

Doc # 2007167452
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Date: 08/30/2007 01:29p
Filed by: AKS ENGINEERING
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$95.00

WHEN RECORDED RETURN TO:

AKS Engineering
13910 SW Galbreath Dr, Ste 100
Sherwood OR 97140
Attn: Keith Jehnke

DOCUMENT TITLE(S)

Claim of Construction Lien

REFERENCE NUMBER(S) of Documents assigned or released:

☐ Additional numbers on page _____ of document.

GRANTOR(S):

AKS Engineering + Forestry, LLC.

☐ Additional names on page _____ of document.

GRANTEE(S):

Justin M. Nelson + Alissa A. Adams-Nelson

☐ Additional names on page _____ of document.

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

Sec 9, T1N, R5E

☒ Complete legal on page 4 of document.

TAX PARCEL NUMBER(S):

01050900020100

☐ Additional parcel numbers on page _____ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recorded processing requirements may cover up or otherwise obscure some part of the text of the original document.

Company Name: AKS Engineering + Forestry LLC

Signature/Title: Mary A. Johnson, Project Asst

CLAIM OF CONSTRUCTION LIEN
AKS ENGINEERING & FORESTRY, LLC, Claimant

v.

Justin M. Nelson and Alissa A. Adams-Nelson

AFTER RECORDING RETURN TO:

Lawrence A. Wagner
2300 SW First Avenue, Suite 200
Portland, OR 97201-5047
(503) 221-0699
Attorney for Lien Claimant

(reserved for recording information)

CLAIM OF CONSTRUCTION LIEN

NOTICE is hereby given that AKS ENGINEERING & FORESTRY, LLC, an Oregon Limited Liability Company ("Claimant"), is in the business of land surveying and engineering and has performed labor and prepared drawings, and engineering, including but not limited to property boundary surveying and mapping, (collectively the "Professional Services"), for a parcel of land located in Skamania County, Washington and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO

And claims a lien pursuant to Chapter 64.04 RCW, and submits in support the following information:

1. The name of lien clamant and his representative's telephone number and address are as stated above.
2. Claimant began work on or about March 19, 2007 and we completed work on the project on July 9, 2007.
3. The name of the owner or reputed owner of the Property is JUSTIN M. NELSON and ALISSA A. ADAMS-NELSON, husband and wife.
4. The property upon which claimant performed work is as described in Exhibit A attached hereto, and may be further described as: The Property consists of Tax Parcel Number: 01 0509 0 0 0201 00, and is located on Mt. Pleasant Road in Section 9, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington.
5. The name of the owner or reputed owner of the Property is JUSTIN M. NELSON and ALISSA A. ADAMS-NELSON, husband and wife.
6. Claimant was first engaged to provide these Professional Services with respect to the Property in March of 2007, by Justin Nelson, owner or reputed owner, of the property at that time, who at all times pertinent hereto had knowledge of the Professional Services undertaken by Claimant. Claimant began work on or about March 19, 2007 and we completed work on the project on July 9, 2007.

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7. The principal amount of the lien claimed is:

Following is a true and correct statement of Claimant's demand after deducting all just offsets and credits:

AMOUNT DUE For Professional Services as of August 17, 2007:	\$11,284.31
Less all credits and offsets as of August 29, 2007:	(\$0.00)
BALANCE DUE CLAIMANT:	\$11,284.31

The detail of Claimant's demand, after deducting all just offsets and credits, is set forth with more specificity on **EXHIBIT B** hereto.

CLAIMANT CLAIMS A CONSTRUCTION LIEN UPON THE PROPERTY (LAND) FOR THE AMOUNT STATED ABOVE FOR THE LABOR PERFORMED AND THE PREPARATION OF PLANS, DRAWINGS, SURVEYS AND SPECIFICATIONS.

DATED this 30th day of August, 2007.

AKS ENGINEERING & FORESTRY, LLC, Claimant

By: [Signature]
KEITH JEHNKE, MEMBER

State of Oregon, County of Washington) ss.

I, KEITH JEHNKE, being first duly sworn, depose and say:

I am a Member and principal of AKS ENGINEERING & FORESTRY, LLC, an Oregon Limited Liability Company; I have read the foregoing claim, read and know the contents thereof, and believe the same to be true and correct and that the claim of lien is not frivolous and is made with reasonable cause, and is not clearly excessive under penalty of perjury.

[Signature]
KEITH JEHNKE

Subscribed and sworn to before August 30, 2007.

