

69928

T. & M. Contract
No. 5100

Easement Deed
No. 26744-W

Easement

N O R T H E R N P A C I F I C R A I L W A Y C O M P A N Y .

THIS EASEMENT, dated this 19th day of April, 1968, from NORTHERN PACIFIC RAILWAY COMPANY, a corporation of the State of Wisconsin, and INTERNATIONAL PAPER COMPANY, a corporation of the State of New York, hereinafter called "Grantor", to the UNITED STATES OF AMERICA, hereinafter called "Grantee",

H. B.

WITNESSETH:

Grantor, for and in consideration of the grant of reciprocal rights of way and the sum of \$1.00, received by Grantor, does hereby grant to Grantee and its assigns, subject to existing easements and valid rights, a perpetual easement for a road along and across a strip of land, hereinafter defined as the "premises", over and across the following described lands in the County of Skamania, State of Washington:

<u>T. 8 N., R. 6 E., W.M.</u>	<u>Road Name</u>	<u>Road No.</u> <u>F.S. Co.</u>
Sec. 29, NE $\frac{1}{4}$ NW $\frac{1}{4}$, and NW $\frac{1}{4}$ NE $\frac{1}{4}$	Jack Pine	N833 800
Sec. 29, NW $\frac{1}{4}$ NE $\frac{1}{4}$, and NE $\frac{1}{4}$ NE $\frac{1}{4}$	Muddy Pine	N822 -
Sec. 29, NE $\frac{1}{4}$ NE $\frac{1}{4}$	Hoo Hoo	N866 830
Sec. 21, SW $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$ and NE $\frac{1}{4}$ SW $\frac{1}{4}$	Hoo Hoo	N866 830
Sec. 21, NE $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$ and N $\frac{1}{2}$ SE $\frac{1}{4}$	Hoo Hoo	N866 -

The word "premises" when used herein means said strip of land, whether or not there is an existing road located thereon. Except where it is defined more specifically, the word "road" shall mean roads now existing or hereafter constructed on the premises or any segment of such roads.

The location of said premises is approximately as shown on Exhibit A attached hereto.

Said premises shall be 33 feet on each side of the centerline with such additional width as required for accommodation and protection of cuts and fills. If the road is located substantially as described herein, the centerline of said road as constructed is hereby deemed accepted by Grantor and Grantee as the true centerline of the premises granted. If any subsequent survey of the road shows that any portion of the road, although located substantially as described, crosses lands of the Grantor not described herein, the easement shall be amended to include the additional lands traversed; if any lands described herein are not traversed by the road as constructed, the easement traversing the same shall be terminated in the manner hereinafter provided.

The acquiring Agency is the Forest Service, Department of Agriculture.

This grant is made subject to the following terms, provisions, and conditions applicable to Grantee, its permittees, contractors, and assigns:

- A. Except as hereinafter limited, Grantee shall have the right to use the road on the premises without cost for all purposes deemed necessary or desirable by Grantee in connection with the protection, administration, management, and utilization of Grantee's lands or resources, now or hereafter owned or controlled, subject to such traffic-control regulations and rules as Grantee may reasonably impose upon or require of other users of the road. Grantee shall have the right to construct, reconstruct, and maintain roads within the premises.

Grantee alone may extend rights and privileges for use of the premises to other Government Departments and Agencies, States, and local subdivisions thereof, and to other users including members of the public except users of lands or resources owned or controlled by Grantor or its successors: Provided, That such additional use also shall be controlled by Grantee so it will not unreasonably interfere with use of the road by Grantor or cause the Grantor to bear a share of the cost of maintenance greater than Grantor's use bears to all use of the road.

- B. Grantee shall have the right to cut timber upon the premises to the extent necessary for constructing, reconstructing, and maintaining the road. Timber so cut shall, unless otherwise agreed to, be cut into logs of lengths specified by the timber owner and decked along the road for disposal by the owner of such timber.
- C. Grantor shall have the right to charge and to enforce collections from purchasers of timber or other materials when removed from Grantee's lands over the road at such rate per unit of material hauled, or at such higher rate as may be approved by the Regional Forester, as set forth in the Lewis River Road Right-of-Way Construction and Use Agreement dated July 15, 1963, until such time as the amounts paid by such means or by credits received from Grantee shall total the amount set forth in said agreement. Timber or other materials hauled by Grantor from lands of the Grantee shall be regarded as though hauled by someone else.
- D. The costs of road maintenance shall be allocated on the basis of respective uses of the road.

