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BOOK 182 PAGE 418

FILED IN RECORD  
SKAMANIA COUNTY, WASH  
BY *Shawn VanPelt*

OCT 22 10 18 AM '98

*G. Lowry*  
AUCTIONEER

GARY H. OLSON

By *me*  
Noted, OK  
Noted  
Noted  
Noted

Filed for Record at request of:

CHRISTOPHER R. LANZ  
Attorney at Law  
PO Box 848  
Stevenson, WA 98648

## Van Pelt Short Plat Protective Covenant

WHEREAS, VAN PELT AND VAN PELT CONSTRUCTION, INC., owner of the VAN PELT SHORT PLAT, declares that the following limitation to the road right-of-way and utility easement of the VAN PELT SHORT PLAT shall constitute a COVENANT to run with the land and shall be binding on all parties and all persons claiming under it; and

WHEREAS, said COVENANT shall be for the benefit of and shall constitute a limitation, within the time frame set forth below, on all present and future owners of the property herein described; and

WHEREAS, the purpose of this restriction is to ensure access to the existing lots and any future lots that may be created for residential purposes, and to secure to the City of Stevenson the ability, should they elect within the time frame set forth below, to officially dedicate a public way for future access to the subdivision;

### W I T N E S S E T H:

1. LEGAL DESCRIPTION. The legal description to which this COVENANT applies is as follows:

Lots 1 and 2 of the VAN PELT SHORT PLAT, recorded in Book T of Plats, Page 104, Records of Skamania County, located in the Northwest Quarter of the Southeast Quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, Skamania County, Washington.

Tax Lot No. 03-07-36-2-4-0700-00

2. ROADWAY RESERVE. If, within five (5) years of the date set forth below, the 60' easement for road and utilities as set forth in the legal

VAN PELT SHORT PLAT PROTECTIVE COVENANT  
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description of the VAN PELT SHORT PLAT, is improved and accepted for dedication to the City of Stevenson, then such easement shall be released by the owner(s) of the lots described herein, without consideration, to the City of Stevenson for dedication as a public way.

3. APPURTENANCE TO THE LAND. This COVENANT shall be, within the time frame set forth in paragraph 2 above, binding on all heirs, successors and assigns of any landowner, and shall be appurtenant to the parcels of land herein described.

DATED this 22<sup>nd</sup> day of October, 1998.

VAN PELT AND VAN PELT CONSTRUCTION, INC.

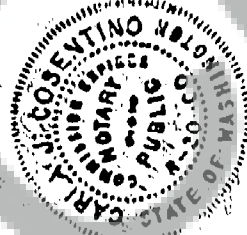
By:

SHAWN B. VAN PELT, President

STATE OF WASHINGTON )  
County of Stanislaus ) ss.

I certify that I know or have satisfactory evidence that SHAWN B. VAN PELT is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of VAN PELT AND VAN PELT CONSTRUCTION, INC. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 22<sup>nd</sup> day of October, 1998.



Carolyn J. Cosentino  
Notary Public for Washington  
Residing at Stevenson, CA  
My commission expires 8-30-00