

Skamania County, WA
Total: \$314.50
EASE
Pgs=12

2024-000684

06/06/2024 01:40 PM

Request of: CLARK COUNTY TITLE



00018599202400006840120126

Skamania County
Real Estate Excise Tax

AFTER RECORDING MAIL TO:

DAVID R. KUHN AND TAMARA M. KUHN
PO Box 247.
Stevenson, WA 98648

N/A

JUN 06 2024

PAID

N/A

Skamania County Treasurer
M. Monaghan Deputy

Grantor(s): TROY A. BRINES and DANIELLE M. BRINES, husband and wife; DAVID R. KUHN and TAMARA M. KUHN, husband and wife

Grantee(s): TROY A. BRINES and DANIELLE M. BRINES, husband and wife; DAVID R. KUHN and TAMARA M. KUHN, husband and wife; JAMES E. MARTIN and STEPHANIE MARTIN, husband and wife

Assessor's Property Tax Parcel Account Number(s): 02063300180200, 02063300180206,
02063300180000 (burdened); 02063300180200, 02063300180206, 02063300180000,
02063300180100 (benefited)

Abbreviated Legal: sec 33 T2N R6E

Jun 6/6/2024

EASEMENT

TROY A. BRINES and DANIELLE M. BRINES, husband and wife, as owners of that parcel of real property described in the attached Exhibit "A," and DAVID R. KUHN and TAMARA M. KUHN, husband and wife, as owners of that parcel of real property described in the attached Exhibit "B," (collectively, "Grantors"), hereby grant and convey to TROY A. BRINES and DANIELLE M. BRINES, husband and wife, as owners of the real property described in the attached Exhibit "A," to DAVID R. KUHN and TAMARA M. KUHN, husband and wife, as owners of that parcel of real property described in the attached Exhibit "B," and to JAMES E. MARTIN and STEPHANIE MARTIN, husband and wife, as owners of the real property described in the attached Exhibit "C" and their respective successors and assigns (collectively, "Grantees"), an easement for ingress, egress and utilities as described in the attached Exhibit "D" and shown on the map attached hereto as Exhibit "E." The easement created hereby shall run with the land for the benefit of Grantee's parcels described as follows:

SEE ATTACHED EXHIBITS A," "B," and "C."

DATED this 31 day of May, 2024.

Troy A. Brines
TROY A. BRINES

EASEMENT--1

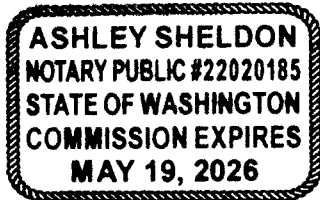
Danielle M. Brines
DANIELLE M. BRINES

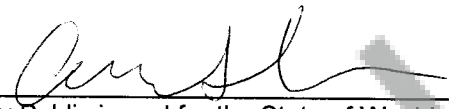
STATE OF WASHINGTON

COUNTY OF CLARK

} ss

This record was acknowledged before me on May 31, 2024, 2024 by TROY A. BRINES and DANIELLE M. BRINES.




Notary Public in and for the State of Washington
My commission expires: May 19, 2026


DAVID R. KUHN

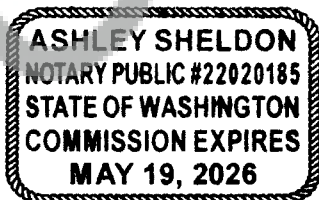

TAMARA M. KUHN

STATE OF WASHINGTON

COUNTY OF CLARK

} ss

This record was acknowledged before me on May 31, 2024, 2024 by DAVID R. KUHN and TAMARA M. KUHN.



