

143664

BOOK 220 PAGE 222

## Return Address:

City of Stevenson  
PO Box 371  
Stevenson, WA 98648

FILED FOR RECORD  
SKAMANIA CO WASH  
BY *City of Stevenson*  
FEB 7 4 31 PM '02  
*P. Slawny*  
AUDITOR  
J. MICHAEL GARVISON

## Please Print or Type Information.

## Document Title(s) or transactions contained therein:

1. Waterline Easement Deed
- 2.
- 3.
- 4.

## GRANTOR(S) (Last name, first, then first name and initials)

1. Skamania OPCO, LLC
- 2.
- 3.
- 4.

☐ Additional Names on page \_\_\_\_\_ of document.

REAL ESTATE EXCISE TAX

FEB - 7 2002

PAID *N/A*

## GRANTEE(S) (Last name, first, then first name and initials)

1. The City of Stevenson
- 2.
- 3.
- 4.

☐ Additional Names on page \_\_\_\_\_ of document.*Stevenson, Aventura*  
SKAMANIA COUNTY TREASURER

## LEGAL DESCRIPTION (Abbreviated: I.E., Lot Block, Plat or Section, Township, Range, Quarter/Quarter)

A 15 foot wide waterline easement measuring 7.50 each on each side (when measured perpendicular thereto)  
of the following described centerline and being a of portion of land located in the Iman Donation Land Claim  
and The Baughman Donation Land Claim, Section 2, Township 2 North, Range 7, East of the Willamette  
Meridian, in the County of Skamania, State of Washington

☒ Complete Legal on page *Exhibit A & B* of document.

## REFERENCE NUMBER(S) Of Documents assigned or released:

☐ Complete Legal on page \_\_\_\_\_ of document.

## ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

2-7-2-602

*2-7-2-612 1/2 2.7.02*☐ Property Tax Parcel ID is not yet assigned.☐ Additional parcel #'s on page \_\_\_\_\_ of document.

The Auditor/Recorder will rely on the information provided on the form. The Staff will not read  
the document to verify the accuracy or completeness of the indexing information.

When Recorded return to:

Mary Ann Duncan-Cole  
City of Stevenson

**WATERLINE EASEMENT DEED**

For and in consideration of good and valuable consideration, receipt whereof is hereby acknowledged, the Grantor, SKAMANIA OPCO, LLC, a Delaware limited liability company (hereinafter "Dolce"), does hereby grant, convey and warrant to the Grantee, The City of Stevenson, Washington, a Washington Municipal Corporation, ("the City"), its successors and assigns, in connection with the installation of a 12" waterline (the "Waterline"), a nonexclusive easement approximately seven hundred fifty feet (750') in length and fifteen feet (15') in width located as shown on Exhibit "A" attached hereto and by this reference incorporated herein, under, over, through and across the DOLCE property (the "servient estate"), described in Exhibit "B" attached hereto, for the use and benefit of the City for public utility purposes, including the right to access said easement for maintenance, restoration and repair of the Waterline, in perpetuity.

This Waterline Easement Deed is intended by the parties to generally locate the easement temporarily, and will be replaced by a revised Waterline Easement Deed indicating the exact location of such Waterline <sup>with</sup> upon receipt of as-built surveys following construction of the Waterline; provided, however, that such revised Waterline Easement Deed shall contain the same terms and conditions set forth herein (other than the legal description of the easement granted herein). <sup>or</sup> <sub>therein</sub>

The Waterline is being constructed and installed in accordance with the terms and

WATERLINE EASEMENT DEED - Page 1



conditions of that certain Development Agreement for Waterline Construction dated \_\_\_\_\_, 2001, by and between Dolce and the City (the "Development Agreement").

Other than in connection with the initial construction and installation of the Waterline pursuant to the Development Agreement, the operation, repair, maintenance, replacement and removal of the Waterline and its related facilities, including any subsequent improvements related thereto, shall be at the sole cost and expense of the City; provided, however, that the repair and maintenance of the 8" domestic service waterline after the meter, and the fire line after the double check valve that serves the improvements located on the Dolce property and that is connected to the Waterline shall be at the sole cost and expense of Dolce (unless any such damage to Dolce's 8" waterline or fire line results from the acts or omissions of City).

