

**RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:**

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Doc # 2005159625  
Page 1 of 6  
Date: 11/23/2005 03:02P  
Filed by: GERALD SAUER  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
J. MICHAEL GARVISON  
AUDITOR  
Fee: \$37.00

**REAL ESTATE EXCISE TAX**

N/A  
NOV 23 2005

PAID

N/A

*Audrey Fekini Deputy*  
SKAMANIA COUNTY TREASURER

Grantors (Person or Company indebted to Claimants): GERALD SAUER and MARY SAUER, husband and wife  
Grantees (Claimants): DAVID CREAGAN and BRENDA CREAGAN, husband and wife  
Abbreviated Legal: SW 4 Sect. 24, T 7 N, R 6 E  
Assessor's Property Tax Parcel/Account #: 07-06-00-24-400-00 and 07-06-00-24-500-00

**Other Reference Nos:**

**EASEMENT AGREEMENT**

This Agreement is made this 18 day of November, 2005, by GERALD SAUER and MARY SAUER, husband and wife, and DAVID CREAGAN and BRENDA CREAGAN, husband wife, the record title owners of two adjacent parcels of property described below.

**RECITALS**

The declarations contained in this Easement Agreement ("Agreement") are based on the following factual recitals:

- A. DAVID CREAGAN and BRENDA CREAGAN are the owners of a parcel of real property, legally described in the records of Skamania County under Auditor's File number 2005156960.

EASE 7-6-24-400 &  
11-23-05 200

EASEMENT AGREEMENT - 1  
18052001 D22 (Easement Agreement - Lahar Lane) (11/17/2005)

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PO Box 570  
Vancouver, Washington 98666-0570  
(360) 699-1201 • (503) 289-6299

B. GERALD SAUER and MARY SAUER are the owners of a parcel of real property, legally described in the records of Skamania County under document number 2005156950.

C. The SAUER parcel lies north of the CREAGAN parcel. The western portion of the CREAGAN parcel cannot access a common Joint-Use Easement known as LOOWIT LANE without crossing the SAUER parcel.

D. As of the date of this agreement, the respective owners of the parcels and their addresses are as follows:

DAVID and BRENDA CREAGAN, 19707 NE 105<sup>th</sup> Avenue, Battle Ground, WA 98604  
GERALD and MARY SAUER, 26300 NE 16<sup>th</sup> St., Camas, WA 98607


#### SECTION ONE EASEMENT

1.1 LAHAR LANE. GERALD and Mary SAUER grant and convey to DAVID and BRENDA CREAGAN a perpetual easement, legally described in Exhibit "A" attached hereto and depicted on the map attached hereto as Exhibit "B", for the purposes of ingress, egress, utilities and future development to and from the CREAGAN parcel. The easement burdens the SAUER parcel and runs with the land.

#### SECTION TWO ASSIGNMENT OF RIGHTS

All rights granted in this Agreement shall not be further assignable by the parcel owners except as an appurtenance to and in conjunction with the sale or subdivision of their parcels.

The easement rights and responsibilities set forth in this Agreement shall be perpetual and shall run with the land, and shall be binding on the successors and assigns of the parcel owners.

  
GERALD SAUER

  
MARY SAUER

I certify that Gerald Sauer and Mary Sauer appeared personally before me and that I know or have satisfactory evidence that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 18 day of November, 2005.



NOTARY PUBLIC FOR WASHINGTON  
My Commission Expires: Nov. 7 2008



# 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 26, 2005

### EXHIBIT "A"

A 40-foot non-exclusive easement (and such additional widths as necessary for associated cuts and fills), for ingress, egress, and utilities over a portion of the Northwest quarter of the Southwest quarter of Section 24, Township 7 North, Range 6 East, W.M. the centerline of which is described as follows:

BEGINNING at a point in the centerline of the United State Forest Service "25 Road" at a point from which the Quarter Corner between Sections 23 and 24 bears North  $88^{\circ} 45' 25''$  West, 109.85 feet; thence North  $10^{\circ} 59' 00''$  West, along the centerline of the "25 Road", 29.11 feet; thence along the arc of a 2220.00 foot radius curve to the right, through a central angle of  $10^{\circ} 11' 40''$ , for an arc distance of 395.00 feet to the intersection of said "25 Road", centerline with the centerline of "Loowit Lane" a private road as described in that easement recorded under Skamania County Auditor's File No. 2005157089; thence leaving the centerline of the "25 Road" and following the centerline of "Loowit Lane", North  $75^{\circ} 00' 00''$  East, 125.00 feet; thence along the arc of a 145.51 foot radius curve to the right, through a central angle of  $31^{\circ} 30' 00''$ , for an arc distance of 80.00 feet; thence South  $73^{\circ} 30' 00''$  East, 140.00 feet; thence along the arc of a 309.71 foot radius curve to the right, through a central angle of  $18^{\circ} 30' 00''$ , for an arc distance of 100.00 feet; thence South  $55^{\circ} 00' 00''$  East, 10.00 feet; thence along the arc of a 505.55 foot radius curve to the left, through a central angle of  $17^{\circ} 00' 00''$ , for an arc distance of 150.00 feet; thence South  $72^{\circ} 00' 00''$  East, 35.00 feet to the TRUE POINT OF BEGINNING of the centerline to be described; thence leaving the centerline of "Loowit Lane", South  $11^{\circ} 00' 00''$  East, 195.00 feet; thence along the arc of a 300.00 foot radius curve to the left, through a central angle of  $20^{\circ} 00' 00''$ , for an arc distance of 104.72 feet; thence South  $31^{\circ} 00' 00''$  East, 120.00 feet; thence along the arc of a 300.00 foot radius curve to the right, through a central angle of  $25^{\circ} 00' 00''$ , for an arc distance of 130.90 feet; thence South  $06^{\circ} 00' 00''$  East, 90.00 feet; thence along the arc of a 600.00 foot radius curve to the left, through a central angle of  $17^{\circ} 00' 00''$ , for an arc distance of 178.02 feet; thence South  $23^{\circ} 00' 00''$  East, 90.00 feet; thence along the arc of a 150.00 foot radius curve to the right, through a central angle of  $40^{\circ} 00' 00''$ , for an arc

