

73724

Tract No. Ha-0-621; 623; 624; 626;
627; 629; 631; 632; 633;
TRANSMISSION LINE EASEMENT 634; 635; 636; 637

The GRANTOR, herein so styled whether one or more, BROUGHTON LUMBER CO., a Washington corporation,

for and in consideration of the sum of - FIFTEEN THOUSAND SIX HUNDRED - - - - -

- Dollars (\$ 15,600.00),

in hand paid by the UNITED STATES OF AMERICA, receipt of which is hereby acknowledged, hereby grants, bargains, sells and conveys to the UNITED STATES OF AMERICA and its assigns, a perpetual easement and right to enter and erect, maintain, repair, rebuild, operate and control one line(s) of electric power transmission structures and appurtenant signal lines, including the right to erect such poles, transmission structures, wires, cables and appurtenances as are necessary thereto, in, over, upon and across the following-described parcel of land in the County of Skamania in the State of Washington, to-wit:

As shown on Exhibit "A" attached hereto and by reference made a part hereof.

The rights granted herein include all necessary and convenient access over, along and across existing roads on premises owned by the Grantor within existing Bonneville Power Administration easements.

1. It is agreed that any damage to Grantor's agricultural crops, fences, or irrigation or drainage systems on the right-of-way resulting from and in the course of construction, reconstruction or maintenance of the transmission line or lines shall be repaired, replaced or paid for by the United States of America or its contractor. Where payment is made, the amount of damages will be determined by an appraisal made by the United States of America.
2. The United States of America shall have the right to grade, cultivate, plant and maintain grass, shrubs, or other cover or ornamental plants upon the portion of the right-of-way not otherwise being utilized by Grantor.
3. For the purpose of preserving the natural appearance of the right-of-way, it is agreed by the Grantor and the United States of America that the right-of-way shall not be used for the accumulation or dumping of litter, trash or other foreign material. The United States of America agrees that any such accumulations resulting from its entry upon the right-of-way for construction or maintenance purposes will be removed or disposed of by the United States of America or its contractor.

As part of the consideration for this grant, it is agreed that the foregoing provisions numbered 1, 2, and 3 shall hereafter also apply to the previously existing right-of-way on Grantor's property described in easement dated June 4, 1954, recorded in Book 38, page 242, File No. 47220; easement dated August 18, 1953, recorded in Book 37, page 150, File No. 45916; easement dated June 4, 1954, recorded in Book 38, page 191, File No. 47118; easement dated August 17, 1953, recorded in Book 37, page 147, File No. 45915; and easement dated August 23, 1954, recorded in Book 38, page 436, File No. 47679, Deed records of said County.

Reserving to the Grantor for itself, its successors, and assigns, the right to use said strips of land for all purposes not inconsistent with the United States of America'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 strips 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 strips 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.

If the Grantor, its 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 United States of America will not thereafter lower such power or transmission lines without the written consent of the Grantor, its successors or assigns;

together with the present and future right to clear said right of way and keep the same clear of brush, timber, structures and fire hazards, provided that fire hazards shall not be interpreted to include any growing crops other than trees; and also the present ~~right to top, limb or fell~~ "danger trees" located on land owned by the Grantor adjacent to the above-described right of way, which could fall within 35 feet of the ~~edge~~ ^{edge} of the electric transmission facilities herein-before described; provided, however, it is agreed that compensation is included in the consideration stated above for trees or snags within strips of land ~~within~~ ^{fringe} ~~adjacent to~~ ^{extending} ~~the~~ ^{the} ~~edge~~ ^{edge} of the ~~edge~~ ^{edge} of the electric transmission facilities herein-before described; within strips of land outlined in green on EPA Drawings Nos. 150429, 150430, 150431, 150432, 150433, 150434, and 150435 attached hereto and by this reference made a part hereof, and the following listed trees:

- One 22-inch in diameter Douglas Fir, 90 feet outside of right-of-way on the northerly side, Opp. SS 6846+70.
- One 18-inch in diameter Douglas Fir, 95 feet outside of right-of-way on the northerly side, Opp. SS 6846+71.
- One 22-inch in diameter Douglas Fir, 135 feet outside of right-of-way on the northerly side, Opp. SS 6886+60.
- One 28-inch in diameter Douglas Fir, 190 feet outside of right-of-way on the northerly side, Opp. SS 6891+80.
- One 20-inch in diameter White Fir, 100 feet outside of right-of-way on the northerly side, Opp. SS 6898+30.
- One 18-inch in diameter Douglas Fir, 120 feet outside of right-of-way on the northerly side, Opp. SS 6985+40.

