

131525

1/16/10

BOOK 176 PAGE 979

FILED FOR RECORD
SKAMANIA COUNTY, WASH.BY *Alpine Quality Const.*

Mar 13 10 55 AM '98

G. Laury
AUDITOR

GARY H. OLSON

FILED FOR RECORD AT THE REQUEST OF,
AND WHEN RECORDED RETURN TO:Mark A. Brikson, Attorney at Law
1111 Main Street, Suite 610
Vancouver, Washington 98660-2914

ACCESS & UTILITY EASEMENT

Grantor (Borrower):
Grantee (Lender):
Grantee (Trustee):
Legal Description:
Assessor's Tax Parcel:
Related Documents:

Elton D. Nead & Patricia L. Nead
Alpine Quality Construction Services, Inc.
N/A *(Co-Proprietors)*
TL 400, SE 1/4, S-25, T3N, R7E, W.M. (portion)
03-07-25-8-0400-00 (portion)
N/A 5/6

The Grantors, Elton D. Nead & Patricia L. Nead, husband and wife, in consideration of TEN and 00/100's DOLLARS (\$10.00) and the mutual benefits hereby acknowledged, hereby grant and convey to Alpine Quality Construction Services, Inc., a Washington corporation, its successors and assigns forever, including joint users, a perpetual easement and right-of-way over, under and across the parcel or parcels of real property described in Exhibit A annexed hereto, for the purpose of ingress, egress, construction, and maintenance of a private or public road and underground utilities including water, sewer and storm drainage over, under and across said parcels, for the benefit of the parcels of real property described in Exhibits C, D and E, annexed hereto, and every portion or lot into which said parcels may be divided.

TOGETHER WITH a temporary easement and right of way over, under and across the parcel of real property described on Exhibit B, for the purpose of constructing a private or public road, and installing, altering, repairing, and maintaining water, sewer and storm drainage within the parcel or parcels of real property described in Exhibit A.

Gary H. Martin, Skamania County Assessor

Date 5/14/98 Parcel # 3-7-25-4 - fee

LAW OFFICES OF
Mark A. Erikson
Sixth Floor, Main Place
1111 Main Street, Suite 610
Vancouver, WA 98660-2914
(360) 696-1012

ACCESS & UTILITY EASEMENT - I

Grantor and Grantee shall have the right to access said road and underground water, sewer and storm drainage facilities constructed within the easement, to serve the present and future development of the property described in Exhibit B.

The Grantors agree that they will not build or place, nor allow to be built or placed, any structure of any kind over the easement granted herein without prior written approval of Grantee. Grantee shall have the right at all times to cut and/or trim all brush, trees or other growth standing or growing within the parcels described in Exhibit A which, in the opinion of Grantee, constitute a menace or danger to the road or underground utilities, or interfere with the purposes of this easement.

Grantors represent and warrant that they have complete power and authority to convey the Access & Utility Easement as herein described.

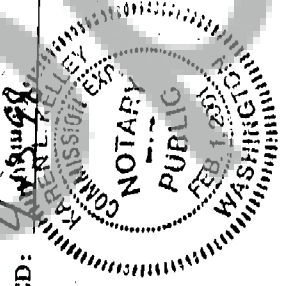
DATED this 13 day of April, 1998.

By: Elton D. Nead By: Patricia L. Nead
Elton D. Nead Patricia L. Nead

STATE OF WASHINGTON)
County of Pacific) ss.
Skamania

I certify that I know or have satisfactory evidence that Elton D. Nead signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: April 13, 1998



Notary Public in and for the State of Washington, residing at 1111 Main Street, Suite 610
My appointment expires 02-01-2001

LAW OFFICES OF:
Mark A. Erickson
Sixth Floor, Main Place
1111 Main Street, Suite 610
Vancouver, WA 98660-2914
(360) 696-1012

ACCESS & UTILITY EASEMENT - 2

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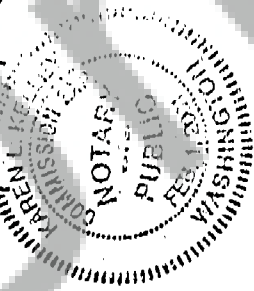
STATE OF WASHINGTON) ss.
Pacific)
County of Skamania)

