

Skamania County, WA
Total: \$362.50
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2024-000606

05/20/2024 02:24 PM

Request of: COLUMBIA GORGE TITLE



00018480202400006060100107

After recording return to:
Britnee Langston
232 Crispian Road
Washougal, WA 98671
EmailAddress:
britneej@hotmail.com

Please print legibly or type information.

Document Title(s)

CRISPIEN ROAD WATER SYSTEM WATER USERS AGREEMENT

Grantor(s)

Jan Alexander and Robert (Bob) Alexander

Amber Moore, Aaron Langston, Andrew Davis and Peter Singh

Grantee(s)

Amber Moore and Aaron Langston and Andrew Davis and Peter Singh

Legal Description -

Encumbering and benefitting parts or all od: SE ¼ NW ¼ and the SW ¼ of Section 4,
Township 1N, Range SE, William Meridian Skamania County, Washington as identified in
the tax parcels below.

Auditor's Reference Number(s)

01050400081000, 01050400081500, 01050400081600, 01050400080000

Assessor's Property Tax Parcel/Account Number(s)

62 Cabin Road (Tax ID Number 01050400081000), 232 Crispian Road (Tax ID Number
01050400081500), 202 Crispian Road (Tax ID Number 01050400081600), 132 Tommy Lane
(Tax ID Number 01050400080000)

The Auditor/Recorder will rely on the information provided on this cover sheet. The Staff will not read the
document to verify the accuracy or completeness of the indexing information provided herein.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I
understand that the recording processing requirements may cover up or otherwise obscure some part of the text
of the original document.

Signature of Requesting Party (required for non-standard recordings only) GPCOVST. Doc rev4/02

Revised (May 2024) Crispien Road Water System Water Users Agreement

Encumbering and benefitting parts or all of: SE ¼ NW ¼ and the SW ¼ of Section 4, Township 1N, Range SE, William Meridian Skamania County, Washington as identified in the tax parcels below.

Assessor's Tax Parcels: 01050400081000, 01050400081500, 01050400081600, 01050400080000

OWNERSHIP OF THE WELL AND WATERWORKS

It is agreed by the parties that Amber Moore retain ¼ interest, Aaron Langston retain ¼ interest, Peter Singh retain ¼ interest, and Andrew Davis retain ¼ interest in and rights to the use of the well and the water system which was completed 5/1/2008. The water system is intended to supply a reasonable supply of potable and healthful water for domestic purposes for residential dwellings located at 62 Cabin Road (Tax ID Number 01050400081000), 232 Crispien Road (Tax ID Number 01050400081500), 202 Crispien Road (Tax ID Number 01050400081600), 132 Tommy Lane (Tax ID Number 01050400080000).

COST OF MAINTENANCE OF WATER SYSTEM

Each party hereto covenants and agrees that they shall share the maintenance and operational costs of the well and water system herein described, in equal amounts for each lot that is served. The expense of the water quality sampling as required by the State of Washington and Skamania County shall be shared in equal amounts for each lot that is served. The cost of electricity to operate the well and components shall be shared in equal amounts for each lot served. The parties shall establish and maintain a reserve account at an FDIC Insured Bank. Each party shall be entitled to receive an annual statement from the designated Water Purveyor regarding the status of the reserve account. The monetary funds in the reserve account shall be utilized for the sole purpose of submitting water samples for quality analysis and maintaining, repairing, replacing the well and common waterworks equipment or appurtenance thereto. For each lot that is served, a first-year fee of \$500 payable to the purveyor of the Crispien Road Water System, and for each year thereafter on June 1st, \$300 will be collected for well maintenance for each lot served. In addition, the purveyor will collect for the cost of electricity used for the year to operate the well. The total will be divided equally between the four lots served and collected at the same time the annual dues are collected.

