

Doc # 2005159339

Page 1 of 9

Date: 11/01/2005 10:52A

Filed by: CHARLES & SALLY SITTON

Filed & Recorded in Official Records
of SKAMANIA COUNTY

J. MICHAEL GARVISON

AUDITOR

Fee: \$40.00

Return Address: Dena DeGrande
1815 N. 15th St.
Washougal, WA.
98671

Document Title(s) or transactions contained herein:

WATER WELL AGREEMENT

GRANTOR(S) (Last name, first name, middle initial)

RICK I. LANDACRE
X KEVIN J. LANDACRE

☒ Additional names on page 1 of document.

GRANTEE(S) (Last name, first name, middle initial)

Public

☐ Additional names on page of document.

LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)

S.E. 4 Sect. 24 T7N R5E WM

☒ Complete legal on page 2-8 of document.

REFERENCE NUMBER(S) of Documents assigned or released:

☐ Additional numbers on page of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

070524000200, 070524000500, 070524000600

☐ Property Tax Parcel ID is not yet assigned

☒ Additional parcel numbers on page 1 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.

Elk Springs Class B Water Well Agreement

Parcels 2, 7 and 8 of SE ¼ Section 24 T 7 R 5 EWM

Six member, share and share alike, cost of maintenance, construction, and repairs. One connection equals 1/6 share of the water and expenses. Each connection shall be a 1" inch PVC schedule 40 pipe lateral and one 1" inch ball valve with 12" inch stub and end cap.

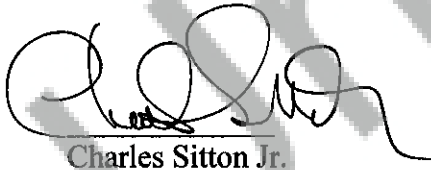
Shared costs of main line, generator to furnish electricity to pump, construction of pump house, storage of pressure tank at pump house, and fuel tank for the generator. All water system expenses incurred to be paid in full before hooking up your service.

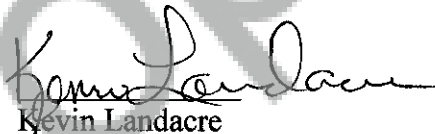
Monthly water fee is to be \$30.00 each month. Monthly fee is to be reviewed after one year in service to check expenses, and each year thereafter.

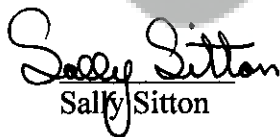
Owners will be responsible for their 1" inch water line connection to their cabin. Each cabin is to have it's own personal 119 gallon storage tank with a check valve. All hose bibs are to be frost proof.

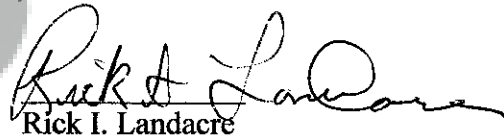
Water is not to be wasted. Anyone wasting water will be given one verbal warning, followed by two written warnings. Finally, removal from the water system under due process. Then they will be responsible for their own water source.

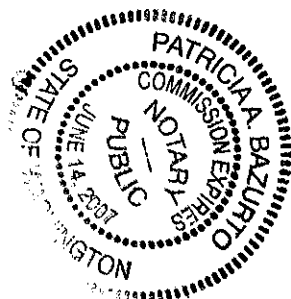
The six owners of the water connectors are to create their own association to collect monthly fees after initial 1/6 hook up fee. Water contact person Bill Coonrod (360)-608-5415.

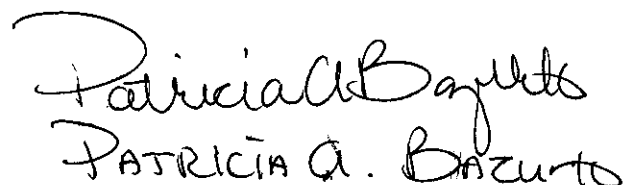

Charles Sitton Jr.

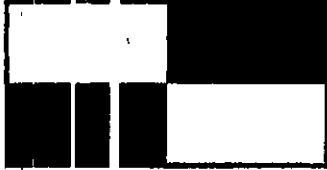

Kevin Landacre


Sally Sitton


Rick I. Landacre




PATRICIA A. Bazurto



HAGEDORN, INC.

