

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

2023-000626

05/08/2023 02:44 PM

Request of: SKAMANIA COUNTY PUD



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

Skamania County
Real Estate Excise Tax

N/A
MAY 08 2023

PAID

N/A
Vickie C. Elland, Treasurer

RIGHT OF WAY EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned, Simon Khorolskiy and Kseniya Khorolskiy, 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: See Exhibit 'A'

Tax Parcel #: 02-05-33-0-0-2905-00 *LM 5/8/23*

PUD Work Order #: 230002

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

Exhibit 'A'

A parcel of property located in the Southeast Quarter of Section 33, Township 2 North, Range 5 East and the Northeast Quarter of Section 4, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Commencing at the Northeast corner of the South Half of the South Half of said Section 33,

Thence North 89° 15' 55" West along the North line of said South Half of the South Half of Section 33 a distance of 2,37.78 feet to the Northwest corner of that tract conveyed by deed to Jackie Hazel and Cole Tolleson (Tolleson tract) recorded under Auditor's File No. 2021001007, records of Skamania County.

Thence South 01° 17' 45" West along the West line of said tract 900.14 feet to the True Point of Beginning;

Thence South 88° 42' 15" East 118.08 feet;

Thence South 01° 17' 45" West 350.82 feet;

Thence South 88° 42' 15" East 410.74 feet to a point on the East line of said Tolleson tract, said point being on a non-tangent 348.31 foot radius curve to the left the radial bearing of which is South 85° 39' 38" East at said point;

Thence along said East line and around said 348.31 foot radius curve to the left 18.17 feet;

Thence South 01° 20' 44" West along said East line 387.31 feet to the Southeast corner of said tract;

Thence South 88° 38' 43" West along the South line of said tract 528.56 feet to the Southwest corner of said tract;

Thence North 01° 17' 45" East along the West line of said tract 780.74 feet to the True Point of Beginning.

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 5 day of May, 2023.

Simon Khorolskiy
Name (Print or type full name)

Kseniya Khorolskiy
Name (Print or type full name)

S. Khorolskiy
Signature

Kseniya Khorolskiy
Signature

STATE OF Washington

COUNTY OF Clark

Personally appeared the above named Simon Khorolskiy and Kseniya Khorolskiy
on this 5 day of May, 2023, and acknowledged the foregoing to be their voluntary act
and deed.

Before me:

Melissa Long
Notary Public for Washington
9/14/2026
My Commission Expires

NOTARY PUBLIC
STATE OF WASHINGTON
MELISSA LONG
MY COMMISSION EXPIRES
SEPTEMBER 14, 2026
COMMISSION # 23009219