


RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:  
Carolyn A. Simms, Attorney, PLLC  
P.O. Box 169  
Washougal, WA 98671

Skamania County, WA  
Total: \$109.50  
EASE  
Pgs=7  
2021-002524  
07/20/2021 07:29 AM  
Request of: CAROLYN A SIMMS  
  
00009668202100025240070077

### EASEMENT FOR UTILITIES

Grantor: EAGLE JUNCTION, LLC  
Grantee: MARK NEWMAN and KAY VON BORSTEL  
Abbreviated Legal Description: Easement portion of SECS 26 & 27 T2N R5EWM  
Tax Parcel: 02052700020000  
Benefiting Tax Parcel: 02052700020500

*Im 7/19/21*

The Grantor, EAGLE JUNCTION, LLC, a Washington limited liability corporation, owner of Tax Parcel 02052700020000, hereby grants a perpetual non-exclusive 10' easement, with only a 3' wide underground electrical utility trench along the West side of said easement from the power pole to the property, approximately 200', for a power line under and across a portion of said parcel to MARK NEWMAN, a single person and KAY VON BORSTEL, a single person, their heirs, successors and assigns, for the benefit of Tax Parcel 02052700020500, in Skamania County, more particularly described as follows:

Legal Descriptions are attached hereto and made a part hereof.

The parties acknowledge that no ornamental shrubs or non-native plantings shall be placed along said easement. Grantees shall not cut any trees of any kind in the trench area, but shall abate any tree obstruction by burrowing under existing trees by hiring a professional licensed and bonded company.

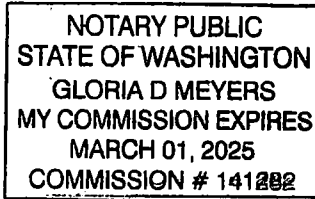
Dated this 16<sup>th</sup> day of July, 2021.

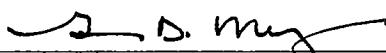
  
EAGLE JUNCTION, LLC  
By Its Member HAROLD WEAVER

STATE OF WASHINGTON       )  
County of Clark            )SS.

On this 16<sup>th</sup> day of July, 2021, before me appeared HAROLD WEAVER, Member of EAGLE JUNCTION, LLC, known by me to be the authorized Member of the LLC named herein, that he executed the within and forgoing instrument and acknowledged said instrument to be the free and voluntary act for the uses and purposes mentioned therein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first written above.



  
Notary Public for Washington  
Residing at: Clark County  
My Commission Expires: 3-1-2025

Unofficial Copy

**Exhibit A**

THE EAST 900.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON.

EXCEPT FOR THE NORTH 20.00 FEET OF THE EAST 660.00 FEET OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER.

EXCEPT FOR THAT PORTION OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER LYING SOUTHERLY OF THE WASHOUGAL RIVER.

EXCEPT FOR THE FOLLOWING DESCRIBED PARCELS:  
BEGINNING AT A POINT 812.6 FEET SOUTH AND 34.5 FEET WEST OF THE EAST QUARTER CORNER OF SAID SECTION 27, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO DAN EMBREE AS RECORDED IN BOOK 46, PAGE 241, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

THENCE NORTH 70°14'00" WEST A DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER OF SAID EMBREE TRACT;

THENCE NORTH 70°14'00" WEST A DISTANCE OF 200.00 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO RAY C. MAUST AS RECORDED IN BOOK 36, PAGE 23, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

THENCE SOUTH 19°56'00" WEST A DISTANCE OF 268 FEET, MORE OR LESS, TO THE MEANDER LINE OF THE WASHOUGAL RIVER.

THENCE SOUTHEASTERLY ALONG THE MEANDER LINE OF THE WASHOUGAL RIVER TO A POINT WHICH BEARS SOUTH 19°56'00" WEST FROM THE POINT OF BEGINNING.

THENCE NORTH 19°56'00" EAST A DISTANCE OF 297 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT LOTS 1-3 OF THEM. E. CRISTAL SHORT PLAT, RECORDED IN BOOK "1" OF SHORT PLATS, PAGE 86;

EXCEPT THAT PORTION CONVEYED TO J. GRAHAM KILLAN RECORDED IN BOOK 49, PAGE 174.

EXCEPT THAT PORTION CONVEYED TO DEXTER C. MAUST, ET AL, RECORDED IN BOOK 171, PAGE 621.

EXCEPT THAT PORTION CONVEYED TO JOHNNY AND KAREN SENTENO RECORDED IN BOOK 151, PAGE 544.

ALSO THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, LYING WESTERLY OF THE WASHOUGAL RIVER.

EXCEPT FOR THE FOLLOWING DESCRIBED PARCELS:

BEGINNING AT A POINT WHICH IS SOUTH 392.60 FEET AND SOUTH 67°53'00" EAST A DISTANCE OF 157.60 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 26. SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO WILLIAM WAGNER AS RECORDED IN BOOK 52, PAGE 190, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID WAGNER TRACT TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO E. C. DEXTER AS RECORDED IN BOOK 58, PAGE 192, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID DEXTER TRACT TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO E. C. DEXTER AS RECORDED IN BOOK 61, PAGE 185, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID DEXTER TRACT TO A POINT WHICH BEARS SOUTH A DISTANCE OF 992.6 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 26.

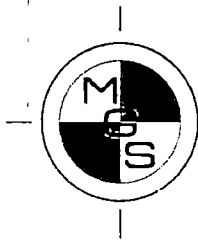
THENCE SOUTH 67°53'00" EAST 307.5 FEET TO THE MEANDER LINE OF THE WASHOUGAL RIVER.

THENCE NORTHERLY ALONG THE MEANDER LINE OF THE WASHOUGAL RIVER TO A POINT WHICH BEARS SOUTH.  $61^{\circ}53'00''$  EAST FROM THE POINT OF BEGINNING.

THENCE NORTH  $61^{\circ}53'00''$  WEST A DISTANCE OF 300.FEET TO THE POINT OF BEGINNING.

EXCEPT ADJUSTED LOT 4 OF THEM. E. CRISTAL SHORT PLAT, RECORDED IN BOOK "1" OF SHORT PLATS, PAGE 86, DESCRIBED IN DEED CONVEYED TO BRUCE AND PAULETTE RINGSA\_GE, HUSBAND AND WIFE, IN BOOK 104, PAGE 623.

EXCEPT THAT PORTION CONVEYED TO MILLARD AND VERA CRISTAL, HUSBAND AND WIFE, RECORDED IN BOOK 35, PAGE 328.



**MINISTER-GLAESER  
SURVEYING INC.**

*2200 E. Evergreen Blvd., Vancouver, Washington 98661  
(360) 694-3313 (360) 694-5410 FAX*

**EXHIBIT "B"**

**JUNE 25, 2021**

**POWER EASEMENT:**

An easement for the construction, operation and maintenance of power line and its related facilities, over, under and across a 10.00-foot-wide strip of land located in a portion of the Northeast Quarter of the Southeast Quarter of Section 27, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, the West line of which is described as follows:

**BEGINNING** at a 1/2" iron rod with yellow plastic cap stamped "Glaeser 15024" marking the Northwest corner of Lot 2 of Short Plat Book 1, Page 86 as set in Book 2 of Surveys, Page 283, Skamania County Auditor's Records;

Thence North 00°22'41" West, for a distance of 170 feet, more or less, to the centerline of Christal Lane and the **TERMINUS** of the West line of said easement;

The East line of said easement shall originate on the North line of said Lot 2, and shall terminate on the centerline of Christal Lane.

Basis of Bearings NAD 83 (2011) Washington State Plane Coordinate System, South Zone, US Survey feet.