It is distinctly understood and agreed that this instrument does not constitute a conveyance of the land above described nor of the mineral therein and thereunder but grants only rights-of-way and easements subject to the following:

- (a) Neither Dolce nor its successors or assigns, nor Dolce's agents, employees, representatives or contractors, shall interfere with or obstruct the use of said easement by the City, its successors or assigns, for the construction, operation, maintenance or removal of the Waterline and underground and above ground appurtenances in the servient estate, except to the limited extent permitted under paragraph (c) hereof.
- (b) This conveyance of the easement is made subject to the title encumbrances and matters affecting title to the servient estate as the date hereof, as shown in the Official Real Property Records of Skamania County, Washington, to the extent valid and subsisting as of the date hereof.
- (c) Dolce, for itself, its successors and assigns, hereby reserves and shall have



the right at all times to dedicate, construct, place, maintain, protect, operate, repair, alter, substitute, replace and remove (i) roads, parking lots, streets and sidewalks upon and across the servient estate, and (ii) electric, telephone, cable television, gas and water lines, and sanitary and storm sewer drainage pipes in, upon and across the servient estate, in each case so long as such improvements do not unreasonably interfere with the City's use of the easement as herein contemplated, or otherwise violate Federal, State or local laws or regulations.

IN WITNESS WHEREOF this easement is executed as of the dates indicated below.

Grantor:

SKAMANIA OPCO, LLC, a Delaware limited liability company

By: Dolce US Acquisitions, Inc., as managing member

By: Philip C.S. Warren Dated: 12/21, 2001  
Philip C.S. Warren  
Senior Vice President

Grantee:

CITY OF STEVENSON, WASHINGTON  
A Washington Municipal Corporation

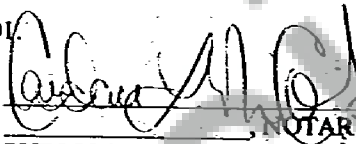
David McKenzie Dated: 12/17, 2001  
By David McKenzie  
Its Mayor




STATE OF WASHINGTON )  
 ) ss.  
County of Skamania )

I certify that I know or have satisfactory evidence that David McKenzie 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 Mayor of the City of Stevenson to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 17 day of December, 2001

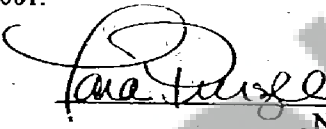
  
NOTARY  
PUBLIC in and for the State  
of Washington.  
My commission expires: 12/29/02

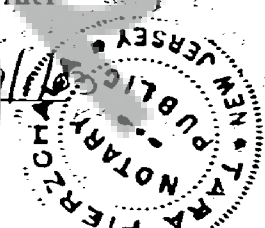


STATE OF New Jersey )  
 ) ss.  
County of Bergen )

I certify that I know or have satisfactory evidence that Philip C.S. Warren is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Senior Vice President of Dolce US Acquisitions, Inc., as managing member of SKAMANIA OPCO, LLC, a Delaware limited liability company the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 21<sup>st</sup> day of December 2001.

  
NOTARY  
PUBLIC in and for the State  
of New Jersey.  
My commission expires: 9/1/02





WATERLINE EASEMENT  
SKAMANIA LODGE  
DOL 1935  
DECEMBER 06, 2001

**LEGAL DESCRIPTION:**

A 15 FOOT WIDE WATERLINE EASEMENT MEASURING 7.50 EACH ON EACH SIDE (WHEN MEASURED PERPENDICULAR THERETO) OF THE FOLLOWING DESCRIBED CENTERLINE AND BEING A PORTION OF LAND LOCATED IN THE BAUGHMAN DONATION LAND CLAIM AND THE BAUGHMAN DONATION LAND CLAIM, SECTION 2, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON SKAMANIA COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP MARKING THE NORTHWEST CORNER OF THE BAUGHMAN DONATION LAND CLAIM; THENCE SOUTH 00°50'59" WEST ALONG SAID WEST LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FOSTER CREEK ROAD (40 FOOT WIDTH), SAID POINT BEING ON A 224.60 FOOT NON TANGENT RADIUS CURVE; THENCE ALONG THE ARC OF SAID 224.60 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 15°23'43" (THE CHORD OF WHICH BEARS SOUTH 27°45'08" EAST, 80.17 FEET) AN ARC DISTANCE OF 60.35 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE SOUTH 68°05'18" WEST, 21.34 FEET; THENCE SOUTH 44°50'18" WEST, 2.00 FEET; THENCE SOUTH 00°09'42" EAST, 148.24 FEET; THENCE SOUTH 11°24'42" EAST, 122.22 FEET; THENCE SOUTH 22°20'18" WEST, 103.83 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°23'54" (THE CHORD OF WHICH BEARS SOUTH 25°02'15" WEST, 94.19 FEET) AN ARC DISTANCE OF 94.22 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 27°17'45" (THE CHORD OF WHICH BEARS SOUTH 14°05'19" WEST, 117.98) AN ARC DISTANCE OF 119.10 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°26'27" WEST, 109.75 FEET; THENCE SOUTH 45°26'27" WEST, 116.70 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 600.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°03'17" (THE CHORD OF WHICH BEARS SOUTH 60°28'05" WEST, 87.63 FEET) AN ARC DISTANCE OF 87.74 FEET TO A POINT OF TANGENCY; THENCE SOUTH 55°29'44" WEST, 67.13 FEET TO A NON TANGENT CURVE; THENCE ALONG THE ARC OF A 420.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 39°09'20" (THE CHORD OF WHICH BEARS SOUTH 69°40'04" WEST, 281.47 FEET) AN ARC DISTANCE OF 287.03 FEET TO A POINT REVERSE CURVATURE; THENCE ALONG THE ARC OF A 400.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 09°25'18" (THE CHORD OF WHICH BEARS SOUTH 54°48'02" WEST, 65.70 FEET) AN ARC DISTANCE OF 65.77 FEET TO A POINT OF TANGENCY; THENCE SOUTH 59°30'41" WEST, 88.18 FEET; THENCE SOUTH 14°30'41" WEST 230.24 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE AND BEING ON THE NORTH LINE OF "COLUMBIA GORGE PARK", RECORDED JANUARY 21, 1985, PLAT BOOK "B", PAGE 65, SKAMANIA COUNTY PLAT RECORDS, SAID POINT BEARS NORTH 57°31'40" WEST, 839.62 FEET FROM A 3" IRON PIPE WITH A YELLOW PLASTIC CAP MARKED "GLAESER" AT THE NORTHEAST CORNER OF SAID PLAT AND BEING ON SAID WEST LINE OF THE BAUGHMAN DONATION LAND CLAIM. SAID EASEMENT SIDELINES ARE TO BE SHORTENED OR EXTENDED TO TERMINATE ALONG SAID PLAT.