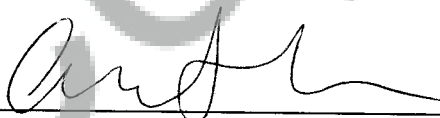
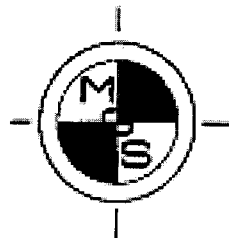

Notary Public in and for the State of Washington
My commission expires: May 19, 2026

EXHIBIT "A"



**MINISTER-GLAESER
SURVEYING INC.**

**(360) 694-3313
FAX (360) 694-8410
2200 E. EVERGREEN
VANCOUVER, WA 98661**

January 22, 2006

**PROPOSED
"LOT SEGREGATION"
TAX LOT 1800
PARCEL 2**

A parcel of land located in the Southeast Quarter of the Southwest Quarter of Section 33, Township 2 North, Range 6 East, Willamette Meridian, and in a portion of the North Half of the Northwest Quarter of Section 4, Township 1 North, Range 6 East, Willamette Meridian, Skamania County, Washington, described as follows:

Beginning at the Southeast corner of said Southwest Quarter of Section 33;

Thence North $01^{\circ}43'15''$ East, along the East line of said Southwest Quarter, for a distance of 155.35 feet to the North Right-of-Way line of State Route 14;

Thence South $77^{\circ}18'52''$ West, along said North Right-of-Way, for a distance of 1024.12 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said North Right-of-Way line, North $21^{\circ}01'58''$ East, for a distance of 1484.43 to the North line of said Southeast Quarter;

Thence North $89^{\circ}15'16''$ West, along said North line, for a distance of 835.69 feet to the Northwest corner of said Southeast Quarter;

Thence South $01^{\circ}06'57''$ West, along the West line of said Southeast Quarter, for a distance of 1307.86 feet to the Southwest corner of said Southeast Quarter;

Thence North $89^{\circ}10'12''$ West, along the South line of the Southwest Quarter of said Southwest Quarter of Section 33, for a distance of 947.91 feet;

Thence leaving said South line, South $00^{\circ}30'32''$ West, for a distance of 243.61 feet to said North Right-of-Way line of State Route 14;

(cont.)

EXHIBIT "A" (continued)

Thence North 85°53'52" East, along said North Right-of-Way line, for a distance of 854.92 feet to the beginning of a 1382.40 radius tangent curve to the right;

Thence continuing along said North Right-of-Way line, along the arc of a 1382.40 foot radius tangent curve to the left, for an arc distance of 155.71 feet, through a central angle of 06°27'14", the chord of which bears North 82°40'15" East for a chord distance of 155.63 feet;

Thence leaving said North Right-of-Way line, North 01°06'57" East, parallel with the West line of said Southeast Quarter of the Southwest Quarter of Section 33, for a distance of 497.15 feet;

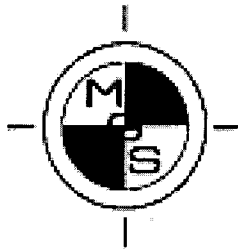
Thence South 89°10'12" East, parallel with the South line of said Southeast Quarter, for a distance of 200.00 feet;

Thence South 01°06'57" West, parallel with the East line of said Southeast Quarter, for a distance of 450.00 feet to said North Right-of-Way line;

Thence North 77°18'52" East, along said North Right-of-Way, for a distance of 72.07 feet to the **TRUE POINT OF BEGINNING**.

Containing 21.15 acres, more or less.

EXHIBIT "B"



**MINISTER-GLAESER
SURVEYING INC.**

(360) 694-3313
FAX (360) 694-8410
2200 E. EVERGREEN
VANCOUVER, WA 98661

January 22, 2006

PROPOSED
"LOT SEGREGATION"
TAX LOT 1800
PARCEL 1



A parcel of land located in the Southeast Quarter of the Southwest Quarter of Section 33, Township 2 North, Range 6 East, Willamette Meridian, and in a portion of the North Half of the Northwest Quarter of Section 4, Township 1 North, Range 6 East, Willamette Meridian, Skamania County, Washington, described as follows:

Beginning at the Southeast corner of said Southwest Quarter of Section 33;

Thence North $01^{\circ}43'15''$ East, along the East line of said Southwest Quarter, for a distance of 155.35 feet to the North Right-of-Way line of State Route 14 and the **TRUE POINT OF BEGINNING**;

Thence South $77^{\circ}18'52''$ West, along said North Right-of-Way, for a distance of 1024.12;

Thence leaving said North Right-of-Way line, North $21^{\circ}01'58''$ East, for a distance of 1484.43 to the North line of said Southeast Quarter;

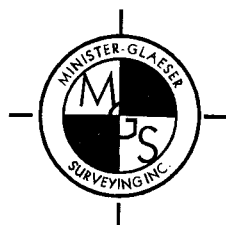
Thence South $89^{\circ}15'16''$ East, along said North line, for a distance of 501.07 feet to the Northeast corner of said Southeast Quarter;

Thence South $01^{\circ}43'15''$ West, along the East line of said Southeast Quarter, for a distance of 1154.63 feet to the **TRUE POINT OF BEGINNING**.

