



**AFTER RECORDING RETURN TO:**

Name: Cam Thomas  
Address: 52 Thomas Rd  
City/State: Underwood WA 98651

**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR  
ACCESS, USE, UTILITIES AND OTHER EASEMENTS**

This "Declaration" is made this 19 day of August, 2019 by Cam Thomas  
("Declarant").

The Declarant, owner of parcels listed below, establishes these Covenants, Conditions  
and Restrictions ("CC&R's") in order to provide and establish a continuity of use while  
maintaining value and livability.

**WITNESSETH:**

**WHEREAS** Declarant is the owner of all the real property and improvements  
located thereon in the County of Skamania, State of Washington, described as follows:

Tax parcel Tax Parcel 03102200080000 (Parcel 800) described as parcel B in  
Revised Administrative Decision recorded in Auditor's File Number 20019000430;

Tax Parcel 03102200080100 (Parcel 801) described as parcel A in Revised  
Administrative Decision recorded in Auditor's File Number 20019000430;

Tax Parcel 03102200080200 (Parcel 802) described as parcel C in Revised  
Administrative Decision recorded in Auditor's File Number 20019000430;

**WHEREAS**, Declarant desires and intends to create two parcels by deed from  
parcel 03102200080100, the two new parcels shall be known as Parcel 801E and 801W  
as described in attached Exhibit A for this document's purposes.

**DECLARATION**

Now, Therefore, Declarant hereby declares as follows with respect to the above listed  
parcels:

## **SECTION I**

### **Covenants, Conditions and Restrictions specific to each parcel**

#### **TAX PARCEL 800**

- 1) Tax Parcel 800 is beneficiary to a shared well agreement with Tax Parcel 801W as described in Section III(1),
- 2) Tax Parcel 800 shall be subject to an agricultural and natural resource agreement with Tax Parcel 801W in Section III(4),
- 3) Tax Parcel 800 is party to a shared driveway maintenance agreement with Tax Parcels 801W, 801E & 802 as described in Section III(2),
- 4) Tax Parcel 800 is subject to an Access and Utility Easement as described in Section III(3),
- 5) Tax Parcel 800 is beneficiary of an Access and Utility Easement as described in Section III(3),
- 6) Tax Parcel 800 is the beneficiary of an Access Easement as described in Section III(7).

#### **TAX PARCEL 801E**

- 1) Tax Parcel 801E is subject to the Covenants, Conditions and Restrictions as provided for in the document recorded in Auditor's File Number 2016001826.
- 2) Tax Parcel 801E is party to shared driveway maintenance agreement with Tax Parcels 801W, 800 & 802 as described in Section III(2),
- 3) Tax Parcel 801E is subject to Access and Utility Easements as described in Section III(3),
- 4) Tax Parcel 801E is subject to an agricultural and natural resource agreement with Tax Parcel 801W as described in Section III(4),
- 5) Tax Parcel 801E is subject to a land division restriction as described in Section III(5)

#### **TAX PARCEL 801W**

- 1) Tax Parcel 801W is subject to the Covenants, Conditions and Restrictions as provided for in the document recorded in Auditor's File Number 2016001826.
- 2) Tax Parcel 801W is subject to a shared well agreement with Tax Parcel 800 as described in Section III(1),
- 3) Tax Parcel 801W is a party to shared driveway maintenance agreement with Tax Parcels 801E, 800 & 802 as described in Section III(2),
- 4) Tax Parcel 801W is subject to an Access and Utility Easement as described in Section III(3),
- 5) Tax Parcel 801W is beneficiary of an Access and Utility Easement as described in Section III(3),
- 6) Tax Parcel 801W is the beneficiary to an agricultural and natural resource agreement with Tax Parcel 800, 801E and 802 as described in Section III(4),

- 7) Tax Parcel 801W is subject to a land division restriction as described in Section III(5)

### **TAX PARCEL 802**

- 1) Tax Parcel 802 is a party to a shared driveway maintenance agreement with Tax Parcels 801E, 801W, & 800 in Section III(2),
- 2) Tax Parcel 802 is beneficiary of an Access and Utility Easement as described in Section III(3),
- 3) Tax Parcel 802 is subject to an agricultural and natural resource agreement with Tax Parcel 801W in Section III(4).
- 4) Tax Parcel 802 is subject to a building restriction as per Section III(6),
- 5) Tax Parcel 802 is subject to an Access Easement as per Section III(7).