CONTAINING: 25,068 SQUARE FEET OR 0.576 ACRES MORE OR LESS.

EXHIBIT A



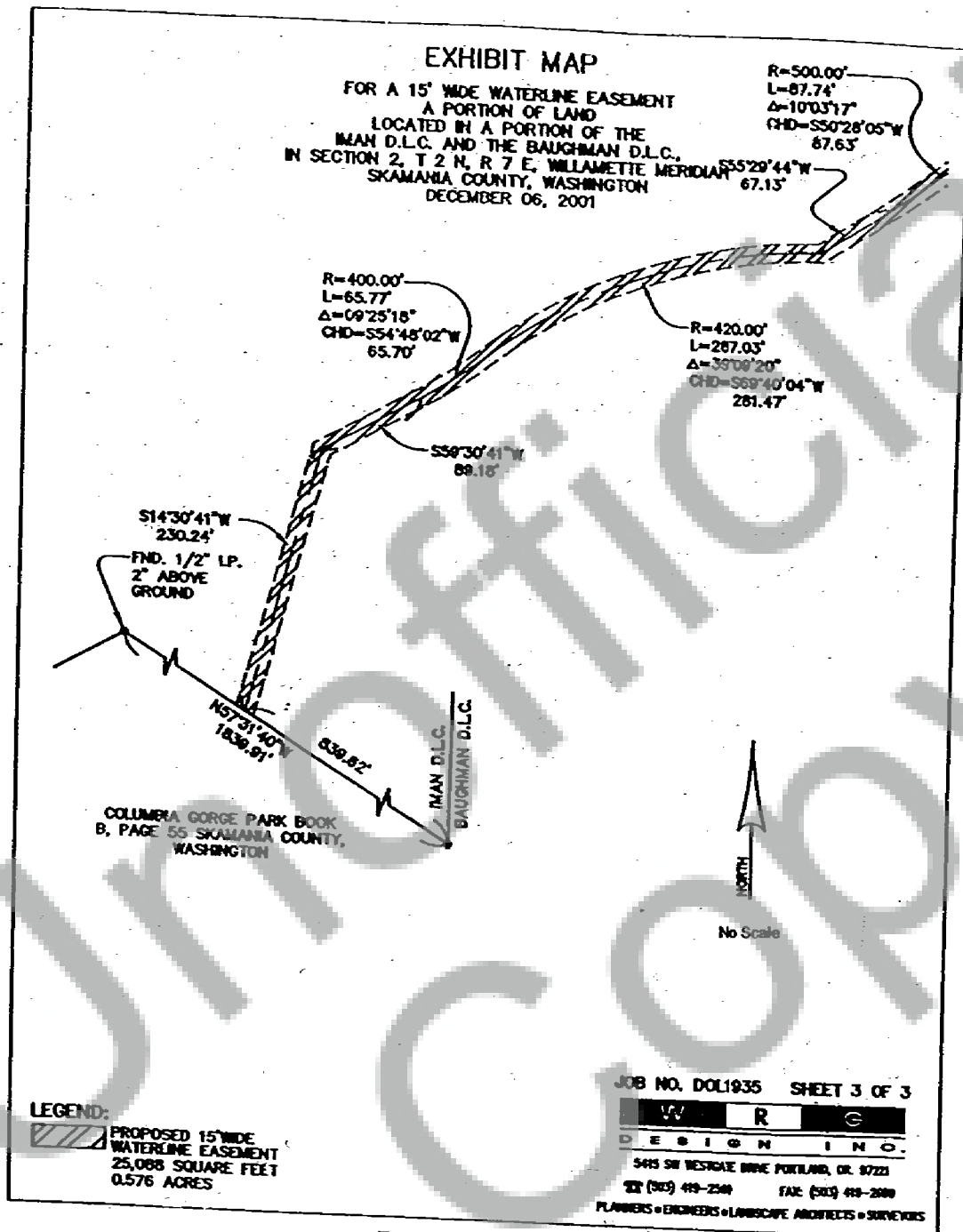


