

RETURN ADDRESS:

Michael P. Higgins
Marsh, Higgins, Beaty & Hatch, P.C.
P O Box 54
Vancouver, WA 98666

Please print neatly or type information
Document Title(s)

Easement for Access

Reference Number(s) of related documents:

Grantor(s) (Last name, First name and Middle Initial)

Additional Reference #'s on page

Medlin, Marc H. and Cynthia

Grantee(s) (Last name, First name and Middle Initial)

Additional grantors on page

Clarke, Antony D. & Rosemary F.

Additional grantees on page

Legal Description: (abbreviated form: i.e. lot, block, plat or section township, range, quarter/quarter)

Tax Lot 305, SE ¼ of NW ¼ of Section 6, T1N, R6E, WM, Skamania County

Additional legal is on page 3


Assessor's Property Tax Parcel/Account Numbers

01060600030500 

Additional parcel #'s on page

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 provided herein.

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



Signature of Requesting Party

Return after Recording to:

Michael P. Higgins
Attorney at Law
P.O. Box 54
Vancouver, WA 98666

EASEMENT FOR ACCESS

For valuable consideration, receipt of which is hereby acknowledged, MARC H. MEDLIN and CYNTHIA MEDLIN, husband and wife, for their heirs, personal representatives, successors, and assigns, ("Grantors") grant, convey and transfer to, ANTONY DAVID CLARKE and ROSEMARY FOGGIA CLARKE, husband and wife, their heirs, personal representatives, successors, and assigns ("Grantees"), a perpetual and non-exclusive 15-foot wide easement for ingress and egress across a portion of Medlin Tax Lot 305, legally described in the attached Exhibit "A". The location of the Easement is described in the attached Exhibit B and as generally depicted on the Survey attached as Exhibit C.

This Easement burdens and encumbers Medlin Tax Lot 305 which is the Servient Estate. This easement is for the benefit of and "touches and concerns" Clarke Tax Parcels 322, 323, and 324, which are the Dominant Estates and shall apply to and run with the land for the benefit of the present and future owners of the Dominant Estates and is appurtenant to the Dominant Estates, or any portion thereof. Copies of the legal descriptions for Clarke Tax Lots 322, 323, and 324 are attached hereto as Exhibits "D", "E", and "F" and by this reference is made a part hereof. A copy of the sketch prepared by surveyor Andy Beseda of AKS showing the easement

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October 23, 2013

LEGAL DESCRIPTION
FOR
ANTONY CLARKE

Medlin Tract (Tax Lot 305)

Being a portion of the Southeast one-quarter of the Northwest one-quarter of Section 6, Township 1 North, Range 6 East, Willamette Meridian, Skamania County, Washington described as follows:

BEGINNING at a 5/8" Iron Rod marking the Northeast corner of the Southeast one-quarter of the Southeast one-quarter of the Northwest one-quarter of Section 6 as shown in Survey Recorded under Skamania County Auditor's File no. 2013000797;

THENCE North 88° 46' 55" West, along the North line of the Southeast one-quarter of the Southeast one-quarter of the Northwest one-quarter of Section 6 (Survey no. 2013000797) for a distance of 43.01 feet to a 5/8" Iron Rod marking the Southeast corner of the Medlin Tract as described under Book 67, of Deeds, Page 345, Skamania County Records and the **TRUE POINT OF BEGINNING**.

THENCE North 01° 21' 57" East, along the East line of said Medlin Tract and the Northerly Extension thereof, for a distance of 832.69 feet to the center of the Bonneville Power Association Easement as shown in said survey;

THENCE South 71° 51' 45" West, along the centerline of the Bonneville Power Easement for a distance of 324.69 to the Northerly extension of the West line of said Medlin Tract;

THENCE South 25° 24' 54" West, along said Northerly extension and the West line of said Medlin Tract for a distance of 794.92 feet to the Southwest corner thereof being on the South line of the North one-half of the Southeast one-quarter of the Northwest one-quarter of Section 6 as shown Survey Auditors File no. 2013000797;

EXHIBIT A
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LD-2013\#3793 Clarke/Medlin TL 305

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THENCE South 88° 46' 55" East, along the South line for a distance of 630.00 feet to the
TRUE POINT OF BEGINNING.

