet distant northerly from and 87.5 feet distant southerly from and parallel to the survey line of the McNary-Ross transmission line as now located and staked on the ground over, across, upon, and/or adjacent to the above-described property, said survey line being particularly described as follows:

Beginning at survey station 6852 + 42.0, a point on the east line of Section 12, Township 3 North, Range 9 East, Willamette Meridian, said point being N. 1° 45' 20" E. a distance of 2611.8 feet from the southeast corner of said Section 12; thence N. 83° 39' 00" W. a distance of 10711.0 feet to survey station 6959 + 53.0, a point on the west line of Section 11, Township 3 North, Range 9 East, Willamette Meridian, said point being N. 4° 08' 50" E. a distance of 941.8 feet from the quarter section corner on the west line of said Section 11.

Tract No. Mc-R-103:

That portion of the N $\frac{1}{2}$ NW $\frac{1}{4}$  of Section 10, N $\frac{1}{2}$ N $\frac{1}{2}$  of Section 9, N $\frac{1}{2}$ N $\frac{1}{2}$  of Section 8, and SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 5, all being in Township 3 North, Range 9 East of the Willamette Meridian, Skamania County, Washington, which lies within a strip of land 300 feet in width, the boundaries of said strip lying 212.5 feet distant northerly from and 87.5 feet distant southerly from and parallel to the survey line of the McNary-Ross transmission line as now located and staked on the ground over, across, upon, and/or adjacent to the above-described property, said survey line being particularly described as follows:



Beginning at survey station 6959 + 53.0, a point on the east line of Section 10, Township 3 North, Range 9 East, Willamette Meridian, said point being N. 4° 08' 50" E. a distance of 941.8 feet from the quarter section corner on the east line of said Section 10; thence N. 83° 39' 00" W. a distance of 8937.4 feet to survey station 7048 + 90.4; thence N. 85° 25' 00" W. a distance of 1556.6 feet to survey station 7064 + 47.0, a point on the west line of Section 9, Township 3 North, Range 9 East, Willamette Meridian, said point being S. 2° 22' 30" W. a distance of 487.8 feet from the northwest corner of said Section 9; thence continuing N. 85° 25' 00" W. a distance of 3.00 feet to survey station 7064 + 50.0; thence N. 85° 46' 20" W. a distance of 5334.0 feet to survey station 7117 + 84.0, a point on the west line of Section 8, Township 3 North, Range 9 East, Willamette Meridian, said point being S. 0° 22' 30" E. a distance of 152.8 feet from the northwest corner of said Section 8.

Tract No. Mc-R-104:

That portion of the N $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 7, and SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 6, Township 3 North, Range 9 East of the Willamette Meridian, Skamania County, Washington, which lies within a strip of land 300 feet in width, the boundaries of said strip lying 212.5 feet distant northerly from and 87.5 feet distant southerly from and parallel to the survey line of the McNary-Ross transmission line as now located and staked on the ground over, across, upon, and/or adjacent to the above-described property, said survey line being particularly described as follows:

Beginning at survey station 7117 + 84.0, a point on the east line of Section 7, Township 3 North, Range 9 East, Willamette Meridian, said point being S. 0° 22' 30" E. a distance of 152.8 feet from the northeast corner of said Section 7; thence N. 85° 46' 20" W. a distance of 846.6 feet to survey station 7126 + 30.6 Bk = 7136 + 10.5 Ah; thence S. 77° 42' 50" W. a distance of 2163.0 feet to survey station 7157 + 73.5; thence S. 59° 48' 30" W. a distance of 3043.8 feet to survey station 7188 + 17.3; thence S. 52° 18' 00" W. a distance of 60.7 feet to survey station 7188 + 78.0, a point on the west line of said Section 7, said point being N. 2° 38' 50" E. a distance of 584.7 feet from the quarter section corner on the east line of Section 12, Township 3 North, Range 8 East, Willamette Meridian;

together with the right to clear said parcels of land and keep the same clear of all brush, timber, structures, and fire hazards, provided however, the words "fire hazards" shall not be interpreted to include growing crops; and also the present right to top, limb, fell, and remove all growing trees, dead trees or snags (collectively called "danger trees") located on Grantors' land adjacent to said parcels of land, which could fall upon or against said transmission and signal line facilities.

Reserving, however, to the Grantors for themselves, their successors and assigns, the right to use said strip of land for all purposes not inconsistent with the Grantee's use of the same, and particularly the right to cross the same with railroads, truck roads and all other ways and means customary in transporting forest products, also the right to freely pass over and across said strip of land by all necessary means and for any purpose incident to the ownership of adjacent

lands, also the right to use the surface of the strip of land for ordinary agricultural operations, provided, however, that in the exercise of such reserved rights no buildings or other structures shall be constructed on said land which will interfere with the operation and maintenance of the transmission lines located thereon.

