

Skamania PUD
P.O. Box 500
Carson, WA
98610

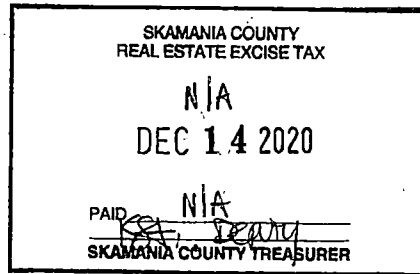
Skamania County, WA
Total:\$110.50
EASE
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2020-003509

12/15/2020 08:21 AM

Request of: SKAMANIA COUNTY PUD

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RIGHT OF WAY EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned, Nicholas D Wade and Ann F Horinouchi, husband and wife, does hereby grant unto Public Utility District #1 of Skamania County (Skamania PUD), and its successors and assigns, the right to enter upon the lands of the undersigned, situated in Skamania County, Washington, and more particularly described as follows:

Legal description: parcel described in Attachment A less that portion of land deeded to Richards under file number 2014-002043 in Attachments B, and less that portion of land deeded to Baird under file number 2014-002210 in Attachment C, and less that portion of land deeded to Klett under file number 2017-001334 in Attachment D, and adding that portion of land deeded from Baird under file number 2014-002211 in Attachment E

Tax Parcel #: 02-05-34-0-0-0400-00

PUD Work Order # PT20-0235

The undersigned grants a perpetual non-exclusive easement over, under and across a strip of land 15 feet wide centered on the underground or overhead power line on the above described lands to construct, operate and maintain an overhead or underground electric distribution line or system and/or all streets, roads or highways abutting said lands; to inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as Skamania PUD may from time to time deem advisable, including, by way of example and not by way of limitation, the right to increase or decrease the number of circuits, wires, poles, cables, manholes, connection boxes, transformers and transformer enclosures; to cut, trim and control the growth by machinery or other means of trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right of way which may incidentally and necessarily result from the means of control employed); and the right to permit the installation of communication and other circuits as part of said electric distribution system.

The undersigned agree that all poles, wires, and other facilities, including any equipment installed on the above-described lands by Skamania PUD or at its expense, shall be and remain the property of Skamania PUD and shall be removable at its option.

The undersigned covenant that they will not erect or maintain any structure over or under the electric facilities and that structure, if any, not be constructed closer than ten (10) feet from the nearest electric facilities; that if such a structure is built or placed, they will remove the same at the request of the Grantee at no cost to the Grantee, or in the alternative and in Grantee's sole discretion, pay the Grantee the cost

of rerouting the utilities around the structure; and that they are the owners of the above-described lands, and that they have the right to execute this Right of Way Easement without the consent of any other party.

This easement shall be non-exclusive, except as set forth above and as to any use that is inconsistent with Grantee's use. Every other use in this easement is subordinate to Grantee's use and Grantee reserves the right to exclude and eject any use and user that it finds to be inconsistent to Grantee's use or in its judgment compromises the health or safety of its employees or the public.

Grantor retains use and actual control of the above described lands for all purposes, except as provided herein. This Right of Way Easement shall be binding upon and inure to the benefits of the successors and assigns of the parties.

Rights and obligations not specifically conveyed hereby remain with the undersigned.

IN WITNESS WHEREOF, we have set our hands this 7th day of December, 2020

Nicholas D Wade
Name (Print or type full name)

Ann F Horinouchi
Name (Print or type full name)

Nicholas D Wade
Signature

Ann F. Horinouchi
Signature

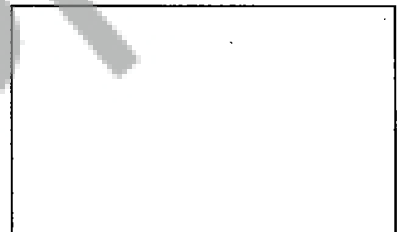
STATE OF Oregon

COUNTY OF Multnomah

Personally appeared the above named Ann Horinouchi and Nicholas Wade on this 7th day of December, 2020, and acknowledged the foregoing to be their voluntary act and deed.

Before me:

Meghan Heisler
Notary Public for Washington
November 8th, 2024
My Commission Expires



Attachment "A"

The following described real estate, situated in the county Skamania, State of Washington:

The southeast quarter of the northeast quarter, the north half of the northeast quarter of the southeast quarter,

except that portion thereof lying southerly of county road no. 1112, designated as the Maybee Mines road; of section 34, township 2 north, range 5 east of the Willamette meridian.