I certify that I know or have satisfactory evidence that Patricia L. Nead signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: April 13, 1998

Spencer Kellogg

Notary Public in and for the State of
Washington, residing at Ilwaco, WA
My appointment expires 02-01-2001



LAW OFFICES OF:
Mark A. Erikson
Sixth Floor, Main Place
1111 Main Street, Suite 610
Vancouver, WA 98660-2914
(360) 696-1012

ACCESS & UTILITY EASEMENT - 3



D.E. LAWSON
Surveying & Engineering, Inc.
JOHN G. LAWSON, P.E., P.S.

• Surveying • Environmental
• Engineering • Planning

11816 N.E. 99th Street Bldg. 12, Suite 1294 Vancouver, WA 98682 (360) 256-8008 Fax (360) 256-7287

30' Easement for Grand View Lane
(Ryan Project, Skamania County)

Together with a 30 foot easement for ingress, egress and utilities, being 15 feet on each side of the following described center line:

COMMENCING at a point on the North line of the Southeast one quarter of Section 25, Township 3 North, Range 7 East, Willamette Meridian. Said point bears North 88°49'33" West, 2333.07 feet from the Northeast corner of said Southeast one quarter. Said point being on the East right-of-way line of Kanaka Creek Road.

THENCE South 18°33'00" East, 46.09 feet along the East line of said Kanaka Creek Road.

THENCE South 17°31'50" East, 51.29 feet along said East right-of-way line of Kanaka Creek Road to the POINT OF BEGINNING. Said point being on a 100 foot radius curve to the right which the cord bears South 83°56'47" East, 81.85 feet.

THENCE along said curve 84.32 feet.

THENCE South 59°47'22" East, 174.05 feet to the start of a 1000 foot radius curve to the left which the cord bears South 72°20'41" East, 434.76 feet.

THENCE along said curve 438.26 feet.

THENCE South 84°54'00" East, 325.67 feet to the start of a 400 foot radius curve to the right which the cord bears South 80°13'55" East, 65.10 feet.

THENCE along said curve 65.18 feet.

THENCE South 75°33'51" East, 274.72 feet to the terminus of this described center line. Said point being at the center of a 50 foot radius cul-de-sac.

EXHIBIT A

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EXHIBIT B



LAWSON
Surveying & Engineering, Inc.
John G. Lawson, PE, PLS

11815 N.E. 99th Street, Bldg. 12, Suite 1234 Vancouver, WA 98682

(360) 256-8008

FAX (360) 256-7267

Page 1 of 3
• Surveying • Environmental
• Engineering • Planning

**Revised Legal Description for Lot 1 of the Nead Short Plat, Also Tax Lot 400
For Boundary Line Adjustment
(As Surveyed by Lawson Surveying and Engineering)**

BEGINNING at a point on the North line of the Southeast one quarter of Section 25, Township 3 North, Range 7 East, Willamette Meridian. Said point bears North 88°49'33" West, 1836.09 feet from the Northeast corner of said Southeast one quarter.

THENCE South 0°51'19" West, 292.19 feet parallel with the East line of said Southeast one quarter to a point on a 1015 foot radius curve to the left which the cord bears South 78°42'22" East, 151.64 feet.

THENCE along said curve 151.78 feet.

THENCE South 0°51'19" West, 389.18 feet.

THENCE South 88°49'33" East, 292.70 feet parallel with said North line of said Southeast one quarter.

THENCE South 0°51'19" West, 178.25 feet to a point on the North right-of-way line of Baker Road.

THENCE following said North right-of-way line the following described courses.

THENCE North 70°52'02" West, 153.49 feet to the start of 475 foot radius curve to the left which the cord bears North 79°15'56" West, 138.75 feet.

THENCE along said curve 139.25 feet.

THENCE North 01°36'16" East, 10.00 feet along a jog in the North line of said road to a point on a 485 foot radius curve to the left which the cord bears South 85°09'50" West, 120.85 feet.