Contains Approximately 8.17 Acres



EXHIBIT A
PAGE 2 OF 2



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OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM, OR

**LEGAL DESCRIPTION
FOR
ANTONY CLARKE**

EASEMENT FOR SNOWBERRY LANE

Being a 15.00 foot Easement for ingress and egress of which the centerline is described as follows;

Being a portion of the Northeast one-quarter and the Northwest one-quarter of Section 6, Township 1 North, Range 6 East, Willamette Meridian, Skamania County, Washington;

COMMENCING at a 5/8" Iron Rod marking the Northeast corner of the Southeast one-quarter of the Southeast one-quarter of the Northwest one-quarter of Section 6 as shown in Survey Recorded under Skamania County Auditor's File no. 2013000797;

THENCE South 88° 56' 50" East, along the South line of the Northeast one-quarter of the Southwest one-quarter of the Northeast one-quarter of Section 6, for a distance of 292.25 feet to a 5/8" Iron Rod (Survey 2013000797) marking the Southwest corner of the Clarke Tract as described under Deed recorded under Skamania County Auditors File no. 2004154653;

THENCE North 01° 03' 10" East, along the West line of said Clarke Tract, for a distance of 15.00 feet;

THENCE South 88° 22' 00" West, for a distance of 74.00 feet;

THENCE North 84° 29' 00" West, for a distance of 91.00 feet;

THENCE North 89° 51' 00" West, for a distance of 88.00 feet;

THENCE North 80° 08' 00" West, for a distance of 20.00 feet;

THENCE North 55° 00' 00" West, for a distance of 21.00 feet;

THENCE North 43° 30' 00" West, for a distance of 26.00 feet;

EXHIBIT B
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LD- Easement for Snowberry Lane
#3793/Anthony Clarke

September 25, 2014
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THENCE North 46° 30' 00" West, for a distance of 20.00 feet;

THENCE North 73° 08' 56" West, for a distance of 12.53 feet to the East line of the "Medlin" tract as described under Book 67 of Deeds, Page 345, Skamania County's Auditors Records, being the **POINT OF BEGINNING** of this centerline to be described, hereon referred to as described Point "X".

THENCE South 76° 18' 30" West, for a distance of 60.13 feet;

THENCE South 81° 54' 00" West, for a distance of 61.00 feet;

THENCE South 87° 25' 00" West, for a distance of 33.00 feet;

THENCE North 88° 08' 00" West, for a distance of 116.90 feet;

THENCE along the arc of a 50.00 foot radius curve to the right through a central angle of 28° 56' 00" for an arc distance of 25.25 feet, the chord of which bears North 73° 40' 00" West, 24.98 feet;

THENCE North 59° 12' 00" West, for a distance of 36.69 feet;

THENCE North 65° 29' 00" West, for a distance of 38.00 feet;

THENCE North 74° 34' 00" West, for a distance of 44.00 feet;

THENCE along the arc of a 85.00 foot radius curve to the left through a central angle of 72° 32' 00" for an arc distance of 107.61 feet, the chord of which bears South 69° 10' 00" West, 100.56 feet;

THENCE South 32° 54' 00" West, for a distance of 10.88 feet;

THENCE South 15° 10' 00" West, for a distance of 20.00 feet, heron referred to as described Point A;

THENCE South 14° 07' 00" East, for a distance of 26.09 feet to the South line of the Medlin Tract as described under Book 67 of Deeds, Page 345, Skamania County Records, also being on the North line of that Short Plat recorded in Book 3, Page 13 Skamania County Records, being the terminus of this described centerline. The side lines of which are to be shorted and extended with the East line and the South line of the above described Medlin Tract;

EXHIBIT B
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LD- Easement for Snowberry Lane
#3793/Anthony Clarke

September 25, 2014
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Also together with a 15.00 foot Easement for ingress, egress and utilities of which the centerline is described as follows;

BEGINNING at Point A of the first described easement;

THENCE North 47°21' 52" West, for a distance of 56.95 feet;

THENCE North 53° 33' 00" West, for a distance of 49.95 feet to the East line of the Clarke Tract as described in Book 67 of Deeds, Page 340, Skamania County Records and the **TERMINUS** of this described centerline. The side lines of which are to be shortened or extended to intersect with the East line of the above described Clark Tract;

Also together with an Easement for ingress, egress and utilities over the following described property;

COMMENCING at Point A of the first described easement;

THENCE North 16° 06' 00" West, for a distance of 14.45 feet to the North line of the above described 15.00 foot easement and the **POINT OF BEGINNING**.

