

**AFTER RECORDING MAIL TO:**

CARTER, JERRY  
PO BOX 327  
CARSON, WA 98610

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX  
N/A  
JUN 14 2016

PAID N/A  
*[Signature]*  
SKAMANIA COUNTY TREASURER

**EASEMENT DEED**

ACCESS, UTILITY AND VACATION

**THE GRANTOR**, Jerry Carter, owner of Lot 1 and 2 of the Mary Short Plat, located in the Southeast ¼ of Section 17, Township 3 North, Range 8 East, W.M., Skamania County, Washington and Tax Parcel Number 03081740080300, recorded in Auditors File Number 2007165666;

Agrees to the following:

Whereas said Lots 1 and 2 were revised by the Quit Claim Deed Recorded in Auditor's File Number 2016 001111

Whereas by the Signing of this document:

All easements as shown on Lot 1 and 2 of page 2 of said Mary Short Plat are to be abandoned and vacated;

The revised Mary Short Plat Private Road, as described in Exhibit A and shown in Exhibit B, is to be placed as an Easement over said revised Lot 1 of Mary Short Plat;

Said Easement is in favor of both revised Lots 1 and 2 of said Mary Short Plat;

Said Easement is to remain maintained and free of obstructions;

Owners of said revised Lots 1 and 2 are responsible, in equal parts, for the maintenance and repair of said Easement.

Assessor's Property Tax Parcel / Account Number(s): 03081740080000, 03081740080300

Dated this 6 day of JUNE, 2016.

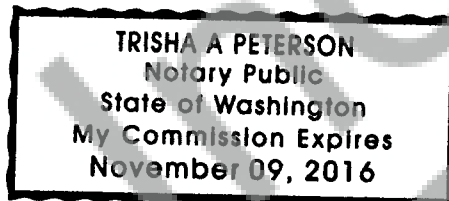
Jerry Carter  
Jerry Carter

STATE OF WASHINGTON }  
County of Skamania } ss

On this 6<sup>th</sup> day of June, 2016, before me, personally appeared JERRY CARTER, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that they executed it as their free and voluntary act for the uses and purposes therein mentioned.

Trisha Peterson  
Notary Public in and for the State of Washington,  
Residing at Parkdale, OR

My appointment expires: Nov 09, 2016



## EXHIBIT A

Legal Description of the centerline of a 30 foot wide road known as the revised Mary Short Plat Road (Private) and associated hammer head turn-around, for the purpose of Access and Utilities;

Beginning at a point North  $25^{\circ}49'52''$  West, a distance of 16.86 feet from the Southeast Corner of Lot 1 of Mary Short Plat as recorded in Auditor's File Number 2007165666, on the West Right of Way of Wind River Highway;

thence along the revised Centerline of said Mary Short Plat Road North  $88^{\circ}39'49''$  West, a distance of 48.77 feet to the beginning of a curve tangent to said line;

thence westerly and northwesterly a distance of 48.02 feet along the curve concave to the northeast, having a radius of 60.00 feet and a central angle of  $45^{\circ}51'33''$ ;

thence North  $42^{\circ}48'16''$  West tangent to said curve, a distance of 52.41 feet to the midpoint of the centerline of a hammer head turn-around;

thence South  $20^{\circ}27'55''$  West along said centerline, a distance of 60.00 feet to a point on the North line of Lot 2 of said Mary's Short Plat.

