

144573

BOOK 223 PAGE 871

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY *Story Bach*  
MAY 6 3 43 PM '02  
*P. Lavy*  
AUDITOR  
J. MICHAEL GARVISON

Return Address:

Christopher Bach  
402 Blue Sky Drive  
Washougal, WA 98671

<i>Document Title(s) or transactions contained herein:</i>	
Re-record Grant of Easement to add Exhibit "D"	
<i>GRANTOR(S) (Last name, first name, middle initial)</i>	
Jermann, Thomas M. Jermann, Cheryl	REAL ESTATE EXCISE TAX N/A MAY - 6 2002 PAID N/A
<input type="checkbox"/> Additional names on page _____ of document.	
<i>GRANTEE(S) (Last name, first name, middle initial)</i>	
Bach, Christopher Bach, Gail	<i>W. Story Bach</i> SKAMANIA COUNTY TREASURER
<input type="checkbox"/> Additional names on page <u>2</u> of document.	
<i>LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section, Township, Range, Quarter, Quarter)</i>	
Section 16, T2N, R7E	
<input type="checkbox"/> Complete legal on page <u>5</u> of document.	
<i>REFERENCE NUMBER(S) of Documents assigned or released:</i>	
Vol 203 Pg 152 AF 139300 10/3/00	
<input type="checkbox"/> Additional numbers on page _____ of document.	
<i>ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER</i>	
02-07-16-3-0-0500-00 02-07-16-3-0-0501-00 <i>AW</i>	
<input type="checkbox"/> Property Tax Parcel ID is not yet assigned	
<input type="checkbox"/> Additional parcel numbers 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.	

139300

BOOK 203 PAGE 152

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SKAMIA CO. WASH  
BY *Gal Bach*

After Recording Return To:

Bach  
402 Blue Sky Drive  
Washougal, WA 98671

Oct 3 2 32 PM '00

*Polony*  
AUDITOR  
GARY M. OLSON

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**RECORDING COVERSHEET**

**DOCUMENT TITLE(S):**

1. Grant of Easement

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

- 1.

**GRANTOR(S):** (last name, first name and initial)

1. Jermann, Thomas M.
2. Jermann, Cheryl

**GRANTEE:** (last name, first name and initial)

1. Bach, Christopher
2. Bach, Gal

**TRUSTEE:**

- 1.

**LEGAL DESCRIPTION:** (abbreviated; additional legal description is on page(s) 5 & 6 of this document)

#500, Section 16, Township 2N Range 7E

2-7-16-3-500  
501  
2-17-00  
INDEXED  
FILED

**ASSESSOR'S PROPERTY TAX PARCEL NUMBER(S):**

1. 02-07-16-3-0-0500-00

*OK*



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After Recording  
Mail to:

Christopher D. Bach  
402 Blue Sky Drive  
Washougal, WA. 98671

**GRANT OF EASEMENT**

**Effective Date:** March 22, 2000

**Parties:** Thomas M. Jermann and Cheryl Jermann, hereinafter referred to as "Grantor"

Christopher D. Bach, Gail Bach, and Story Bach, hereinafter referred to as "Grantee".

- RECITALS:**
- a. Grantee is vested in title to the real property described and attached hereto as Lot 1, Exhibit A.
  - b. Grantor is vested in title to the real property described as Lot 2, Exhibit B.
  - c. The parties wish to provide for certain easement rights to be held by Grantee, over said Parcel 2.

**NOW THEREFORE, IT IS AGREED:**

1. **GRANT OF EASEMENT.** For <sup>NO</sup> ~~Ten dollars (\$10.00)~~ and other valuable consideration, Grantor hereby grants, conveys, and warrants to Grantee, and Grantee's agents, tenants, invitees, employees, heirs, successors and assigns forever, an easement over, across, and under the real property described as Lot 2 in Exhibit B attached hereto, which easement shall be 20 feet wide from Cascade Drive.

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2. **PURPOSE OF EASEMENT.** Said easement shall be for the purpose of ingress and egress, parking of vehicles, and for access to the boat dock to be located on the shoreline of said Lot 2. This easement shall include parking of vehicles and moorage at docks, but Grantee shall not exceed ten (10) vehicles at any one time.