During the periods when either party uses the road or Grantee permits use of the road by others for hauling of timber or other materials, the party so using or permitting such use will perform or cause to be performed, or contribute or cause to be contributed that share of maintenance occasioned by such use of the road.

On any road maintained by Grantor, Grantor shall have the right to charge purchasers of National Forest timber and other commercial haulers, or to recover from available deposits held by Grantee for such purchasers or haulers, reasonable maintenance charges based on the ratio that said hauling bears to the total hauling on such road. Grantee shall prohibit noncommercial use unless provision is made by Grantee or by the noncommercial users to bear proportionate maintenance costs.

This easement is granted subject to the following reservations by Grantor, for itself, its permittees, contractors, assigns, and successors in interest:

1. The right to use the road for all purposes deemed necessary or desirable by Grantor in connection with the protection, administration, management, and utilization of Grantor's lands or resources; now or hereafter owned or controlled, subject to the limitations herein contained, and subject to such traffic-control regulations and rules as Grantee may reasonably impose upon or require of other users of the road without reducing the rights hereby reserved: Provided, however, That any timber or other materials hauled by the Grantor from lands now owned by third parties in the agreement area as shown on Exhibit B attached hereto shall be treated as though hauled by someone else and: Provided further, That the right to use the road for the purpose of operating and moving specialized logging vehicles and other equipment shall not be restricted, except as follows:


Subject to compliance with legal maximum dimensions and weights of motor vehicles imposed by State Law on comparable public roads or highways: Provided, That gross weights of equipment or vehicles shall not exceed the capacity of bridges and other structures, and Provided further, That cleared equipment shall not be used on paved roads.

2. The right to cross and recross the premises and road at any place by any reasonable means and for any purpose in such manner as will not interfere unreasonably with use of the road.
3. The right to all timber now or hereafter growing on the premises, subject to Grantee's right to cut such timber as hereinbefore provided.
4. The right to require any user of the road for commercial or heavy hauling purposes to post security guaranteeing performance of such user's obligations with respect to maintenance of the road and with respect to payment of any charges hereinbefore stated as payable to Grantor for use of the road: Provided, the amount of such security shall be limited to the amount reasonably necessary to secure such payment, as approved by the Regional Forester.


Provided, That so long as the Lewis River Road Right-of-Way Construction and Use Agreement dated July 15, 1963, remains in full force and effect, the terms and conditions thereof shall govern all aspects of use of the premises, including, but not limited to, construction, reconstruction, and maintenance of the road and the allocation and payment of costs thereof.

If for a period of five (5) years the Grantee shall cease to use, or preserve for prospective future use, the road, or any segment thereof, for the purposes granted, or if at any time the Regional Forester determines that the road, or any segment thereof, is no longer needed for the purposes granted, the easement traversed thereby shall terminate. In the event of such nonuse or of such determination by the Regional Forester, the Regional Forester shall furnish to the Grantor, its successors, or assigns a statement in recordable form evidencing termination.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officers and its corporate seals to be hereunto affixed on the day and year first above-written.

Attest:

George A. Romney
Title Secretary

NORTHERN PACIFIC RAILWAY COMPANY,
By C. R. Binger *CRB*
Title VICE PRESIDENT

Attest:

By J. L. Lathrop
Title Assistant Secretary

INTERNATIONAL PAPER COMPANY,
By A. J. Sandoz *AS*
Title Manager of Woodlands

STATE OF MINNESOTA)
) SS
COUNTY OF RAMSEY)

On this 19th day of April, A. D. 1968, before me personally appeared C. R. Binger, known to me to be the VICE PRESIDENT of the Northern Pacific Railway Company, one of the corporations that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



D. W. Thayer
D. W. THAYER
Notary Public, Ramsey County, Minn.
My Commission Expires Nov. 17, 1971

STATE OF WASHINGTON)
: ss
COUNTY OF COWLITZ)