THENCE North 47° 22' 00" West, along the North line of the above described easement for a distance of 20.81 feet;

THENCE North 79° 22' 00" East, for a distance of 24.58 feet to the Westerly line of the first described centerline easement;

THENCE South 32° 54' 00" West, along said Westerly line for a distance 12.05 feet;

THENCE South 15° 10' 00" West, continuing along said Westerly line for a distance 8.82 feet to the **POINT OF BEGINNING**.

EXHIBIT B
PAGE 3 OF 3



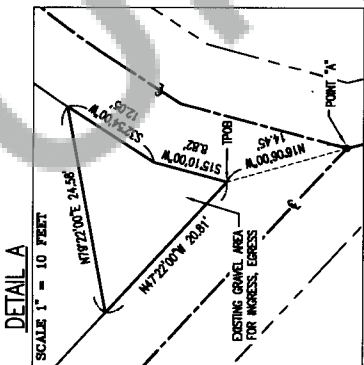
SKETCH SHOWING
EASEMENT LOCATIONS

ACROSS THE CLARKE AND MEDLIN TRACTS
IN A PORTION OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4
SECTION 6, T1N, R6E, WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON
DATE: SEPTEMBER 2014

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	74.00	S88° 22' 00" W
L2	91.00	N84° 23' 00" W
L3	88.00	N89° 51' 00" W
L4	20.00	N80° 08' 00" W
L5	21.00	N55° 00' 00" W
L6	26.00	N43° 30' 00" W
L7	20.00	N46° 30' 00" W
L8	12.53	N73° 08' 56" W
L9	60.13	S76° 18' 30" W
L10	61.00	S81° 54' 00" W

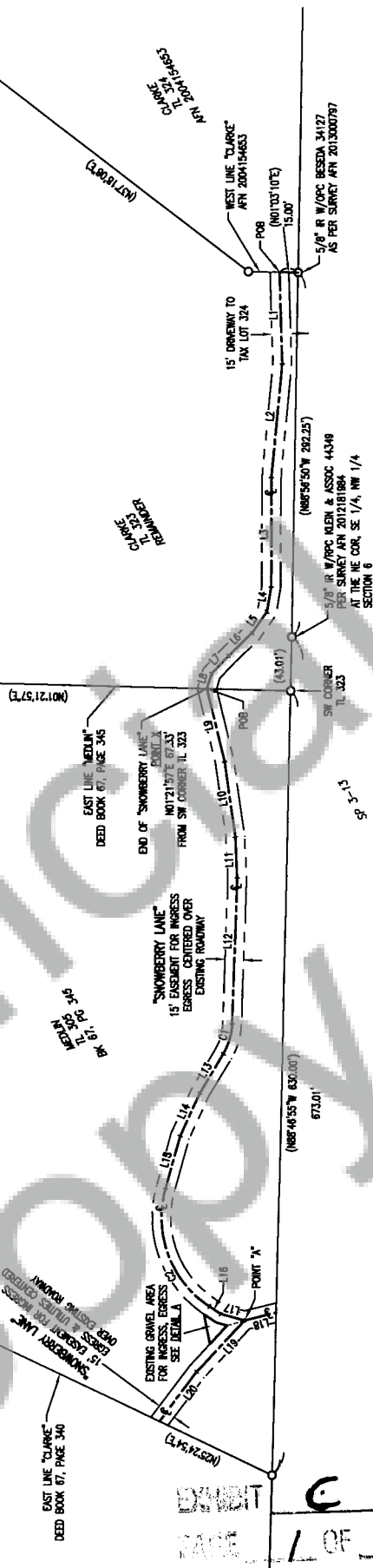
CURVE TABLE		
CURVE	RADIUS	DELTA
C1	50.00'	28° 55' 00"
C2	85.00'	77° 32' 00"

CHORD		
CURVE	CHORD	CHORD
C1	25.25'	N73° 40' 00" W 24.98'
C2	107.61'	S89° 10' 00" W 100.56'