Attachment B

A parcel of land located in a portion of the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 34, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at the Southeast corner of the Southeast Quarter of said Northeast Quarter; Thence North $00^{\circ}41'15''$ East, along the East line of the Southeast Quarter of said

Northeast Quarter, for a distance of 474.00 feet;

Thence leaving said East line, North $89^{\circ}28'11''$ West, parallel with the South line of the Southeast Quarter of said Northeast Quarter for a distance of 50.00 feet;

Thence South $00^{\circ}41'15''$ West, parallel with said East line, for a distance of 473.66 feet;

Thence South $01^{\circ}09'47''$ West, parallel with the East line of the Northeast Quarter of said Southeast Quarter, for a distance of 117.96 feet to the centerline of "Mabee Mines" road and the beginning of a 347.00 foot radius non-tangent curve to the right;

Thence along said centerline, along the arc of a 347.00 foot radius non-tangent curve to the right, for an arc distance of 56.73 feet, through a central angle of $09^{\circ}22'00''$, the radius of which bears South $31^{\circ}35'11''$ East, the long chord of which bears North $63^{\circ}05'48''$ East, for a chord distance of 56.66 feet to the East line of the Northeast Quarter of said Southeast Quarter;

Thence leaving said centerline, North $01^{\circ}09'47''$ East, along said East line, for a distance of 91.50 feet to the **POINT OF BEGINNING**.

CONTAINING: 28,884 square feet or 0.66 acres of land, more or less.

BASIS OF BEARING: NAD83_2011 (EPOCH 2010.0000), Washington State Plane

Coordinate System, South Zone, US-Feet;

Together with and subject to easements, reservations, covenants and restrictions apparent or of record.

Attachment C

A parcel of land located in a portion of the Southeast Quarter of the Northeast Quarter of Section 34, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at the Southeast corner of Lot 1 of the "Barton" Short Plat, recorded in Book 3 of Short Plats at Page 398, Skamania County Auditor's records, said point also being on the West line of said Southeast Quarter;

Thence North $00^{\circ}56'30''$ East, along said West line and the East line of said Lot 1, for a distance of 714.28 feet;

Thence leaving said West line and said East line, South $69^{\circ}21'28''$ East, for a distance of 133.12 feet;

Thence South $11^{\circ}32'46''$ West, for a distance of 681.03 feet to the **POINT OF BEGINNING**.

CONTAINING: 44,761 square feet or 1.03 acres of land, more or less.

BASIS OF BEARING: NAD83_2011 (EPOCH 2010.0000), Washington State Plane

Coordinate System, South Zone, US-Feet;

Together with and subject to easements, reservations, covenants and restrictions apparent or of record.

Attachment D

21 ACRE SEGREGATION

A parcel of land located in a portion of the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 34, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at the Southwest corner of the Southeast Quarter of said Northeast Quarter;

Thence North $00^{\circ}56'30''$ East, along the West line of the Southeast Quarter of said Northeast Quarter, for a distance of 182.23 feet;

Thence leaving said West line, South $89^{\circ}28'11''$ East, parallel with the South line of the Southeast Quarter of said Northeast Quarter, for a distance of 1168.60 feet;

Thence South $00^{\circ}41'15''$ West, parallel with the East line of the Southeast Quarter of said Northeast Quarter, for a distance of 181.20 feet;

Thence South $01^{\circ}09'47''$ West, parallel with the East line of the Northeast Quarter of said Southeast Quarter, for a distance of 215.40 feet to the centerline of "Mabee Mines" road and the beginning of a 347.00 foot radius non-tangent curve to the left;

Thence along said centerline, along the arc of a 347.00 foot radius non-tangent curve to the left, for an arc distance of 137.09 feet, through a central angle of $22^{\circ}38'09''$, the radius of which bears South $54^{\circ}19'50''$ East, the long chord of which bears South $24^{\circ}21'05''$ West, for a chord distance of 136.20 feet;

Thence continuing along said centerline, South $13^{\circ}02'01''$ West, for a distance of 76.19 feet to the beginning of a 200.00 foot radius tangent curve to the right

Thence continuing along said centerline, along the arc of a 200.00 foot radius tangent curve to the right, for an arc distance of 173.49 feet, through a central angle of $49^{\circ}42'03''$, the radius of which bears North $76^{\circ}57'59''$ West, the long chord of which bears South $37^{\circ}53'02''$ West, for a chord distance of 168.10 feet;