THENCE along said curve 121.17 feet.

THENCE South 78°02'31" West, 129.24 feet to the start of a 265 foot radius curve to the right which the cord bears North 86°53'41" West, 137.74 feet.

EXHIBIT B

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THENCE along said curve 139.34 feet.

THENCE North 71°49'53" West, 32.84 feet to the start of a 485 foot radius curve to the left which the cord bears North 72°39'23" West, 13.96 feet.

THENCE along said curve 13.96 feet to a point on the East right-of-way line of Baker Spur Road.

THENCE North 19°09'14" East, 54.00 feet along said East right-of-way line to the start of a 270 foot radius curve to the left which the cord bears North 10°17'47" East, 83.15 feet.

THENCE along said curve 83.48 feet to a point on the South line of the Thompson Tract recorded in Book 65, page 191, Skamania County Records.

THENCE South 85°32'32" East, 204.17 feet along the South line of said Thompson Tract to the Southeast corner thereof.

THENCE North 01°55'52" West, 188.25 feet along the East line of said Thompson Tract to the Northeast corner thereof.

THENCE North 86°53'22" West, 260.16 feet along the North line of said Thompson Tract to a point on the said East right-of-way line of said Baker Spur Road.

THENCE North 30°43'03" West, 220.71 feet along said East right-of-way line of said Baker Spur Road to a point on the East right-of-way line of Kanaka Creek Road.

THENCE North 02°45'08" West, 115.78 feet along said East right-of-way line of said Kanaka Creek Road.

THENCE continuing along the East line of said Kanaka Creek Road the following described courses:

THENCE North 17°31'50" West, 174.15 feet.

THENCE North 18°33'00" West, 46.09 feet to a point on said North line of said Northeast one quarter.

THENCE South 88°49'33" East, 496.98 feet along said North line of said Southeast one quarter to the **POINT OF BEGINNING**.

Contains 8.5 acres

Also together with a 30 foot easement for ingress and egress and utilities, being 15 feet on each side of the following described center line:

EXHIBIT B

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COMMENCING at a point on the North line of the Southeast one quarter of Section 25, Township 3 North, Range 7 East, Willamette Meridian. Said point bears North $88^{\circ}49'33''$ West, 2333.07 feet from the Northeast corner of said Southeast one quarter. Said point being on the East right-of-way line of Kanaka Creek Road.

THENCE South $18^{\circ}33'00''$ East, 46.09 feet along the East line of said Kanaka Creek Road.

THENCE South $17^{\circ}31'50''$ East, 51.29 feet along said East right-of-way line of Kanaka Creek Road to the **POINT OF BEGINNING**. Said point being on a 100 foot radius curve to the right which the cord bears South $83^{\circ}56'47''$ East, 81.85 feet.

THENCE along said curve 84.32 feet.

THENCE South $59^{\circ}47'22''$ East, 174.05 feet to the start of a 1000 foot radius curve to the left which the cord bears South $72^{\circ}20'41''$ East, 434.76 feet.

THENCE along said curve 438.26 feet.

THENCE South $84^{\circ}54'00''$ East, 325.67 feet to the start of a 400 foot radius curve to the right which the cord bears South $80^{\circ}13'55''$ East, 65.10 feet.

THENCE along said curve 65.18 feet.

THENCE South $75^{\circ}33'51''$ East, 274.72 feet to the terminus of this described center line. Said point being at the center of a 50 foot radius cul-de-sac.



EXHIBIT CPage 1 of 2

- Surveying
- Engineering
- Environmental
- Planning

John G. Lawson, PE, PLS

11615 N.E. 99th Street, Bldg. 12, Suite 1204 Vancouver, WA 98682

(360) 256-8008 FAX (360) 256-7267

Revised Legal Description for Old Tax Lot #302
For Boundary Line Adjustment
(As surveyed by Lawson Surveying and Engineering)

BEGINNING at a point on the North line of the Southeast one quarter Section 25, Township 3 North, Range 7 East, Willamette Meridian. Said point bears North $88^{\circ}49'33''$ West, 1836.09 feet from the Northeast corner of said Southeast one quarter.