EASEMENT OF WELL SITE AND PUMPHOUSE

There shall be an easement for the purpose of maintaining or repairing the well and appurtenances thereto, within 30 feet of the well site in any direction. Said easement shall allow the installation of the well house, pumps, water storage reservoirs, pressure tanks, and anything necessary to the operation of the water system.

WATER LINE EASEMENTS

Crispien Road Water System was granted an easement for the use and purpose of conveying water from the well to the properties at 62 Cabin Road (Tax ID Number 01050400081000), 232 Crispien Road (Tax ID Number 01050400081500), 202 Crispien Road (Tax ID Number 01050400081600), 132 Tommy Lane (Tax ID Number 01050400080000.) Said easement shall be five (5) feet in width and shall extend on, over, across, and underneath said strip of land from designated well site to houses served by the well. No permanent type of building shall be constructed upon the water line easement except as needed for the operation of the well and water system.

REQUIREMENTS FOR CONNECTING TO THE WATER SYSTEM

Each home is required to install a meter and a pressure tank before connecting to the water system.

MAINTENANCE AND REPAIR OF PIPELINES

All pipelines in the water system shall be maintained so that there will be no leakage or seepage, or other defects which may cause contamination of the water, or injury, or damage to persons or property. Pipe material used in repairs shall meet approval of the Health Officer. Cost of repairing or maintaining common water distribution pipelines shall be born equally by the owners of each property served. Each party in this agreement shall be responsible for the maintenance, repair, and replacement of pipe supplying water from the common water distribution piping to their own particular dwelling and property. Water pipelines shall not be installed within 20 feet of a septic tank or within 10 feet of sewage disposal drain field lines.

PROHIBITED PRACTICES

The parties herein, their heirs, successors and/or assigns, will not construct, maintain or suffer to be constructed or maintained upon the said land and within 100 feet of the well herein described, so long as the same is operated to furnish water for public consumption, any of the following: septic tanks and drain fields, sewer lines, underground storage tanks, county or state roads, railroad tracks, vehicles, structures, barns, feeding stations, grazing animals, enclosures for maintaining fowl or animal manure, liquid or dry chemical storage, herbicides, insecticides, hazardous waste or garbage of any kind. The parties will not cross connect any portion or segment of the water system with any other water source without prior written approval of the Skamania County Department of Public Health and/or other appropriate governmental agency.

WATER SYSTEM PURVEYOR

Britnee Langston is the designated "Purveyor" of the water system. The purveyor shall be responsible for arranging submission of all necessary water samples as required in the Washington Administrative Code and Skamania County Rules and Regulations and handling emergencies such as system shutdown and repair. The purveyor shall provide his/her name, address and telephone number to the Health Officer and shall serve as a contact person to the Health Officer. The purveyor shall organize and maintain the water system records and notify the Health Officer and all parties, service connections and lots that are included in this agreement, of the water quality tests that are required by WAC 246-291 and Skamania County

Rules and Regulations. Water System Records shall be available for review and inspection by all parties in this agreement and the Health Officer.

PROVISIONS FOR CONTINUATION OF WATER SERVICE

The parties agree to maintain a continuous flow of water from the well and water system, herein described in accordance with public water supply requirements of the State of Washington and Skamania County. In the event that the quality or quantity of water from the well becomes unsatisfactory as determined by the Health Officer, the parties shall develop a new source of water. Prior to development of, or connection to a new source of water, the parties shall obtain written approval from the Health Officer. Each undivided interest and/or party shall share equally in the cost of developing the new source of water and installing the necessary equipment associated with the new source.

RESTRICTION ON FURNISHING WATER TO ADDITIONAL PARTIES

It is further agreed by the parties hereto that they shall not furnish water from the well and water system herein above described to any persons, properties, or dwelling without prior consent of all property owners and written approval from the Skamania County Department of Public Health.

Heirs, SUCCESSORS, AND ASSIGNS

These covenants and agreements shall run with the land and shall be binding on all parties having or acquiring any right, title, or interest in this land described herein or any part hereof, and it shall pass to and be for the benefit of each owner thereof.

