



Upon Recording Return To:
Carolyn A. Simms, Attorney
P.O. Box 169
Washougal, WA 98671

PRIVATE ROAD MAINTENANCE AGREEMENT

Parties: LARRY BALDWIN and HELEN BALDWIN
DANIEL K. BEECHER and HEATHER I. BEECHER

Abbreviated

Legal Descriptions: LOTS 1 & 3 OF THE LARCH MTN VIEW S/P #2021-001399

Tax Parcel Numbers: 02051800080300 and 02051800082500

AGREEMENT made this 3 day of March, 2021, by LARRY BALDWIN and HELEN BALDWIN, husband and wife, who are the owners of the real property known as Tax Parcels 02051800080300 and 02051800082500, Lots 1 and 3 of LARCH MOUNTAIN VIEW SHORT PLAT, recorded under Auditor's File Number 2020001399, records of Skamania County, Washington located in Skamania County, Washington.

WHEREAS, DANIEL K. BEECHER and HEATHER I. BEECHER, husband and wife, are purchasing Tax Parcel 02051800080300, Lot 1 of LARCH MOUNTAIN VIEW SHORT PLAT, recorded under Auditor's File Number 2020001399, records of Skamania County, Washington; and

WHEREAS, the parties desire to establish an agreement for routine maintenance of the private roadway along an easement which was created by Easement as shown by Short Plat created by Klein & Associates, Inc. for said Baldwins, said easement as described hereto in Exhibit "A" attached hereto;

NOW, THEREFORE, in consideration of the foregoing agreement, mutual benefit of the parties hereto and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties make the following agreement:

1. The Agreement for said Road Maintenance shall apply to the properties of Tax Parcels 02051800080300 and 02051800082500, and shall encumber and run with the land as long as the roadway shall remain a private drive.

2. Road maintenance and improvements shall be made by mutual agreement of the Owners using said easement, and shall be shared equally between the parties, in order to keep and maintain the road in good operating condition at all times, which shall ensure the provision of safe access, ingress, egress and passage by owners, agents, invitees and emergency vehicles. "Good operating condition" may be described by the parties hereto from time to time, but shall at least be defined as the condition of the roadway at the time of this agreement or at the time of roadway construction, free of potholes or sink holes, and obstructions of any kind.
3. It is the responsibility of the Owners using said easement to work together in a reasonable, neighborly manner to complete the maintenance and/or repairs as needed. Any Owner may seek the maintenance and/or repair of the roadway by the other, by first obtaining professional advice and/or bids, but shall not order work to be completed without prior written approval of the other Owner, which shall not be unreasonably withheld. Each Owner will share equally in the cost of said maintenance and/or repairs in the areas that they share use. Maintenance costs in areas outside of shared use shall be borne by the Owner using said portion.
4. In the event of an emergency, meaning that action must be made within 24 hours of the occurrence, such as a tree falling on the roadway, the acting Owner shall not be required to seek the approval of the necessary maintenance and/or repair, and the other benefiting Owner shall participate equally in the costs of the same, as long as said maintenance and/or repair was necessary to regain safe access, ingress and egress.

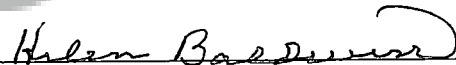
All of the terms and provisions of this Agreement shall be binding upon and shall inure to the benefit of the parties hereto, their legal representatives, heirs, successors and assigns.

This Agreement shall be recorded with the Skamania County Auditor.

IN WITNESS WHEREOF, the parties have executed this instrument effective on the date indicated above.



LARRY BALDWIN



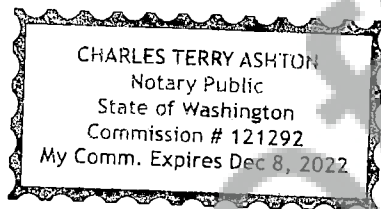
HELEN BALDWIN

STATE OF WASHINGTON)
COUNTY OF CLARK) ss.

I certify that I know or have satisfactory evidence that LARRY BALDWIN and HELEN BALDWIN are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 3, 2021

Charles Terry Ashton
Notary Public for Washington
Residing at Vancouver, WA
My appointment expires 12/08/2022



Daniel K. Beecher
DANIEL K. BEECHER

Heather I. Beecher
HEATHER I. BEECHER

STATE OF WASHINGTON)
COUNTY OF CLARK) ss.