~~xiv~~ and contiguous to said right of way that (a) are danger trees on September 10, 1970 (hereinafter called "present danger trees"), and ~~the~~ ^{the} ~~right to top, limb or fell~~ ^{right to cut} ~~danger trees outside of~~ ^{danger trees outside of} said strips (herein-after called "additional danger trees") may only be exercised within 3 years after all present danger trees have been cut, and the UNITED STATES OF AMERICA shall pay the person who is the owner thereof at the date of cutting such additional danger trees the market value prevailing at the date of cutting under authority of the UNITED STATES OF AMERICA, such payment to be made within a reasonable period of time after they have been so cut.

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

The Grantor covenants to and with the UNITED STATES OF AMERICA and its assigns that the title to all brush, timber or structures existing upon the right of way on September 10, 1970, and the title to all present danger trees shall vest in the UNITED STATES OF AMERICA on said date; and that title to any additional danger trees shall vest in the UNITED STATES OF AMERICA upon their being cut pursuant to the terms hereof; ~~and that the consideration stated herein is accepted by the Grantor as full compensation for all damages incidental to the exercise of said easement and danger tree rights, except payment for any additional danger trees as defined hereinabove which may be cut under authority of the UNITED STATES OF AMERICA as herein provided.~~

The Grantor also covenants to and with the UNITED STATES OF AMERICA that Grantor is lawfully seized and possessed of the lands aforesaid; has 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 Grantor will forever warrant and defend the title to said easement and the quiet possession thereof against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, BROUGHTON LUMBER CO., has caused this instrument to be signed by its proper officers thereunto duly authorized and its corporate seal to be hereunto affixed ~~on~~ this day of July, 1970.

BROUGHTON LUMBER CO.

By R.C. Thompson President

Attest:

General Manager Secy, Trans,

(Corporate Form)

STATE OF WASHINGTON)
COUNTY OF SKAMANIA } ss:

On this 26th day of July , 1971 before me personally appeared D. C. Thomas and Donald W. Stevenson to me known to be the President and Sect-Treasurer of the corporation that executed the foregoing instrument, and acknowledged 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 they are authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

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

James M. Howard
Notary Public in and for the
State of Washington
Residing at Underwood, Washington
My commission expires: Sept. 3, 1973

**Unofficial
Copy**

The within instrument was recorded on the 27th day of January , 1971 at 10:00 A.M. in Skamania County, records of Skamania County, State of Washington, File No. 73724 , (State).

E. J. McGrath
By _____
Deputy.

BONNEVILLE POWER ADMINISTRATION
P.O. BOX NO. 3621
PORTLAND, OREGON 97208

djm 4-30-71

INTERIOR - Denver, BPA Power Administration, Portland, Oregon

BPA 175
Rev. July 1969

EXHIBIT A

Ha-0-621,623,624,626,
627,629,631,632,633,
634,635,636 & 637

A right of way 12.5 feet wide over and across the following-described tracts of land:

The SSW $\frac{1}{4}$ and Lot 2 of Sec. 7, T. 3 N., R. 10 E., W.M., the SW $\frac{1}{4}$ NE $\frac{1}{4}$, the south 600 feet of the SW $\frac{1}{4}$ of Sec. 12, the SW $\frac{1}{4}$ NE $\frac{1}{4}$, the NW $\frac{1}{2}$ SE $\frac{1}{2}$ NE $\frac{1}{4}$ of Sec. 11, the NE $\frac{1}{2}$ SE $\frac{1}{2}$ NE $\frac{1}{4}$ (Lot 1 Block 5 of Manzanola Orchard Tracts), the NW $\frac{1}{2}$ NE $\frac{1}{4}$, the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 10, the NW $\frac{1}{4}$ of Sec. 9, the NW $\frac{1}{4}$ of Sec. 8, the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 5, the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 6 and the NW $\frac{1}{2}$ NE $\frac{1}{4}$ of Sec. 7, T. 3 N., R. 9 E., W.M., all in Skamania County, Washington.