### **SECTION II**

#### **General Covenants, Conditions and Restrictions that apply to all parcels as described above**

- 1) An existing overhead powerline services Tax Parcels 801W, 801E, 800 & 802. All Parcels to have easement along this existing powerline. All new services are to be installed underground.
- 2) Services such as communications and Skamania County P.U.D. water to be installed as needed in access and utility easements as described in Section III(3). All new installations will be underground.
- 3) Parcels 801W, 801E, 800 & 802 subject to Revised Administrative Decision File No. NSA-17-32, recorded under Auditor File No. 2019000430, March 25, 2019.
- 4) Architectural Review
  - a. No Mobile or Manufactured Homes will be allowed to be placed on the property. Travel trailers/RV utility and other recreational hauling trailers may be parked and or stored on the lots, conditioned that they are kept in an orderly fashion and are not parked or stored in direct view from the access roads or adjoining lots. Travel trailers and/or Recreational Vehicles (RV) shall not be used as a residence at any time, but may be used temporarily or 4 weeks or less by residents or guests. Use of a travel trailer or RV may be used during construction of the primary residence on a lot, but such use is restricted to less than 18 consecutive months during construction or as allowed by applicable county code.
  - b) No structures, including homes, garages, carports or other out buildings, shall be erected, placed or altered on any lot until the plans, specifications, and elevations of the structures have first been approved by Declarant (or remaining Lot owners as described in Section IV) in writing with notice to all landowners.
  - c) Minimum living space per dwelling to be no less than 3,000 Square Feet.

- 5) Lot owners may not sell their lots without Declarant's permission and acceptance of the prospective buyer. At such time as Declarant no longer owns any of the lots governed by this document, this restriction is null and void.
- 6) No lot, unless such lot is owned by Declarant, may be further divided for a period of twenty (20) years of the date of the recording of this document.
- 7) Jurisdiction and authority to grant or extend exceptions, variances, waivers, and consents from any standard as set forth herein shall be held exclusively by Declarant, so long as Declarant has title to any part of the described property.

### **SECTION III**

#### **Descriptions and definitions of Covenants, Conditions and Restrictions as per Section I**

1. Parcel 801W will share and sell water to Parcel 800 for a period of two (2) years from an existing well, located on parcel 801W. This sharing agreement is intended to be temporary and no more than two years. Parcel 800 is required to provide its own water source 2 years from the date of purchase from the Declarant. At the time there is a functional and approved water source (within the required 2 years) this shared agreement is terminated. At that time Tax Parcel 800 will transfer the water right to this well to Tax Parcel 801W and satisfy any agency requirements for said transfer, at the expense of Tax Parcel 801W.

Parcels 801W and 800 will share in the costs of installation and maintenance of well, waterlines and appurtenances used in common.

2. All Lot Owners will share an equal basis, as described below, for Road Maintenance (as described below) of the common portion of Thomas Road (See Exhibit B for description of common portion of Thomas Road) in order to keep said road in good driving condition and meeting any county specifications.

Parcels 801E and 802 shall share an equal basis (as described below) for road maintenance (as described below) of the driveway south of the common portion of Thomas Road, in order to keep said road in good driving condition and meeting any county specifications.

Parcels 800, 801W and 801E shall share in an equal basis (as described below) for road maintenance (as described below) of the driveway west of the common portion of Thomas Road, in order to keep said road in good driving condition and meeting any county specifications.

Road maintenance shall include but not limited to; grading, snow removal, resurfacing, adding to gravel shoulders, and other necessary repairs.

Generally, on an annual basis, if 50% or more of the Lot Owners deem road maintenance is necessary then it shall be done by a competent person and the cost will be divided equally between lot owners. Each lot shall have 1 vote, if a Lot Owner does not vote, they will still be responsible for their portion of costs if a yes vote of 50% or more and costs are incurred.