Exhibit "A"



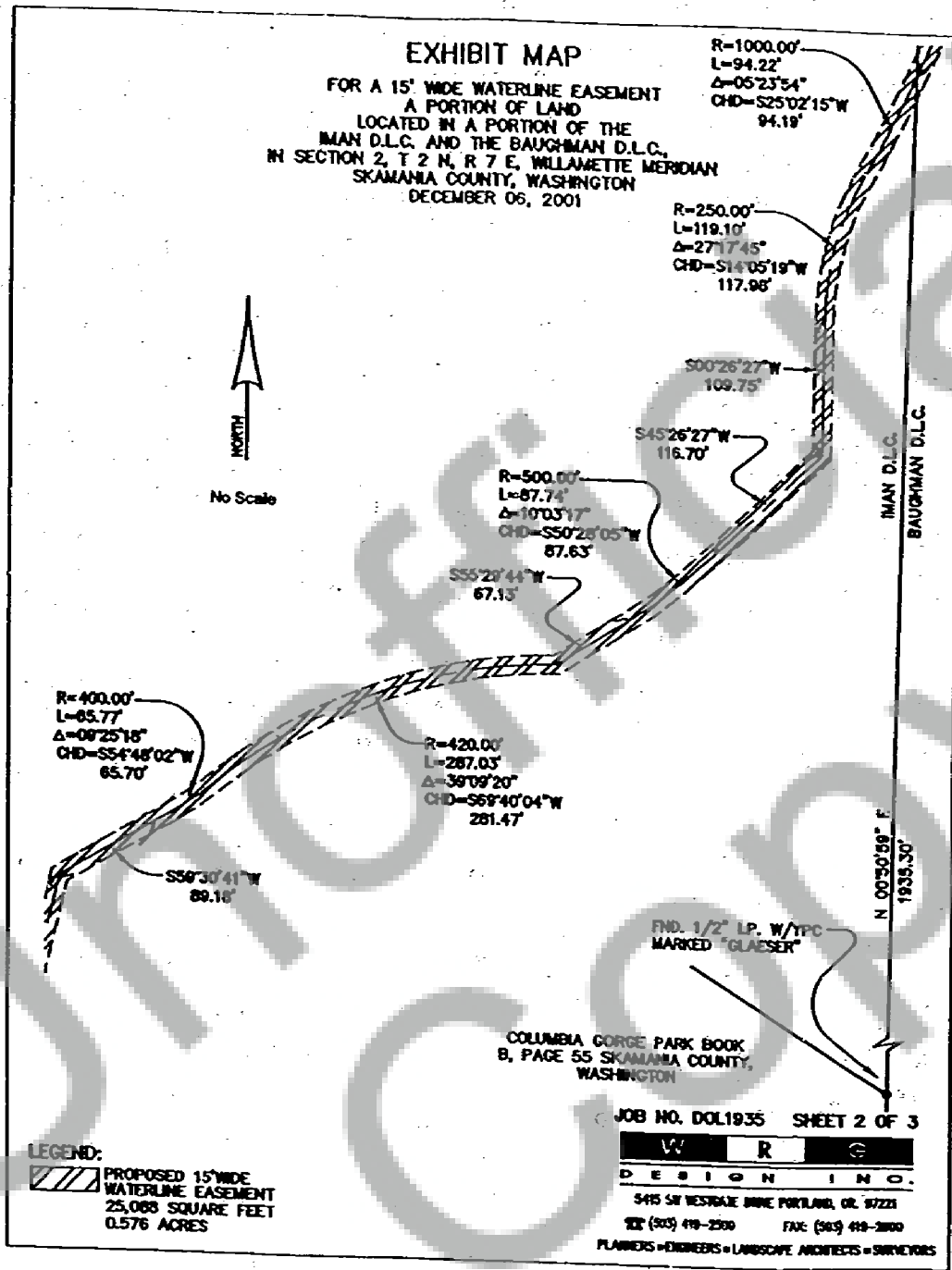


Exhibit "A"



