

Doc # 2006161520  
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Date: 05/11/2006 12:49P  
Filed by: SARA STOOKEY  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
J. MICHAEL GARVISON  
AUDITOR  
Fee: \$39.00

Recording Requested By And  
When Recorded Return To:

Sara Stookey  
1014 Franklin Street  
Vancouver, WA 98660

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**JOINT ROADWAY & BRIDGE ACCESS &  
MAINTENANCE, REPAIR & CONSTRUCTION COVENANT**

**Grantor:** The Probate Estate of HILMA SPEIGHTS; LESLIE M. CURRIE,  
Personal Representative

**Grantee:** The Probate Estate of HILMA SPEIGHTS; LESLIE M. CURRIE,  
Personal Representative

**Abbreviated Legal Description:** PRINDLE PARK ESTATES BLOCK 3  
LOTS 2, 3, 4, Portion of 5, 6, Portion of 7,  
8, and 10

**Property Tax Serial Numbers:**

*A portion of:* 01-05-05-1-0-0400-00  
01-05-05-1-0-0401-00  
01-05-05-4-0-0200-00

**EFFECTIVE DATE:**

May 10, 2006

Gary H. Martin, Skamania County Assessor

Date 5-11-06 Parcel # See above

**PARTY:**

The Probate Estate of HILMA SPEIGHTS; LESLIE M.  
CURRIE, Personal Representative (hereinafter referred  
to as ("Speight Estate"))

## RECITALS:

A. The Speight Estate is the legal owner of adjoining real property as described on Exhibits "A" and "B", attached hereto, and by this reference made a part hereof.

B. The real property owned by the Speight Estate and identified in Exhibits "A" and "B" is subject to an easement for ingress and egress extending from Canyon Creek Road to service both "Speight Tracts" as identified on the Hagedorn Survey dated December 1, 2005 and recorded on December 5, 2005 under Skamania County Auditors File Number 2005159811.

C. The Speight Estate wishes to provide for the repair, maintenance, and construction of a roadway and existing bridge and in the future possible construction upon the extension of such easement to service the westerly tract as described herein.

### *NOW, THEREFORE, IT IS AGREED:*

1. **Acknowledgment of Responsibility for Road Maintenance, Construction, and Repair.** The Speight Estate, and its successors, assigns, purchasers, and legal representatives are responsible for the maintenance, construction, and repair of an existing roadway and bridge along the easement as described in Exhibits "A" and "B" attached hereto. Said roadway shall be subject to a future extension to be constructed in accordance with the applicable Skamania County private roadway standards and to be paid for by the successor in interest to the Speight Estate.

2. **Assessments.** The assessments shall be for the actual costs of maintenance, repair and construction to the roadway and bridge which have either been expended or are projected to be expended within a reasonable time thereafter. Reasonable reserves may be established by the

Speight Estate in anticipation of emergency repairs, maintenance and/or construction. The costs of maintenance, repairs and construction as so determined shall be allocated among the properties subject to this road maintenance agreement and appurtenant to said roadway, in accordance with the following formula:

(a) The distance measured from the center of the entryway of each individual tract as it joins the roadway to Canyon Creek Road shall be computed for each such tract.

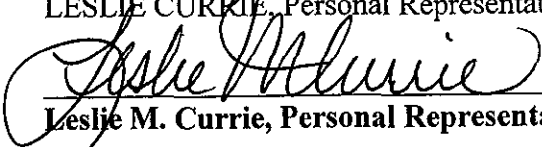
(b) The distances computed in accordance with subparagraph (a) shall be totaled.

(c) Each individual tract shall bear a proportionate cost of maintenance, repair and/or construction for the roadway and bridge on said easement in accordance with a percentage computed by dividing the distance calculated for such tract in accordance with subparagraph (a) by the total calculated in accordance with the provisions of subparagraph (b).

3. **Binding on Estate and Assigns.** The provisions of this Agreement shall be binding upon the respective heirs, transferees, and assigns of the Speight Estate and shall constitute obligations of the parties' successors in interest in the real property affected hereby.

IN WITNESS WHEREOF, the Speight Estate Personal Representative has placed her hand and seal this 11<sup>th</sup> day of May, 2006.

The Probate Estate of HILMA SPEIGHTS  
LESLIE CURRIE, Personal Representative

  
Leslie M. Currie, Personal Representative

STATE OF WASHINGTON )  
 : ss.  
COUNTY OF CLARK )

On this day personally appeared before me Leslie M. Currie, as Personal Representative of the Estate of Hilma Speights, to me known to be the individual who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 11<sup>th</sup> day of May, 2006.