Containing 21.15 acres, more or less.

EXHIBIT "C"

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN AND IN A PORTION OF THE NORTHEAST QUARTER or THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 4; THENCE NORTH $01^{\circ}43'15''$ EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, FOR A DISTANCE OF 155.35 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROUTE 14; THENCE CONTINUING SOUTH $77^{\circ}18.52''$ WEST, ALONG SAID NORTH RIGHT OF WAY LINE OF STATE ROUTE 14, FOR A DISTANCE OF 1096.19 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE OF STATE ROUTE 14 NORTH $01^{\circ}06'57''$ EAST, FOR A DISTANCE OF 450.00 FEET; THENCE NORTH $89^{\circ}10'12''$ WEST, FOR A DISTANCE OF 200.00 FEET; THENCE SOUTH $01^{\circ}06'57''$ WEST, FOR A DISTANCE OF 497.15 FEET TO SAID NORTH RIGHT OF WAY LINE OF STATE ROUTE 14; HENCE ALONG SAID NORTH RIGHT OF WAY LINE OF SAID STATE ROUTE 14, ALONG THE ARC OF A 1382.40 FOOT RADIUS NON-TANGENT CURVE TO THE LEE F, FOR AN ARC DISTANCE OF 51.38 FEET, THROUGH A CENTRAL ANGLE OF $02^{\circ}07'46''$, THE CHORD OF WHICH BEARS NORTH $78^{\circ}22'45''$ EAST, FOR A CHORD DISTANCE OF 51.38 FEET; I HENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE OF SAID STATE ROUTE 14, NORTH $77^{\circ}18'52''$ EAST, FOR A DISTANCE OF 154.34 FEET TO THE TRUE POINT OF BEGINNING.



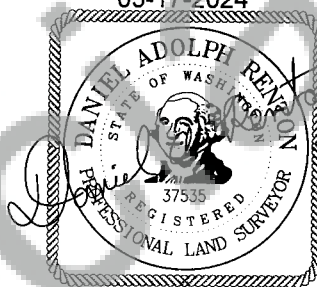
Minister & Glaeser Surveying, Inc.

Phone: 360-694-3313 Fax: 360-694-8410

MAY 17, 2024

EXHIBIT "D"

05-17-2024



INGRESS, EGRESS AND UTILITY EASEMENT

A variable width easement for ingress, egress, and utilities, over, under and across a strip of land located in a portion of the Southeast Quarter of the Southwest Quarter of Section 33, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington, described as follows;

COMMENCING at the Northwest corner "Kuhn" parcel as described and recorded under Skamania County, Washington, Auditors File Number 2006-161948;

Thence South $21^{\circ}01'58''$ West, along the West line of said "Kuhn" parcel, for distance of 170.73 to the **TRUE POINT OF BEGINNING**;

Thence South $21^{\circ}01'58''$ West, continuing along said West line, for a distance of 150.52 feet to the beginning of a non-tangent 215.00-foot radius curve to the right;

Thence leaving said West line and along the arc of a non-tangent 215.00-foot radius curve to the right, the long chord of which bears South $32^{\circ}10'13''$ West, for a chord distance of 28.00 feet, through a central angle of $07^{\circ}27'57''$, for an arc distance of 28.02 feet;

Thence South $35^{\circ}54'11''$ West, for a distance of 197.24 feet to the beginning of a tangent 5.00-foot radius curve to the left;