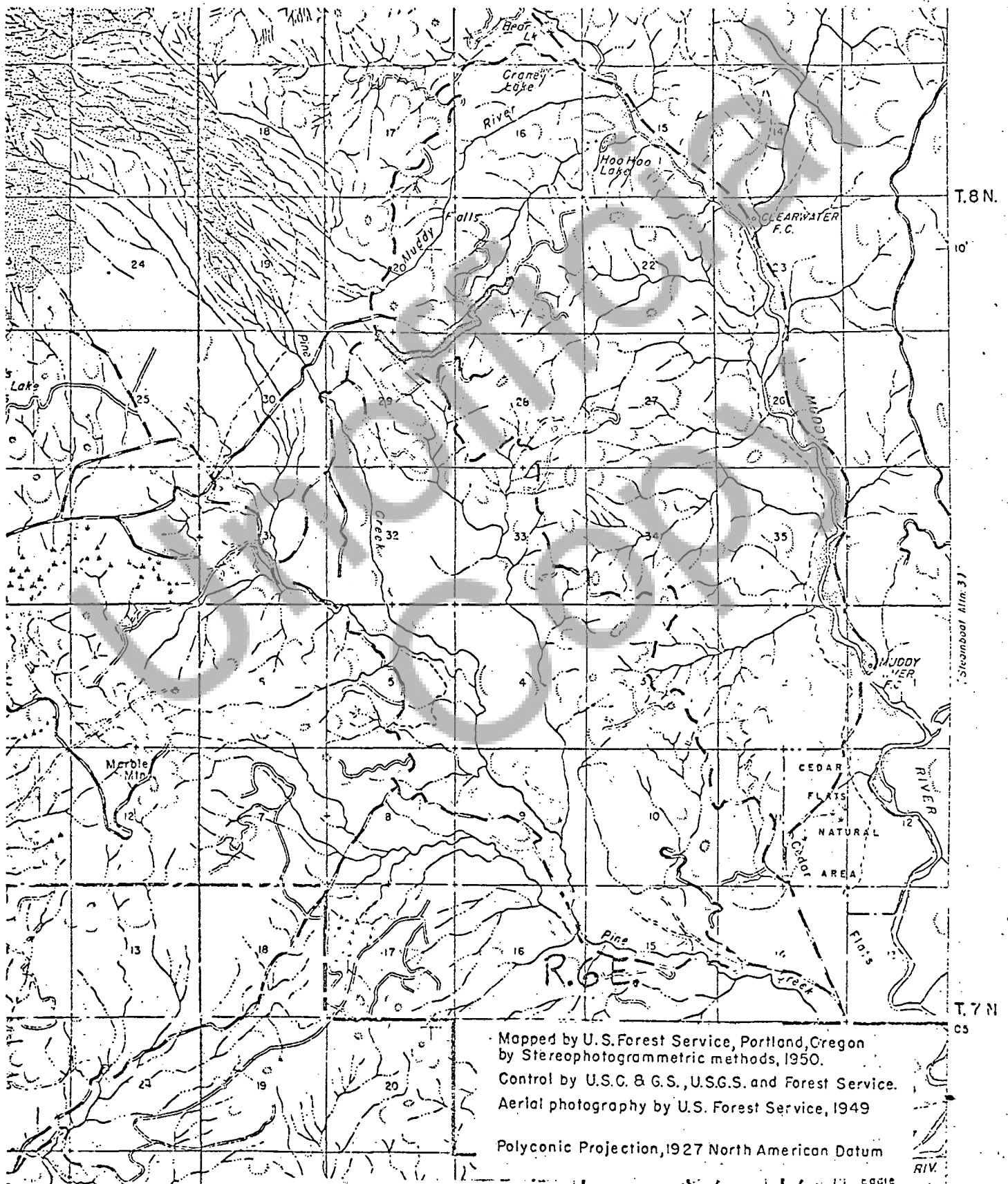
On this 10th day of May, A. D. 1968, before me personally appeared A. J. Sandoz, to me known to be the Manager of Woodlands of International Paper Company, one of the corporations that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Melba R. Whitney
Notary Public in and for the State
of Washington residing in Longview.

My Commission expires: March 26, 1970





Mapped by U.S. Forest Service, Portland, Oregon
 by Stereophotogrammetric methods, 1950.
 Control by U.S.C. & G.S., U.S.G.S. and Forest Service.
 Aerial photography by U.S. Forest Service, 1949
 Polyconic Projection, 1927 North American Datum