Dock location to follow proposed development plan as drawn by Warren Thornton, map dated and revised April 26, 2000, currently in application with the City of Bonneville, attached hereto and described as Exhibit C. Parking area to be located in area described as "Future Shop and Existing Road" on said map. Ingress and Egress shall include the foot bridge over existing seasonal creeks.

Grantee has the right to construct dock and parking area according to current building codes, regulations and requirements, at Grantee's sole expense. Use of the dock is restricted to Grantee's agents, tenants, invitees, employees, heirs, successors and assigns; and Grantor's agents, tenants, invitees, employees, heirs, successors and assigns.

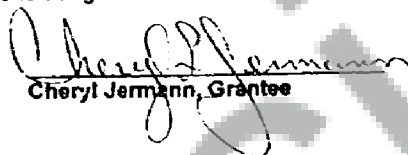
Grantor shall have the right to use the dock provided that Grantor pays for one half of the development cost of the dock and a prorated share of the on-going expenses to operate the dock in accordance to Grantor's usage thereof. A full description of the easement area shall be attached hereto and marked as Exhibit "D". The easement shall then be re-recorded to reflect the Exhibit D attachment within 90 days of execution of said Easement. Grantee has made no representations or warranties in regards to the dock whatsoever. Neither Grantor nor Grantee shall use dock in excess to the detriment of the other party.



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3. EASEMENTS RUN WITH THE LAND. The foregoing easements are appurtenant to Lot 1, shall run with the land, and shall inure to the benefit of Grantee's heirs, successors and assigns.

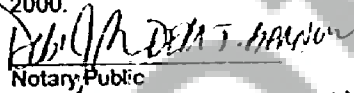
  
Thomas M. Jermann, Grantee

  
Cheryl Jermann, Grantee

State of Washington  
County of Skamania

On this day personally appeared before me, Thomas M. Jermann and Cheryl Jermann, to me known to be the individual described herein and who executed the foregoing instrument and acknowledged that they signed the same as his free and voluntary act and deed for the uses and purposes herein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 21<sup>st</sup> day of September, 2000.

  
Notary Public

CLATSOP COUNTY  
In and for the State of Washington.  
My commission expires 11/16/02

(Seal)



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EXHIBIT "B"

A TRACT OF LAND LOCATED IN SECTIONS 16, 17, 20, AND 21, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKING THE INTERSECTION OF THE WEST LINE OF THE BISHOP D.L.C. WITH THE CENTERLINE OF MOFFETS-CARPENTER ROAD SAID POINT BEING SOUTH 1,795 FEET FROM THE NORTHWEST CORNER OF THE SAID BISHOP D.L.C.; THENCE SOUTH FOLLOWING THE WEST LINE OF THE BISHOP D.L.C. TO A POINT IN THE CENTER OF GREENLEAF SLOUGH WHICH IS NORTH 1,718.53 FEET FROM THE INTERSECTION OF THE WEST LINE OF THE SAID BISHOP D.L.C. WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PRIMARY STATE HIGHWAY NO. 8; THENCE IN ACCORDANCE WITH THE BONNEVILLE SURVEY MADE BY THE UNITED STATES CORPS OF ENGINEERS NORTH 28°02' EAST 113.13 FEET; THENCE NORTH 63°02' EAST 450 FEET; THENCE NORTH 87°59' EAST 400 FEET; THENCE S2°01' EAST 448.58 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE TRACT ACQUIRED BY THE UNITED STATES OF AMERICA FOR THE BONNEVILLE POWER ADMINISTRATION'S ELECTRIC POWER LINES; THENCE NORTHEASTERLY 1125 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 16 THAT INTERSECTS WITH THE CENTERLINE OF SAID MOFFETS-CARPENTER ROAD; THENCE FOLLOWING THE CENTER LINE OF SAID ROAD SOUTHWESTERLY TO THE POINT OF THE BEGINNING.