Thence along the arc of a tangent 5.00-foot radius curve to the left, the long chord of which bears South $23^{\circ}41'36''$ West, for a chord distance of 2.11 feet, through a central angle of $24^{\circ}25'10''$, for an arc distance of 2.13 feet;

Thence South $11^{\circ}29'01''$ West, for a distance of 88.20 feet to the beginning of a tangent 65.00-foot radius curve to the right;

Thence along the arc of a tangent 65.00-foot radius curve to the right, the long chord of which bears South $17^{\circ}39'53''$ West, for a chord distance of 14.00 feet, through a central angle of $12^{\circ}21'42''$, for an arc distance of 14.02 feet;

Thence South $23^{\circ}50'44''$ West, for a distance of 106.80 feet to the beginning of a tangent 85.00-foot radius curve to the left;

Thence along the arc of a tangent 85.00-foot radius curve to the left, the long chord of which bears South $13^{\circ}07'15''$ West, for a chord distance of 31.64 feet, through a central angle of $21^{\circ}26'58''$, for an arc distance of 31.82 feet;

Thence South $02^{\circ}23'46''$ West, for a distance of 127.17 feet to the beginning of a tangent 115.00-foot radius curve to the right;

Thence along the arc of a tangent 115.00-foot radius curve to the right, the long chord of which bears South $12^{\circ}18'43''$ West, for a chord distance of 39.61 feet, through a central angle of $19^{\circ}49'55''$, for an arc distance of 39.81 feet;

Thence South $22^{\circ}13'41''$ West, for a distance of 164.70 feet to the beginning of a tangent 35.00-foot radius curve to the left;

Thence along the arc of a tangent 35.00-foot radius curve to the left, the long chord of which bears South $00^{\circ}46'41''$ East, for a chord distance of 27.36 feet, through a central angle of $46^{\circ}00'43''$, for an arc distance of 28.11 feet;

Thence South $23^{\circ}47'02''$ East, for a distance of 51.52 feet to the beginning of a tangent 65.00-foot radius curve to the right;

Thence along the arc of a tangent 65.00-foot radius curve to the right, the long chord of which bears South $02^{\circ}09'47''$ East, for a chord distance of 47.90 feet, through a central angle of $43^{\circ}14'31''$, for an arc distance of 49.06 feet;

Thence South $19^{\circ}27'29''$ West, for a distance of 224.97 feet to the North Right of Way line of State Route 14;

Thence South $77^{\circ}18'52''$ West, along said North Right of Way line, for a distance of 31.55 feet;

Thence North $02^{\circ}32'50''$ East, leaving said North Right of Way line, for a distance of 180.95 feet to the beginning of a tangent 60.00-foot radius curve to the left;

Thence along the arc of a tangent 60.00-foot radius curve to the left, the long chord of which bears North 31°21'44" West, for a chord distance of 66.95 feet, through a central angle of 67°49'07", for an arc distance of 71.02 feet;

Thence North 65°16'17" West, for a distance of 81.66 feet to the beginning of a tangent 52.00-foot radius curve to the right;

Thence along the arc of a tangent 52.00-foot radius curve to the right, the long chord of which bears North 52°28'22" West, for a chord distance of 23.04 feet, through a central angle of 25°35'50", for an arc distance of 23.23 feet to the East line of the "Martin" parcel as described and recorded under Skamania County, Washington, Auditors File Number 2021-001479;

Thence North 01°06'57" East, along said East line, for a distance of 116.42 feet to the beginning of a non-tangent 115.00-foot radius curve to the right;

Thence leaving said East line and along the arc of a non-tangent 115.00-foot radius curve to the right, the long chord of which bears South 15°58'13" East, for a chord distance of 46.58 feet, through a central angle of 23°22'06", for an arc distance of 46.90 feet;

Thence South 04°17'10" East, for a distance of 40.17 feet to the beginning of a tangent 22.00-foot radius curve to the left;

Thence along the arc of a tangent 22.00-foot radius curve to the left, the long chord of which bears South 34°46'44" East, for a chord distance of 22.33 feet, through a central angle of 60°59'07", for an arc distance of 23.42 feet;

Thence South 65°16'17" East, for a distance of 81.66 feet to the beginning of a tangent 90.00-foot radius curve to the right;