I certify that I know or have satisfactory evidence that DANIEL K. BEECHER and HEATHER I. BEECHER are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

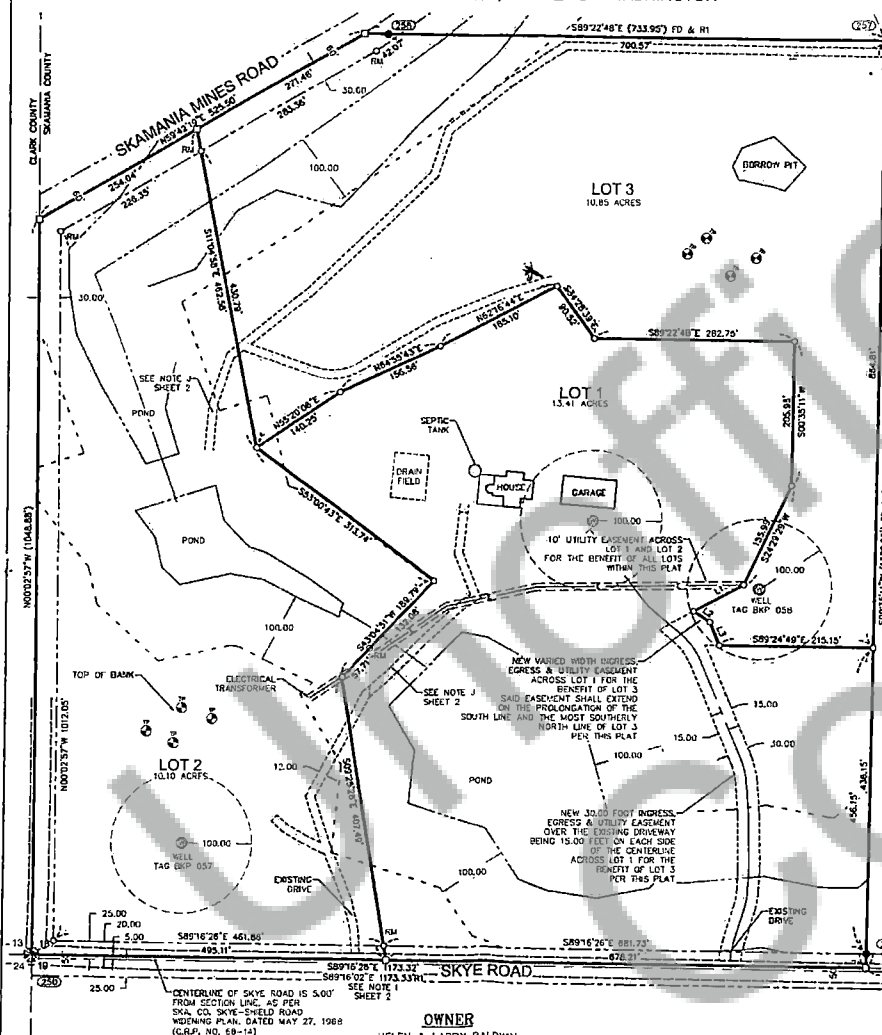
Dated: 3.3.2021



Heidi A Bond
Notary Public for Washington
Residing at Stevens
My appointment expires 10/23/21

EXHIBIT "A"

LARCH MTN. VIEW SHORT PLAT LOCATED IN SW 1/4 OF THE SW 1/4 SECTION 18 T.2N., R.5E., W.M. SKAMANIA COUNTY, STATE OF WASHINGTON

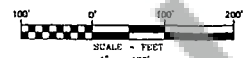


SURVEY PERFORMED FOR:
 LARRY BALDWIN
 DATE OF SURVEY: MARCH, 2020
 PROJECT: 19-03-24 DRAFT: 8TH CD
 FILE: 190524-SPLONG LAYOUT 148: SKAMANIA SP

OWNER
 HELEN & LARRY BALDWIN
 3592 SKYE ROAD
 SKAMANIA WA 98648
 360-837-1199

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF
 UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACCOESNCE.

Klein & Associates, Inc.
 ENGINEERING SURVEYING PLANNING
 1411 13TH AVE. N.W. BURLINGAME, OR 97006
 TEL: 503-325-3322 FAX: 503-325-3315



BASIS OF BEARINGS
 WASHINGTON STATE PLANE COORDINATES SYSTEM
 SOUTH ZONE, GRID NORTH, GRID DISTANCE,
 ESTABLISHED BY C.R.S. OBSERVATION BETWEEN
 POINT 256 AND 257

- LEGEND**
- SET 5/8" X 30" REBAR WITH 1 (24") YELLOW PLASTIC CAP (KA OR50022 WA 4269)
 - FOUND MONUMENT AS NOTED IN MONUMENT INFO
 - COMPUTED ANGLE POINT, NOT MONUMENTED
 - RM REFERENCE MONUMENT
 - R.D.S. RECORD OF SURVEY
 - A.F.N. AUDITOR'S FILE NUMBER
 - R1 RECORD DATA PER RECORD OF SURVEY NO.
 - FD FOUND DATA
 - ⊙ WELL
 - ⊙ TEST PIT
 - EDGE OF WATER
 - 100' CREEK/ POND SETBACK LINE
 - - - EASEMENT
 - - - EDGE OF GRAVEL DRIVE
 - - - EDGE OF ASPHALT
 - (XXXX) DEED DISTANCE

- REFERENCED SURVEYS**
- R1. SURVEY PERFORMED BY BESEDA LAND SURVEYING FOR LARRY BALDWIN, RECORDED JUNE 7, 2002, A.F.N. 144910
 - R2. SURVEY PERFORMED BY BUSH & ASSOCIATES FOR THE HALLUC-HPI, RECORDED DECEMBER 22, 2014, A.F.N. 2014002259

REFERENCED DEEDS
 CHITELAN DEED, A.F.N. 144910
MONUMENT INFORMATION
 C250 FOUND 2-1/2" BRASS CAP WITH CASE SHOWN PER A.F.N. 2014002259; FIELD FOR SE CORNER SECTION 18
 C250-X250 FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "BESEDA 32440", PER BK 3, PG 432, A.F.N. 144910;

AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
LOT 1		13.41 AC
LOT 2	34.38 AC	10.10 AC
LOT 3		10.85 AC

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S51°22'20"W	76.70'
L2	N56°26'38"W	27.40'
L3	S21°57'40"E	36.01'



SHEET 1 OF 2
 WELSHETIC MORGAN
 SKAMANIA COUNTY, WASHINGTON
 1/4 SEC T. R.
 18 2N. 5E.
 18 2N. 5E.

DEDICATION

WE, THE OWNERS OF THE HEREIN SHOWN TRACT OF LAND, HEREBY
 DECLARE AND CERTIFY THIS SHORT PLAT TO BE TRUE AND CORRECT
 TO THE BEST OF OUR ABILITIES AND THAT THIS SHORT SUBDIVISION
 HAS BEEN MADE WITH OUR FREE CONSENT AND IN ACCORDANCE
 WITH OUR NEIGHBORS. FURTHER, WE DEDICATE ALL ROADS AS SHOWN,
 NOT NOTED AS PRIVATE, AND WAIVE ALL CLAIMS FOR DAMAGES
 AGAINST ANY GOVERNMENT AGENCY ARISING FROM THE
 CONSTRUCTION AND MAINTENANCE OF SAID ROADS, FURTHERMORE,
 WE GRANT ALL EASEMENT SHOWN FOR THEIR DESIGNATED PURPOSE.

LARRY BALDWIN DATE
 HELEN BALDWIN DATE
 WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST
 WRITTEN, DATED THIS ____ DAY OF _____, 2020

NOTARY PUBLIC IN AND FOR THE STATE OF
 WASHINGTON RESIDING IN _____

APPROVALS

WATER SUPPLY METHODS AND SANITARY SEWER DISPOSAL/
 ON-SITE SEWAGE DISPOSAL SYSTEM CONTAINED FOR USE IN
 THIS SHORT SUBDIVISION CONFORM WITH CURRENT STANDARDS,
 (SHORT PLAT GRID, 17.54.100(C)(1) AN D(2)).

SKAMANIA COUNTY HEALTH DISTRICT DATE

WASHINGTON, COUNTY ENGINEER OF SKAMANIA COUNTY,
 CERTIFY THAT THIS PLAT MEETS CURRENT SKAMANIA
 COUNTY SURVEY REQUIREMENTS, CERTIFY THAT ANY ROADS AND/OR
 BRIDGES, DEVELOPED IN CONFORMANCE WITH THE APPROVED PLAN,
 MEET CURRENT SKAMANIA COUNTY DEVELOPMENT STANDARD FOR
 ROADS; CERTIFY THAT THE CONSTRUCTION OF ANY STRUCTURES,
 REQUIRED FOR AND PRIOR TO FINAL APPROVAL, MEETS STANDARD
 ENGINEERING SPECIFICATIONS, APPROVE THE LAYOUT OF ROADS AND
 EASEMENTS; AND APPROVE THE ROAD NAME (S) AND NUMBER (S)
 OF SUCH ROADS.

COUNTY ENGINEER DATE

ALL TAXES AND ASSESSMENTS ON THE PROPERTY INVOLVED WITH THIS
 SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED. PARCEL NO.
 02051800000300

COUNTY TREASURER DATE

THE LAYOUT OF THIS SHORT PLAT COMPLETES WITH SKAMANIA
 COUNTY CODE, CHAPTER 12.24 - SHORT PLATS AND SHORT
 SUBDIVISIONS, REQUIREMENTS, AND THE SHORT PLAT IS APPROVED
 SUBJECT TO RECORDING IN THE SKAMANIA COUNTY
 AUDITOR'S OFFICE.

COUNTY PLANNING DEPARTMENT DATE

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR
 UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF
 THE SURVEY RECORDING ACT AT THE REQUEST OF LARRY BALDWIN

IN _____, 2020

JAMES M. KLEIN
 PROFESSIONAL LAND SURVEYOR PLS. NO. 42690

RECORDING

STATE OF WASHINGTON)
 COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS
 FILED FOR RECORD AT THE REQUEST OF _____ 2020, AT
 _____ DAY OF _____ M AND RECORDED IN VOLUME _____ OF
 SHORT PLATS, PAGE _____ RECORDS OF SKAMANIA COUNTY,
 WASHINGTON.

AUDITOR'S FILE NO. _____

RECORDED BY SKAMANIA COUNTY, WASHINGTON

COUNTY AUDITOR

EXHIBIT A

Private Road Maintenance Agreement

**LOT 1 AND 3 OF LARCH MOUNTAIN VIEW SHORT PLAT RECORDED UNDER AUDITOR'S FILE
NUMBER 2020001399, RECORDS OF SKAMANIA COUNTY, WASHINGTON.**

Unofficial
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