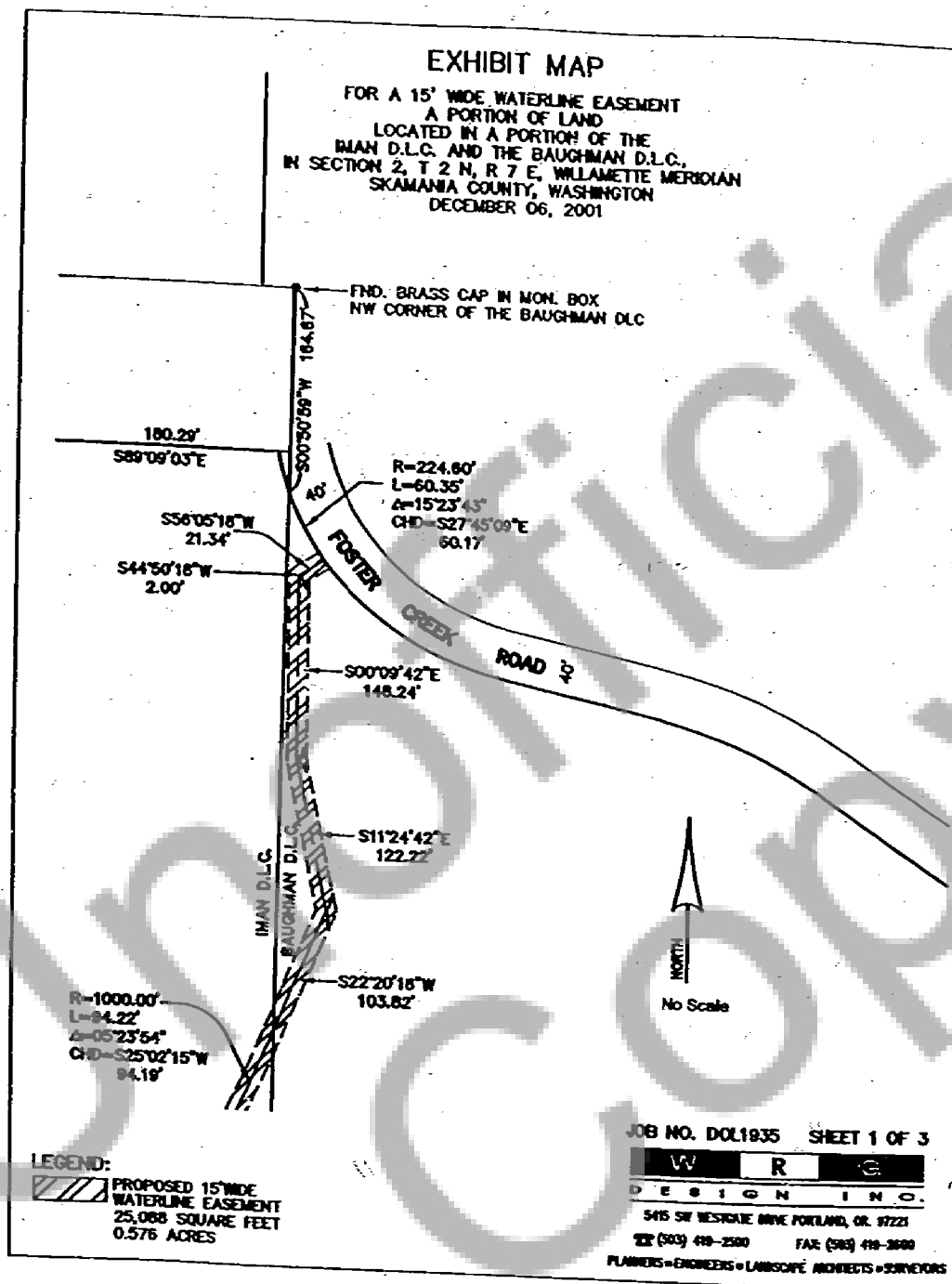


Exhibit "A"



**EXHIBIT "B"****Legal Description of Servient Estate**

Being a tract of land out of portions of Government Lots 2 and 3, in the D. Baughman donation land claim and F. Iman donation land claim, in Section 2, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington and being more particularly described as follows:

Commencing at a 1/2 inch iron rod on the west line of the Baughman D.L.C., said rod being South 00° 50' 59" West 1,935.30 feet from a brass cap marking the Northwest corner of the Baughman D.L.C.; thence leaving said west line North 57° 31' 40" West 1,839.91 feet to an 1/2 inch iron pipe; thence South 59° 00' 19" West 396.02 feet to a 5/8 inch iron rod; thence North 78° 38' 44" West 97.60 feet to a 5/8 inch iron rod; thence North 35° 28' 44" West 122.60 feet to a 5/8 inch iron rod; thence North 59° 43' 41" West 216.00 feet to a 5/8 inch iron rod; thence North 65° 46' 40" West 919.35 feet to a 5/8 inch iron rod on the southeasterly line of the BPA right of way; thence along said right of way North 40° 21' 00" East 2,004.39 feet to a 5/8 inch iron rod; thence leaving said right of way South 21° 52' 06" East 221.63 feet to a 3/4 inch iron pipe; thence South 89° 53' 16" East 104.76 feet to a 3/4 inch iron pipe; thence North 45° 07' 04" East 121.54 feet to a 5/8 inch iron rod; thence North 01° 32' 31" East 0.58 feet to a point; thence South 22° 51' 56" East 133.67 feet to a 5/8 inch iron rod; thence South 34° 22' 53" East 377.84 feet to a 5/8 inch iron rod; thence South 65° 26' 35" East 236.37 feet to a 5/8 inch iron rod; thence South 13° 10' 46" West 117.78 feet to a 5/8 inch iron rod; thence South 71° 56' 35" East 207.62 feet to a 5/8 inch iron rod; thence North 13° 10' 46" East 194.93 feet to a 5/8 inch iron rod; thence South 72° 56' 35" East 72.19 feet to a 5/8 inch iron rod; thence South 53° 51' 59" East 476.72 feet to a 5/8 inch iron rod; thence South 75° 24' 01" East 132.00 feet to a 5/8 inch iron rod; thence South 89° 09' 01" East 74.00 feet to a 5/8 inch iron rod; thence South 00° 50' 59" West 132.00 feet to a 5/8 inch iron rod; thence South 89° 09' 03" East 180.29 feet to a 5/8 inch iron rod on the southwesterly right of way of Foster Creek Road (40.00 foot right of way); thence along said right of way 260.65 feet along the arc of a 224.60 foot radius curve to the left, having a central angle of 66° 29' 28", the chord of which bears South 44° 35' 53" East, a distance of 246.26 feet to a 5/8 inch iron rod; thence South 77° 50' 37" East 114.61 feet to a 5/8 inch iron rod; thence 159.01 feet along the arc of a 420.80 foot radius curve to the right, having a central angle of 21° 39' 00", the chord of which bears South 67° 01' 07" East, a distance of 158.06 feet to a 5/8 inch iron rod; thence South 56° 11' 37" East 273.36 feet to a 5/8 inch iron rod; thence leaving said right of way South 46° 53' 56" West 373.47 feet to a Skamania County brass cap; thence South 62° 28' 04" East 785.01 feet to a 5/8 inch iron rod on said right of way of Foster Creek Road; thence along said right of way 73.68 feet along the arc of a 402.00 foot radius curve to the left, having a central angle of 10° 30' 04", the chord of which bears South 31° 18' 02" East, a distance of 73.57 feet to a 5/8 inch iron rod; thence South 79° 54' 00" West 261.00 feet; thence North 52° 53' 13" West 100.00 feet; thence South 60° 32' 24" West 90.00 feet; thence South 19° 17' 10" East 195.00 feet; thence South 21° 51' 54" East 137.00 feet; thence South 54° 56' 03" East 116.00 feet; thence North 83° 40' 11" East 272.30 feet to a point on the westerly right of way line of Rock Creek Drive (variable width right of way); thence along said right of way South 08° 32' 58" West 96.52 feet to a point that bears South 17° 15' 33" West 0.56 feet



