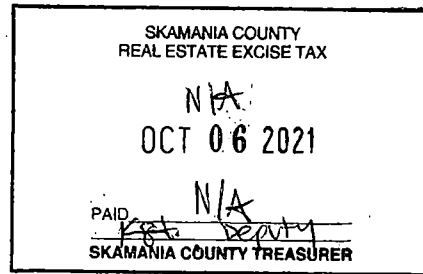


Skamania PUD  
P.O. Box 500  
Carson, WA  
98610



Skamania County, WA  
Total:\$205.50  
EASE  
Pgs=3

2021-003377

10/06/2021 02:33 PM

Request of: SKAMANIA COUNTY PUD



## RIGHT OF WAY EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned, Daniel Wear, 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:

See attached Exhibit 'A'

Tax Parcel #: 02-05-20-0-0-0220-00

*sm 10/6/21*

PUD Work Order # PT21-0366

The undersigned grants a perpetual non-exclusive easement over, under and across a strip of land 15 feet wide centered on the underground primary and secondary power line on the above described lands to construct, operate and maintain an 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 28<sup>th</sup> day of September, 2021

DAN WEAR  
Name (Print or type full name)

[Signature]  
Signature

STATE OF Washington COUNTY OF Stamania

Personally appeared the above named Dan Wear on this 28<sup>th</sup> day of September, 2021, and acknowledged the foregoing to be their voluntary act and deed.

Before me: Stefanie Pratkanis  
Notary Public for Washington  
5/21/2025  
My Commission Expires

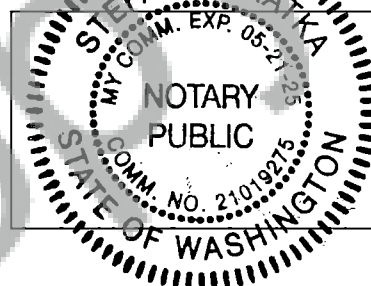


Exhibit "A"

A portion of the Southwest corner of the Northeast Quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

Beginning at a 5/8 inch iron rod set to mark the Center of Section 20, as shows in Book 1 of Surveys, page 159 Skamania County Auditor's Records; thence North  $01^{\circ} 24' 15''$  East, along the West line of the "Wear tract", as described in Book 135 of Deeds, pages 182 and 183, Skamania County Auditor's Records, 736.40 feet to a 1/2 inch iron rod as shown in Book 1 of Surveys, page 214, Skamania County Auditor's Records; thence, continuing North  $01^{\circ} 24' 15''$  East, 31.33 feet to the centerline of a 60-foot private road easement as shown in Survey 1-214; thence Easterly, along the arc of a 215 foot radius curve to the left (the radial bearing of which bears North  $15^{\circ} 38' 53''$  West), through a central angle of  $16^{\circ} 26' 42''$ , for an arc distance of 61.71 feet; thence North  $57^{\circ} 54' 25''$  East, 54.00 feet to the Northeast corner of the "Wear tract", thence South  $38^{\circ} 31' 12''$  East, leaving the centerline of the 60-foot private road easement, 30.19 feet to a 1/2 inch iron rod as shown in Survey 1-214; thence, continuing South  $38^{\circ} 31' 12''$  East, along the Easterly line of the "Wear tract", 858.06 feet to a 1/2 inch iron rod as shown in Survey 1-214, at an angle point in the Easterly line of the "Wear tract"; thence South  $88^{\circ} 33' 06''$  East, along the most Southerly North line of the "Wear tract", for a distance of 39.00 feet to the centerline of an existing private driveway, said point hereinafter referred to a Point "A", and the True Point of Beginning of the tract to be described; thence, leaving the most Southerly North line of the "Wear tract", following the arc of a 70 foot radius curve to the left (the incoming tangent of which bears South  $07^{\circ} 12' 06''$  West), through a central angle of  $52^{\circ} 52' 06''$ , for an arc distance of 64.59 feet; thence South  $45^{\circ} 40' 00''$  East, 65.00 feet; thence, along the arc of a 41 foot radius curve to the left, through a central angle of  $101^{\circ} 20' 00''$ , for an arc distance of 72.51 feet to the terminus of said private driveway; thence North  $53^{\circ} 30' 51''$  East, 152.82 feet to a point on the most Southerly North line of the "Wear tract"; thence North  $88^{\circ} 33' 06''$  West, 253.00 feet to the True Point of Beginning.

Subject to easements and restriction of record.

Also together with and subject to a 20-foot easement for ingress and egress, the centerline of which is described as follows:

Beginning at the above described Point "A"; thence, along the arc of a 70 foot radius curve to the left (the incoming tangent of which bears South  $07^{\circ} 12' 06''$  West), through a central angle of  $52^{\circ} 52' 06''$ , for an arc distance of 64.59 feet; thence South  $45^{\circ} 40' 00''$  East, 65.00 feet; thence, along the arc of a 41 foot radius curve to the left, through a central angle of  $101^{\circ} 20' 00''$ , for an arc distance of 72.51 feet to the terminus of said easement centerline. (The sidelines at the beginning of said easement to be extended or shortened so as to terminate on a line that runs North  $88^{\circ} 33' 06''$  West, and South  $88^{\circ} 33' 06''$  East from Point "A").