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BOOK 105 PAGE 616
FILED FOR RECORD
SKAMANIA CO. WASH
BY TOM TUCKER

Filed for Record at
the Request of:

Thomas J. and Corrine A. Tucker
M.P. 1.45 Cape Horn Road
Washougal, Washington

JUN 10 2 55 PM '87

AUDITOR
GARY H. OLSON

EASEMENT AND
RIGHT OF WAY GRANT

WITNESSETH: That WHEREAS Thomas J. Tucker and Corrine A. Tucker, husband and wife, did sub-divide, survey, map, and record in File No. 81412, Book 1 of Surveys, at Page 82, in the Office of the Skamania County Auditor, their intent to sell the SW 1/4 of Section 27, Township 2, North, Range 6 East, W.M., in parcels of approximately ten (10) acres each together with and subject to an easement and right-of-way sixty feet (60') wide for ingress, egress, and utilities, on a centerline as shown on said survey map for Roads "A", "B", and "C", and which is more particularly described herein, and

WHEREAS, a proper instrument of grant and conveyance of the intended easement and right-of-way was not filed and recorded in Skamania County concurrently with said survey map nor concurrently with individual sales of said land parcels, and

WHEREAS, instruments of record pertaining to sales, conveyances, and warrants to purchasers of said land parcels contain references to the grant of an easement and right-of-way without clearly and consistently defining the dimensions, purposes, rights, and restrictions related thereto, and

WHEREAS, it is deemed necessary and desirable to accurately describe the intended easement and right-of-way as to location, width, purpose, rights, and restrictions, and to confirm, grant, convey, and record same with the Office of the Skamania County Auditor,

NOW THEREFORE, retroactively effective on November 18, 1975, as originally intended, and for a valuable consideration, receipt of which is hereby acknowledged, the Grantors, Thomas J. Tucker and Corrine A. Tucker, husband and wife, do hereby confirm, grant, and convey to the following Grantees and to their heirs, successors, and assigns: Linda D. Melton; Albert Daniel Ketchmark; Harvey D. Waybright and E.R. Kay Waybright; Richard W. Edwards and Cynthia J. Edwards; Dianna L. Jones; Richard B. Taylor and Sue A. Taylor - Moore; Stephen R. Adlard, Roberta L. Adlard, and William J. Magruder; Sharee M. Fox and Robert L. Baxter; and to future but as yet unnamed purchasers of said land parcels still owned by the Grantors; the right, privilege, and authority to construct, improve, repair, maintain and use roads for ingress and egress, and to place, repair and maintain public utility services, distribution systems, and related fixtures and devices, across, over, under, upon, and along the following land, as described in Book 56 of Deeds Page 475 located in Skamania County, State of Washington, to-wit:

W 1/2 - SW 1/4 of Section 27, T2N, R6E, W.M.,
Subject to Easements recorded in Book 40
Page 482 and Book 42 Page 179.

Registered S
Indexed, or S
Indirect S
Filed
Mailed

NA
REAL ESTATE EXCISE TAX
JUN 10 1987

PAID NA
Ken R. Wyniger Deputy
SKAMANIA COUNTY TREASURER

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E 1/2 - SW 1/4 of Section 27, T2N, R6E, W.M,
Less acreage sold therefrom and Easement to
El Paso Gas Co. recorded in Book 55 Page 30

Also Road R/W's to Skamania County;

The Grantor's shall make no use of the land occupied by said easement and right-of-way except for ingress, egress, and utilities in connection with said land parcels still owned by Grantors and for assigning the same rights, privileges, and authorities to future purchasers thereof.

In exercising the rights herein granted and conveyed, all Grantees, their heirs, successors and assigns, may pass and repass over, across, under, upon, and along the easement and right-of-way described herein, and may cut and remove obstructions which in the opinion of the Grantees interfere with the safe, efficient, and unrestricted exercise of rights herein granted and conveyed.

The Covenants herein contained shall run with the land and are binding upon all subsequent owners thereof.