EXHIBIT A

— Road Location


U.S. DEPARTMENT OF AGRICULTURE
 FOREST SERVICE
 GIFFORD PINCHOT NATIONAL FOREST

RIGHT OF WAY PLAT GIFFORD PINCHOT NATIONAL FOREST

T. 8 N., R. 6 E., W.M.
SKAMANIA COUNTY
WASHINGTON

HOO HOO ROAD
N 866

SURVEYED BY: C. HARMON
METHOD: COMPASS SURVEY
R/W WIDTHS: AS SHOWN
DRAWN BY: J. DOLE

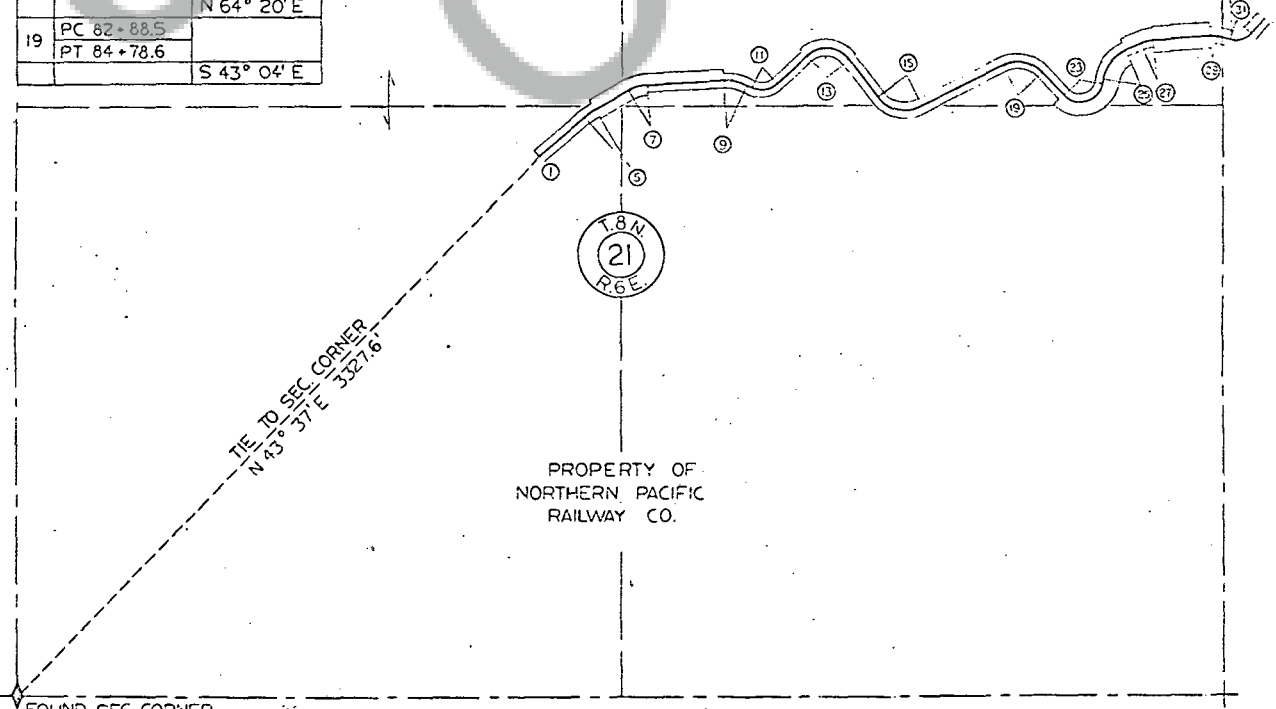
SCALE: 

FOUND SEC. CORNER
IRON PIPE WITH
BRASS CAP

TRAVERSE TABLE					
NO.	STATION	BEARING	NO.	STATION	BEARING
1	59+15.0		23	PC 86+06.1 PT 88+29.9	
		N 48° 54' E			N 08° 40' E
5	PC 61+74.9 PT 62+36.2		25	PC 88+42.5 PT 90+19.1	
		N 60° 36' E			N 66° 30' E
7	PC 64+02.0 PT 64+94.1		27	PC 90+86.9 PT 91+50.9	
		N 86° 59' E			N 84° 51' E
9	PC 68+30.8 PT 69+36.0		29	PC 94+02.2 PT 94+36.1	
		S 62° 53' E			S 75° 42' E
11	PC 69+53.3 PT 70+77.4		31	PC 94+92.3 PT 96+00.9	
		N 46° 02' E			N 42° 05' E
13	PC 72+55.1 PT 74+64.2				
		S 38° 07' E			
15	PC 76+80.3 PT 78+83.3				
		N 64° 20' E			
19	PC 82+88.5 PT 84+78.6				
		S 43° 04' E			

CURVE DATA				
NO.	△	RADIUS	TANGENT	LENGTH
5	11° 42'	300.00	30.7	61.3
7	26° 23'	200.00	46.9	92.1
9	30° 08'	200.00	54.0	105.2
11	71° 05'	100.00	71.4	124.1
13	95° 51'	125.00	138.5	209.1
15	77° 33'	150.00	120.5	203.0
19	72° 36'	150.00	110.2	190.1
23	128° 16'	100.00	206.3	223.8
25	57° 50'	175.00	96.7	176.6
27	18° 21'	200.00	32.3	64.0
29	19° 27'	100.00	17.1	33.9
31	62° 13'	100.00	60.3	108.6