The right of way is parcels with, lies on the northerly side of and adjoins the existing 300-foot right of way of the Bonneville Power Administration McMary-Ross transmission line, Tracts Mc-R-86, acquired by deed dated June 4, 1954, recorded in book 38, page 242, recorder's file No. 47220; Mc-R-88 acquired by deed dated August 18, 1953, recorded in book 37, page 150, recorder's file No. 45916; Mc-R-91, 93, 94, 103 and 104 acquired by deed dated June 4, 1954, recorded in book 38, page 191, recorder's file No. 47118; Mc-R-96 acquired by deed dated August 17, 1953, recorded in book 37, page 147, recorder's file No. 45915 and Mc-R-100 acquired by deed dated August 23, 1954, recorded in book 38, page 436, recorder's file No. 47679.

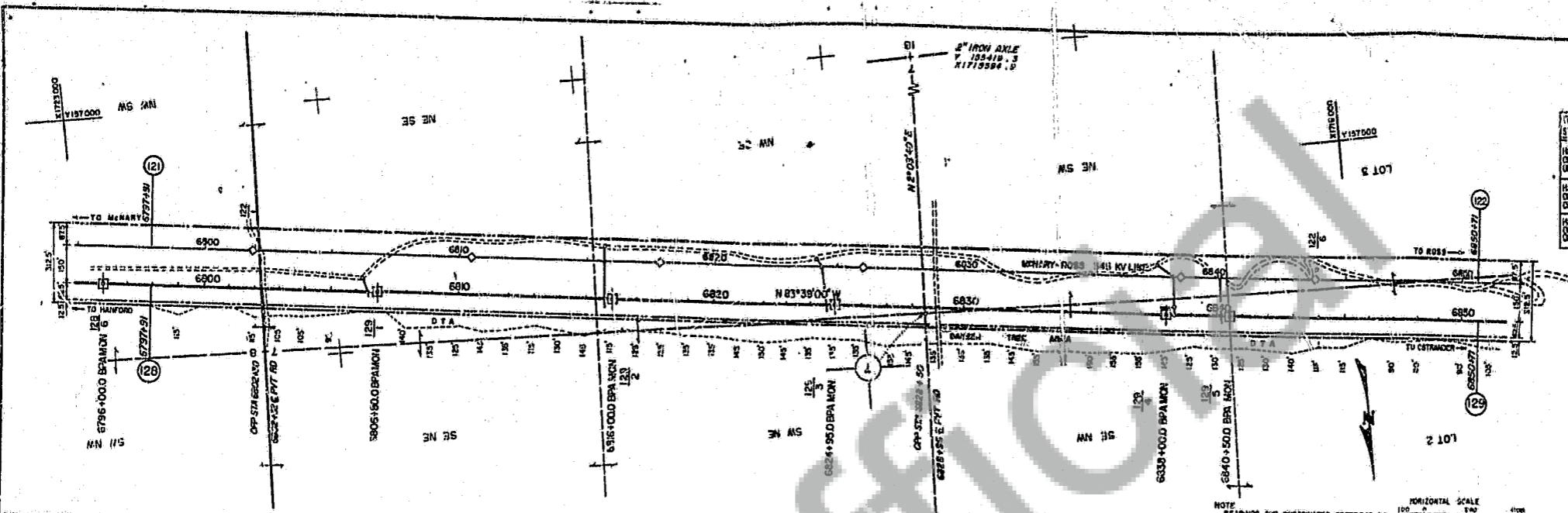
Also that portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of section 10 (Lot 3 Block 3 of Manzanola Orchard tracts) lying south of a line 75 feet northerly of and parallel with the survey line of the Bonneville Power Administration Hanford-Ostrander No. 1 transmission line. The survey line is described as follows:

Beginning in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of section 11, T. 3 N., R. 9 E., at survey station 6959+35.0, a point that is N5°24'20"E, 1091.3 feet from the east quarter corner of section 10. This corner is evidenced by a fence intersection. Thence N83°39'00"W, 1365.0 feet to station 6973+00.0, a point that is Nb5°22'50"W, 1761.5 feet from said east quarter corner.