**Exhibit "A"**

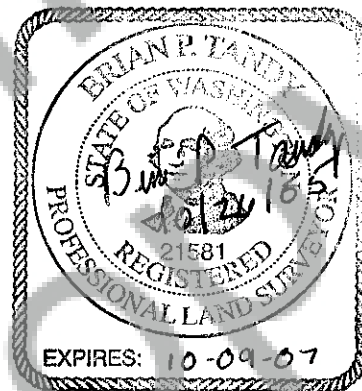
**Sauer-Lahar Spur**

October 26, 2005

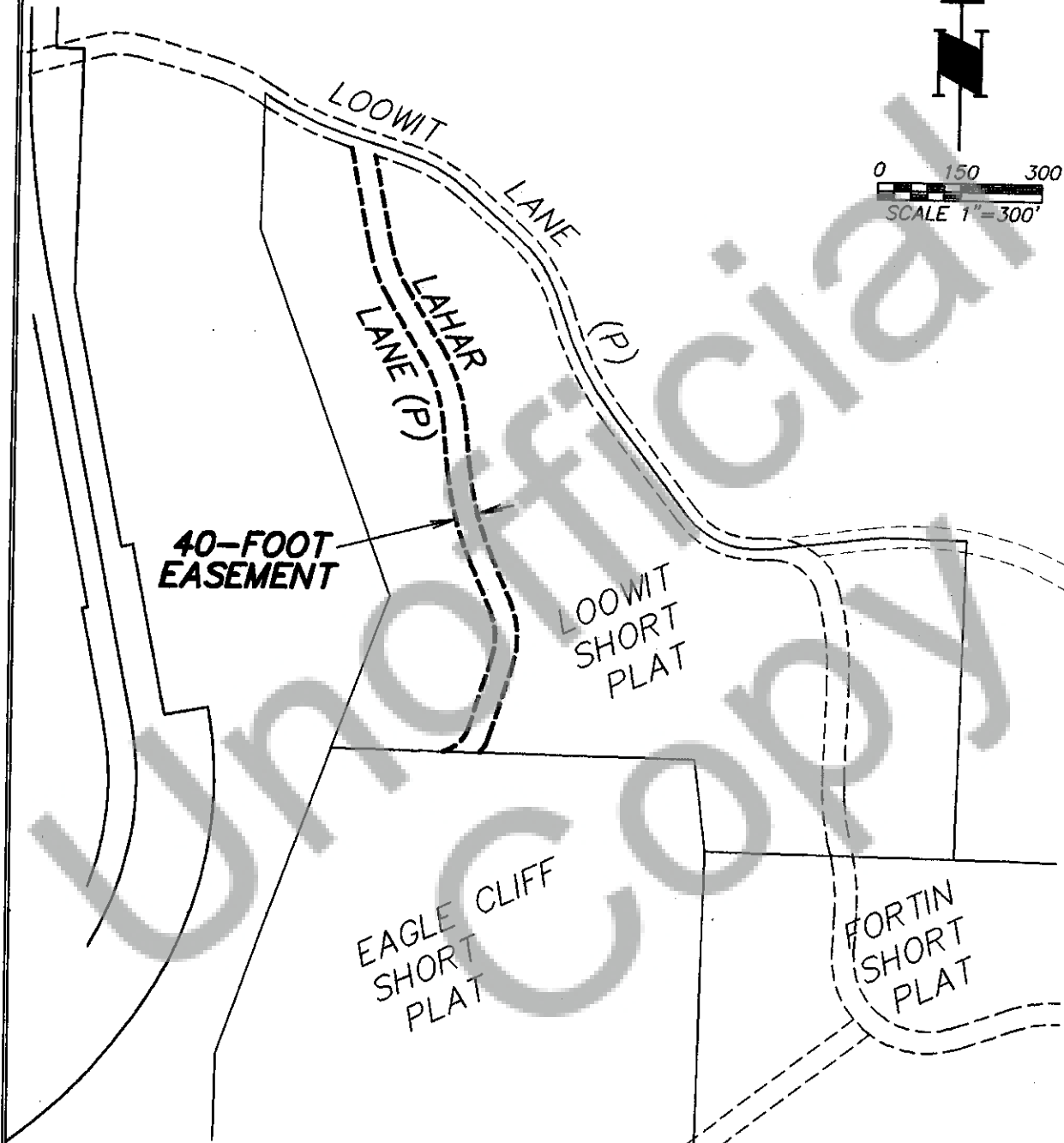
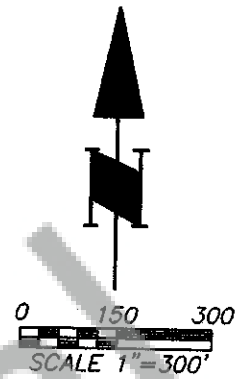
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distance of 104.72 feet; thence South 17° 00' 00" West, 136.61 feet; thence along the arc of a 83.39 foot radius curve to the right, through a central angle of 31° 00' 00", for an arc distance of 45.12 feet to the terminus of said easement centerline at a point on the South line of the "Sauer tract", as described in Skamania County Auditor's File No. 2005156950, which bears South 89° 00' 00" East, 244.00 feet from a 5/8 inch iron rod at the Southwest corner of said "Sauer tract". (The sidelines of said easement to be extended or shortened, so as to terminate on the South line of said "Sauer tract".)

LD2005\Sauer-Lahar Spur.bpt



# EXHIBIT "B"



SCALE: 1"=300'  
DATE: 10/27/05

JOB NO.: 05-058  
CALC. BY: CEW

DRAWN BY: CC  
DWG# EXHIBIT-B