

146668

BOOK 232 PAGE 663

FILED IN RECORD
SALVAGE WASH
BY SKAMANIA CO. TITLE

May 20 3 32 PM '02

J. Michael Carvison
J. MICHAEL CARVISON

Return Address:

1145 Wood Cornelia Pass Rd.
Portland, OR 97231

By: *J. Michael Carvison*
Notary Public
for Oregon
My Comm. Expires
11-20-02

ROAD MAINTENANCE AGREEMENT

Sec 25287

Grantor(s): Steudler Family Trust, Gelene A. Steudler, Trustor
Stanley Steudler, co-trustee and Sharlene Steudler, co-trustee
Richard Dvorchak and Cynthia Hermens

Grantee(s): Sweetie's Crossing

Section 32 Township 2 North, Range 5 East

Pages 4, 5, 6, 7, 8 & 9

Assessor's Tax Parcel No.: 2-5-32-3-0-3301

2-5-32-3-0-3101

DECLARATION OF COVENANT FOR PRIVATE MAINTENANCE OF
APPROVED PRIVATE ROAD.

The undersigned owners covenant, agree that:

- 1.) We, as owners of the aforescribed property shall be responsible for the maintenance of the private road. Each lot owner shall participate on an equal basis, as determined below.
- 2.) Maintenance methods, standards, and financing shall be in manner determined by the owners of the parcels within such aforescribed property.
- 3.) The private road easement is intended to be exclusive easements for access and utilities. All easements, unless otherwise noted, may not be used to serve adjacent properties.
- 4.) Skamania County has no responsibility to build, improve, maintain, or otherwise service the private roads contained within or providing service to the above referenced property.

BOOK 232 PAGE 664

- 5.) This agreement shall be binding upon the heirs, successors, or assigns hereof, and shall be appurtenant to and run with the land described herein: and, no lot shall be sold or transferred without reference on the face of the conveying instrument to this agreement
- 6). Owners of lots referenced above, who are served by such private road may sue and recover from the owner of the lot which is similarly served who refuses to participate in the maintenance. Such owners who refuse to share the cost under the percentage set forth above shall be liable for any attorneys fees.
- 7). Both landowners (including, but not limited to his or her guests, sub-contractors) shall be entitled to reasonable private usage of the entire roadway. The private road shall be used for the common benefit of both landowners. If one of the landowners (including, but not limited to his or her guests, sub-contractors) inflicts damage to the road i.e. personally, or though having deliveries made (such as a truck making a delivery in wet weather), it is the sole responsibility of that landowner to pay for the cost of repairing the road.

Landowner

Landowner

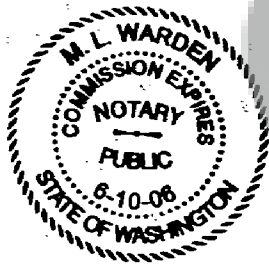
Landowner

Landowner

STATE OF WASHINGTON
COUNTY OF SKAMANIA

On this day personally appeared before me Stanley S. Staudler & Shaxien A. Staudler
To me known as the individual(s) described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein stated.

Given under my hand and official seal this 19 day November 2002



NOTARY PUBLIC in and for the
State of Washington residing at

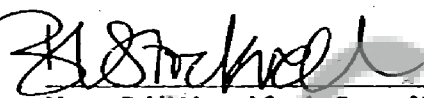
Clare

BOOK 232 PAGE 665

STATE OF WASHINGTON)
County of Clark) ss.

I certify that I know or have satisfactory evidence that **RICHARD J. DVORCHAK** signed this instrument and acknowledged it to be his free and voluntary act for the purposes mentioned in the instrument.

DATED: 11/20, 2002



Notary Public in and for the State of Washington
Residing at Clark County
My appointment expires: 11/29/05



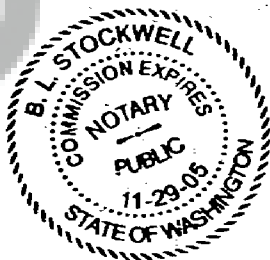
STATE OF WASHINGTON)
County of Clark) ss.

I certify that I know or have satisfactory evidence that **CYNTHIA J. HERMENS**, signed this instrument and acknowledged it to be her free and voluntary act for the purposes mentioned in the instrument.

DATED: 11/20, 2002



Notary Public in and for the State of Washington
Residing at Clark County
My appointment expires: 11/29/05



BOOK 232 PAGE 666

EXHIBIT A

A tract of land in the Southwest Quarter of Section 32, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

BEGINNING at a point on the South line of said Section 32, where said line is intersected by the center line of the Washougal River; thence Easterly on the South line of said Section 32, a distance of 332 feet; thence Northeasterly and parallel to the center line of the Washougal River (keeping that distance of 332 feet from the center line) 787 feet more or less to intersection with the Easterly extension of the North line of Lot 12 of Washougal Riverside Tracts according to official plat thereof; thence westerly along the said Easterly extension of the Northerly line of the said Lot 12 to the center line of the Washougal River; thence downstream in a Southwesterly direction following the center line of the Washougal River to the South line of said Section 32 and the point of beginning;

EXCEPTING the Northerly 350 feet of the above described real property, said parcel excepted being Northerly of a line 350 South of and parallel to the Easterly extension of the North line of Lot 12 of the said plat of Washougal River Tracts.