Bearings of the survey line are referred to the Washington Coordinate System-South Zone. The rights of way are shown on BPA Mile Maps 150129 DTM-D, 150430 DTM-D, 150431 DTM-D, 150432 DTM-D, 150433 DTM-D, 150434 DTM-D and 150435 DTM-D.

Ha-0-621,623,624,626,
627,629,631,632,633,
634,635,636 & 637

MAP-DIR
SECS 8 & 7 T3N RIDE WM
SKAMANIA COUNTY, WASHINGTON



NOTE:
REFINERIES AND COORDINATES REFERRED TO
WASHINGTON STATE SYSTEM
SOUTH ZONE

HORIZONTAL SCALE
100' 100' 100'
10' 0' 10'
VERTICAL SCALE
100' 100' 100'

ACCESS RD LEGEND

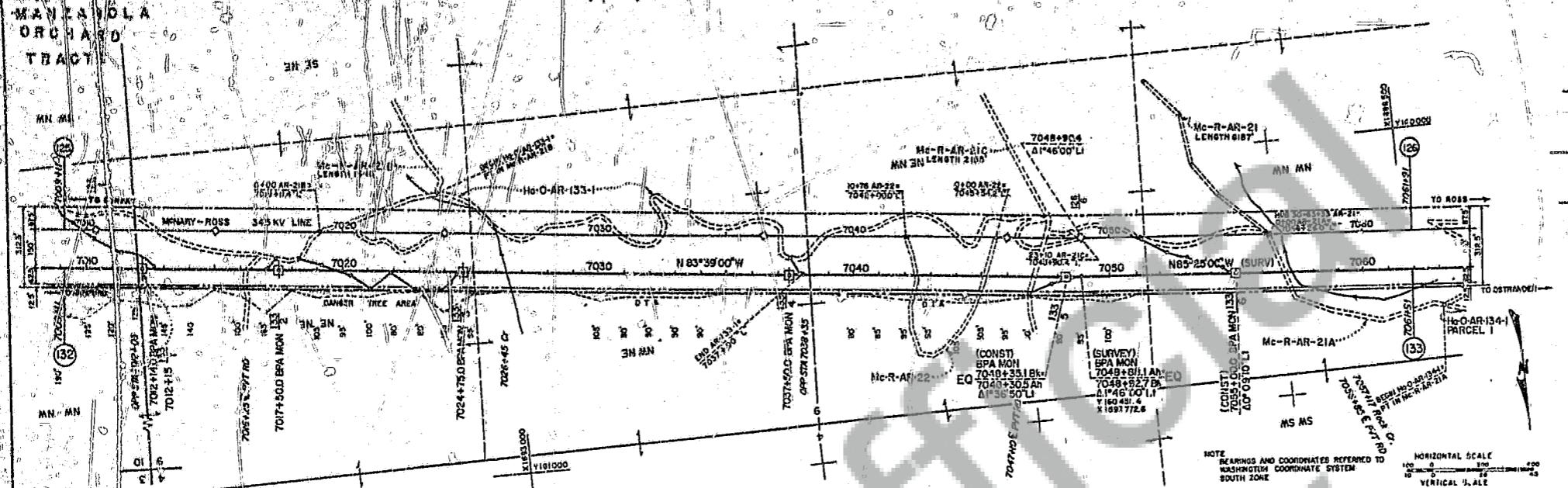
- RD BY RD
RD IN CONST

1	128181 ADDRESSES	128182
2	128182 ADDRESSES	128183
3	128183 ADDRESSES	128184

The analysis	check boxes to the right for determining tower locations
COP WIRE	AP IN PCT
COP	AP IN PCT
TEAR	AP IN PCT
TECA NO. & IN SHP	AP IN PCT
THE ONE BY WHICH THE TOWER ADDRESSES	AP IN PCT
LBS	LOAD INV
UNITED STATES DEPARTMENT OF ENERGY BONNEVILLE POWER ADMINISTRATION INTERAGENCY FORUM FOR SECURITY	
MANFORD-OUTRANGER 150KV DAGEN-NORTH BONNEVILLE SECTION 500 KV TRANSMISSION LINE MILE 129 OF 163 MILES FROM MANFORD	
PROFILE SER 1504290	DATA SHEET
Vertical Datum	Datum: USC & GS
UTM Zone	UTM Zone: 10N
UTM X	X: 151429 UTM - 10
UTM Y	Y: 491429 UTM - 10

SECS 10 & 9 T3N R9E WM
SKAMANIA COUNTY, WASHINGTON.