SURVEYORS AND ENGINEERS

1924 Broadway, Suite B • Vancouver, WA 98663 • (360) 696-4428 • (503) 283-6778 • Fax: (360) 694-8934 • www.hagedornse.com

October 19, 2005

LEGAL DESCRIPTION FOR RICK I. LANDACRE

TRACT 2 BEFORE BOUNDARY LINE ADJUSTMENT (19.99 ACRES):

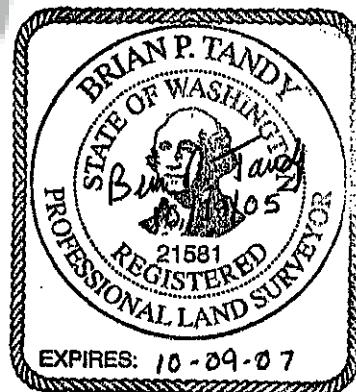
The South half of the Northwest quarter of the Southeast quarter of Section 24, Township 7 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

TOGETHER WITH and SUBJECT TO 60-foot non-exclusive easements for ingress, egress, and utilities, over all existing roadways crossing the Southeast quarter of Section 24, Township 7 North, Range 5 East, Willamette Meridian as of September 1, 2003

ALSO TOGETHER WITH and SUBJECT TO the following road easements as recorded in following Skamania County Auditor's Records; Book 48 of Deeds, page 249; Book 48, page 315; Book 61, page 630; Book 61, page 672; Book 63, page 583; Book 63, page 587; Book 83, page 340; Book 101, page 254; Book 225, page 147; and Book 234, page 23.

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

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October 19, 2005

LEGAL DESCRIPTION FOR RICK I. LANDACRE

TRACT AFTER BOUNDARY LINE ADJUSTMENT (19.99 ACRES):

A portion of the West half of the Southeast quarter of Section 24, Township 7 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a point on the West line of the Southeast quarter of Section 24 that is North $00^{\circ} 23' 02''$ East, 1094.00 feet from the South Quarter Corner of Section 24; thence South $89^{\circ} 56' 27''$ East, 59.64 feet to the centerline of a 60-foot private road easement; thence following said easement centerline along the arc of a 105 foot radius curve to the right (the radial bearing of which is North $71^{\circ} 56' 57''$ East), through a central angle of $64^{\circ} 03' 03''$, for an arc distance of 117.38 feet; thence North $48^{\circ} 00' 00''$ East, 155.00 feet; thence along the arc of an 840 foot radius curve to the left, through a central angle of $08^{\circ} 00' 00''$, for an arc distance of 117.29 feet to the intersection with the centerline of another 60-foot private road easement; thence following said latter easement centerline, South $84^{\circ} 00' 00''$ East, 170.00 feet; thence along the arc of a 400 foot radius curve to the left, through a central angle of $16^{\circ} 00' 00''$, for an arc distance of 111.70 feet; thence North $80^{\circ} 00' 00''$ East, 190.00 feet; thence along the arc of a 1500 foot radius curve to the left, through a central angle of $04^{\circ} 00' 00''$, for an arc distance of 104.72 feet; thence North $76^{\circ} 00' 00''$ East, 55.00 feet; thence along the arc of a 500 foot radius curve to the right, through a central angle of $10^{\circ} 00' 00''$, for an arc distance of 87.27 feet; thence North $86^{\circ} 00' 00''$ East, 27.39 feet; thence leaving said easement centerline, South $00^{\circ} 23' 26''$ West, 141.37 feet to the South line of the South half of the Northwest quarter of the Southeast quarter of Section 24; thence continuing South $00^{\circ} 23' 26''$ West, 131.81 feet; thence South $89^{\circ} 56' 26''$ East, 300.00 feet to the East line of the East half of the Southwest quarter of the Southeast quarter of Section 24; thence North $00^{\circ} 23' 26''$ East, 131.81 feet to the Northeast corner of the East

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Legal Description for
 Rick I. Landacre
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Half of the Southwest quarter of the Southeast quarter of Section 24; thence North 00° 23' 26" East, 658.73 feet to the Northeast corner of the South half of the Northwest quarter of the Southeast quarter of Section 24; thence North 89° 15' 11" West, 1321.13 feet to the Northwest corner of the South half of the Northwest quarter of the Southeast quarter of Section 24; thence South 00° 23' 12" West, 659.22 feet to the Northwest corner of the Southwest quarter of the Southeast quarter of Section 24; thence South 00° 23' 02" West, 224.44 feet to the POINT OF BEGINNING.