ALSO as disclosed by survey recorded in Book 3 of Surveys, Page 41.

EXHIBIT B

Beginning at a point in the center line of the Washougal River, which point is three hundred fifty (350) feet South of the Easterly extension of the North line of Lot Twelve (12) in Washougal Riverside Tracts, as platted in Skamania County, Washington; thence Easterly and parallel to the Easterly extension of the North line of said Lot Twelve (12), three hundred thirty-two (332) feet; thence Northeasterly and parallel to the center line of the Washougal River to an intersection with a line two hundred fifty (250) feet South of and parallel to the Easterly extension of the North line of said Lot Twelve (12); thence Westerly three hundred thirty-two (332) feet along the line two hundred fifty (250) feet South of and parallel to the Easterly extension of the North line of said Lot Twelve (12) to the center line of the Washougal River; thence down stream along the center line of the Washougal River to the point of beginning.

BOOK 232 PAGE 669

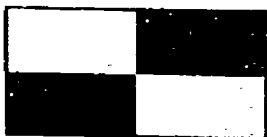


EXHIBIT D

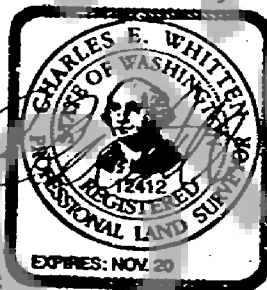
HAGEDORN, INC.

SURVEYORS AND ENGINEERS

1924 Broadway, Suite B • Vancouver, WA 98663 • (360) 696-4128 • (503) 283-6778 • Fax: (360) 694-8934 • www.hagedornse.com

November 6, 2002

**LEGAL DESCRIPTION
FOR
BARRY BERGMAN**



BOUNDARY ADJUSTED "STAN STEUDLER TRACT":

A portion of the South half of the Southwest quarter of Section 32, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a concrete monument with Skamania County brass cap that marks the Southeast corner of Lot 1 of the "Washougal Riverside Tracts" as surveyed in 1922; thence South $18^{\circ} 24' 15''$ West, 140.31 feet to the Southwest corner of Section 32; thence South $89^{\circ} 06' 40''$ East, along the South line of Section 32 for a distance of 1220.32 feet; thence North $00^{\circ} 53' 20''$ East, at right angles to said South line, 841.30 feet to a 5/8 inch iron rod as shown in Book 3 of Surveys, page 41, Skamania County Auditor's Records; thence South $12^{\circ} 34' 00''$ East, 177.80 feet to a 5/8 inch iron rod set one foot East of a 36 inch hemlock tree, as shown in Book 3 of Surveys, page 128; thence North $12^{\circ} 34' 00''$ West, along the West right-of-way line of "West Road" as shown on Short Plat 3-176, for a distance of 21.80 feet to a 1/2 inch iron rod as shown in Survey 3-128, and the TRUE POINT OF BEGINNING of the tract to be described; thence South $14^{\circ} 50' 00''$ West, along the East line of the "Hiram Welch tract" as described in Deed Book "X", page 485, for a distance of 88.03 feet to a 1/2 inch iron rod (Survey 3-128); thence South $18^{\circ} 08' 15''$ West, along said East line, 42.60 feet; thence, leaving said East line, South $88^{\circ} 00' 00''$ West, 338 feet, more or less, to the center of the Washougal River; thence Northerly (upstream) along said centerline, 146 feet, more or less, to the Northwest corner of the "Steudler tract" as described in Book 136 of Deeds, page 126, Skamania County Auditor's Records; thence North $88^{\circ} 00' 00''$ East, 309 feet, more or less, to a 1/2 inch iron rod (Survey 3-128) at an inner corner of said "Steudler tract"; thence North $06^{\circ} 21' 38''$ East, 60.61 feet to a 1/2 inch iron rod (Survey 3-128) on the West right-of-way line of "West Road"; thence South $12^{\circ} 34' 00''$ East, 76.00 feet to the TRUE POINT OF BEGINNING.



EXHIBIT E

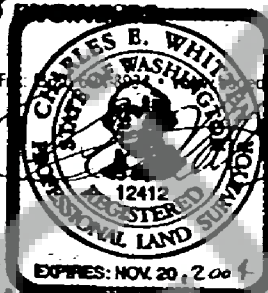
HAGEDORN, INC.