PARCEL ID STA TO STA	NAME	LOCATION	SHRINK LENGTH	ACRES
0-1-37 (0-1-13)	PRODUCTION LUMBER CO.	N/2B/4 SEC 10	0'	0.8 0.1 0.2 HT
077 088-135 TO 136-137-138-139				
0-1-37 (0-1-13)		PARCEL 2	LOT OFF R/W	
0-1-37 (0-1-13)		PARCEL 4	225' OFF R/W	
0-1-37 (0-1-13)	PRODUCTION LUMBER CO.	N/2B/4 SEC 8	0'	1.0 0.1 1.2 HT
077 088-135 TO 136-137-138-139				
0-1-37 (0-1-13)			425' OFF R/W	
0-1-37 (0-1-13)	PRODUCTION LUMBER CO.	N/2B/4 SEC 8	0'	0.8 0.1 0.4 HT
077 088-135 TO 136-137-138-139				
0-1-37 (0-1-13)		PARCEL 1	165'	



ACCESS RD LEGEND

EXIST ~~A B C D E F G H I J K L M N O P Q R S T U V W X Y Z~~

1	TURNS ADDED ADDED TO QAN-122-1 PARCEL # 84. NO. 0-41122-118 HULL-122-1 PUSSEL NINETY-FIVE	122-118 122-118 122-118 122-118	Acq Acq Acq Acq	35
20				

The conductor curve shown is that used for determining tower locations.