THENCE South $0^{\circ}51'19''$ West, 292.19 feet parallel with the East line of said Southeast one quarter to a point on a 1015 foot radius curve to the left which the cord bears South $78^{\circ}42'22''$ East, 151.64 feet.

THENCE along said curve 151.78 feet.

THENCE South $0^{\circ}51'19''$ West, 389.18 feet.

THENCE South $88^{\circ}49'33''$ East, 470 feet parallel with said North-line of said Southeast one quarter.

THENCE North $0^{\circ}51'19''$ East, 373.79 feet.

THENCE North $75^{\circ}33'51''$ West, 43.80 feet to the start of a 415 foot radius curve to the left which the cord bears North $78^{\circ}02'45''$ West, 35.94 feet.

THENCE along said curve 35.95 feet.

THENCE North $0^{\circ}51'19''$ East, 317.45 feet to a point on the North line of said Southeast one quarter.

THENCE North $88^{\circ}49'33''$ West, 541.29 feet along said North line to the **POINT OF BEGINNING**.

Contains 8.1 acres.

Also together with a 30 foot easement for ingress, egress and utilities, being 15 feet on each side of the following described center line:

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02/27/98

EXHIBIT C
Page 2 of 2

COMMENCING at a point on the North line of the Southeast one quarter of Section 25, Township 3 North, Range 7 East, Willamette Meridian. Said point bears North 88°49'33" West, 2333.07 feet from the Northeast corner of said Southeast one quarter. Said point being on the East right-of-way line of Kanaka Creek Road.

THENCE South 18°33'00" East, 46.09 feet along the East line of said Kanaka Creek Road.

THENCE South 17°31'50" East, 51.29 feet along said East right-of-way line of Kanaka Creek Road to the **POINT OF BEGINNING**. Said point being on a 100 foot radius curve to the right which the cord bears South 83°56'47" East, 81.85 feet.

THENCE along said curve 84.32 feet.

THENCE South 59°47'22" East, 174.05 feet to the start of a 1000 foot radius curve to the left which the cord bears South 72°20'41" East, 434.76 feet.

THENCE along said curve 438.26 feet.

THENCE South 84°54'00" East, 325.67 feet to the start of a 400 foot radius curve to the right which the cord bears South 80°13'55" East, 65.10 feet.

THENCE along said curve 65.18 feet.

THENCE South 75°33'51" East, 274.72 feet to the terminus of this described center line. Said point being at the center of a 50 foot radius cul-de-sac.



EXHIBIT D

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- Surveying
- Engineering
- Environmental
- Planning

John G. Lawson, PE, PLS

11815 N.E. 99th Street, Bldg. 12, Suite 1294 Vancouver, WA 98682

(360) 256-8008 FAX (360) 256-7267

Revised Legal Description for Tax Lot #300
For Boundary Line Adjustment
(As surveyed by Lawson Surveying and Engineering)

BEGINNING at a point on the North line of the Southeast one quarter of Section 25, Township 3 North, Range 7 East, Willamette Meridian. Said point bears North 88°49'33" West, 792.01 feet from the Northeast corner of said Southeast one quarter.

THENCE South 0°51'19" West, 906.00 feet parallel with the East-line of said Southeast one quarter.

THENCE North 60°05'18" West, 233.36 feet.

THENCE North 67°38'55" West, 237.46 feet.

THENCE North 0°51'19" East, 373.79 feet.

THENCE North 75°33'51" West, 43.80 feet to the start of a 415 foot radius curve to the left which the cord bears North 78°02'45" West, 35.94 feet.

THENCE along said curve 35.95 feet.

THENCE North 0°51'19" East, 317.45 feet to a point on said North line of said Southeast one quarter.

THENCE South 88°49'33" East, 502.78 feet along said North line to the **POINT OF BEGINNING**.

Contains 8.3 acres.

