

Skamania County, WA
Total: \$107.50
EASE
Pgs=5

2019-001700

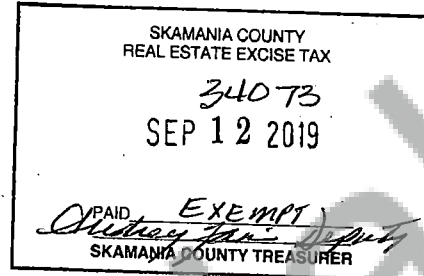
09/12/2019 08:25 AM

Request of: CITY OF STEVENSON



After recording return document to:

City of Stevenson
P.O Box 371
Stevenson, WA 98648



Document Title: Temporary Easement
Reference Number of Related Document:
Grantor(s): Caporn Skies, LLC
Grantee(s): City of Stevenson

Legal Description: Lot 13, S52' Lot 12 & Ptn. Lot 14 Blk 6 STEVENSON

Additional Legal Description is on Page 4 of Document

Assessor's Tax Parcel Number: 02070111210000

Skamania County Assessor
Date 9/12/19 Parcel# 02-07-01-11-2100-00
VK

TEMPORARY EASEMENT

The Grantors, **Caporn Skies, LLC**, a Washington limited liability company for and in consideration of the sum of Two hundred AND NO/100 (\$200.00) Dollars, hereby conveys and grants unto the **CITY OF STEVENSON, A Municipal Corporation of the State of Washington**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of new street lights, sidewalk, stormwater improvements, reconstruct road base and new surfacing for Russell Avenue Improvements.

The temporary rights herein granted shall terminate 24 months from start of construction, or August 31, 2021, **whichever occurs sooner**.

Said lands being situated in Skamania County, State of Washington, and described as follows:

For legal description and additional conditions
See Exhibit A attached hereto and made a part hereof.

TEMPORARY EASEMENT

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the **CITY OF STEVENSON, A Municipal Corporation of the State of Washington** unless and until accepted and approved hereon in writing for the **CITY OF STEVENSON, A Municipal Corporation of the State of Washington**, by its authorized agent.

GRANTORS:

Caporn Skies LLC

By: *Joseph Ted Angelo*
Signature

Print Name:

By: *Joseph Ted Angelo*
Signature

Print Name:

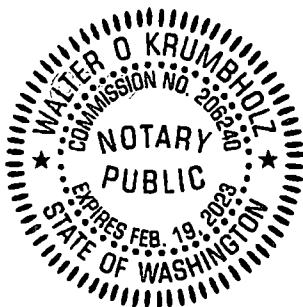
STATE OF WASHINGTON)

: ss

COUNTY OF CLARK)

On this 29TH day of AUGUST before me personally appeared JOSEPH T ANGELO and _____ to me known to be the members of the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument.

GIVEN under my hand and official seal the day and year last above written.



Walter Krumbholz WALTER KRUMBHOLZ
Notary Public in and for the State of
Washington, residing at IQ CREDIT UNION

My commission expires FEB 19TH 2023

GRANTORS:

Caporn Skies LLC

By: Lewis T Angelo

Print Name: Lewis T Angelo

By: _____

Signature
Print Name:

STATE OF WASHINGTON)

COUNTY OF Clark) : ss 3rd

On this 5th day of September before me personally appeared Lewis T. Angelo and _____ to me known to be the members of the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument.

GIVEN under my hand and official seal the day and year last above written.



Rebecca E. Waddell

Notary Public in and for the State of Washington, residing at Clark Co. Vancouver, WA.

My commission expires May 5, 2020

TEMPORARY EASEMENT

Accepted on behalf of the
CITY OF STEVENSON, a Municipal Corporation

By: [Signature]

Frank Cox, Mayor
Scott Anderson

Temporary Construction Easement Russell Avenue Improvements

Parcel no. 02070111210000

A parcel of land lying in the Northeast quarter of the Northeast quarter of Section 1, Township 2 North, Range 7 East, Willamette Meridian, City of Stevenson, Skamania County, Washington, and being a portion of Lot 13 and 14, Block 6, Plat of Stevenson; said parcel being that portion of said property included in a strip of land, lying on the easterly side of the center line of Russel Avenue, which center line is described as follows:

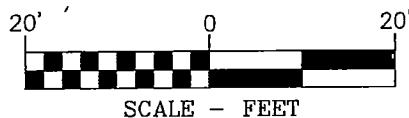
Beginning at Russell Avenue Improvements Engineer's Center Line Station 0+00, said station being 8.83 feet North and 41.56 feet West of the Northwest corner of Block 6, Plat of Stevenson; thence South 33°05'14" East, 550.00 feet to Engineer's Center Line Station 5+50.

Said parcel of land is more particularly described as follows:

Beginning at a point 30.00 feet left of and opposite of station 2+13.89 of Said Russell Avenue Improvements Engineer's Station; thence northeasterly to a point 31.00 feet left of and opposite of Engineer's Station 2+13.89; thence southeasterly to a point 31.00 feet left of and opposite of Engineer's Station 2+57.77; thence southwesterly to a point 30.00 feet left of and opposite of Engineer's Station 2+57.77; thence back to the **Point of Beginning**.

Containing 44 Square Feet

EXHIBIT "A"



BASIS OF BEARINGS

SURVEY BY KLEIN & ASSOC. INC.
A.F.N. 2017000965



ENGINEER'S
STATION
0+00

SECOND STREET

WEST
41.56'

NORTH
18.83'

NW CORNER
BLOCK 6

RUSSELL AVE 2+00
S33°05'14"E

BLOCK 6
PLAT OF STEVENSON

STA: 2+13.89 31.00' (L)

PARCEL NO.
02070111210000

P.O.B.
STA: 2+13.89 30.00' (L)

STA: 2+57.77 30.00' (L)

STA: 2+57.77 31.00' (L)

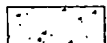
LEGEND

□ COMPUTED ANGLE POINT,
NOT MONUMENTED

--- RIGHT OF WAY
--- CENTERLINE
--- EDGE OF ASPHALT
--- EDGE OF CONCRETE
--- CURB



BUILDING



SIDEWALK



TEMPORARY CONSTRUCTION
EASEMENT

P.O.B. POINT OF BEGINNING

TEMPORARY CONSTRUCTION EASEMENT
IN THE NE 1/4 OF THE NE 1/4 SEC. 1, T.2N, R.7E., W.M.
CITY OF STEVENSON, SKAMANIA COUNTY,
STATE OF WASHINGTON



Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 12th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

PROJECT: 18-08-20
FILE NO: 180820-TEMP-EXH.DWG
FILE PATH
LAYOUT: 8X11
SURVEYED: KA
DESIGN: CM
DRAFT: GO
APPROVE: CM
DATE: 6-19-19
SHEET 1 OF 1 SHEETS