New individual driveways connecting the above described drives may require a culvert as to not block ditches and existing drainage. New roads should be built as to minimize and prevent water or dirt to be tracked out onto the existing road system. Individual lot access roads are to be kept in repair by the lots owner and damages caused to the common drives by specific driveway access will be fixed by the Lot Owner.

Mail boxes shall be in accordance with postal codes. If garbage service is provided, trash cans shall only be placed on pickup day. No dumpsters are allowed on the Common Roads.

It is further stated, that the road servicing said property is not a county road and that the County of Skamania, state of Washington, has no responsibility or obligation as to the maintenance, construction or repair of said road.

### 3. Access and Utility Easements

The granting of said easements does not prohibit the parcel owners, heirs or assignees from utilizing the road within the easements themselves. Easement subject to maintenance agreements as described in the section III(2).

Access and Utility Easement for Parcel 800

See attached Exhibit B

Access and Utility Easement for 801W

See attached Exhibit B

Access and Utility Easement for 802

See attached Exhibit B

### 4. Agricultural and natural resources agreement in favor of Parcel 801W over 801E

The Declarant, his spouse and/or agents are allowed to use areas of parcel 800, 801E and 802, for permitted agricultural and/or natural resource uses, until the Declarant and/or his spouse are either A) no longer living; or B) no longer reside on any portion of the above described parcels of the Declaration of CC&Rs.

Said areas are to be agreed upon by the subject parcel owners and may not interfere with the standard use of the said parcel for single family residential usage.

This covenant provides access to and from said areas of agricultural and/or natural resource use subject to the above terms of this section.

5. The following restrictions shall apply to the approximately 46.17 acres of real property currently identified as Skamania tax lot No. 03102200080100 ("Lot 801") and located in Section 2 of T3N, R10E, Willamette Meridian, and shall bind heirs, successors, and assigns of the property.

Lot 801W and 801E shall not be further subdivided.

The only land division of Lot 801 to be allowed after the recording of these restrictive covenants shall be that land division to divide Lot 801 into two lots, each of greater than 20 acres. This restrictive covenant shall apply to both of the resultant lots. There shall be no further land divisions of Lot 801.

This restrictive covenant shall be void if at any time in the future the zoning and/or land division requirements of the subject property change to allow further subdivision, or if the development standards of the current zoning and other land division requirements change to allow further subdivision. In the event on such future changes, the removal of this Declaration of Restrictive Covenant shall be self-executing with no further action or approval by any party.

6. Following demolition of the existing home and shop on Parcel 802, any new home built on Parcel 802 is to be built with no more than 100 foot distance between the new home and the old structure.
7. The owners Lot 800 have the right to access the area south of the upper bluff on said Lot 800 through Lot 802. The owners for lot 802 may decide the location of said easement as long as it provides a safe and reasonable access for a farm tractor or ATV for the purpose of maintenance, fire protection and wood cutting.

#### **SECTION IV**

##### **GENERAL PROVISIONS**

- 1 **Enforcement.** The Owners within the Property or any mortgagee on any Lot shall have the right to enforce all of the covenants, conditions, restoration, reservations, easements, liens and charges. Failure by any Owner or mortgagee to enforce any covenant, conditions or restriction herein contained shall in no event be deemed a waiver of their right to do so thereafter. In the event suit or action is commenced to enforce the terms and provisions of this Declaration, the prevailing party shall be entitled to its attorney fees and costs in such suit or action to be fixed by the trial court, and in the event of an appeal, the cost of the appeal, together with reasonable attorney fees, to be set by the appellate court. The Owner shall be entitled to its reasonable attorney



fees incurred in any enforcement activity taken to collect delinquent assessments, whether or not suit or action is filed.