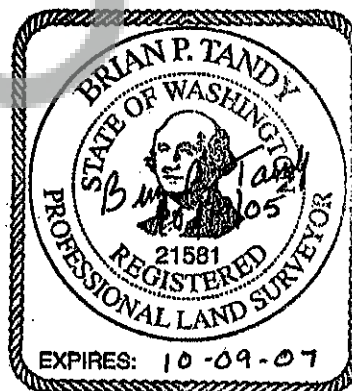
TOGETHER WITH and SUBJECT TO 60-foot non-exclusive easements for ingress, egress, and utilities, over all existing roadways crossing the Southeast quarter of Section 24, Township 7 North, Range 5 East, Willamette Meridian as of September 1, 2003.

ALSO TOGETHER WITH and SUBJECT TO the following road easements as recorded in following Skamania County Auditor's Records; Book 48 of Deeds, page 249; Book 48, page 315; Book 61, page 630; Book 61, page 672; Book 63, page 583; Book 63, page 537; Book 83, page 340; Book 101, page 254; Book 225, page 147; and Book 234, page 23.

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

LD2005\Landacre- BLA 2 After BLA.cew
 04-285

Gary H. Martin, Skamania County Assessor
 Date 10/24/05 Parcel # 7-5-24-300+600



October 19, 2005

**LEGAL DESCRIPTION
FOR
CHARLES AND SALLY SITTON**

TRACT 7 AFTER BOUNDARY LINE ADJUSTMENT (19.96 ACRES):

A portion of the West half of the Southeast quarter of Section 24, Township 7 North, Range 3 East, Willamette Meridian, Skamania County, Washington, described as follows

BEGINNING at a point on the West line of the Southeast quarter of Section 24 that is North $00^{\circ} 23' 02''$ East, 1094.00 feet from the South Quarter Corner of Section 24; thence South $89^{\circ} 56' 27''$ East, 59.64 feet to the centerline of a 60-foot private road easement; thence following said easement centerline along the arc of a 105 foot radius curve to the right (the radial bearing of which is North $13^{\circ} 56' 57''$ East), through a central angle of $64^{\circ} 03' 03''$, for an arc distance of 17.38 feet; thence North $48^{\circ} 00' 00''$ East, 155.00 feet; thence along the arc of an 840 foot radius curve to the left, through a central angle of $08^{\circ} 00' 00''$, for an arc distance of 117.29 feet to the intersection with the centerline of another 60-foot private road easement; thence following said latter easement centerline, South $84^{\circ} 00' 00''$ East, 170.00 feet; thence along the arc of a 400 foot radius curve to the left, through a central angle of $16^{\circ} 00' 00''$, for an arc distance of 11.70 feet; thence North $80^{\circ} 00' 00''$ East, 96.78 feet to the TRUE POINT OF BEGINNING; thence continuing North $80^{\circ} 00' 00''$ East, 93.22 feet; thence along the arc of a 1500 foot radius curve to the left, through a central angle of $04^{\circ} 00' 00''$, for an arc distance of 104.72 feet; thence North $76^{\circ} 00' 00''$ East, 15.00 feet; thence along the arc of a 500 foot radius curve to the right, through a central angle of $10^{\circ} 00' 00''$, for an arc distance of 87.27 feet; thence North $86^{\circ} 00' 00''$ East, 27.39 feet; thence leaving said easement centerline, South $00^{\circ} 23' 26''$ West, 141.37 feet to the South line of the South half of the Northwest quarter of the Southeast quarter of Section 24; thence continuing South $00^{\circ} 23' 26''$ West, 131.81 feet; thence South $89^{\circ} 56' 26''$ East, 300.00 feet to the East line of the East half of the Southwest quarter of the Southeast quarter of Section 24, at a point that is South $00^{\circ} 23' 26''$ West, 131.81 feet from the Northeast