ENFORCEMENT OF AGREEMENT ON NON-CONFORMING PARTIES AND PROPERTIES

The parties herein agree to establish the right to make reasonable regulations for the operation of the system, such as the termination of service if bills are not paid within forty-five days of the due date, additional charges for disconnection, reconnection, etc. Parties not conforming with the provisions of this agreement shall be subject to interest charges of 18% per annum together with all collection fees.

**Revised (May 2024) Crispien Road Water
System Water Users Agreement**

Andrew Davis

Andrew Davis

202 Crispien Road (Tax ID Number 01050400081600)

State of WA, County of CLATSOP

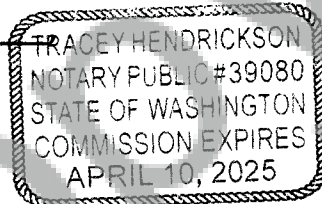
On this day personally appeared before me Andrew Davis to me known as the individual described in and who executed the within and foregoing instrument and acknowledgement that she/he/they signed the same as her/him/they free and voluntary act and deed, for the uses and purposes therein stand.

Given under my hand and official seal this 17 day of May, 2024

Tracey L. Hendrickson
Notary Public in and for the State of WA

residing at Wassongal

My commission expires 4.10.2025



**Revised (May 2024) Crispian Road Water
System Water Users Agreement**

Amber Moore

Amber Moore

62 Cabin Road (Tax ID Number 01050400081000)

State of WASHINGTON, County of CLARK

On this day personally appeared before me AMBER MOORE to me known as the individual described in and who executed the within and foregoing instrument and acknowledgement that she/he/they signed the same as her/him/they free and voluntary act and deed, for the uses and purposes therein stand.

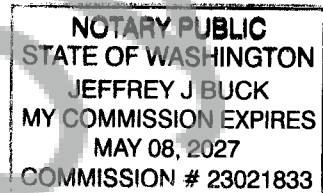
Given under my hand and official seal this 8 day of MAY, 2024

[Signature]

Notary Public in and for the State of WASHINGTON

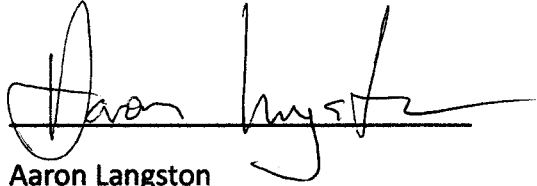
residing at WASHOUEAL

My commission expires 5/8/2027



Revised (May 2024) Crispian Road Water

System Water Users Agreement



Aaron Langston

232 Crispian Road (Tax ID Number 01050400081500)

State of Washington, County of Clark

On this day personally appeared before me Aaron Langston to me known as the individual described in and who executed the within and foregoing instrument and acknowledgement that she/he/they signed the same as her/him/they free and voluntary act and deed, for the uses and purposes therein stand.

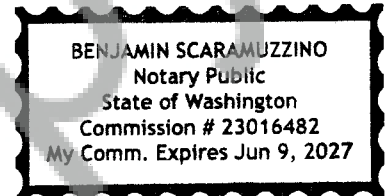
Given under my hand and official seal this 6th day of May, 2024



Notary Public in and for the State of Washington

residing at Washougal, WA.

My commission expires Jun 9th 2027



**Revised (May 2024) Crispian Road Water
System Water Users Agreement**

PETER SINGH

Peter Singh

132 Tommy Lane (Tax ID Number 01050400080000)

State of Washington, County of Clark

On this day personally appeared before me Peter Singh to me known as the individual described in and who executed the within and foregoing instrument and acknowledgement that she/he/they signed the same as her/him/they free and voluntary act and deed, for the uses and purposes therein stand.