- 2 Severability. Invalidation of any one of these covenants, conditions, or restrictions by judgement or court order shall not affect the other provisions hereof and the same shall remain in full force and effect.
- 3 Duration. The covenants, conditions and restrictions of this Declaration shall run with and bind the land for a term of sixty-five (65) years from the date of this Declaration being recorded, after which time they shall be automatically extended for successive periods of ten (10) years, unless rescinded by vote of at least seventy-five percent (75%) of the Owners and seventy-five (75%) of the first mortgagees.
- 4 Amendment. Except as otherwise provided in this Section IV, and the restrictions set forth elsewhere herein, this Declaration may be amended at any time by an instrument approved by no less than seventy-five percent (75%) of the owners and recorded in Klickitat County, Washington. Provided further, no amendment affecting the general plan of development or any other right of Declarant herein contained may be effected without the express written consent of Declarant or it's successors and assigns.
- 5 Release and Cessation of Right of Control. Declarant may not give up its rights as Declarant herein without the express written consent of Declarant or its successors and assigns. Declarant shall cease right of control when Declarant owns only one of the above Parcels; 800, 801W, 801E and 802.
- 6 Unilateral Amendment by Declarant. Declarant may amend this Declaration in order to comply with the requirements of any prospective institutional lender, or any department, bureau, board, commission or agency of the United States of America or the State of Washington, the approval of which the entity is required in order for it to insure, guarantee or provide financing in connection with development of the Property and sale of Parcel. No such amendment shall require notice to or approval by any member.
- 7 Continuance. Each of the said covenants shall run with the said real property and each tract, lot part or parcel thereof and bind all successors, grantees, and assigns. Each purchase of any lot, part or parcel of or in said real property shall, by acceptance or a deed or other conveyance for any such tract, lot, part or parcel thereby, be conclusively deemed to have consented to and agreed to all of said covenants, conditions and restrictions and does by said acceptance, agree to observe, perform and be bound by said covenants, conditions and restrictions.

IN WITNESS WHEREOF, the undersigned being the Declarant herein, has executed this instrument dated this 19 day of AUGUST, 2019.

Cam Thomas

Cam Thomas

STATE OF WA.

} ss

County of Skamania

On this 19<sup>th</sup> day of August, 2019, before me, personally appeared Cam Thomas, to me known to be (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument, and acknowledged that they executed it as their free and voluntary act for the uses and purposes therein mentioned.

Denise M. Bell

Notary Public in and for the State of Washington,

Residing at Hasum WA - Klallam County

My appointment expires: Feb. 17, 2022





**EXHIBIT A**

**Legal Description for Parcel 801W**

Beginning at the Southwest corner of the North half of Government Lot 3 of Section 22, T3N, R10E, W.M, Skamania County, State of Washington;

Thence along the South line of said North half South 89°26'00" East, a distance of 458.22 feet;

thence North 01°36'49" East, a distance of 82.01 feet;

thence North 02°03'19" West, a distance of 147.52 feet to the beginning of a curve concave to the northeast having a radius of 60.00 feet and a central angle of 15°23'01" and being subtended by a chord which bears North 50°51'18" West 16.06 feet; thence northwesterly along said curve, a distance of 16.11 feet;

thence North 43°09'47" West tangent to said curve, a distance of 30.72 feet to the beginning of a curve tangent to said line; thence northwesterly a distance of 96.52 feet along the curve concave to the east, having a radius of 70.00 feet and a central angle of 79°00'03";

thence North 35°50'16" East tangent to said curve, a distance of 90.91 feet to the beginning of a curve tangent to said line;

thence northeasterly a distance of 11.72 feet along the curve concave to the northwest, having a radius of 100.00 feet and a central angle of 6°42'44";

thence South 89°40'20" East, a distance of 258.25 feet;

thence North 01°08'24" East, a distance of 674.04 feet;

thence North 38°46'45" West, a distance of 980.96 feet to a point on the North line of the Southwest ¼ of the Northeast ¼ of said Section 22;

thence along said North line North 89°09'03" West, a distance of 96.25 feet to a point on the North-South center section line;

thence along said center section line South 01°07'18" West, a distance of 1868.80 feet to the Point of Beginning.

Containing 22.78 Acres, more or less.