EXCEPT FOR THE EASEMENT OF EXISTING UTILITIES FROM PARCEL 1 (EXHIBIT A) TO PARCEL 2 (EXHIBIT B)

*[Handwritten signatures and initials]*

2-7-16-3-570  
9-27-00  
570

*[Large diagonal watermark: "COPY"]*



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Exhibit A

A tract of land located in Sections 16 and 21, Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, more particularly described as follows:

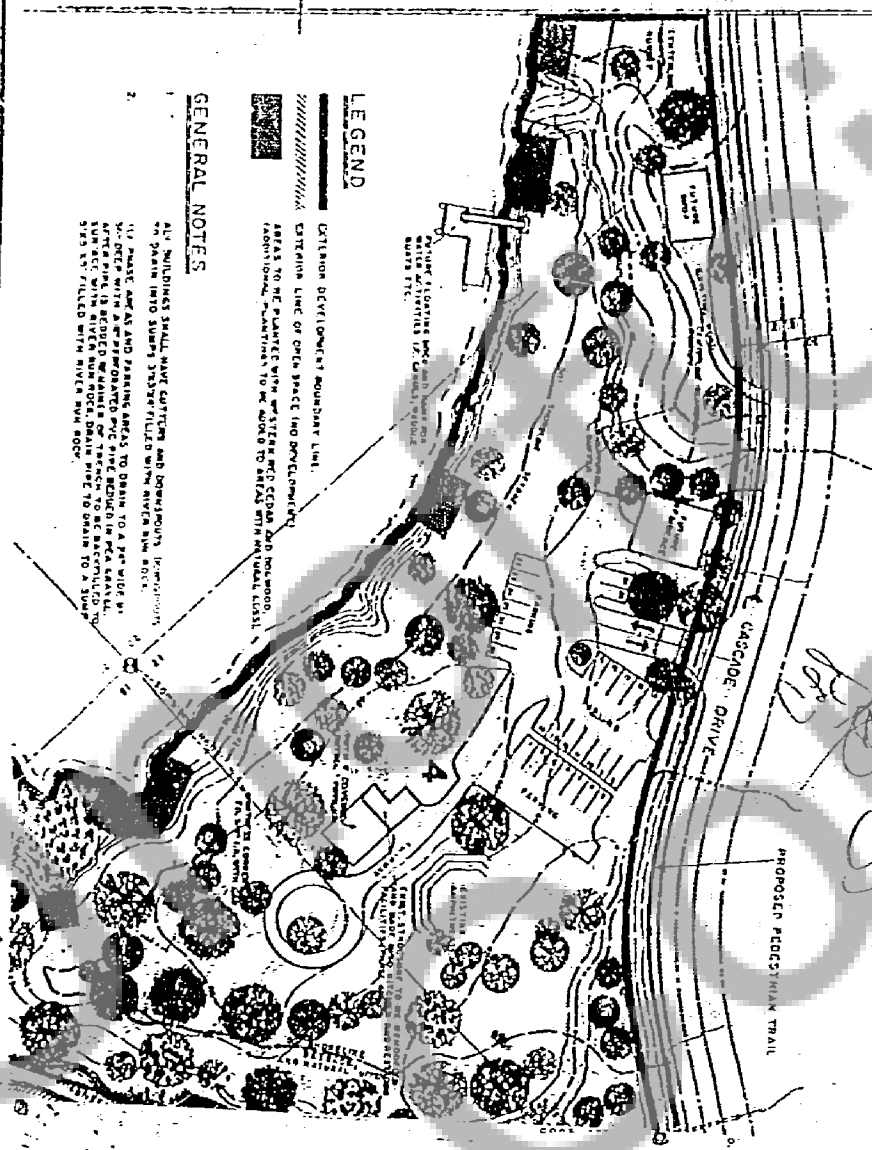
Beginning at a point on the West line of the Southwest Quarter of Section 16 that intersects with the centerline of Moffets-Carpenter Road; Thence Southeasterly 1,125 feet, more or less, to the most Southerly point of the Lemann Tract as described at Book 113 Page 778, Deed records of Skamania County Auditor, and intersecting with the Southerly right of way line of the tract acquired by the United States of America for the Bonerville Administration's electric power lines; Thence North 32 27' 30" East along said Southerly right of way line 1,372 feet, more or less, to intersection with the center line of the said Moffets-Carpenter Road; Thence following the center line of said Road Northwesterly, Westerly and Southwesterly, to the point of beginning.

*[Handwritten signatures and initials]*

2-7-16-3-501  
9-27-00  
G.M.