The boundary lines of said easement and right-of-way shall be parallel with, and thirty feet (30') distant on either side from the principal center lines for Roads "A", "B", and "C", which are more particularly described as follows:

LEGAL DESCRIPTION OF THE CENTERLINE OF ROAD "A"

Beginning at the southwest corner of the Southwest Quarter (SW1/4) of Section 27, Township 2 North, Range 6 E.W.M.; thence south 88° 55' 59" east along the south line of said SW1/4 2,624.40 feet; thence north 0° 51' 36" along the east line of said SW1/4 279.26 feet to the true point of beginning; thence north 88° 28' 42" west 54.64 feet to the beginning of a 50 foot radius curve to the right; thence along said curve 66.28 feet; thence north 12° 31' 44" west 226.93 feet to the beginning of a 200 foot radius curve to the left; thence along said curve 100.40 feet; thence north 41° 17' 30" west 191.65 feet to the beginning of a 200 foot radius curve to the left; thence along said curve 122.40 feet; thence north 76° 21' 26" west 309.76 feet to the beginning of a 200 foot radius curve to the right; thence along said curve 99.50 feet; thence north 47° 44' 11" west 640.62 feet to the beginning of a 100 foot radius curve to the left; thence along said curve 23.35 feet to a point on the curve which bears north 1° 05' 09" east 1,375.60 feet and south 88° 55' 59" east 1,295.03 feet from the southwest corner of said Section 27; thence continuing along said 100 foot radius curve to the left 109.84 feet; thence south 55° 57' 02" west 130.94 feet to a point which bears north 1° 05' 09" east 1,293.63 feet and south 88° 55' 59" east 1,083.75 feet from the southwest corner of said Section 27; thence south 55° 57' 02" west 405.71 feet to the beginning of a 200 foot radius curve to the left; thence along said curve 172.50 feet; thence south 6° 31' 56" west 359.68 feet to a point which bears north 1° 05' 09" east 557.66 feet and south 88° 55' 59" east 633.83 feet from the southwest corner of said Section 27.

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LEGAL DESCRIPTION OF THE CENTERLINE OF ROAD 'B'

Beginning at the southwest corner of the SW1/4 of Section 27, Township 2 North, Range 6 E. W. M.; thence north $1^{\circ} 05' 09''$ east as measured along the west line of said SW1/4 1,375.60 feet; thence south $88^{\circ} 55' 59''$ east parallel to the south line of said SW1/4 1,295.03 feet to the true point of beginning; thence north $22^{\circ} 20' 42''$ east 165.04 feet to the beginning of a 100 foot radius curve to the left; thence along said curve 56.00 feet; thence north $16^{\circ} 02' 46''$ west 189.22 feet to the beginning of a 100 foot radius curve to the right; thence along said curve 77.36 feet; thence north $28^{\circ} 16' 44''$ east 239.93 feet to the beginning of a 100 foot radius curve to the left; thence along said curve 67.31 feet; thence north $10^{\circ} 17' 19''$ west 168.72 feet to a point which bears north $1^{\circ} 05' 09''$ east 2,295.32 feet and south $88^{\circ} 55' 59''$ east 1,393.58 feet from the southwest corner of said Section 27.

LEGAL DESCRIPTION OF THE CENTERLINE OF ROAD 'C'

Beginning at the southwest corner of the Southwest Quarter (SW1/4) of Section 27, Township 2 North, Range 6 E. W. M.; thence north $1^{\circ} 05' 09''$ east along the west line of said SW1/4 1,293.63; thence south $88^{\circ} 55' 59''$ east parallel to the south line of said SW1/4 1,083.75 feet to the true point of beginning; thence north $34^{\circ} 04' 03''$ west 126.16 feet to the beginning of a 100 foot radius curve to the left; thence along said curve 118.56 feet; thence south $78^{\circ} 00' 11''$ west 146.76 feet to the beginning of a 100 foot radius curve to the left; thence along said curve 60.54 feet; thence south $43^{\circ} 18' 55''$ west 95.63 feet to the beginning of a 50 foot radius curve to the right; thence along said curve 91.93 feet; thence north $31^{\circ} 20' 43''$ west 318.61 feet to a point which bears north $1^{\circ} 05' 09''$ east 1,578.33 feet and south $88^{\circ} 55' 59''$ east 397.99 feet from the Southwest corner of said Section 27.

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In Witness Whereof, the said Grantors have executed this instrument on the
10 day of June, 1987.

Thomas J. Tucker
 Thomas J. Tucker

Corrine A. Tucker
 Corrine A. Tucker

STATE OF WASHINGTON,

County of Clark

I, ~~Dianna L. Totten~~ Dianna L. Totten, Notary Public in and for the State of Washington, do hereby certify that on this 10th day of June, 1987, personally appeared before me Thomas J. Tucker & Corrine A. Tucker to me known to be the individuals described in and who executed the within instrument and acknowledged that they signed the same as there free and voluntary act and deed for the uses and purposes herein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 10th day of June, 1987

Dianna L. Totten

Notary Public in and for the State of Washington, residing at Camas in
 said County.