**Legal Description for Parcel 801E**

Commencing at the Southwest corner of the North half of Government Lot 3 of Section 22, T3N, R10E, W.M, Skamania County, State of Washington;

Thence along the South line of said North half South 89°26'00" East, a distance of 458.22 feet;

thence North 01°36'49" East, a distance of 82.01 feet;

thence North 02°03'19" West, a distance of 147.52 feet to the beginning of a curve concave to the northeast having a radius of 60.00 feet and a central angle of 15°23'01" and being subtended by a chord which bears North 50°51'18" West 16.06 feet; thence northwesterly along said curve, a distance of 16.11 feet;

thence North 43°09'47" West tangent to said curve, a distance of 30.72 feet to the beginning of a curve tangent to said line; thence northwesterly a distance of 96.52 feet along the curve concave to the east, having a radius of 70.00 feet and a central angle of 79°00'03";  
thence North 35°50'16" East tangent to said curve, a distance of 90.91 feet to the beginning of a curve tangent to said line;  
thence northeasterly a distance of 11.72 feet along the curve concave to the northwest, having a radius of 100.00 feet and a central angle of 6°42'44";  
thence South 89°40'20" East, a distance of 258.25 feet to the True Point of Beginning;  
thence North 01°08'24" East, a distance of 674.04 feet;  
thence North 38°46'45" West, a distance of 980.96 feet to a point on the North line of the Southwest ¼ of the Northeast ¼ of Section 22;  
thence along said North line South 89°09'03" East, a distance of 646.45 feet;  
thence South 38°46'45" East, a distance of 389.51 feet;  
thence South 01°08'57" West, a distance of 824.42 feet;  
thence South 55°52'25" East, a distance of 339.30 feet;  
thence South 89°14'18" East, a distance of 208.20 feet;  
thence South 89°03'58" East, a distance of 208.63 feet;  
thence North 51°18'00" East, a distance of 182.56 feet;  
thence South 85°32'59" East, a distance of 30.30 feet;  
thence South 00°55'40" West, a distance of 21.40 feet;  
thence South 51°18'00" West, a distance of 221.39 feet;  
thence South 88°44'36" East, a distance of 170.49 feet;  
thence South 89°19'22" East, a distance of 58.30 feet;  
thence South 00°58'49" West, a distance of 499.65 feet;  
thence North 89°26'00" West, a distance of 420.00 feet;  
thence North 00°58'49" East, a distance of 438.87 feet;  
thence North 89°40'20" West, a distance of 777.77 feet to the True Point of Beginning.

Containing 20.52 Acres, more or less.

**EXHIBIT B**

**Legal Description of common portion of Thomas Road, 37 feet in width**

Beginning at the Southwest corner of the North half of Government Lot 3 of Section 22, T3N, R10E, W.M, Skamania County, State of Washington;

Thence along the South line of said North half South  $89^{\circ}26'00''$  East, a distance of 1924.13 feet;

thence North  $00^{\circ}58'49''$  East, a distance of 102.03 feet;

thence North  $00^{\circ}58'49''$  East, a distance of 397.62 feet;

thence North  $89^{\circ}19'22''$  West, a distance of 58.30 feet;

thence North  $88^{\circ}44'36''$  West, a distance of 170.49 feet to the Point of Beginning;

thence North  $51^{\circ}18'00''$  East, a distance of 221.39 feet;

thence North  $00^{\circ}55'40''$  East, a distance of 21.40 feet;

thence North  $85^{\circ}32'59''$  West, a distance of 30.30 feet;

thence South  $51^{\circ}18'00''$  West, a distance of 257.34 feet;

thence South  $88^{\circ}44'36''$  East, a distance of 57.93 feet to the Point of Beginning.

**Legal Description of Variable Width Easement for Ingress, Egress & Utilities, for the benefit of Tax Parcel 800**

Commencing at the Southwest corner of the North half of Government Lot 3 of Section 22, T3N, R10E, W.M, Skamania County, State of Washington;

Thence along the South line of said North half South  $89^{\circ}26'00''$  East, a distance of 458.22 feet;

thence North  $01^{\circ}36'49''$  East, a distance of 82.01 feet;

thence North  $02^{\circ}03'19''$  West, a distance of 147.52 feet to Point of Beginning;