Given under my hand and official seal this 7th day of May, 2024

Michelle Eaton

Notary Public in and for the State of Washington

residing at Camas Washington

My commission expires 7/31/2027

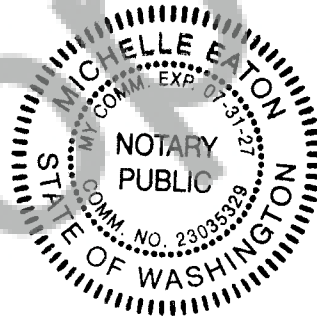


Exhibit 'A'

PARCEL I: 01-05-04-0-0-0810-00

A tract of land in Section 4, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 1 of the CRISPIEN ROAD Short Plat, recorded in Auditor's File No. 2007168273, Skamania County Records.

PARCEL II: 01-05-04-0-0-0815-00

A tract of land in Section 4, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 3 of the CRISPIEN ROAD Short Plat, recorded in Auditor's File No. 2007168273, Skamania County Records.

PARCEL III: 01-05-04-0-0-0816-00

A tract of land in Section 4, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 4 of the CRISPIEN ROAD Short Plat, recorded in Auditors File No. 2007168273, Skamania County Records.

PARCEL IV: 01-05-04-0-0-0800-00

A portion of the Southeast quarter of the Northwest quarter and the Southwest quarter of the Northeast quarter of Section 4, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at the Northeast corner of the MAY BRESLAN SHORT PLAT, as recorded in Skamania County Auditor's File No. 2004154253; thence South 02°32'05" West, 156.04 feet to an angle of point in the East line of the MAY BRESLAN SHORT PLAT; thence South 44°25'41" West, 1060.09 feet to the Southeast corner of the MAY BRESLAN SHORT PLAT; thence North 69°00'00" West, 30.00 feet to an angle point in the South line of the MAY BRESLAN SHORT PLAT; thence South 21°00'00" West, 100.00 feet; thence along the arc of a 200.00 foot radius curve to the left, through a central angle of 73°00'00", for an arc distance of 254.82 feet; thence South 52°00'00" East, 132.24 feet to the South line of the Southeast quarter of the Northwest quarter of Section 4; thence South 88°49'35" East, 637.99 feet to the center of Section 4; thence East, 987 feet, more or less, to the Southwest corner of the East half of the East half of the Southwest quarter of the Northeast quarter of Section 4; thence North, 1320 feet, more or less, to the Northwest corner of said East half of the East half of the Southwest quarter of the Northeast quarter; thence West, 989 feet, more or less, to the Northwest corner of the Southwest quarter of the Northeast quarter of Section 4; thence North 88°38'30" West, 20.43 feet to the Point of Beginning.

EXCEPTING THEREFROM a portion of the Southeast quarter of the Northwest quarter and the Southwest quarter of the Northeast quarter of Section 4, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at the Northeast corner of the MAY BRESLAN SHORT PLAT, as recorded in Skamania County Auditor's File No. 2004154253; thence South 02°32'05" West, 156.04 feet to an angle of point in the East line of the MAY BRESLAN SHORT PLAT; thence South 44°25'41" West, along the East line of the MAY BRESLAN SHORT PLAT, 25.00 feet; thence South 31°45'00" East, 400.00 feet; thence South 09°00'00" East, 525.00 feet; thence South 89°00'00" East, 718.24 feet to the West line of the East half of the East half of the Southwest quarter of the Northeast quarter of Section 4; thence North 01°16'26" East, 1021.36 feet, to the Northwest corner of said East half of the East half or the Southwest quarter of the Northeast quarter; thence North 88°38'12" West, 102.60 feet to a half inch iron rod (Survey 3-251) on the North line of the Southwest quarter of the Northeast quarter; thence North 88°38'50" West, 886.31 feet to the Northwest corner of the Southwest quarter of the Northeast quarter of Section 4; thence North 88°38'30" West, 20.43 feet to the Point of Beginning..