Sarah L. Stookey  
NOTARY PUBLIC in and for the State of  
Washington, residing at Rattle Ground  
My Commission expires: 04-25-09



# 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](http://www.hagedornse.com)

November 3, 2005

## **LEGAL DESCRIPTION FOR THE SPEIGHTS PROPERTY**

### **WESTERLY SPEIGHTS TRACT (21.47 ACRES):**

A portion of "Prindle Park Estates" as recorded in Book A of Plats, page 131, Skamania County Auditor's Records, and located in the Northwest quarter of the Southeast quarter and the Southwest quarter of the Northeast quarter of Section 5, Township 1 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a 1 inch iron pipe with brass cap marking the Southeast corner of the Northwest quarter of the Southeast quarter of Section 5, as shown in Book 3 of Surveys, page 403, Skamania County Auditor's Records; thence North  $89^{\circ} 23' 12''$  West, along the South line of the Northwest quarter of the Southeast quarter of Section 5, for a distance of 749.58 feet to a 5/8 inch iron rod, as shown in a 2005 "Hagedorn, Inc. Survey" and the TRUE POINT OF BEGINNING; thence North  $06^{\circ} 38' 00''$  East, 965.00 feet to a 5/8 inch iron rod (2005 Hagedorn, Inc. Survey); thence North  $13^{\circ} 28' 15''$  East, 303 feet, more or less, to the center of Canyon Creek; thence Westerly following the center of Canyon Creek, 776 feet, more or less, to the West line of the Southwest quarter of the Northeast quarter of Section 5; thence South  $01^{\circ} 15' 08''$  West, 220 feet, more or less, to a 1 inch iron pipe with brass cap at the center of Section 5 (2005 "Hagedorn, Inc. Survey"); thence South  $01^{\circ} 15' 30''$  West, along the West line of the Northwest quarter of the Southeast quarter of Section 5, for a distance of 1327.84 feet to a 1 inch iron pipe with brass cap at the Southwest corner of the Northwest quarter of the Southeast quarter of Section 5 (2005 "Hagedorn, Inc. Survey"); thence South  $89^{\circ} 23' 12''$  East, 568.00 feet to the TRUE POINT OF BEGINNING.

EXCEPT County Roads.

TOGETHER WITH a 30-foot easement for ingress, egress and utilities the centerline of which is described as follows:

**EXHIBIT** A  
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Legal Description for  
The Speights Property  
Westerly Speights Tract (21.47 Acres)  
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BEGINNING at a 1 inch iron pipe with brass cap marking the Southeast corner of the Northwest quarter of the Southeast quarter of Section 5, as shown in Book 3 of Surveys, page 403, Skamania County Auditor's Records; thence North 89° 23' 12" West, along the South line of the Northwest quarter of the Southeast quarter of Section 5, for a distance of 749.58 feet to a 5/8 inch iron rod, as shown in a 2005 "Hagedorn, Inc. Survey"; thence North 06° 38' 00" East, 965.00 feet to a 5/8 inch iron rod (2005 Hagedorn, Inc. Survey); thence North 13° 28' 15" East, 15.72 feet to the TRUE POINT OF BEGINNING; thence South 59° 05' 00" East, 82.81 feet; thence along the arc of a 25.00 foot radius curve to the left, through a central angle of 58° 55' 00", for an arc distance of 25.71 feet; thence North 62° 00' 00" East, 110.00 feet; thence along the arc of a 280.00 foot radius curve to the left, through a central angle of 27° 00' 00", for an arc distance of 131.95 feet; thence along the arc of a 500.00 foot radius curve to the right, through a central angle of 06° 30' 00", for an arc distance of 56.72 feet; thence North 41° 30' 00" East, 200.00 feet; thence along the arc of an 85.00 foot radius curve to the left, through a central angle of 95° 30' 00", for an arc distance of 141.68 feet; thence North 54° 00' 00" West, 90 feet, more or less, to the South right-of-way line of Canyon Creek Road and the terminus of the easement centerline. (The side lines of which should be shortened or extended so as to terminate on the East line of the above described "Speights tract" and the South right-of-way line of Canyon Creek Road.)