Thence northwesterly 16.11 feet along a curve concave to the northeast having a radius of 60.00 feet and a central angle of  $15^{\circ}23'01''$  and being subtended by a chord which bears North  $50^{\circ}51'18''$  West 16.06 feet;

thence North  $43^{\circ}09'47''$  West tangent to said curve, a distance of 30.72 feet to the beginning of a curve tangent to said line;

thence northerly a distance of 96.52 feet along the curve concave to the east, having a radius of 70.00 feet and a central angle of  $79^{\circ}00'03''$ ;

thence North  $35^{\circ}50'16''$  East tangent to said curve, a distance of 90.91 feet to the beginning of a curve tangent to said line; thence northeasterly a distance of 11.72 feet along the curve concave to the northwest, having a radius of 100.00 feet and a central angle of  $6^{\circ}42'44''$ ;

thence South  $89^{\circ}40'20''$  East, a distance of 17.12 feet;

thence North  $29^{\circ}09'36''$  East, a distance of 206.87 feet to the beginning of a curve tangent to said line;

thence northeasterly a distance of 152.48 feet along the curve concave to the south, having a radius of 110.00 feet and a central angle of 79°25'22";  
thence South 71°25'03" East tangent to said curve, a distance of 471.88 feet;  
thence South 89°14'18" East, a distance of 323.40 feet;  
thence South 89°03'58" East, a distance of 230.68 feet;  
thence North 51°18'00" East, a distance of 193.13 feet;  
thence North 00°55'40" East, a distance of 21.40 feet;  
thence North 85°32'59" West, a distance of 30.30 feet;  
thence South 51°18'00" West, a distance of 182.56 feet;  
thence North 89°03'58" West, a distance of 208.63 feet;  
thence North 89°14'18" West, a distance of 208.20 feet;  
thence North 89°14'18" West, a distance of 110.54 feet;  
thence North 71°25'03" West, a distance of 467.17 feet to the beginning of a curve tangent to said line;  
thence westerly a distance of 194.07 feet along the curve concave to the south, having a radius of 140.00 feet and a central angle of 79°25'22";  
thence South 29°09'36" West tangent to said curve, a distance of 215.18 feet to the beginning of a curve concave to the northwest having a radius of 85.00 feet and a central angle of 6°40'40" and being subtended by a chord which bears South 32°29'56" West 9.90 feet; thence southwesterly along said curve, a distance of 9.91 feet;  
thence South 35°50'16" West tangent to said curve, a distance of 90.91 feet to the beginning of a curve tangent to said line;  
thence southerly a distance of 117.20 feet along the curve concave to the east, having a radius of 85.00 feet and a central angle of 79°00'03";  
thence South 43°09'47" East tangent to said curve, a distance of 30.72 feet to the beginning of a curve tangent to said line; thence southeasterly a distance of 29.69 feet along the curve concave to the northeast, having a radius of 75.00 feet and a central angle of 22°40'59" to a point of cusp;  
thence North 02°03'19" West, a distance of 17.26 feet to the Point of Beginning.

All contained entirely within Tax Parcels 801E & 801W of this document.

**Legal Description of Variable Width Easement for Ingress, Egress & Utilities for the benefit of Tax Parcel 801W**

Commencing at the Southwest corner of the North half of Government Lot 3 of Section 22, T3N, R10E, W.M, Skamania County, State of Washington;

Thence along the South line of said North half South 89°26'00" East, a distance of 458.22 feet;  
thence North 01°36'49" East, a distance of 82.01 feet;  
thence North 02°03'19" West, a distance of 147.52 feet to Point of Beginning;  
thence North 02°03'19" West, a distance of 19.54 feet;

thence North  $43^{\circ}09'47''$  West, a distance of 31.91 feet to the beginning of a curve tangent to said line;

thence northerly a distance of 75.84 feet along the curve concave to the east, having a radius of 55.00 feet and a central angle of  $79^{\circ}00'03''$ ;

thence North  $35^{\circ}50'16''$  East tangent to said curve, a distance of 90.91 feet to the beginning of a curve tangent to said line;

thence northeasterly a distance of 21.57 feet along the curve concave to the northwest, having a radius of 115.00 feet and a central angle of  $10^{\circ}44'44''$  to a point of cusp;

thence North  $89^{\circ}40'20''$  West, a distance of 16.79 feet to the beginning of a curve concave to the northwest having a radius of 100.00 feet and a central angle of  $6^{\circ}42'44''$  and being subtended by a chord which bears South  $32^{\circ}28'54''$  West 11.71 feet; thence southwesterly along said curve, a distance of 11.72 feet;

thence South  $35^{\circ}50'16''$  West tangent to said curve, a distance of 90.91 feet to the beginning of a curve tangent to said line;

thence southerly a distance of 96.52 feet along the curve concave to the east, having a radius of 70.00 feet and a central angle of  $79^{\circ}00'03''$ ;

thence South  $43^{\circ}09'47''$  East tangent to said curve, a distance of 30.72 feet to the beginning of a curve tangent to said line;

thence southeasterly a distance of 16.11 feet along the curve concave to the northeast, having a radius of 60.00 feet and a central angle of  $15^{\circ}23'01''$  to the Point of Beginning.