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Charles and Sally Sliton
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corner thereof; thence South 00° 23' 26" West, 1183.69 feet to the Southeast corner of the East half of the Southwest quarter of the Southeast quarter of Section 24; thence South 89° 55' 55" West, 660.46 feet to the Southwest corner of the East half of the Southwest quarter of the Southeast quarter of Section 24; thence North 00° 23' 14" East, 1316.97 feet to the Northwest corner of the East half of the Southwest quarter of the Southeast quarter of Section 24; thence North 00° 23' 14" East, 74.19 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH and SUBJECT TO 60-foot non-exclusive easements for ingress, egress, and utilities, over all existing roadways crossing the Southeast quarter of Section 24, Township 7 North, Range 5 East, Willamette Meridian as of September 1, 2003.

ALSO TOGETHER WITH and SUBJECT TO the following road easements as recorded in following Skamania County Auditor's Records; Book 48 of Deeds, page 249; Book 48, page 315; Book 61, page 630; Book 61, page 672; Book 63, page 583; Book 63, page 537; Book 83, page 340; Book 101, page 254; Book 225, page 147; and Book 234, page 23.

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

LD2005\Sliton- BLA 7 After BLA.cew
04-285

October 19, 2005

**LEGAL DESCRIPTION
FOR
KEVIN LANDACRE
AND
MELLISSA LYALL LANDACRE**

TRACT 8 AFTER BOUNDARY LINE ADJUSTMENT (19.98 ACRES):

A portion of the West half of the Southeast quarter of Section 24, Township 7 North, Range 1 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a point on the West line of the Southeast quarter of Section 24 that is North $00^{\circ} 23' 02''$ East, 1094.00 feet from the South Quarter Corner of Section 24; thence South $89^{\circ} 56' 27''$ East, 59.64 feet to the centerline of a 60-foot private road easement; thence following said easement centerline along the arc of a 105 foot radius curve to the right (the radial bearing of which is North $73^{\circ} 56' 57''$ East), through a central angle of $64^{\circ} 03' 03''$, for an arc distance of 117.38 feet; thence North $48^{\circ} 00' 00''$ East, 155.00 feet; thence along the arc of an 840 foot radius curve to the left, through a central angle of $08^{\circ} 00' 00''$, for an arc distance of 117.29 feet to the intersection with the centerline of another 60-foot private road easement; thence following said latter easement centerline, South $84^{\circ} 00' 00''$ East, 170.00 feet; thence along the arc of a 400 foot radius curve to the left, through a central angle of $16^{\circ} 00' 00''$, for an arc distance of 111.70 feet; thence North $80^{\circ} 00' 00''$ East, 96.78 feet; thence leaving said easement centerline, South $00^{\circ} 23' 14''$ West, 74.19 feet to the Northeast corner of the West half of the Southwest quarter of the Southeast quarter of Section 24; thence continuing South $00^{\circ} 23' 14''$ West, 1316.97 feet to the Southeast corner of the West half of the Southwest quarter of the Southeast quarter of Section 24; thence South $89^{\circ} 55' 55''$ West, 660.46 feet to the South Quarter Corner of Section 24; thence North $00^{\circ} 23' 02''$ East, 1094.00 feet to the POINT OF BEGINNING.

Legal Description for
Kevin Landacre and Melissa Lyall Landacre
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TOGETHER WITH and SUBJECT TO 60-foot non-exclusive easements for ingress, egress, and utilities, over all existing roadways crossing the Southeast quarter of Section 24, Township 7 North, Range 5 East, Willamette Meridian as of September 1, 2003.

ALSO TOGETHER WITH and SUBJECT TO the following road easements as recorded in following Skamania County Auditor's Records; Book 48 of Deeds, page 249; Book 48, page 315; Book 61, page 630; Book 61, page 672; Book 63, page 583; Book 63, page 537; Book 83, page 340; Book 101, page 254; Book 225, page 147; and Book 234, page 23.

TOGETHER WITH and SUBJECT TO a 60-foot non-exclusive easement for ingress, egress, and utilities over the East 60 feet of that portion of the above described tract that lies South of an existing road (said easement to be approximately 200 feet in North-South dimension).

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

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04-285