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05-135

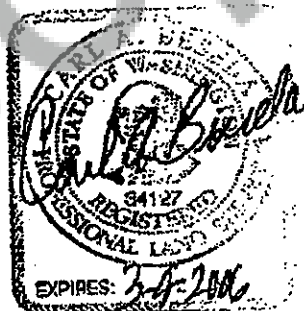
EXHIBIT

A

2

OF

2



11/3/2005



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November 3, 2005

## LEGAL DESCRIPTION FOR THE SPEIGHTS PROPERTY



### EASTERLY SPEIGHTS TRACT (20.08 ACRES):

A portion of "Prindle Park Estates", recorded in Book A of Plats, page 131, Skamania County Auditor's Records, located in the Northwest quarter of the Southeast quarter and the Southwest quarter of the Northeast quarter of Section 5, Township 1 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a 1 inch iron pipe with brass cap marking the Southeast corner of the Northwest quarter of the Southeast quarter of Section 5, as shown in Book 3 of Surveys, page 403, Skamania County Auditor's Records; thence North 89° 23' 12" West, along the South line of the Northwest quarter of the Southeast quarter of Section 5, for a distance of 749.58 feet to a 5/8 inch iron rod as shown in a 2005 "Hagedorn, Inc. Survey"; thence North 06° 38' 00" East, 965.00 feet to a 5/8 inch iron rod (2005 Hagedorn, Inc. Survey); thence North 13° 28' 15" East, 303 feet, more or less, to the center of Canyon Creek; thence North 39° 59' 02" East along the Easterly line of Lot 9 of "Prindle Park Estates" as recorded in Book A of Plats, page 131, Skamania County Auditor's Records, 317 feet, more or less, to the South right-of-way line of Canyon Creek Road; thence South 61° 37' 04" East, along said South right-of-way line, 210.76 feet; thence along the arc of a 230.50 foot radius curve to the right, through a central angle of 20° 38' 23", for an arc distance of 83.03 feet; thence South 49° 01' 19" West, 30.00 feet; thence along the arc of a 200.50 foot radius curve to the right, through a central angle of 36° 20' 37", for an arc distance of 127.18 feet; thence South 04° 38' 04" East, 234.76 feet; thence North 85° 21' 56" East, 30.00 feet; thence South 04° 38' 04" East, 150.00 feet; thence South 85° 21' 56" West, 40.00 feet; thence South 04° 38' 04" East, 150.00 feet; thence South 85° 21' 56" West, 40.00 feet; thence South 04° 38' 04" East, 250.00 feet; thence North 85° 21' 56" East, 40.00 feet; thence South 04° 38' 04" East, 9.84 feet; thence along the arc of a 507.50 foot radius curve to the left, through a central angle of 10°

EXHIBIT B

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Legal Description for  
The Speights Property  
**Easterly Speights Tract (20.08 Acres)**  
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43' 04", for an arc distance of 94.93 feet to a 5/8 inch iron rod (2005 "Hagedorn, Inc. Survey") on the East line of the Northwest quarter of the Southeast quarter of Section 5; thence South 01° 13' 20" West, along said East line, 483.82 feet to the POINT OF BEGINNING.

EXCEPT County Roads.

TOGETHER WITH and SUBJECT TO a 30.00 foot easement for ingress, egress and utilities the centerline of which is described as follows:

BEGINNING at a 1 inch iron pipe with brass cap marking the Southeast corner of the Northwest quarter of the Southeast quarter of Section 5, as shown in Book 3 of Surveys, page 403, Skamania County Auditor's Records; thence North 89° 23' 12" West, along the South line of the Northwest quarter of the Southeast quarter of Section 5, for a distance of 749.58 feet to a 5/8 inch iron rod, as shown in a 2005 "Hagedorn, Inc. Survey"; thence North 06° 38' 00" East, 965.00 feet to a 5/8 inch iron rod (2005 Hagedorn, Inc. Survey); thence North 13° 28' 15" East, 15.72 feet to the TRUE POINT OF BEGINNING; thence South 59° 05' 00" East, 82.81 feet; thence along the arc of a 25.00 foot radius curve to the left, through a central angle of 58° 55' 00", for an arc distance of 25.71 feet; thence North 62° 00' 00" East, 110.00 feet; thence along the arc of a 280.00 foot radius curve to the left, through a central angle of 27° 00' 00", for an arc distance of 131.95 feet; thence along the arc of a 500.00 foot radius curve to the right, through a central angle of 06° 30' 00", for an arc distance of 56.72 feet; thence North 41° 30' 00" East, 200.00 feet; thence along the arc of an 85.00 foot radius curve to the left, through a central angle of 95° 30' 00", for an arc distance of 141.68 feet; thence North 54° 00' 00" West, 90 feet, more or less, to the South right-of-way line of Canyon Creek Road and the terminus of the easement centerline. (The side lines of which should be shortened or extended so as to terminate on the West line of the above described "Speights tract" and the South right-of-way line of Canyon Creek Road.)

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EXHIBIT

B

2

OF

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