**AND ALSO:**

Commencing at the Southwest corner of the North half of Government Lot 3 of Section 22, T3N, R10E, W.M, Skamania County, State of Washington;

Thence along the South line of said North half South  $89^{\circ}26'00''$  East, a distance of 458.22 feet;

thence North  $01^{\circ}36'49''$  East, a distance of 82.01 feet;

thence North  $02^{\circ}03'19''$  West, a distance of 147.52 feet to the beginning of a curve concave to the northeast having a radius of 60.00 feet and a central angle of  $15^{\circ}23'01''$  and being subtended by a chord which bears North  $50^{\circ}51'18''$  West 16.06 feet; thence northwesterly along said curve, a distance of 16.11 feet;

thence North  $43^{\circ}09'47''$  West tangent to said curve, a distance of 30.72

feet to the beginning of a curve tangent to said line; thence northwesterly a distance of 96.52 feet along the curve concave to the east, having a radius of 70.00 feet and a central angle of  $79^{\circ}00'03''$ ;

thence North  $35^{\circ}50'16''$  East tangent to said curve, a distance of 90.91 feet to the beginning of a curve tangent to said line;

thence northeasterly a distance of 11.72 feet along the curve concave to the northwest, having a radius of 100.00 feet and a central angle of  $6^{\circ}42'44''$ ;

thence South  $89^{\circ}40'20''$  East, a distance of 258.25 feet;

thence North  $01^{\circ}08'24''$  East, a distance of 228.12 feet to the Point of Beginning;

thence South 71°25'03" East, a distance of 457.36 feet;  
thence South 89°14'18" East, a distance of 323.40 feet;  
thence South 89°03'58" East, a distance of 230.68 feet;  
thence North 51°18'00" East, a distance of 193.13 feet;  
thence North 00°55'40" East, a distance of 21.40 feet;  
thence North 85°32'59" West, a distance of 30.30 feet;  
thence South 51°18'00" West, a distance of 182.56 feet;  
thence North 89°03'58" West, a distance of 208.63 feet;  
thence North 89°14'18" West, a distance of 208.20 feet;  
Thence North 89°14'18" West, a distance of 110.54 feet;  
thence North 71°25'03" West, a distance of 462.09 feet;  
thence South 01°08'24" West, a distance of 31.45 feet to the Point of Beginning.

All contained entirely within Tax Parcels 801E & 800 of this document.

**Legal Description of Variable Width Easement (Nominal 30' Wide) for Ingress,  
Egress & Utilities for the benefit of Tax Parcel 802**

Beginning at the Southwest corner of the North half of Government Lot 3 of Section 22,  
T3N, R10E, W.M, Skamania County, State of Washington;

Thence along the South line of said North half South 89°26'00" East, a distance of  
1924.13 feet;  
thence North 00°58'49" East, a distance of 102.03 feet;  
thence North 00°58'49" East, a distance of 397.62 feet;  
thence North 89°19'22" West, a distance of 58.30 feet;  
thence North 88°44'36" West, a distance of 170.49 feet to the Point of Beginning;  
thence North 51°18'00" East, a distance of 221.39 feet;  
thence North 00°55'40" East, a distance of 21.40 feet;  
thence North 85°32'59" West, a distance of 30.30 feet;  
thence South 51°18'00" West, a distance of 182.56 feet;  
thence South 54°03'01" West, a distance of 238.71 feet;  
thence South 00°58'49" West, a distance of 37.53 feet;  
thence North 54°03'01" East, a distance of 221.36 feet;  
thence South 88°44'36" East, a distance of 14.25 feet to the Point of Beginning.

All contained entirely within Tax Parcel 801E of this document.