Brenda Kimble

NOTARY PUBLIC FOR OREGON

My Commission Expires: August 15, 2008



**NOTICE TO THE OWNER OF THE IMPROVEMENT
DESCRIBED OF THE FOREGOING COPY OF CLAIM OF CONSTRUCTION LIEN**

PLEASE BE ADVISED that the original claim of construction lien, of which the foregoing is a true copy, was filed and recorded in the office of the recording officer of Skamania County, Washington on _____, 2007

AKS ENGINEERING & FORESTRY, LLC, Claimant

By: _____

Unofficial
Copy

DOC # 2007167452
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Exhibit A

PARCEL I

All that portion of the following described property lying Northwesterly of the South right of way line of Mt. Pleasant Road.

The North half of the Northeast quarter of Section 9, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington.

EXCEPT that portion thereof conveyed to Skamania County by deed dated September 16, 1953 and recorded September 21, 1953, in Book 37 of Deeds, page 200, under Auditor's File No. 46002 and

ALSO EXCEPT that portion thereof conveyed to William E. Smith by deed dated April 14, 1949 and recorded June 9, 1949, under Auditor's File No. 39344, records of Skamania County, Washington.

ALSO EXCEPT that portion conveyed to Skamania County, Washington, by Deeds recorded under Book 50, page 295 and Book 74, page 777, records of Skamania County, Washington.

ALSO EXCEPT that portion conveyed to the State of Washington, by Deed recorded under Book "Z", page 482, records of Skamania County, Washington.

PARCEL II

COMMENCING at the Northwest corner of the Northeast quarter of Section 9, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington; thence East 330 feet; thence South 220 feet; thence West 330 feet to the West line of the Northeast quarter of Section 9; thence North along said West line 220 feet to the Point of Beginning.

PARCEL III

A tract of land located in a portion of Lot 4 of the George Elkins Short Plat No. 3, according to the Plat thereof, recorded in Book 3 of Short Plats, page 240, records of Skamania County, Washington, in a portion of the Southeast quarter of Section 4, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, more particularly described as follows:

BEGINNING at the Southwest corner of the Southeast quarter of said Section 4;

THENCE South $88^{\circ}58'05''$ East, along the South line of said Southeast quarter for a distance of 216.55 feet to a point on the Easterly right of way line of State Route 140;

THENCE along said Easterly right of way line, along the arc of a 612.95 foot radius non-tangent curve to the left for an arc distance of 119.50 feet through a central angle of $11^{\circ}10'14''$, the radius of which bears North $39^{\circ}53'56''$ West, the long chord of which bears North $44^{\circ}30'57''$ East for a chord distance of 119.32 feet;

THENCE South $51^{\circ}04'11''$ East, for a distance of 30.00 feet;

THENCE leaving said Easterly right of way line, South $05^{\circ}23'23''$ East, for a distance of 68.57 feet to a point on the South line of said Southeast quarter;

THENCE North $88^{\circ}58'05''$ West, along the North line of said Southeast quarter for a distance of 330.00 feet to the Point of Beginning.

EXHIBIT B

	Amount Billed: \$0.00
	Amount Paid: \$0.00
Preliminary Subdivision Feasibility & Layout	Total Due: \$0.00
	Amount Billed: \$10,393.75
	Amount Paid: \$0.00
Property Boundary Surveying Services	Total Due: \$10,393.75
	Amount Billed: \$0.00
	Amount Paid: \$0.00
Topographic Surveying Services	Total Due: \$0.00
	Amount Billed: \$0.00
	Amount Paid: \$0.00
Planning & Preliminary Engineering Services	Total Due: \$0.00
	Amount Billed: \$0.00
	Amount Paid: \$0.00
Site Plan Services	Total Due: \$0.00
	Amount Billed: \$0.00
	Amount Paid: \$0.00
Construction Administration Services	Total Due: \$0.00
	Amount Billed: \$0.00
	Amount Paid: \$0.00
Construction Staking Services	Total Due: \$0.00
	Amount Billed: \$0.00
	Amount Paid: \$0.00
Landscape Architect Services	Total Due: \$0.00
	Amount Billed: \$20.00
	Amount Paid: \$0.00
Clerical	Total Due: \$20.00
	Amount Billed: \$98.00
	Amount Paid: \$0.00
Application/Permit Fees-Survey Filing	Total Due: \$98.00
	Amount Billed: \$323.51
	Amount Paid: \$0.00
Mileage	Total Due: \$323.51
	Amount Billed: \$10.00
	Amount Paid: \$0.00
Technical Supplies	Total Due: \$10.00
	Amount Billed: \$0.00
	Amount Paid: \$0.00
Postage/Shipping/Delivery	Total Due: \$0.00
	Amount Billed: \$34.30
	Amount Paid: \$0.00
Commercial Copies	Total Due: \$34.30
	Amount Billed: \$404.75
	Amount Paid: \$0.00
Service/Finance Charge- On Unpaid Balance Going Forward	Total Due: \$404.75
	Total Amount Billed: \$11,284.31
	Total Amount Paid: \$0.00
	Total Amount Due: \$11,284.31