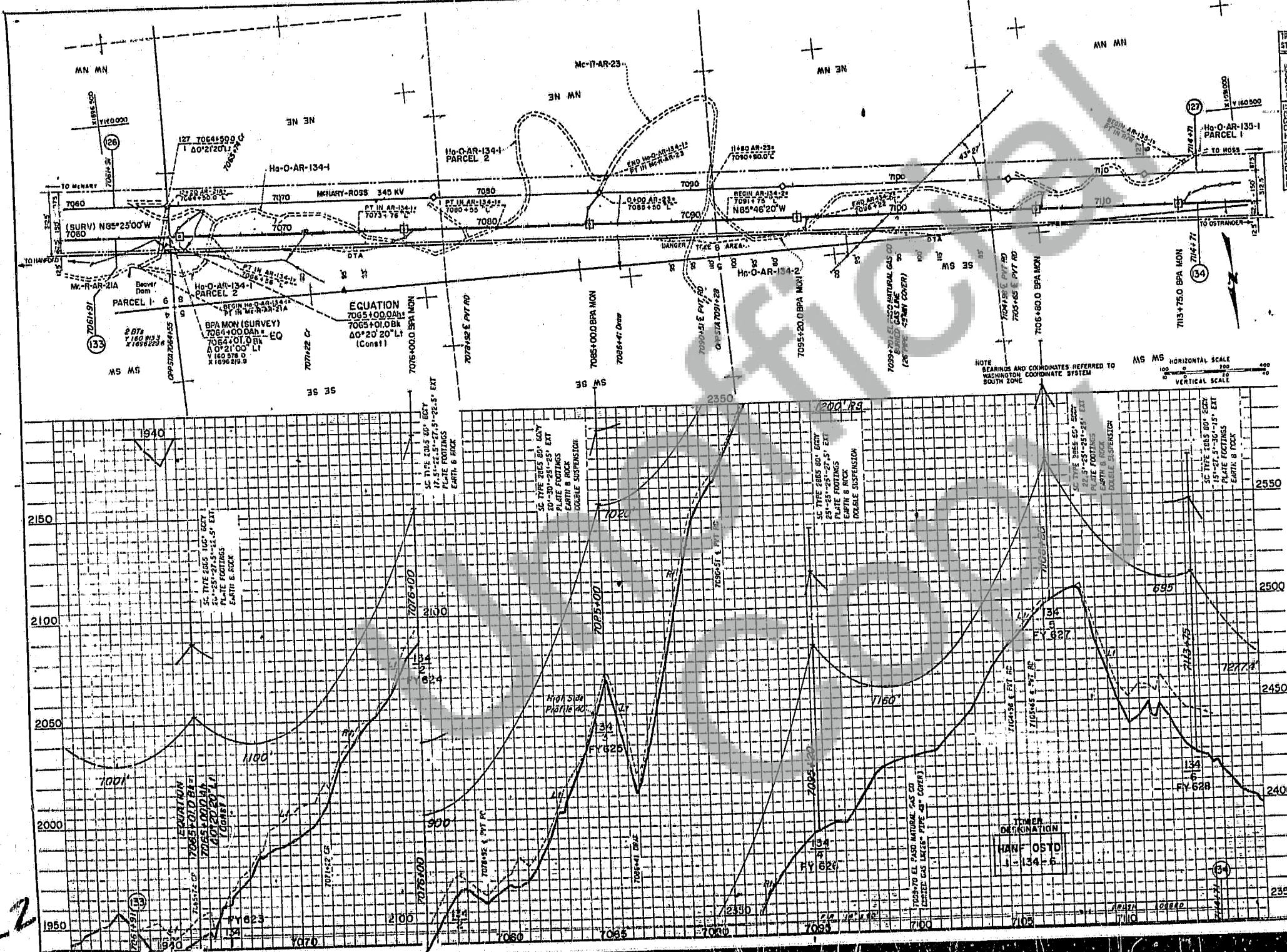
AT IN ICK

AT IN ICE
BELL FM & TV SUSP
STATION 347-1300 B/W 342-002
UNITED STATES DEPARTMENT OF THE INTERIOR
BONNEVILLE POWER ADMINISTRATION

HANFORD-OSTRANDER NO 1
BINGEN-NORTH BONNEVILLE SECTION
50L V TRANSMISSION LINE
MILL 133 OF 183 MILES FROM HANFORD

REF ID: A	10433A	DTM-D
10433A	D 0416 PMS	
REF ID: B	10433	DTM-D
10433	D 0416 PMS	

SECS 9, 8 & 5 T3N R9E WM
SKAMANIA COUNTY, WASHINGTON



ACT A TO STA	NAME	LOCATION	SURVEY LENGTH	AUXILIARY
E-0-934 P 1C8123 TO P 1C8123-14-1	WOUGHTON, LUCILLE LO.	N/21E/4 SEC 8	0'	0.8 LTA 0.4 RT
P 1C8123-14-1		PANEL 1	165'	
E-0-935 P 1C8123-14-1 P 1C8123-55 TC	WOUGHTON, LUCILLE LO.	N/21E/4 SEC 8	0'	0.8 LTA 0.3 RT
P 1C8123-14-1		PANEL 2	1275' OFF R/H	
E-0-936 P 1C8123-14-1 P 1C8123-55 TC	WOUGHTON, LUCILLE LO.	N/21E/4 SEC 8 SA/43N/4 SEC 5	0'	0.8 LTA 0.5 RT
P 1C8123-14-1		PANEL 1	2100' OFF L/H	
P 1C8123-14-1		PANEL 2	2100' OFF R/H	

NOTE
BEARINGS AND COORDINATES REFERRED TO
WASHINGTON COORDINATE SYSTEM
SOUTH TRUE

NOTE BEARINGS AND COORDINATES REFERRED TO
WASHINGTON COORDINATE SYSTEM
SOUTH TRUE
MS MS HORIZONTAL SCALE
100 0 100
10 0 10
VERTICAL SCALE

ACCESS RD LEGEND

I	PROFILE & TOWERS ADDED ACROSS HOGAR 1361 R 2 A SEQUENTIAL PARCEL 1	SW CEM CEM	AL	35 (1/10)
INC	REVIEWED	SAT	APPROVED	R

The conductor curve shown is that used for determining tower locations.