Together with a 30 foot easement for ingress, egress and utilities, being 15 feet on each side of the following described center line:

COMMENCING at a point on the North line of the Southeast one quarter of Section 25, Township 3 North, Range 7 East, Willamette Meridian. Said point bears North 88°49'33" West, 2333.07 feet from the Northeast corner of said Southeast one quarter. Said point being on the East right-of-way line of Kanaka Creek Road.

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EXHIBIT D

Page 2 of 2

THENCE South $18^{\circ}33'00''$ East, 46.09 feet along the East line of said Kanaka Creek Road.

THENCE South $17^{\circ}31'50''$ East, 51.29 feet along said East right-of-way line of Kanaka Creek Road to the **POINT OF BEGINNING**. Said point being on a 100 foot radius curve to the right which the cord bears South $83^{\circ}56'47''$ East, 81.85 feet.

THENCE along said curve 84.32 feet.

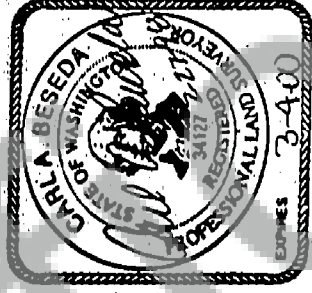
THENCE South $59^{\circ}47'22''$ East, 174.05 feet to the start of a 1000 foot radius curve to the left which the cord bears South $72^{\circ}20'41''$ East, 434.76 feet.

THENCE along said curve 438.26 feet.

THENCE South $84^{\circ}54'00''$ East, 325.67 feet to the start of a 400 foot radius curve to the right which the cord bears South $80^{\circ}13'55''$ East, 65.10 feet.

THENCE along said curve 65.18 feet.

THENCE South $75^{\circ}33'51''$ East, 274.72 feet to the terminus of this described center line. Said point being at the center of a 50 foot radius cul-de-sac.





LAWSON
Surveying & Engineering, Inc.
John G. Lawson, PE, PLS

- Surveying
- Engineering
- Environmental
- Planning

11815 N.E. 99th Street Bldg. 12, Suite 1294 Vancouver, WA 98682

(360) 256-8008 FAX (360) 256-7287

**Revised Legal Description for Tax Lot #200
For Boundary Line Adjustment
(As surveyed by Lawson Surveying and Engineering)**

COMMENCING at a point on the North line of the Southeast one quarter of Section 25, Township 3 North, Range 7 East, Willamette Meridian. Said point bears North 88°49'33" West, 792.01 feet from the Northeast corner of said Southeast one quarter.

THENCE South 0°51'19" West, 906.00 feet parallel with the East line of said Southeast one quarter to the **POINT OF BEGINNING**.

THENCE North 60°05'18" West, 233.36 feet.

THENCE North 67°38'55" West, 237.46 feet.

THENCE North 88°49'33" West, 177.30 feet, parallel with said North line of said Southeast one quarter.

THENCE South 0°51'19" West, 178.25 feet to a point on the North right-of-way line of Baker Road to the start of a 575 foot radius curve to the left which the cord bears South 78°09'38" East, 145.99 feet.

THENCE along said curve and said North right-of-way line 146.39 feet.

THENCE South 85°27'15" East, 63.04 feet along said North right-of-way line.

THENCE South 0°51'19" West, 50.12 feet to a half-inch iron rod with Lawson cap as set in survey recorded in Book 1, Page 3, Skamania County Records. Said point being the most Northerly point of that line established by boundary line agreement recorded in Book 168, Page 888, Skamania County Records.

THENCE continuing along said line as established in said boundary line agreement the following described courses:

South 0°51'19" West, 22.91 feet.

THENCE North 88°49'33" West, 152.19 feet.

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EXHIBIT E
Page 2 of 2

THENCE South $01^{\circ}06'51''$ West, 329.06 feet to the most Southerly point of that line established in said boundary line agreement.

THENCE continuing South $01^{\circ}06'51''$ West, 328.79 feet.

THENCE South $89^{\circ}46'44''$ East, 551.20 feet.

THENCE North $0^{\circ}51'19''$ East, 732.71 feet to the POINT OF BEGINNING.

Contains 10.8 acres.