If the Grantors, their successors or assigns, should hereafter construct any railroad or railroads, truck road or truck roads, across said right-of-way at a point or points where the power or transmission line clearance above ground is sufficient to permit the construction and operation of such railroad or railroads, truck road or truck roads, the Grantee will not thereafter lower such power or transmission lines without the written consent of the Grantors, their successors or assigns.

Also, in addition to the above-described easement and right-of-way, the Grantors herein grant, bargain, sell, and convey unto the UNITED STATES OF AMERICA a permanent easement and right-of-way over, upon, and across those portions of the  $W\frac{1}{2}NE\frac{1}{4}$  and  $E\frac{1}{2}NW\frac{1}{4}$  of Section 12; the  $SE\frac{1}{4}SW\frac{1}{4}$  of Section 1; the  $E\frac{1}{2}NE\frac{1}{4}$ ,  $SW\frac{1}{4}NE\frac{1}{4}$ ,  $NW\frac{1}{4}SE\frac{1}{4}$ ,  $NE\frac{1}{4}SW\frac{1}{4}$ , and  $NW\frac{1}{4}$  of Section 9; and the  $NW\frac{1}{4}NE\frac{1}{4}$  of said Section 9; the  $NE\frac{1}{4}NW\frac{1}{4}$  and  $NW\frac{1}{4}NE\frac{1}{4}$  of Section 8; the  $N\frac{1}{2}NE\frac{1}{4}$  of Section 7; and the  $SW\frac{1}{4}SE\frac{1}{4}$  of Section 6; all being in Township 3 North, Range 9 East of the Willamette Meridian; as are now surveyed and staked on the ground and as are shown colored in red on drawings serially numbered 56361, 56362, and 64928, attached hereto and, by reference, made a part of the description of this access road easement and right-of-way, for the purpose of constructing access roads approximately 14 feet in width, with such additional widths as are necessary to provide for cuts, fills, and turnouts, and for curves at angle points, to be used in connection with the aforementioned transmission line easement and right-of-way, together with such other rights and the right to construct such other appurtenant structures as are necessary to accomplish the purposes for which this access road easement and right-of-way is granted.

The Grantors will be permitted the right of ingress and egress over and across said roads, and the right to pass and repass along and on said roads insofar as the same extend across the lands of the Grantors, said right to be exercised in a manner that will not interfere with the use of the roads by the United States of America, its agents and assigns.

TO HAVE AND TO HOLD said easements and rights unto the UNITED STATES OF AMERICA and its assigns, forever.

The Grantors covenant to and with the UNITED STATES OF AMERICA and its assigns that the title to all brush and timber cut and removed from said parcels of land and also all growing trees, dead trees or snags (collectively called "danger trees") cut and removed from Grantors' land adjacent to said parcels of land is and shall be vested in the UNITED STATES OF AMERICA and its assigns and that the consideration paid for conveying said easements and rights herein described is accepted as full compensation for all damages incidental to the exercise of any of said rights.

The Grantors also covenant to and with the UNITED STATES OF AMERICA that Grantors are lawfully seized and possessed of the lands aforesaid; have a good and lawful right and power to sell and convey same; that same are free and clear of encumbrances, except as above indicated; and that Grantors will forever warrant and defend the title to said easements and the quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Dated this 4<sup>th</sup> day of June, 1954.

Harold J. Broughton  
Harold J. Broughton

D. M. Stevenson  
D. M. Stevenson

STATE OF WASHINGTON )  
COUNTY OF SKAMANIA ) ss:

On the 4<sup>th</sup> day of June, 1954, personally came before me, a notary public in and for said County and State, the within-named HAROLD J. BROUGHTON, to me personally known to be the identical person described in and who executed the within and foregoing instrument and acknowledged to me that he executed the same as his own free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

(SEAL)

O. Z. Sterrett  
Notary Public in and for the  
State of Washington  
Residing at Underwood Wash

My commission expires: Feb. 1, 1955



BPA 177  
Rev. 5-19-52 (Standard form of acknowledgment approved for use with all conveyances in Washington and Oregon)

STATE OF *Washington*,  
COUNTY OF *Skamania* ) ss:

On the *4* day of *June*, 19*54*, personally came before me, a notary public in and for said County and State, the within-named **D. M. STEVENSON,**

to me personally known to be the identical person described in and who executed the within and foregoing instrument and acknowledged to me that **he** executed the same as **his own** free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

(SEAL)