LEGEND

FOUND MONUMENT AS NOTED IN SURVEY AFN 2013000797
O IRON ROD
W/PC WITH RED PLASTIC CAP
W/PC WITH ORANGE PLASTIC CAP
AFN AUDITORS FILE NO.
TL TAX LOT
() RECORD DATA PER SURVEY AFN 2013000797



UTILITY NOTE

EXISTING UTILITIES FOR TL 322:
FOLLOW SNOWBERRY LANE EASEMENT ALONG LINE 18 - LINE 20.
EXISTING UTILITIES (NOT SHOWN).
FOR TL 323 AND TL 324:
FOLLOW ALONG LINE 15 - LINE 18 BEFORE RUNNING EASTWARD
THROUGH TL 305, TL 322, AND TL 324.

NOTE

FIELD TEST PERFORMED
9/26/2013



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JOB NAME:	CLARKE/EASEMENT
JOB NUMBER:	3793
DRAWN BY:	SKW
CHECKED BY:	CAB
DRAWING NO.:	3793/SECTION

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November 19, 2014

**LEGAL DESCRIPTION
FOR
ANTONY CLARKE**

Clarke Tract (Tax Lot 322)

Being a portion of the Southeast one-quarter of the Northwest one-quarter of Section 6, Township 1 North, Range 6 East, Willamette Meridian, Skamania County, Washington described as follows:

BEGINNING at a 5/8" Iron Rod marking the Northeast corner of the Southeast one-quarter of the Southeast one-quarter of the Northwest one-quarter of Section 6 as shown in Survey Recorded under Skamania County Auditor's File no. 2013000797;

THENCE North 88° 46' 55" West, along the South line of the North half of the Southeast one-quarter of the Northwest one-quarter of Section 6 as shown Survey no. 2013000797, for a distance of 673.01 feet to the Southeast corner of the Clarke Tract as described in Book 67, of Deeds, Page 340, Skamania County Records and the **TRUE POINT OF BEGINNING**.

THENCE North 25° 24' 54" East, along the East line of said Clarke Tract and the Northerly extension thereof for a distance of 794.92 to the centerline of the Bonneville Power Association easement as shown in Survey Auditor's File no. 2013000797;

THENCE South 71° 51' 45" West, along said centerline, for a distance of 227.36 feet to the North line of the Southeast one-quarter of the Northwest one-quarter of Section 6;

THENCE North 88° 35' 02" West, along the North line of the Southeast one-quarter of Section 6, for a distance of 439.63 feet to the centerline of Smith-Cripe Road as shown Survey Auditors File no. 2013000797;

THENCE following the centerline of Smith-Cripe Road the following described courses;

THENCE South 20° 21' 41" West, for a distance of 25.54 feet;

THENCE along the arc of a 100.00 foot radius curve to the right through a central angle of 21° 53' 16 for an arc distance of 38.20 feet;

EXHIBIT D PAGE 1 OF 2

THENCE South 01° 31' 35" East, for a distance of 80.21 feet;

THENCE along the arc of a 200.00 foot radius curve to the left through a central angle of 41° 47' 54 for an arc distance of 145.90 feet;

THENCE South 40° 16' 19" West, for a distance of 79.63 feet;

THENCE South 39° 46' 36" West, for a distance of 55.71 feet;

THENCE along the arc of a 100.00 foot radius curve to the right through a central angle of 29° 31' 13 for an arc distance of 51.52 feet;

THENCE South 10° 15' 23" West, for a distance of 85.12 feet;

THENCE South 18° 00' 43" West, for a distance of 88.00 feet;

THENCE along the arc of a 50.00 foot radius curve to the right through a central angle of 15° 31' 17 for an arc distance of 13.54 feet;

THENCE South 02° 29' 27" West, for a distance of 40.17 feet to the South Line of the North half of the Southeast one-quarter of the Northwest one-quarter of Section 6;

THENCE leaving said centerline, South 88° 46' 55" East, along said South line for a distance of 530.00 feet to the **TRUE POINT OF BEGINNING**.

