

Doc # 2004152752
Page 1 of 4
Date: 04/28/2004 02:12P
Filed by: KARLA TALENT
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$22.00

Return Address:

Karla Talent
PO Box 456
N. Bonneville, WA 98639

Document Title(s) or transactions contained herein:	
Easement	REAL ESTATE EXCISE TAX N/A
GRANTOR(S) (Last name, first name, middle initial)	APR 28 2004 PAID N/A Audrey L. Talbot, Deputy SKAMANIA COUNTY TREASURER
[] Additional names on page _____ of document.	
GRANTEE(S) (Last name, first name, middle initial)	
Karla F. Talent	
[] Additional names on page _____ of document.	
LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)	
<input checked="" type="checkbox"/> Complete legal on page 3 of document.	
REFERENCE NUMBER(S) of Documents assigned or released:	
[] Additional numbers on page _____ of document.	
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER	
02 07 02 00 0605 0005	
[] Property Tax Parcel ID is not yet assigned	
[] 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.	

E A S E M E N T
(Non-Exclusive)

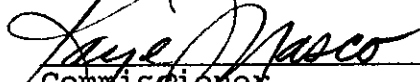
For good and valuable consideration, receipt of which is hereby acknowledged, SKAMANIA COUNTY, a municipal corporation of the State of Washington, does hereby grant and convey to the Grantee, KARLA J. TALENT, a single woman, a non-exclusive easement for ingress and egress over the now existing road as more particularly described on Exhibit "A", which is attached hereto and by reference incorporated herein, together with a non-exclusive easement for power and television cable along said roadway and within the existing trench located within the above referenced described area, situated in Skamania County, State of Washington, and together with a non-exclusive easement for utilities, including water and sewer lines, PROVIDED THAT all such utilities, if installed, must be installed at grantees expense and the grantee must restore the roadway to its original condition and must use said easement in a way so as not to interfere with the ingress and egress of other users.


The covenants herein contained shall run with the land and are intended to bind all subsequent owner(s).

IN WITNESS WHEREOF, the said Grantor has executed this instrument this 21st day of January, 1992.

SKAMANIA COUNTY
BOARD OF COUNTY COMMISSIONERS


Chairman


Commissioner

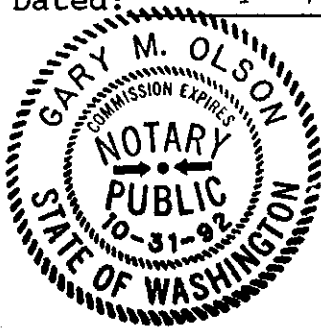

Commissioner


STATE OF WASHINGTON)
County of Skamania) ss.

I certify that I know or have satisfactory evidence that ED CALLAHAN, KAYE MASCO and EDWARD A. MCLARNEY, are the persons who appeared before me; that said persons acknowledged that they each signed this instrument, on oath stating that they were authorized

to do so in their capacity as the Board of County Commissioners for Skamania County, Washington and that they did so as the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: January 21, _____, 1992.




NOTARY PUBLIC in and for the State of Washington, residing at Stevenson ^{NORTH} ~~Stevenson~~ ^{BOONEVILLE}
My commission expires 10-31-92

CENTERLINE DESCRIPTION OF NEW ACCESS ROAD FOR
PROPERTIES SOUTHWEST OF SKAMANIA LODGE

Beginning at the Skamania County brass cap marking the northwest corner of Section 1, Township 2 North, Range 7 East, W.M., thence S3°25'49"W, 3210.21 ft. to a 2" aluminum disc. Said point being the centerline point of curvature station 38+73.3 of Second Street Extension; thence N81°27'02"W, 50.00 feet to the westerly right-of-way of said Second Street Extension; thence N08°32'58"E, 56.59 ft. to the true point of beginning; thence along the following described centerline:

N80°49'24"W, 19.16 feet to a point of curvature; thence along a 240 foot radius curve to the left through a central angle of 30°02'17" (chord bears S84°09'28"W, 124.39 feet) a distance of 125.82 feet to a point of reverse curvature thence along a 147.85 foot radius curve to the right through a central angle of 50°28'18" (chord bears N85°37'32"W, 126.07 feet) a distance of 130.24 feet to a point of reverse curvature; thence along a 191.31 foot radius curve to the left through a central angle of 72°46'11" (chord bears S83°13'32"W, 226.98 feet) a distance of 242.98 feet to a point of tangency; thence S46°31'46"W, 90.14 feet to a point of curvature; thence along a 210.24 foot radius curve to the right, through a central angle of 57°25'26" (chord bears S74°51'28"W, 202.01 feet) a distance of 210.71 feet to a point of reverse curvature; thence along a 275.00 foot radius curve to the left through a central angle of 52°15'29" (chord bears S77°26'19"W, 242.22 feet) a distance of 250.82 feet to a point of reverse curvature; thence along a 115.56 foot radius to the right through a central angle of 102°45'05" (chord bears N77°03'56"W, 180.57 feet) a distance of 207.24 feet to a point of reverse curvature; thence along a 191.08 foot radius curve to the left through a central angle of 48°17'51" (chord bears N49°50'19"W, 156.34 feet) a distance of 161.07 feet to a point of reverse curvature; thence along a 120.27 foot radius curve to the right through a central angle of 51°52'45" (chord bears N48°02'51"W, 105.21 feet) a distance of 108.90 feet to a point of tangency; thence S73°37'06"W, 75.75 feet to a point of curvature; thence along a 205.00 foot radius curve to the right through a central angle of 48°07'49" (chord bears N82°18'59"W, 167.19 feet) a distance of 172.21 feet to a point of tangency; thence N58°15'04"W, 186.07 feet; thence along a 542.00 foot radius curve to the right through a central angle of 11°38'57" (chord bears N52°25'36"W, 110.01 feet) a distance of 110.20 feet to a point of reverse curvature; thence along a 245.00 foot radius curve to the left through a central angle of 31°09'43" (chord bears N62°10'59"W, 131.61 feet) a distance of 133.25 feet to a point of reverse curvature; thence along a 250.00 foot radius curve to the right through a central angle of 20°14'11" (chord bears N67°38'45"W, 87.84 feet) a distance of 88.30 feet to point of tangency; thence N57°31'40"W, 475.42 feet to a point of curvature; thence along a 130 foot radius curve to the right through a central angle of 41°03'25" (chord bears N36°59'57"W, 91.17 feet) a distance of 93.16 feet to a point of reverse curvature; thence along a 175.00 foot radius curve to the left through a central angle of 105°24'22" (chord bears N69°10'26"W, 278.43 feet) a distance of 321.94 feet to a point of tangency with the existing centerline of East View Road; thence continuing along the existing centerline of East View Road S58°07'23"W, 64.06 feet to a point; thence S67°42'06"W, 26.89 feet to a point; thence S63°38'58"W, 153.96 feet to a point; thence S49°26'51"W, 125.49 feet to a point; thence N80°45'14"W, 113.24 feet to a point; thence N38°44'39"W, 208.34 feet; thence N73°50'49"W, 177.56 feet to a point; thence S62°52'01"W, 1.10 feet more or less to a point lying on Karla Talent's northeasterly property line per Book 79, Page 826, Skamania County Deed Records. Said point lying N83°33'17"E, 1,529.34 feet, more or less, from a Skamania County brass cap marking the west quarter corner of Section 2, Township 2 North, Range 7 East, W.M. in Skamania County, Washington.

EXHIBIT "A"

(Attachment to Non-Exclusive Easement from SKAMANIA COUNTY to KARLA J. TALENT)