

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

Skamania County, WA  
Total: \$306.50  
EASE  
Pgs=4  
Request of: SKAMANIA COUNTY PUD  
2024-000252  
03/06/2024 12:18 PM  
00017995202400002520040041

Skamania County  
Real Estate Excise Tax

N/A

MAR 06 2024

PAID N/A  
Skamania County Treasurer  
*William Onaghi Deputy*

## RIGHT OF WAY EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned, James Peters and Linda Peters, 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 #:** 02-05-29-0-0-0501-00 *2 m 3/6/2024*

**PUD Work Order #** 210442

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 5 day of March 2024

James Peters

Name (Print or type full name)

Linda Peters

Name (Print or type full name)

Signature

Signature

STATE OF Washington

COUNTY OF Skamania

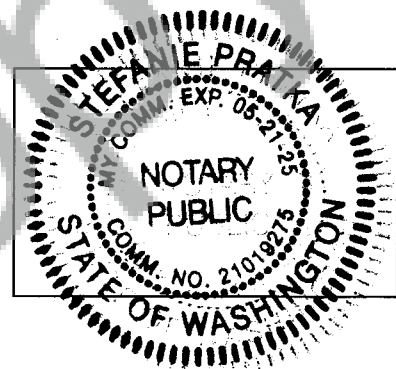
Personally appeared the above named James Peters and Linda Peters on this 5<sup>th</sup> day of March, 2024, and acknowledged the foregoing to be their voluntary act and deed.

Before me:

Notary Public for Washington

5/21/2025

My Commission Expires



Commencing at the Southeast corner of the above described parcel; thence South  $88^{\circ} 08' 30''$  West, along the south line of the said parcel, 168.00 feet to the Point of Beginning of the centerline to be described; thence North  $28^{\circ} 30' 00''$  West 132.00 feet; thence North  $12^{\circ} 15' 00''$  East, 108 feet; thence North  $33^{\circ} 00' 00''$  East, 50.30 feet to a point on the North line of said parcel, which bears S  $88^{\circ} 08' 30''$  West, 172.12 feet from the Northeast corner of said parcel and the Terminus of the described centerline.

The sidelines of this easement are to be lengthened or shortened as necessary so as to terminate at the South and North lines of the above parcel.

Said easement to be used solely for timber management and harvest purposes.

Together with a ten foot (10') waterline easement for operation, maintenance, repair, renewal and replacement of an existing waterline and concrete water storage reservoir being a strip of land ten feet (10') wide (along the centerline of said waterline) lying five feet (5') on each side of the following described centerline.

Commencing at the Northeast corner of revised Lot 2, Burns & Burns Short plat; thence South  $86^{\circ} 27'$  East, 261 feet to the center of an existing 7.55 foot long by 4.5 foot wide by 6.0 high concrete water storage reservoir and the Point of Beginning of the centerline to be described; thence Easterly, 110 feet more or less to the East line of the Northeast Quarter of Section 29 and the Terminus of the describe centerline.

Also beginning at the aforementioned Point of Beginning; thence Southwesterly to the east line of revised Lot 2, Burns & Burns Short Plat and the Terminus of the described centerline.

The sidelines of this easement are to be lengthened or shortened as necessary so as to terminate at the East line of the Northeast Quarter of Section 29 and at the East line of revised Lot 2, Burns & Burns Short Plat.

This deed constitutes a boundary line adjustment between the adjoining property of the Grantors and Grantee herein; it is not intended to create a separate parcel and is therefore exempt from the requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The herein described property cannot be segregated and sold without first conforming to the State of Washington and Skamania County Subdivision laws.

Exhibit 'A'  
Revised Lot 1, Burns and Burns Short Plat

That portion of the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 29, Township 2 North, Range 5 East, of the Willamette Meridian, Skamania County, Washington, described as follows:

Commencing at a ¾" iron pipe marking the Southeast Corner of the Northeast quarter of said Section 29 as shown in Book 1 of Surveys at Page 201, Records of the Skamania County Auditor; thence North 01° 51' 30" West, along the East Line of said Northeast quarter 498.00 feet; thence South 88° 08' 30" West, 330 feet; thence North 01° 51' 30" West, 264 feet; thence North 88° 08' 30" East, 330 feet; thence South 01° 51' 30" East, 264 feet to the Point of Beginning.

**Together with a thirty foot (30') non-exclusive private road and utility easement being a strip of land thirty feet (30') wide (along the centerline of an existing 8 foot wide gravel driveway) lying 15.00 feet (15') on each side of the following described centerline.**

Commencing at the Southeast corner of the above described parcel; thence South 88° 08' 30" West, along the South line of said parcel, 130.00 feet to the Point of Beginning of the centerline to be described; thence South 17° 00' 00" West, 120.00 feet to a point of curvature with a 200.00 foot radius curve to the left, thence along the said curve through a central angle of 24° 00' 00", an arc distance of 83.78 feet to a point of tangency; thence South 07° 00' 00" East, 25.00 feet to a point of curvature with a 100.00 foot radius curve to the right; thence along said curve, through a central angle of 21° 00' 00", an arc distance of 36.65 feet to a point of tangency; thence South 14° 00' 00" West, 70.00 feet to a point of curvature with a 50.00 foot radius curve to the left, thence along said curve through a central angle of 24° 00' 00", an arc distance of 20.94 feet to a point of tangency; thence South 10° 00' 00" East, 550 feet to a point of curvature with a 100.00 foot radius curve to the right, thence along said curve, through a central angle of 42° 00' 00", an arc length of 73.30 feet to a point of tangency; thence South 32° 00' 00" West, 105.00 feet to a point of curvature with a 180.00 foot radius curve to the left; thence along said curve, through a central angle of 25° 15' 00", an arc length of 79.33 feet to a point of tangency; thence South 06° 45' 00" West, 55.00 feet to a point of curvature with a 145.00 foot radius curve to the right; thence along said curve, through a central angle of 73° 30' 00", an arc length of 186.01 feet to a point of tangency; thence South 80° 15' 00" West, 136.00 feet to a point of curvature with a 225.00 foot radius curve to the left; thence along said curve, through a central angle of 48° 10' 00", an arc distance of 189.15 feet to a point of tangency; thence South 32° 05' 00" West, 50.00 feet to an angle point; thence South 38° 16' 00" West, 100 feet to an angle point; thence South 32° 05' 00" West, 50.00 feet to an angle point; thence South 38° 16' 00" West, 100 feet to an angle point; thence South 51° 00' 00" West, 32 feet to an angle point; thence South 65° 13' 47" West, 50.32 feet to a Skamania County concrete monument at PC STA 59+00.90 as shown on an undated Skamania County plans for North Fork Road (Sht. 3A), which bears South 63° 59' 55" West, 1421.28 feet from the Southeast corner of the Northeast Quarter of Section 29 and the Terminus of the described center line.

The sidelines of this easement are to be lengthened or shortened as necessary so as to terminate at the south line of the above described parcel and the Easterly right of way line of North Fork Road.

Subject to a twenty foot (20') non-exclusive private road easement being a strip of land twenty feet (20') wide ~~(along the centerline of an existing dirt road)~~ lying ten feet (10') on each side of the following described centerline: