

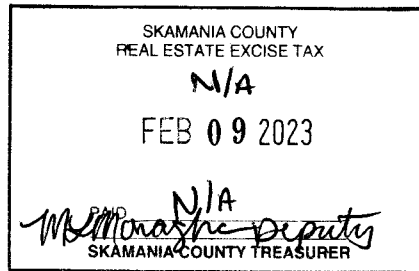
Skamania PUD
P.O. Box 500
Carson, WA
98610

Skamania County, WA
Total: \$209.50
EASE
Pgs=7

2023-000185

02/09/2023 04:00 PM

Request of: SKAMANIA COUNTY PUD



RIGHT OF WAY EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned, Jeffrey Feldstein, an unmarried person and Stephanie Feldstein, an unmarried person, 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 Exhibit 'A'

Tax Parcel #: ptn of 01-05-05-0-0-0202-00 *BN*

PUD Work Order # 220358 & 220359

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 and existing equipment 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 27 day of JANUARY, 2023.

Jeffrey D. Feldstein
Name (Print or type full name)

[Signature]
Signature

Stephanie Feldstein
Name (Print or type full name)

[Signature]
Signature

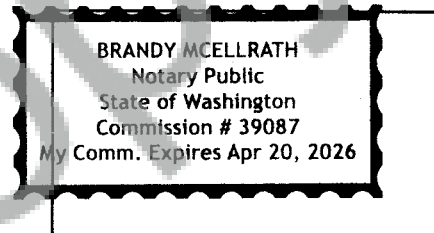
STATE OF WASHINGTON

COUNTY OF CLARK

Personally appeared the above named JEFFREY D. FELDSTEIN and STEPHANIE FELDSTEIN on this 27th day of JANUARY, 2023, and acknowledged the foregoing to be their voluntary act and deed.

Before me:

[Signature]
Notary Public for Washington
BRANDY MCELLRATH
My Commission Expires 04/20/26



Before me:

[Signature]
Notary Public for Washington
BRANDY MCELLRATH
My Commission Expires 04/20/26



Exhibit 'A'

That portion of the South half of the Northwest Quarter of Section 5, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Commencing at a 1" iron pipe with brass cap marking the West quarter corner of Section 5, as shown in Book 3 of Surveys at Page 73, Skamania County Auditor's Records;

Thence South 87° 05' 49" East, along the South line of the Northwest Quarter of Section 5, distance of 1971.28 feet to a ½" iron rod shown in Book 3 of Surveys, Page 173, at the Southwest corner of the "Skamania County Tract" as described in Book 'Y of Deeds at Page 562, Skamania County Auditor's Records;

Thence North 03° 24' 17" East, along the West line of the "Skamania County Tract", for a distance of 260.00 feet to the True Point of Beginning;

Thence continuing North 03° 24' 17" East, along said West line 573.09 feet to the centerline of Canyon Creek County Road;

Thence North 82° 20' 55" West, along said centerline, 266.00 feet;

Thence North 07° 39' 05" East, 250.95 feet;

Thence North 51° 07' 49" East, 326.00 feet to the North line of the South half of the Northwest Quarter of Section 5;

Thence North 87° 05' 35" West, 665.47 feet to the Northwest corner of Parcel 3 as conveyed to Richard R. Askey, et ux, by that deed recorded in Book 215, at Page 810, Skamania County Auditor's records;

Thence South 03° 47' 55" West, along the West line of said Parcel 3, a distance of 758.50 feet to the Southwest corner thereof;

Thence South 87° 05' 49" East, along the South line of said Parcel 3, a distance of 460.00 feet;

Thence South 32° 10' 34" East, along the South line of said Parcel 3, a distance of 371.46 feet to the True Point of Beginning.

LEGAL DESCRIPTION FOR QUAIL HOMES
ACCESS AND UTILITY EASEMENT

January 18, 2023

A strip of land 20.00 feet in width, the sidelines of said strip lying 10.00 feet on each side of a centerline situated in the Southeast quarter of the Northwest Quarter of Section 5, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, said centerline being described as follows:

COMMENCING at a 1-inch iron pipe with brass cap marking the West quarter corner of Section 5, as shown in Book 3 of Surveys at Page 73, Skamania County Auditor's Records;

THENCE South $87^{\circ} 05' 49''$ East, along the South line of the Northwest Quarter of Section 5, for a distance of 1971.28 feet to a 1/2-inch iron rod shown in Book 3 of Surveys, Page 173, at the Southwest corner of the "Skamania County Tract" as described in Book 'Y of Deeds at Page 562, Skamania County Auditor's Records;

THENCE North $03^{\circ} 24' 17''$ East, along the West line of the "Skamania County Tract", a distance of 833.09 feet to the centerline of Canyon Creek County Road;

THENCE North $82^{\circ} 20' 55''$ West, along said centerline, a distance of 400.17 feet to a 955.00 foot radius curve to the right;

THENCE along said centerline and along said 955.00 foot radius curve to the right, through a central angle of $6^{\circ} 36' 51''$, an arc distance of 110.25 feet;

THENCE North $14^{\circ} 15' 57''$ East, a distance of 30.00 feet to the North right-of-way line of said road and a 38.00 foot radius non-tangent curve to the right and the TRUE POINT OF BEGINNING;

THENCE along said 38.00 foot radius non-tangent curve to the right (the long chord of which bears North $53^{\circ} 35' 56''$ East, a distance of 35.21 feet), an arc distance of 36.60 feet;

THENCE North $81^{\circ} 11' 41''$ East, a distance of 46.71 feet;

THENCE North $89^{\circ} 01' 09''$ East, a distance of 28.22 feet;

THENCE South $89^{\circ} 47' 59''$ East, a distance of 28.39 feet to a 90.00 foot radius curve to the left;

THENCE along said 90.00 foot radius curve to the left, through a central angle of $34^{\circ} 14' 10''$, an arc distance of 53.78 feet to a 35.00 foot radius compound curve to the left;

THENCE along said 35.00 foot radius curve to the left, through a central angle of $93^{\circ} 03' 13''$, an arc distance of 56.84 feet;

THENCE North $38^{\circ} 36' 18''$ West, a distance of 42.13 feet;

THENCE North $24^{\circ} 20' 25''$ West, a distance of 52.88 feet;

THENCE North $18^{\circ} 32' 24''$ West, a distance of 16.54 feet;

THENCE North $10^{\circ} 07' 46''$ West, a distance of 44.98 feet to a 32.00 foot radius curve to the right;

THENCE along said 32.00 foot radius curve to the right, through a central angle of $53^{\circ} 08' 02''$, an arc distance of 29.68 feet;

THENCE North $43^{\circ} 00' 16''$ East, a distance of 24.36 feet;

THENCE North $48^{\circ} 50' 31''$ East, a distance of 29.34 feet;

THENCE North $62^{\circ} 05' 46''$ East, a distance of 17.88 feet;

THENCE North $88^{\circ} 03' 45''$ East, a distance of 24.31 feet;

THENCE North $84^{\circ} 28' 36''$ East, a distance of 20.52 feet;

THENCE South $82^{\circ} 10' 35''$ East, a distance of 31.35 feet;

THENCE South $71^{\circ} 09' 51''$ East, a distance of 31.18 feet;

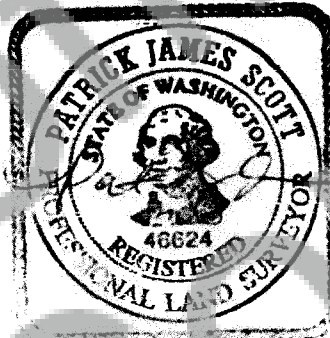
THENCE South $58^{\circ} 36' 45''$ East, a distance of 18.64 feet;

(360) 695-1385
222 E. Evergreen Blvd.
Vancouver, WA
98660

THENCE South $77^{\circ} 11' 58''$ East, a distance of 14.01 feet;

THENCE North $87^{\circ} 50' 32''$ East, a distance of 95.14 feet to the terminus of said centerline.

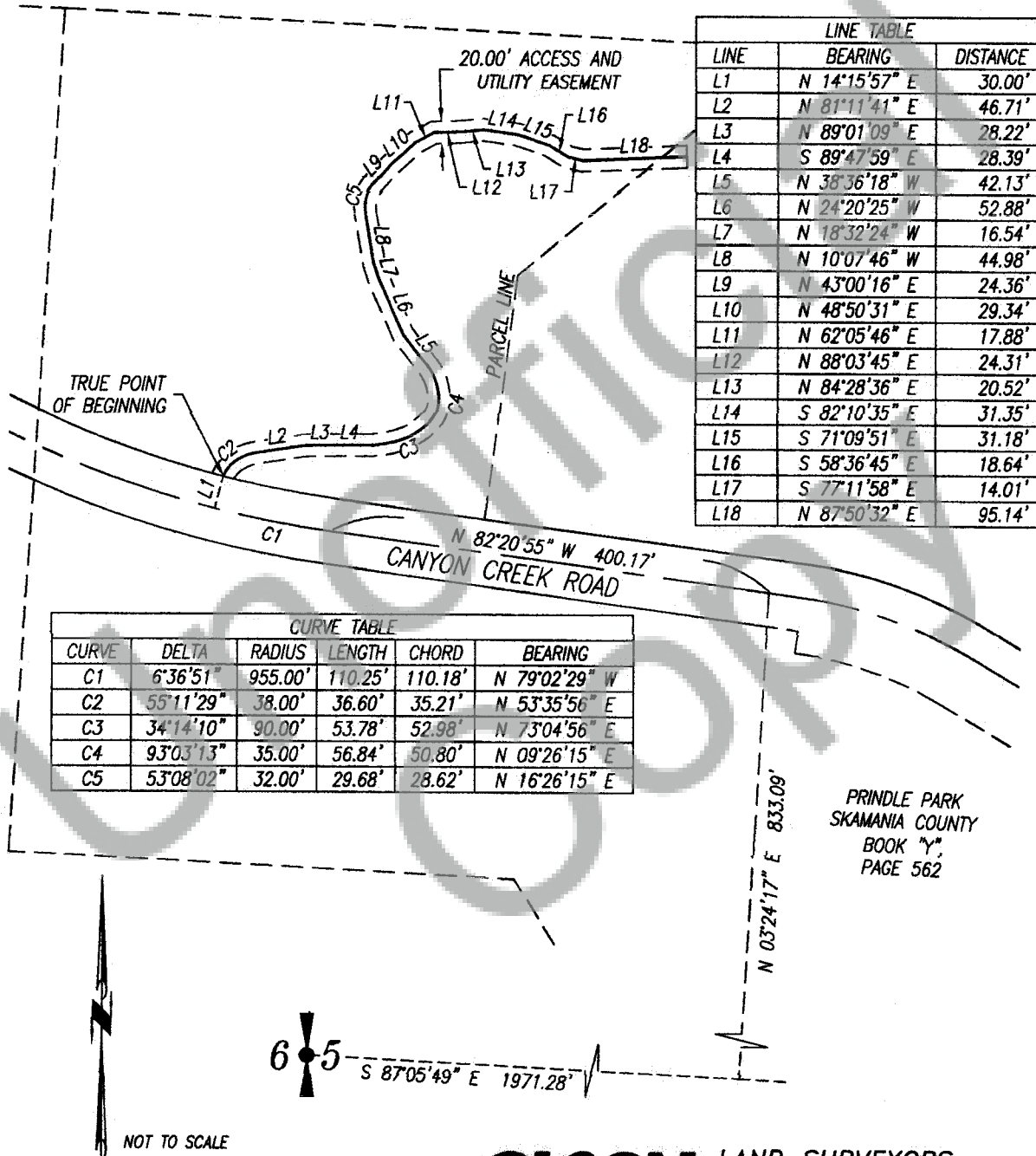
The sidelines of said 20.00 foot wide strip of land shall be lengthened or shortened as necessary to intersect each other and the North right-of-way line of said Canyon Creek Road.



1-23-2623

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR ACCESS AND UTILITY EASEMENT

A PORTION OF THE SE 1/4 OF THE NW 1/4, SECTION 5, T. 1 N., R. 5 E., W.M.,
SKAMANIA COUNTY, WASHINGTON



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 14°15'57" E	30.00'
L2	N 81°11'41" E	46.71'
L3	N 89°01'09" E	28.22'
L4	S 89°47'59" E	28.39'
L5	N 38°36'18" W	42.13'
L6	N 24°20'25" W	52.88'
L7	N 18°32'24" W	16.54'
L8	N 10°07'46" W	44.98'
L9	N 43°00'16" E	24.36'
L10	N 48°50'31" E	29.34'
L11	N 62°05'46" E	17.88'
L12	N 88°03'45" E	24.31'
L13	N 84°28'36" E	20.52'
L14	S 82°10'35" E	31.35'
L15	S 71°09'51" E	31.18'
L16	S 58°36'45" E	18.64'
L17	S 77°11'58" E	14.01'
L18	N 87°50'32" E	95.14'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	6°36'51"	955.00'	110.25'	110.18'	N 79°02'29" W
C2	55°11'29"	38.00'	36.60'	35.21'	N 53°35'56" E
C3	34°14'10"	90.00'	53.78'	52.98'	N 73°04'56" E
C4	9°3'03"13"	35.00'	56.84'	50.80'	N 09°26'15" E
C5	53°08'02"	32.00'	29.68'	28.62'	N 16°26'15" E