Contains Approximately 8.67 Acres



EXHIBIT 0
PAGE 2 OF 2

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October 10, 2013

LEGAL DESCRIPTION
FOR
ANTONY CLARKE

Clarke Tract (Tax Lot 323)

Being a portion of the Southeast one-quarter of the Northwest one-quarter and the Southwest one-quarter of the Northeast one-quarter of Section 6, Township 1 North, Range 6 East, Willamette Meridian, Skamania County, Washington described as follows:

BEGINNING at a 5/8" Iron Rod marking the Northeast corner of the Southeast one-quarter of the Southeast one-quarter of the Northwest one-quarter of Section 6 as shown in Survey Recorded under Skamania County Auditor's File no. 2013000797;

THENCE North 88° 46' 55" West, along the North line of the Southeast one-quarter of the Southeast one-quarter of the Northwest one-quarter of Section 6 (Survey no. 2013000797) for a distance of 43.01 feet to a 5/8" Iron Rod marking the Southeast corner of the Medlin Tract as described under Book 67, of Deeds, Page 345, Skamania County Records;

THENCE North 01° 21' 57" East, along the East line of said Medlin Tract and the Northerly Extension thereof, for a distance of 832.69 feet to the center of the Bonneville Power Association Easement as shown in said survey;

THENCE North 71° 51' 45" East, along the centerline of the Bonneville Power Easement for a distance of 239.82 feet to that line established by Superior Court Case, Judgment no. 4879-C dated January 17, 1974, show in said survey;

THENCE South 25° 47' 39" East, along said Superior Court Case line, for a distance of 672.19 feet to the Northerly corner of the Clarke Tract as described under Auditor's File no. 2004154653, Skamania County Records'

THENCE South 37° 18' 08" West, along the Northwesterly line of said Clarke Tract, for a distance of 337.14 feet;

EXHIBIT E
PAGE 1 OF 2

THENCE South 01° 03' 10" West, along the West line of said Clarke Tract, for a distance of 40.00 feet to the South line of the Northwest one-quarter of the Southwest one-quarter of the Northeast one-quarter of Section 6 as shown Survey Auditors File no. 2013000797;

THENCE North 88° 56' 50" West, along the South line of the Northwest one-quarter of the Southwest one-quarter of the Northeast one-quarter of Section 6, for a distance of 292.25 feet;

Contains Approximately 8.0 Acres

Unofficial
Copy

LD-2013\#3793 Antony Clarke 323

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EXHIBIT E
PAGE 2 OF 2

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October 10, 2013

**LEGAL DESCRIPTION
FOR
ANTONY CLARKE**

Clarke Tract (Tax Lot 324)

Being a portion of the Southwest one-quarter of the Northeast one-quarter of Section 6, Township 1 North, Range 6 East, Willamette Meridian, Skamania County, Washington described as follows;

BEGINNING at a 5/8" Iron Rod marking the Northeast corner of the Southeast one-quarter of the Southeast one-quarter of the Northwest one-quarter of Section 6 as shown in Survey Recorded under Skamania County Auditor's File no. 2013000797;

THENCE South 88° 46' 50" East, along the South line of the Northwest one-quarter of the Southwest one-quarter of the Northeast one-quarter of Section 6 as shown Survey Auditor's File no. 2013000797 to the Southwest corner of the Clarke Tract as described in the Skamania County Auditor's File no. 204154653 and the **TRUE POINT OF BEGINNING**.

THENCE North 01° 03' 10" East, along the West line of Clarke Tract, for a distance of 40.00 feet;

THENCE North 37° 18' 00" East, along the Northerly line of said Clarke Tract, for a distance of 337.14 feet to the Northeast corner thereof, being on that line established by Superior Court Case Judgment no. 4879-C dated Jan 17, 1974;

THENCE South 25° 47' 39" East, along said Superior Court Case line, for a distance of 349.56 feet to the South line of the Northwest one-quarter of the Southwest one-quarter of the Northeast one-quarter of Section 6;

EXHIBIT F
PAGE 1 OF 2

THENCE North 88° 56' 50" West, along the said South line, for a distance of 357.22 feet and the **TRUE POINT OF BEGINNING**.

Contains Approximately 1.37 Acres

Unofficial
Copy

LD-2013\#3793 Antony Clarke 324

Page 2

EXHIBIT F
PAGE 2 OF 2