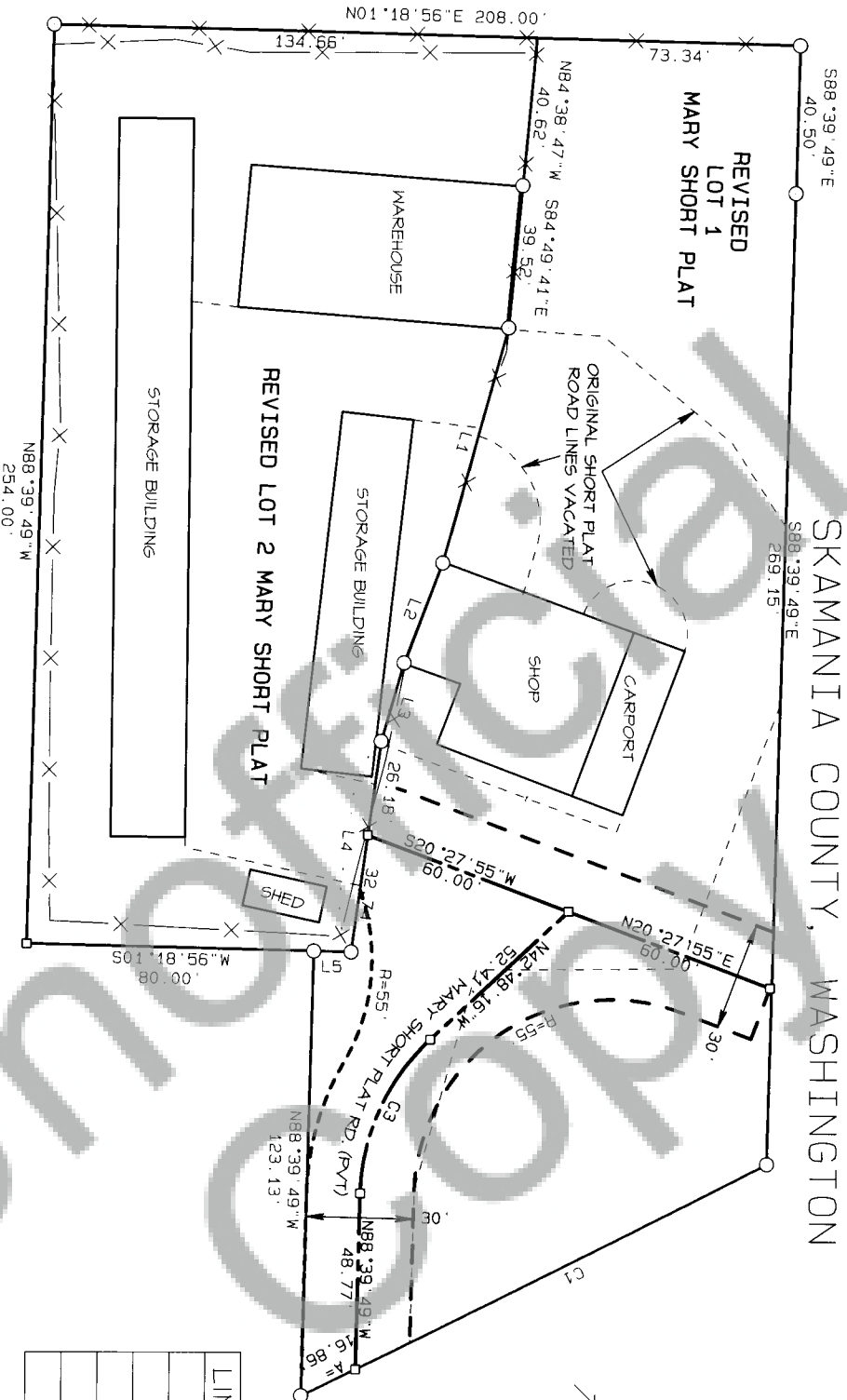
Also, beginning at the said midpoint of the centerline of a hammer head turn-around as described above;

Thence North  $20^{\circ}27'55''$  East along said centerline, a distance of 60.00 feet to a point.

The Right of Way lines of the intersect of above described road and hammer head turn-around have 55' radius returns.

EXHIB B

MARY SHORT PLAT  
IN THE NW 1/4 OF THE SE 1/4 OF  
SECTION 17, T3N, R8E, W.M.  
SKAMANIA COUNTY, WASHINGTON



LEGEND

- FOUND MARKER
- CALCULATED CORNER, NOT SET OR FOUND.
- ✕ EXISTING FENCE

SCALE 1"=50'

LINE	BEARING	DISTANCE
L1	N74°35'36"W	61.66'
L2	S69°07'55"E	29.72'
L3	S74°04'29"E	22.59'
L4	S82°10'04"E	58.92'
L5	N01°18'56"E	10.42'

LINE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C1	5654.58'	117.01'	1°11'08"	117.01'	N26°37'10"W
C2	5654.58'	21.72'	0°16'51"	21.72'	S25°53'10"E
C3	60.00'	48.02'	45°51'33"	46.75'	N65°44'02"W

Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.



DATE	DESCRIPTION	BY
6/16	DRAFT	ARB
6/16	CHECKED	ARB

EASEMENT MAP

FOR JERRY CARTER

CARSON, WASHINGTON

SHEET: 1 OF 1  
PROJECT: 16B048  
DATE: Jun 2016