SURVEYORS AND

1924 Broadway, Suite B • Vancouver, WA 98663 • (360) 695-4428 • (503) 283-6778 • F

November 14, 2002

LEGAL DESCRIPTION
FOR
BARRY BERGMAN



BOUNDARY ADJUSTED "DVORCHAK / HERMENS TRACT"

A portion of the South half of the Southwest quarter of Section 32, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a concrete monument with Skamania County brass cap that marks the Southeast corner of Lot 1 of the "Washougal Riverside Tracts" as surveyed in 1922; thence South $18^{\circ} 24' 15''$ West, 140.31 feet to the Southwest corner of Section 32; thence South $89^{\circ} 06' 40''$ East, along the South line of Section 32 for a distance of 1220.32 feet; thence North $00^{\circ} 53' 20''$ East, at right angles to said South line, 841.30 feet to a 5/8 inch iron rod as shown in Book 3 of Surveys, page 41, Skamania County Auditor's Records; thence South $12^{\circ} 34' 00''$ East, 177.80 feet to a 5/8 inch iron rod set one foot East of a 36 inch hemlock tree, as shown in Book 3 of Surveys, page 128; thence North $12^{\circ} 34' 00''$ West, along the West right-of-way line of "West Road" as shown on Short Plat 3-176, for a distance of 21.80 feet to a 1/2 inch iron rod as shown in Survey 3-128; thence South $14^{\circ} 50' 00''$ West, along the East line of the "Hiram Welch tract" as described in Deed Book "X", page 485, for a distance of 88.03 feet to a 1/2 inch iron rod (Survey 3-128); thence South $18^{\circ} 08' 15''$ West, along said East line, 42.60 feet to the TRUE POINT OF BEGINNING of the tract to be described; thence, continuing along said East line, South $18^{\circ} 08' 15''$ West, 204.12 feet to a 1/2 inch iron rod (Survey 3-41 and Survey 3-128) at the Southerly Southwest corner of the "Celand tract" as described in Book 137 of Deeds, page 362; thence Southwesterly, continuing along said East line, 415 feet, more or less, to the South line of Section 32; thence North $89^{\circ} 06' 40''$ West, along the Section line, 332.00 feet to the centerline of the Washougal River; thence Northerly (upstream), along said centerline, 600 feet, more or less, to a point that bears South $88^{\circ} 00' 00''$ West from the TRUE POINT OF BEGINNING; thence North $88^{\circ} 00' 00''$ East, 338 feet, more or less to the TRUE POINT OF BEGINNING.

BOOK 232 PAGE 671

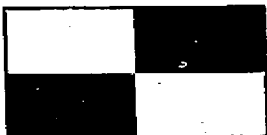


EXHIBIT F **HAGEDORN, INC.**

SURVEYORS AND ENGINEERS

1924 Broadway, Suite B • Vancouver, WA 98663 • (360) 696 4428 • (503) 283-6773 • Fax (360) 696 4429 • hagedornse.com

November 14, 2002

**LEGAL DESCRIPTION
FOR
BARRY BERGMAN**



EASEMENT ACROSS "STEUDLER TRACT":

A 20-foot non-exclusive easement tract for ingress, egress, and utilities, over a portion of the South half of the Southwest quarter of Section 32, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a concrete monument with Skamania County brass cap that marks the Southeast corner of Lot 1 of the "Washougal Riverside Tracts" as surveyed in 1922; thence South $18^{\circ} 24' 15''$ West, 140.31 feet to the Southwest corner of Section 32; thence South $89^{\circ} 06' 40''$ East, along the South line of Section 32 for a distance of 1220.32 feet; thence North $00^{\circ} 53' 20''$ East, at right angles to said South line, 841.30 feet to a 5/8 inch iron rod as shown in Book 3 of Surveys, page 41, Skamania County Auditor's Records; thence South $12^{\circ} 34' 00''$ East, 177.80 feet to a 5/8 inch iron rod set one foot East of a 36 inch hemlock tree, as shown in Book 3 of Surveys, page 128; thence North $12^{\circ} 34' 00''$ West, along the West right-of-way line of "West Road" as shown on Short Plat 3-176, for a distance of 21.80 feet to a 1/2 inch iron rod as shown in Survey 3-128; thence continuing North $12^{\circ} 34' 00''$ West, 8.94 feet to the TRUE POINT OF BEGINNING of the 20-foot easement tract to be described; thence South $38^{\circ} 00' 00''$ West, 109.76 feet; thence South $14^{\circ} 00' 00''$ West, 41.26 feet; thence South $50^{\circ} 00' 00''$ West, 15.12 feet; thence South $88^{\circ} 00' 00''$ West, 32.49 feet; thence North $50^{\circ} 00' 00''$ East, 34.22 feet; thence North $14^{\circ} 00' 00''$ East, 39.01 feet; thence North $38^{\circ} 00' 00''$ East, 105.00 feet to a 1/2 inch iron rod (Survey 3-128) at an inner corner of the "Steudler tract" as modified and described in Book 136 of Deeds, Page 126; thence North $06^{\circ} 21' 38''$ East, 60.61 feet to the most Northeasterly corner of the "Steudler tract"; thence South $12^{\circ} 34' 00''$ East, 67.06 feet to the TRUE POINT OF BEGINNING.

LD2002/Steudler-esmt 2.cdw