Thence along the arc of a tangent 90.00-foot radius curve to the right, the long chord of which bears South 31°21'44" East, for a chord distance of 100.42 feet, through a central angle of 67°49'07", for an arc distance of 106.53 feet;

Thence South 02°32'50" West, for a distance of 70.98 feet;

Thence North 19°27'29" East, for a distance of 127.82 feet to the beginning of a tangent 35.00-foot radius curve to the left;

Thence along the arc of a tangent 35.00-foot radius curve to the left, the long chord of which bears North 02°09'47" West, for a chord distance of 25.79 feet, through a central angle of 43°14'31", for an arc distance of 26.41 feet;

Thence North $23^{\circ}47'02''$ West, for a distance of 51.52 feet to the beginning of a tangent 65.00-foot radius curve to the right;

Thence along the arc of a tangent 65.00-foot radius curve to the right, the long chord of which bears North $00^{\circ}46'41''$ West, for a chord distance of 50.81 feet, through a central angle of $46^{\circ}00'43''$, for an arc distance of 52.20 feet;

Thence North $22^{\circ}13'41''$ East, for a distance of 164.70 feet to the beginning of a tangent 85.00-foot radius curve to the left;

Thence along the arc of a tangent 85.00-foot radius curve to the left, the long chord of which bears North $12^{\circ}18'43''$ East, for a chord distance of 29.27 feet, through a central angle of $19^{\circ}49'55''$, for an arc distance of 29.42 feet;

Thence North $02^{\circ}23'46''$ East, for a distance of 127.17 feet to the beginning of a tangent 115.00-foot radius curve to the right;

Thence along the arc of a tangent 115.00-foot radius curve to the right, the long chord of which bears North $13^{\circ}07'15''$ East, for a chord distance of 42.80 feet, through a central angle of $21^{\circ}26'58''$, for an arc distance of 43.05 feet;

Thence North $23^{\circ}50'44''$ East, for a distance of 106.80 feet to the beginning of a tangent 35.00-foot radius curve to the left;

Thence along the arc of a tangent 35.00-foot radius curve to the left, the long chord of which bears North $17^{\circ}39'53''$ East, for a chord distance of 7.54 feet, through a central angle of $12^{\circ}21'42''$, for an arc distance of 7.55 feet;

Thence North $11^{\circ}29'01''$ East, for a distance of 88.20 feet to the beginning of a tangent 35.00-foot radius curve to the right;

Thence along the arc of a tangent 35.00-foot radius curve to the right, the long chord of which bears North $23^{\circ}41'36''$ East, for a chord distance of 14.80 feet, through a central angle of $24^{\circ}25'10''$, for an arc distance of 14.92 feet;

Thence North $35^{\circ}54'11''$ East, for a distance of 197.24 feet to the beginning of a tangent 185.00-foot radius curve to the left;

Thence along the arc of a tangent 185.00-foot radius curve to the left, the long chord of which bears North $31^{\circ}04'57''$ East, for a chord distance of 31.09 feet, through a central angle of $09^{\circ}38'29''$, for an arc distance of 31.13 feet;