Thence continuing along said centerline, South $62^{\circ}44'04''$ West, for a distance of 234.21 feet to the beginning of a 273.00 foot radius tangent curve to the right;

Thence continuing along said centerline, along the arc of a 273.00 foot radius tangent curve to the right, for an arc distance of 18.50 feet, through a central angle of $03^{\circ}53'01''$, the radius of which bears North $27^{\circ}15'56''$ West, the long chord of which bears South $64^{\circ}40'34''$ West, for a chord distance of 18.50 feet to the South line of the North Half of the Northeast Quarter of said Southeast Quarter;

Thence North $89^{\circ}29'03''$ West, along said South line, for a distance of 221.19 feet to the centerline of said "Mabee Mines" road and the beginning of a 273.00 foot radius non-tangent curve to the right;

Thence along said centerline, along the arc of a 273.00 foot radius non-tangent curve to the right, for an arc distance of 16.41 feet, through a central angle of $03^{\circ}26'37''$, the radius of which bears North $24^{\circ}24'49''$ East, the long chord of which bears North $63^{\circ}51'52''$ West, for a chord distance of 16.41 feet;

Thence continuing along said centerline, North $62^{\circ}08'33''$ West, for a distance of 88.93 feet to the beginning of a 231.00 foot radius tangent curve to the left;

Thence continuing along said centerline, along the arc of a 231.00 foot radius tangent curve to the left, for an arc distance of 279.69 feet, through a central angle of $69^{\circ}22'25''$, the radius of which bears South $27^{\circ}51'27''$ West, the long chord of which bears South $83^{\circ}10'14''$ West, for a chord distance of 262.92 feet;

Thence continuing along said centerline, South $48^{\circ}29'01''$ West, for a distance of 21.39 feet to the South line of the North Half of the Northeast Quarter of said Southeast Quarter;

Thence leaving said centerline, North $89^{\circ}29'03''$ West, along said South line, for a distance of 187.24 feet to the Southwest corner of said North Half;

Thence leaving said South line, North $01^{\circ}10'08''$ East, along the West line of said North Half, for a distance of 661.90 feet to the **POINT OF BEGINNING**.

CONTAINING: 914,766 square feet or 21 acres of land, more or less.

BASIS OF BEARING: NAD83_2011 (EPOCH 2010.0000), Washington State Plane

Coordinate System, South Zone, US-Feet;

Together with and subject to easements, reservations, covenants and restrictions apparent or of record.

Attachment E

A parcel of land located in a portion of the Southwest Quarter of the Northeast Quarter of Section 34, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at the Northeast corner of said Southwest Quarter, said point also being the Northeast corner of Lot 1 of the "Barton" Short Plat, recorded in Book 3 of Short Plats at Page 398, Skamania County Auditor's records;

Thence South $00^{\circ}56'30''$ West, along the East line of said Southwest Quarter and the East line of said Lot 1, for a distance of 313.94 feet;

Thence leaving said East line, North $69^{\circ}21'28''$ West, for a distance of 145.95 feet to the West line of said Lot 1 and the West Right of Way line of "Wantland" Road (Private Road);

Thence along said West line and said West Right of Way line, North $44^{\circ}59'07''$ East, for a distance of 73.94 feet to the beginning of a 70.00 foot radius tangent curve to the left;

Thence continuing along said West line and said West Right of Way line, along the arc of a 70.00 foot radius tangent curve to the left, for an arc distance of 53.98 feet, through a central angle of $44^{\circ}11'10''$, the radius of which bears North $45^{\circ}00'53''$ West, the long chord of which bears North $22^{\circ}53'32''$ East, for a chord distance of 52.66 feet;

Thence continuing along said West line and said West Right of Way line, North $00^{\circ}47'57''$ East, for a distance of 162.48 feet to the Northeast corner of said Lot 1 and the North line of said Southwest Quarter;

Thence leaving said West line and said West Right of Way line, South $89^{\circ}17'35''$ East, along the North line of said Lot 1 and the North line of said Southwest Quarter, for a distance of 66.73 feet to the **POINT OF BEGINNING**.

CONTAINING: 23,673 square feet or 0.54 acres of land, more or less.

BASIS OF BEARING: NAD83_2011 (EPOCH 2010.0000), Washington State Plane

Coordinate System, South Zone, US-Feet;

Together with and subject to easements, reservations, covenants and restrictions apparent or of record.