GRI WIRE
MVLT AT HI ICE
COND. TWIN CHUKAR
MVLT SB 000 AT L IN ICE

MAP IND 66000 103

UNITED STATES DEPARTMENT OF THE INTERIOR

UNITED STATES DEPARTMENT OF THE INTERIOR
NEVILLE POWER ADMINISTRATION
PORTLAND, OREGON

HEADQUARTERS: PORTLAND, OREGON

**WORD-OSTRANDE NO 1
NORTH BONNEVILLE SECTION**

**NORTH BONNEVILLE SECTION
TRANSMISSION LINE
11-61-123 MILE HIGH HANFORD**

34 OF 183 MILES FROM HANFORD

NUMBER	100-948	1000 Belvoir
TYPE	1	ONE FLOOR, 3 BEDROOM, 1 BATH, 1000 SQ. FT.

150434 DTM-D 124-23

• C

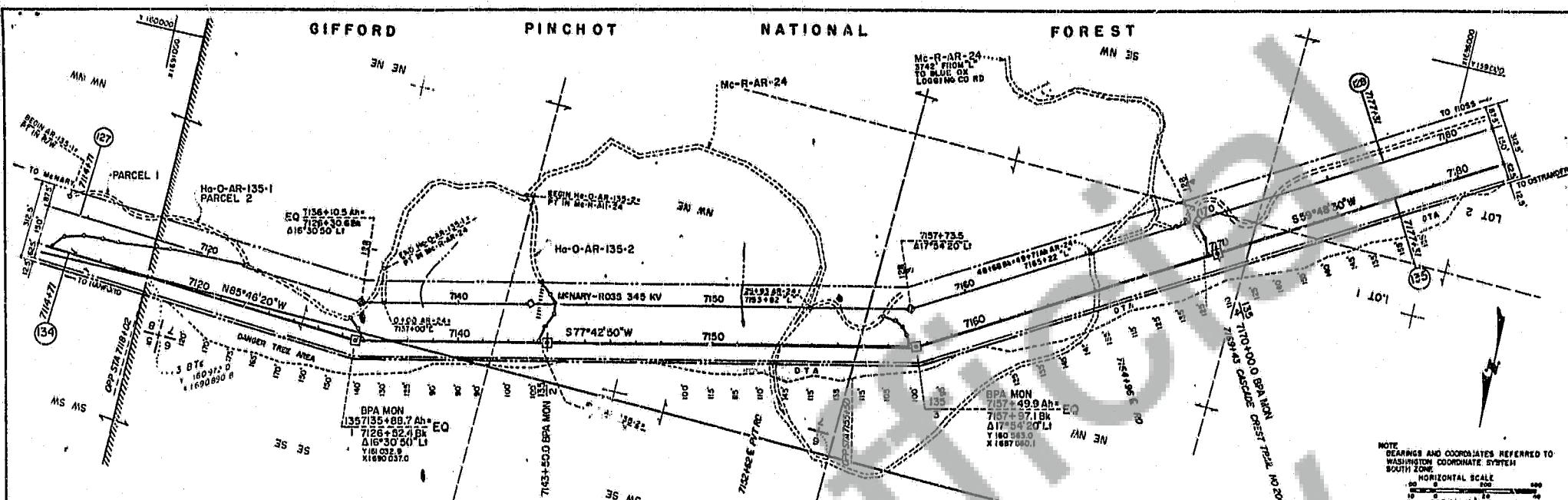
1960-1961

1960-1961

1960-1961

ANT-1913-115338.0112.Y

SECS 5, 8, 7 & 6 T3N R9E WM
SKAMANIA COUNTY, WASHINGTON



NOTE
BEARINGS AND COORDINATES REFERRED TO
WASHINGTON COORDINATE SYSTEM
SOUTH ZONE.

ACCESS RD LEGEND

TO BE CONST

The conductor curve shown is that used for determining tower locations.

RD WIRE AT IN ICE
WT TWO AT IN ICE
WT

185	MAP INT.	185
UNITED STATES DEPARTMENT OF THE INTERIOR BONNEVILLE POWER ADMINISTRATION HEADQUARTERS PORTLAND, OREGON		
HANFORD-OSTRANDER NO 1		
BINGEN-NORTH BONNEVILLE SECTION		
300 KV TRANSMISSION LINE		
LONG MILE 185 FROM HANFORD		