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TELEPHONE  
 1800-877-1122

DR. LISA M. C. SASSER, ARCHITECT, AIA

**LEGEND**

- UTILITY DEVELOPMENT BOUNDARY LINE
- EXISTING LINE OF OPEN SPACE (NO DEVELOPMENT)
- AREAS TO BE PLANTED WITH TREES AND SHRUBS (ADDITIONAL PLANTINGS TO BE ADDED TO SITES WITH ANNUAL COST)

**GENERAL NOTES**

1. ALL BUILDINGS SHALL HAVE CURBS AND DOWNPOUTS (EXCEPTING ON DRIVE INTO SHOPS) FILLED WITH RIVER SAND ROCK.
2. TO MAINTAIN AND PARKING AREAS TO DRAIN TO A 2% WIDE BIOTOPIC DRAINAGE SYSTEM. ALL DRAINAGE SHALL BE RECYCLED TO SURFACE WITH RIVER SAND ROCK. DRAINAGE TO DRAIN TO A SHOPS SHALL BE FILLED WITH RIVER SAND ROCK.

*Handwritten signatures and initials:*  
 [Signature]  
 [Signature]  
 [Signature]

*Handwritten mark:*  
 [Symbol]



State of Washington ) ss.  
County of Skamania )

I hereby certify that the annexed and foregoing is a true and correct copy of the Grant of Easement

recorded on October 3, 2000  
in Book 203 on Page 152 under Auditor's  
File No. 139300 as the same now appears on  
file and of record in my office.

In Testimony Whereof, I have hereunto set my hand and  
official seal this 6th day of May, 2002  
By J. Michael Thompson County Auditor  
O. Lowry Deputy



UNOFFICIAL COPY

001687





# HAGEDORN, INC.

SURVEYORS AND ENGINEERS

1924 Broadway, Suite B • Vancouver, WA 98663 • (360) 696-4428 • (503) 283-6778 • Fax: (360) 594-8934 • www.hagedornse.com

## EXHIBIT "D"

### PARKING AND WALKWAY EASEMENT ACROSS "JERMANN":

An easement in a portion of the B.B. Bishop DLC in Sections 17 and 20, Township 2 North, Range 7 East, Skamania County, Washington, described as follows: (bearings recited are on the Oregon Coordinate System, North Zone, NAD 27; distances are "ground").

BEGINNING at a 5/8 inch iron rod with aluminum cap at the witness corner on the line between Sections 16 and 17 at a point that bears North  $01^{\circ} 31' 44''$  East, 114.72 feet from the position of the corner common to Sections 16, 17, 20, and 21 (in Greenleaf Slough); thence North  $82^{\circ} 47' 54''$  West, 411.06 feet to the centerline of Cascade Drive (said point being at Engineers Station PT 46+79.68 as shown on "County Road Project No. 29 and C.R.P. No. 29 Extension" [CIRCA 1940]); thence South  $40^{\circ} 52' 58''$  West, along the centerline of Cascade Drive (formerly called "Moffetts-Carpenter Road, said right-of-way being described in Book 28 of Deeds, page 286 and 287, Skamania County Auditor's Records) for a distance of 115.84 feet; thence South  $49^{\circ} 07' 02''$  East, 30.00 feet to the Southeasterly right-of-way line of Cascade Drive; thence South  $22^{\circ} 52' 00''$  East, 86.77 feet to the TRUE POINT OF BEGINNING of the easement tract to be described; thence North  $22^{\circ} 52' 00''$  West, 86.77 feet to the Southeasterly right-of-way line of Cascade Drive; thence North  $40^{\circ} 52' 58''$  East, along said right-of-way line, 115.84 feet; thence along the arc of a 288.3 foot radius curve to the right, through a central angle of  $01^{\circ} 59' 15''$ , for an arc distance of 10.00 feet; thence leaving the Southeasterly right-of-way of Cascade Drive, South  $32^{\circ} 47' 30''$  East, 54.00 feet; thence South  $40^{\circ} 52' 58''$  West, parallel with said Southeasterly right-of-way line and 52.00 feet Southeasterly therefrom, 114.00 feet; thence South  $22^{\circ} 52' 00''$  East, 34.00 feet; thence South  $49^{\circ} 04' 00''$  East, 100 feet, more or less, to the North Bank of Greenleaf Slough; thence Westerly, along the North bank, 32 feet, more or less, to a point that bears South  $49^{\circ} 04' 00''$  East, from the TRUE POINT OF BEGINNING; thence North  $49^{\circ} 04' 00''$  West, 80 feet, more or less, to the TRUE POINT OF BEGINNING.

LD-2002\BACHRV.cew



05-02-02



SKETCH SHOWING  
EXHIBIT "D"  
PROPOSED PARKING  
AND WALKWAY EASEMENT