from a concrete right of way monument; thence 413.67 feet along the arc of a 1,587.10 foot radius curve to the right, having a central angle of  $14^{\circ} 56' 02''$ , the chord of which bears South  $16^{\circ} 00' 59''$  West, a distance of 412.50 feet to a 5/8 inch iron rod; thence North  $66^{\circ} 31' 00''$  West 20.00 feet to a 5/8 inch iron rod; thence 191.45 feet along the arc of a 1,567.10 foot radius curve to the right, having a central angle of  $06^{\circ} 59' 59''$ , a chord of which bears South  $26^{\circ} 58' 59''$  West, a distance of 191.33 feet to a 5/8 inch iron rod; thence South  $59^{\circ} 31' 02''$  East 20.00 feet to a 5/8 inch iron rod; thence 62.63 feet along the arc of a 1,587.10 foot radius curve to the right, having a central angle of  $02^{\circ} 15' 40''$ , the chord of which bears South  $31^{\circ} 36' 48''$  West, a distance of 62.63 feet to a 5/8 inch iron rod; thence North  $56^{\circ} 03' 57''$  West 8.39 feet to a point that bears North  $50^{\circ} 38' 42''$  West 0.70 feet from a concrete right of way monument; thence South  $33^{\circ} 56' 03''$  West 208.73 feet to a point that bears South  $65^{\circ} 29' 49''$  East 0.58 feet from a concrete right of way monument; thence North  $56^{\circ} 03' 57''$  West 60.00 feet to a point that bears North  $35^{\circ} 49' 26''$  West 0.57 feet from a concrete right of way monument; thence South  $33^{\circ} 56' 03''$  West 133.77 feet to a point that bears South  $78^{\circ} 22' 11''$  West 1.00 feet from a concrete right of way monument; thence South  $56^{\circ} 03' 57''$  East 5.47 feet to a 5/8 inch iron rod, said rod also marking the intersection of Second Street extension right of way and the westerly right of way of Malicot Road (60.00 foot right of way); thence along said Malicot right of way South  $56^{\circ} 27' 19''$  West 46.44 feet to a 5/8 inch iron rod; thence 201.61 feet along the arc of a 256.70 foot radius curve to the right, having a central angle of  $45^{\circ} 00' 00''$ , the chord of which bears South  $78^{\circ} 57' 19''$  West, 196.47 feet to a 5/8 inch iron rod; thence North  $78^{\circ} 32' 41''$  West 13.00 feet to a 5/8 inch iron rod; thence 185.92 feet along the arc of a 125.70 foot radius curve to the left, having a central angle of  $85^{\circ} 12' 00''$ , the chord of which bears South  $58^{\circ} 51' 19''$  West, a distance of 170.17 feet to a 5/8 inch iron rod marking the point of compound curvature; thence 172.50 feet along the arc of a 173.40 foot radius curve to the left, having a central angle of  $57^{\circ} 00' 00''$ , the chord of which bears South  $12^{\circ} 14' 41''$  East, a distance of 165.48 feet to a 5/8 inch iron rod marking the point of reverse curvature; thence 79.96 feet along the arc of a 65.70 foot radius curve to the right, having a central angle of  $69^{\circ} 44' 00''$ , the chord of which bears South  $05^{\circ} 52' 41''$  East, a distance of 75.12 feet to a 5/8 inch iron rod; thence South  $28^{\circ} 59' 19''$  West 98.60 feet to a 5/8 inch iron rod; thence 65.70 feet along the arc of a 65.70 foot radius curve to the right, having a central angle of  $57^{\circ} 18' 00''$ , the chord of which bears South  $57^{\circ} 38' 19''$  West, a distance of 63.00 feet to a 5/8 inch iron rod marking a point of reverse curvature; thence 254.56 feet along the arc of a 507.60 foot radius curve to the left, having a central angle of  $28^{\circ} 44' 00''$ , the chord of which bears South  $71^{\circ} 55' 19''$  West, a distance of 251.90 feet to a 5/8 inch iron rod marking a point of reverse curvature; thence 44.84 feet along the arc of a 160.80 foot radius curve to the right, having a central angle of  $15^{\circ} 58' 38''$ , the chord of which bears South  $65^{\circ} 32' 38''$  West, a distance of 44.69 feet to a 1/2 inch iron rod on the west line of said Baughman D.L.C.; thence leaving said Malicot Road right of way along said west line of the Baughman D.L.C. North  $00^{\circ} 50' 59''$  East 1,237.41 feet to the Point of Beginning.

TOGETHER WITH the following described property:

A tract of land located in the D. Baughman donation land claim situated in Section 2, Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, and being more particularly described as follows:



Commencing at a brass cap marking the Northwest corner of said D. Baughman D.L.C.; thence South 00°50'59" West, 3369.29 feet along the Westline of said Baughman donation land claim to the point of beginning said point being on the Northerly right-of-way line of state Highway No. 8; thence along said Northerly right-of-way the following courses and distances:

North 49°20'38" East, 225.03 to the beginning of a 2785.00 foot radius curve to the left having a central angle of 05°28'09"; thence along said curve to the left (the long chord of which bears North 46°36'33" East, 265.74 feet) 265.84 feet; thence South 46°07'31" East, 30.00 feet to the beginning of a 2815.00 foot radius curve to the left having a central angle of 05°23'51"; thence along said curve to the left (the long chord of which bears North 41°10'33" East, 265.09 feet) 265.19 feet; thence North 38°28'38" East, 337.63 feet; thence leaving said northerly R.O.W. North 56°03'57" West 46.84 feet to the northerly right-of-way of vacated Malicot road; thence along said northerly right-of-way the following courses and distances:

Along said Malicot right-of-way South 56°27'19" West 46.44 feet to a 5/8 inch iron rod and the beginning of a 256.70 foot radius curve to the right having a central angle of 45°00'00"; thence along said curve to the right (the long chord of which bears South 78°57'19" West, 196.47 feet) 201.61 feet to a 5/8 inch iron rod; thence North 78°32'41" West 13.00 feet to a 5/8 inch iron rod at the beginning of a 125.70 foot radius curve to the left, having a central angle of 85°12'00"; thence along said curve to the left (the long chord of which bears South 58°51'19" West, 170.17 feet) 186.92 feet to a 5/8 inch iron rod marking the point of compound curvature of a 173.40 foot radius curve to the left having a central angle of 57°00'00"; thence along said curve to the left (the long chord of which bears South 12°14'41" East, 165.48 feet) 172.50 feet to a 5/8 inch iron rod marking the point of a reverse curvature of a 65.70 foot radius curve to the right, having a central angle of 69°44'00"; thence along said curve to the right (the long chord of which bears South 05°52'41" East, 75.12 feet) 79.96 feet to a 5/8 inch iron rod; thence South 28°59'19" West 98.60 feet to a 5/8 inch iron rod at the beginning of a 65.70 foot radius curve to the right, having a central angle of 57°18'00"; thence along said curve to the right (the long chord of which bears South 57°38'19" West, 63.00 feet) 65.70 feet to a 5/8 inch iron rod at the beginning of a 507.60 foot radius of reverse curvature to the left having a central angle 14°21'23"; thence along said curve to the left (the long chord of which bears South 79°06'37" East, 126.86 feet) 127.19 feet to a point; thence leaving said Northerly right-of-way South 18°04'04" East, 60.00 feet to a point on the southerly right-of-way of said Malicot road, said point being the beginning of a 447.60 foot radius curve to the left having a central angle of 14°22'37"; thence along said southerly right-of-way (the long chord of which bears South 64°44'37" West, 112.02 feet) 112.31 feet to a point at the beginning of a 220.80 foot radius of a reverse curvature to the right having a central angle of 20°46'29"; thence along said curve to the right (the long chord of which bears South 67°56'34" West, 79.62 feet) 80.06 feet to a point on the westerly line of said Baughman D.L.C.; thence South 00°50'59" West, 134.54 feet to the Point of Beginning.

EXCEPTING THEREFROM a tract of land located in the D. Baughman donation land claim situated in Section 2, Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, and being more particularly described as follows:

Commencing at a 1/2 inch iron rod on the west line of the Baughman D.L.C., said rod being  
WATERLINE EASEMENT DEED - Page 3



South 00° 50'59" West 1,935.30 feet from a brass cap marking the Northwest corner of the Baughman D.L.C.; thence North 70°07'20" East 232.20 feet; thence North 31°57'00" West 34.60 feet to the beginning of a 238.00 foot radius non-tangent curve to the left and the Point of Beginning; thence along said non-tangent curve to the left 45.91 feet through a central angle of 11° 03' 04" (chord bears North 60° 52' 12" East 45.83 feet) to point of reverse curvature; thence along a 215.65 foot radius curve to the right 144.82 feet through a central angle of 38°28'36" (chord bears North 74° 34' 58" East 142.12 feet) to a point; thence North 86° 10' 44" west 90.69 feet to the beginning of a 238.00 foot radius curve to the left; thence along said curve to the left 143.26 feet through a central angle of 34°29' 13" (chord bears North 76° 34' 39" East 141.00 feet); thence North 18°00'59" West 198.30 feet; thence North 40°31'12" West 296.43 feet; thence North 26°12'57" West 135.00 feet; thence South 73°39'53" West 126.26 feet; thence South 27°26'26" West 93.57 feet; thence South 62°33'34" East 20.86 feet; thence South 27°26'26" West 37.03 feet; thence S 00°02'58" West 93.69 feet; thence South 72°28'58" West 32.45 feet; thence South 17°31'02" East 168.85 feet; thence North 72°28'58" East 10.64 feet; thence South 17°31'02" East 71.64 feet; thence North 72°28'58" East 27.30 feet; thence South 17°31'02" East 84.14 feet; thence South 72°28'58" West 47.82 feet; thence South 17°31'02" East 46.24 feet; ; thence South 31° 57' 00" East 0.83 feet to the Point of Beginning.