TIE TO SEC. CORNER
S 0° 26' E 2356.1



FOUND SEC. CORNER
CEMENT POST WITH
BRASS CAP

APPROVED: *J. J. Finnice* DATE: 11/15/67
FOREST ENGINEER

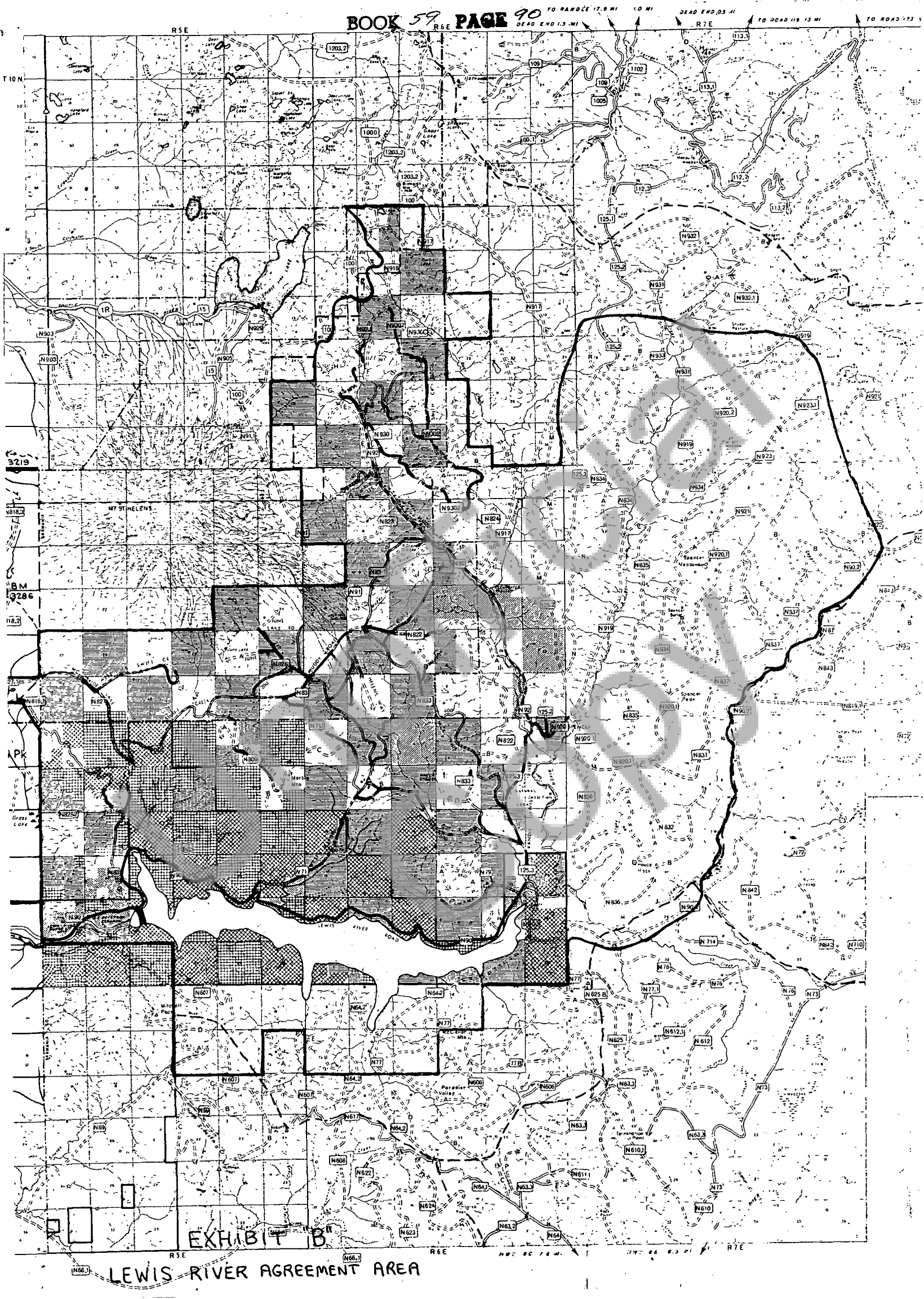


EXHIBIT B

LEWIS RIVER AGREEMENT AREA