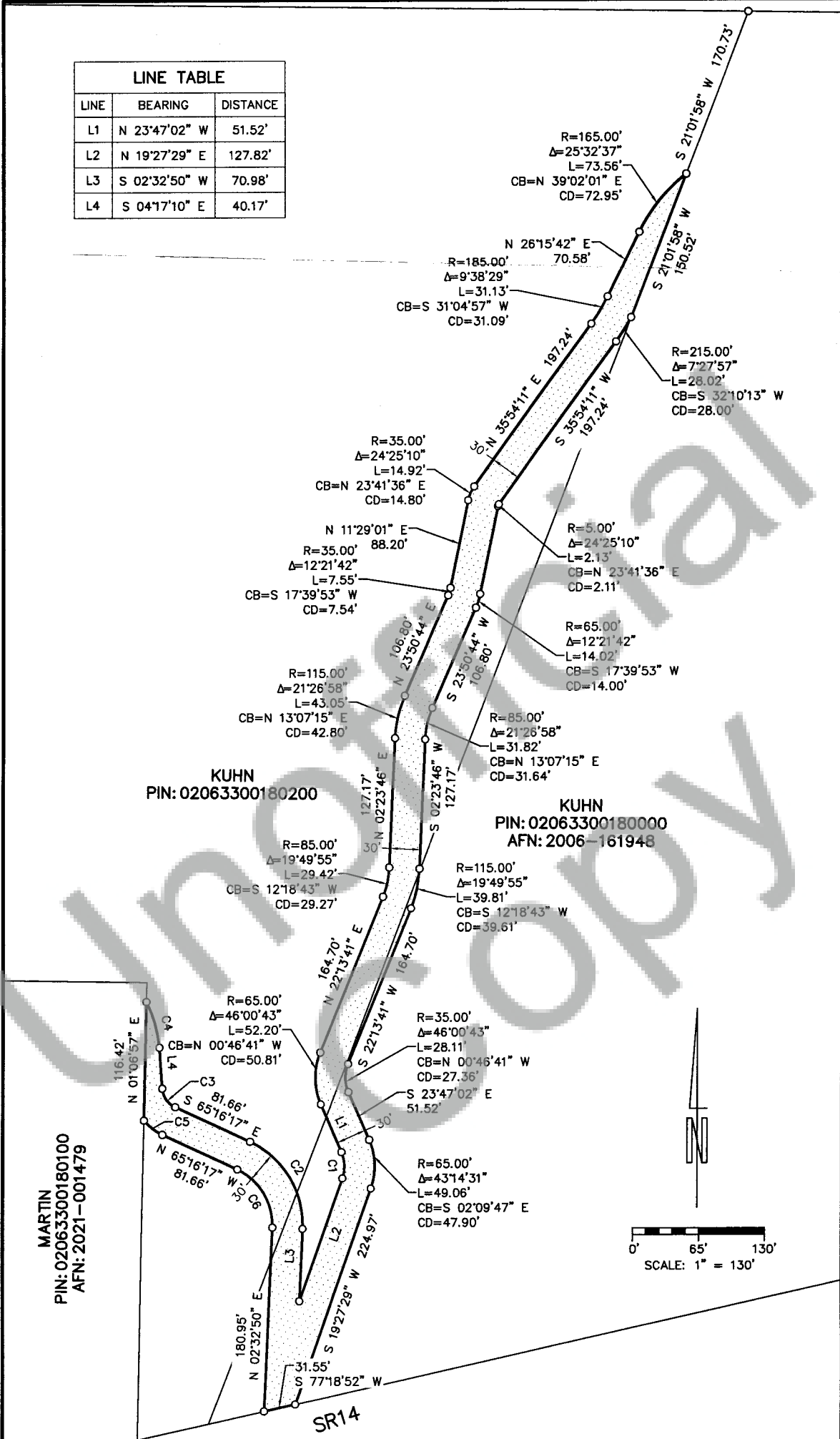
Thence North $26^{\circ}15'42''$ East, for a distance of 70.58 feet to the beginning of a tangent 165.00-foot radius curve to the right;


Thence along the arc of a tangent 165.00-foot radius curve to the right, the long chord of which bears North $39^{\circ}02'01''$ East, for a chord distance of 72.95 feet, through a central angle of $25^{\circ}32'37''$, for an arc distance of 73.56 feet to the **TRUE POINT OF BEGINNING**;

CONTAINING: 1.11 acres of land, more or less

BASIS OF BEARING: NAD83_2011 (EPOCH:2010.0000), WASHINGTON, STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US-FEET

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 23°47'02" W	51.52'
L2	N 19°27'29" E	127.82'
L3	S 02°32'50" W	70.98'
L4	S 04°17'10" E	40.17'






MINISTER-GLAESER
SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

EXHIBIT "E"
TO ACCOMPANY LEGAL DESCRIPTION

05-17-2024



DANIEL ADOLPH REGISTER
REGISTERED PROFESSIONAL LAND SURVEYOR
37535

SCALE: 1"=130'

JOB NO. 05-359

DATE: 05-17-2024

DWG FILE: 05359EX1

DRAWN BY: DAR

SHEET: 1 OF 1