*O. F. Sherrett*  
Notary Public in and for the  
State of *Washington*  
Residing at *Underwood Wash*  
My commission expires: *Feb 1, 1955*

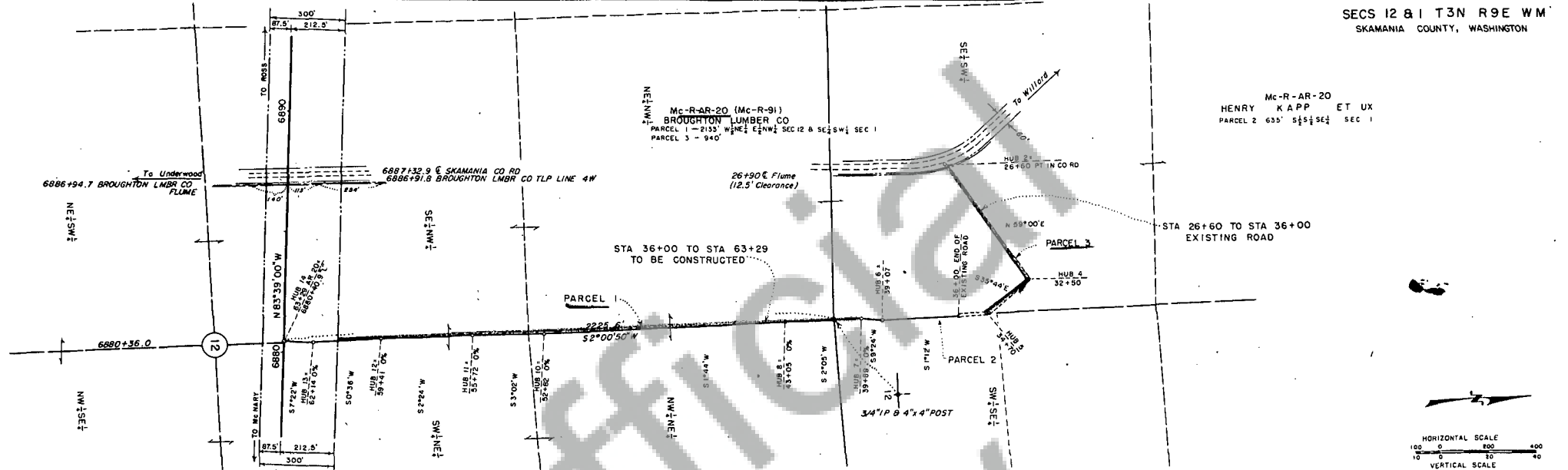
Unofficial Copy

STATE OF *Washington*,  
COUNTY OF *Skamania* ) ss:

I CERTIFY that the within instrument was received for the record on the *16* day of *June*, 19*54*, at *3-00* P.M., and recorded in book *38* on page *191*, records of *Deeds* of said County.

Witness my hand and seal of County affixed.

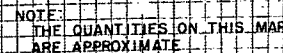
*John C. Wackter*  
By *R. Rankin* Deputy.



NOTE  
THE QUANTITIES ON THIS MAP  
ARE APPROXIMATE

CLEARING ACRES	1.3 LIGHT
EXCAVATION SOLID ROCK	NONE
EXCAVATION COMMON	NONE

The conductor curve shown is that used for determining tower locations Datum: USC&GS Cont.		UNITED STATES DEPARTMENT OF THE INTERIOR BONNEVILLE POWER ADMINISTRATION McNARY - ROSS LINE PLAN B PROFILE OF ACCESS ROAD MC-R-AR-20 MILE 123 FROM McNARY	
DESIGNED BY EATY 7-28-52	CHECKED BY EATY 10-52	DESIGNED BY EATY 7-28-52	CHECKED BY EATY 10-52
NO. 118-11-340-02		56361	



CLEARING ACRES	0.6 MEDIUM
EXCAVATION - SOLID ROCK	NONE
EXCAVATION - COMMON	1740 Cu Yds

Mo-R-AR-23  
BE CONSTRUCTED  
0.7 LIGHT  
NONE  
||| O Cu Yds

Dairies: USC 603 McNARY-ROSS LINE PLAN & PROFILE OF ACCESS ROADS Mc-RAR-21, 24, 21B, 21C, 22 & 23 MILES 126 & 127 FROM McNARY		BONNEVILLE POWER ADMINISTRATION 118-II-349-04	
SHEET NO. 1 OF 1 DRAWN BY: [Signature] CHECKED BY: [Signature] DATE: 12-52		DRAWN BY: [Signature] CHECKED BY: [Signature] DATE: 8-7-52 56362	



