

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

Skamania County  
Real Estate Excise Tax

N/A  
JUL 16 2024

PAID N/A  
Marretta Bagnon Deputy  
Skamania County Treasurer

Skamania County, WA  
Total: \$309.50  
EASE  
Pgs=7

2024-000947

07/16/2024 04:06 PM

Request of: SKAMANIA COUNTY PUD



## RIGHT OF WAY EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned, Marrett Holdings LLC, 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 of parcel:** See Exhibit 'A'

**Tax Parcel #:** 02-07-19-0-0-0309-00

**PUD Work Order #** 240178

The undersigned grants a perpetual non-exclusive easement over, under and across a strip of land that is 15 feet wide (centered on underground wire) as is shown in Exhibit B 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 7 day of July, 2024.

JEFF MARSH  
Name (Print or type full name)

[Signature]  
Signature

STATE OF Washington COUNTY OF Clallam

Personally appeared the above named JEFF MARSH on this 7<sup>th</sup> day of July, 2024, and acknowledged the foregoing to be their voluntary act and deed.

Before me:

[Signature]  
Notary Public for Washington

11-14-2026

My Commission Expires

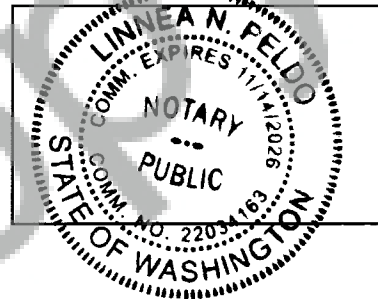


Exhibit 'A'

A parcel of land located in a portion of Lot 2 of the "Port of Skamania Short Plat", according to the City Plat thereof, recorded in Book "T" of City Plats at Page 93, Skamania County, Washington, City Plat records;

BEGINNING at the Northeast corner of said Lot 2, said point is marked with a 1/2" diameter re bar rod with a yellow plastic cap stamped "Glaeser 15024" as set in said "Port of Skamania Short Plat";

Thence South 60° 59' 13" West, along the North line of said Lot 2, for a distance of 1160.6 feet to the Northeast corner of the "City of North Bonneville" parcel as described and recorded in Book 134, at Page 24, Skamania County, Washington, Auditors Records, said point I marked with a standard USACE 3-14" diameter brass disk set in concrete and stamped "NB 168", as set in "Second Addition To the Plats Of Relocated North Bonneville" as recorded in Book "B" of Plats, at Pages 74 to 79, Skamania County Plat Records.

Thence South 28° 56' 53" East, leaving said North line and along the East line of said "City of North Bonneville" parcel, for a distance of 125.38 feet;

Thence North 60° 59' 13" East, leaving said East line and parallel with said North line, for a distance of 607.87 feet:

Thence South 29° 00' 41" East, for a distance of 243.43 feet;

Thence North 60° 59' 13" East, parallel with said North line, for a distance of 176.71 feet to the East line of said Lot 2, said point is marked with a 1/2" diameter rebar rod with a yellow plastic cap stamped "Glaeser 15024" as set in said "Port of Skamania Short Plat";

Thence along the East line of said Lot 2, the following courses and distances;

Thence North 22° 37' 18" West, for a distance of 62.3 feet to a 1/2" diameter rebar rod with a yellow plastic cap stamped "Glaeser 15024" as set in said "Port of Skamania Short Plat";

Thence North 18° 13' 48" East, for a distance of 96.24 feet to a 1/2" diameter rebar rod with a yellow plastic cap stamped "Glaeser 15024" as set in said "Port of Skamania Short Plat";

Thence North 61° 11' 48" East, for a distance of 101.65 feet to a 1/2" diameter rebar rod with a yellow plastic cap stamped "Glaeser 15024" as set in said "Port of Skamania Short Plat";

Thence North 66° 06' 55" East, for a distance of 160.11 feet to a 1/2" diameter rebar rod with a yellow plastic cap stamped "Glaeser 15024" as set in said "Port of Skamania Short Plat";

Thence North 20° 46' 15" West, for a distance of 258.92 feet to the Point of Beginning;

Together with and subject to a 30-foot wide easement for ingress, egress and utilities over, under as described and recorded in Skamania County, Washington, Auditors File Number 2021-000594;

Also together is a 30-foot wide easement for ingress, egress and utilities over, under and across a strip of land located in Lot 2 of the "Port of Skamania Short Plat", according to the City Plat thereof, recorded in Book "T" of City Plats at Page 93, Skamania County, Washington, City Plat records, describe as follows:

Commencing at a point on the East line of said Lot 2 that is marked with a 1/2" diameter re bar rod with a yellow plastic cap stamped "Glaeser 15024" as set in said "Port of Skamania Short Plat";

Thence South  $60^{\circ} 59' 13''$  West, parallel with the North line of said Lot 2, for a distance of 42.41 feet to the True Point of Beginning;

Thence South  $36^{\circ} 51' 31''$  West, for a distance of 146.16 feet to the beginning of a non-tangent 35.00 foot radius curve to the right;

Thence along the arc of a non-tangent 35.00 foot radius curve to the right, the long chord of which bears South  $10^{\circ} 00' 45''$  East, for a chord distance of 19.71 feet, through a central angle of  $32^{\circ} 42' 46''$ , for an arc distance of 19.98 feet;

Thence South  $06^{\circ} 20' 38''$  West, for a distance of 29.05 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  $03^{\circ} 56' 10''$  West, for a chord distance of 7.14 feet, through a central angle of  $04^{\circ} 48' 56''$ , for an arc distance of 7.14 feet;

Thence South  $01^{\circ} 31' 42''$  West, for a distance of 21.09 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  $03^{\circ} 25' 24''$  West, for a chord distance of 8.27 feet, through a central angle of  $04^{\circ} 07' 23''$ , for an arc distance of 8.28 feet;

Thence South  $05^{\circ} 39' 06''$  West, for a distance of 24.79 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  $13^{\circ} 25' 25''$  West, for a chord distance of 17.58 feet, through a central angle of  $15^{\circ} 32' 39''$ , for an arc distance of 17.63 feet;

Thence South  $21^{\circ} 11' 45''$  West, for a distance of 38.66 feet to the North Right of Way line of a 30.00 foot wide easement for ingress, egress and utilities as recorded under Skamania County, Washington, Auditors File Number 2021-000594;

Thence South  $60^{\circ} 28' 32''$  West, along said North Right of Way line, for a distance of 24.74 feet to the beginning of a tangent 157.00 foot radius curve to the right;

Thence continuing along said North Right of Way line and along the arc of a tangent 157.00 foot radius curve to the right, the long chord of which bears South  $64^{\circ} 18' 20''$  West, for a chord distance of 20.97 feet, through a central angle of  $07^{\circ} 39' 36''$ , for an arc distance of 20.99 feet;

Thence North  $21^{\circ} 11' 45''$  East, leaving said North Right of Way line, for a distance of 73.13 feet to the beginning of a tangent 35.00 foot radius curve to the left;

Thence along the arc of tangent 35.00 foot radius curve to the left, the long chord of which bears North  $13^{\circ} 25' 25''$  East, for a chord distance of 9.47 feet, through a central angle of  $15^{\circ} 32' 39''$ , for an arc distance of 9.50 feet;

Thence North  $05^{\circ} 39' 06''$  East, for a distance of 24.79 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  $03^{\circ} 35' 24''$  East, for a chord distance of 6.12 feet, through a central angle of  $04^{\circ} 07' 23''$ , for an arc distance of 6.12 feet;

Thence North  $01^{\circ} 31' 42''$  East, for a distance of 21.09 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  $03^{\circ} 56' 10''$  East, for a chord distance of 9.66 feet, through a central angle of  $04^{\circ} 48' 56''$ , for an arc distance of 9.67 feet;

Thence North  $06^{\circ} 20' 38''$  East, for a distance of 29.05 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 North  $22^{\circ} 46' 19''$  West, for a chord distance of 4.87 feet, through a central angle of  $58^{\circ} 13' 54''$ , for an arc distance of 5.08 feet;

Thence North  $51^{\circ} 53' 16''$  West, for a distance of 5.03 feet to the beginning of a tangent 4.00 foot radius curve to the left;

Thence along the arc of a tangent 4.00 foot radius curve to the left, the long chord of which bears North  $77^{\circ} 20' 3''$  West, for a chord distance of 3.44 feet, through a central angle of  $50^{\circ} 54' 33''$ , for an arc distance of 3.55 feet;

Thence South  $77^{\circ} 12' 11''$  West, for a distance of 7.90 feet to the beginning of a tangent 51.00 foot radius curve to the left;

Thence along the arc of a tangent 51.00 foot radius curve to the left, the long chord of which bears South  $53^{\circ} 38' 57''$  West, for a chord distance of 40.76 feet, through a central angle of  $47^{\circ} 06' 26''$  for an arc distance of 41.93 feet;

Thence South  $30^{\circ} 05' 44''$  West, for a distance of 61.13 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  $36^{\circ} 30' 24''$  West, for a chord distance of 14.52 feet, through a central angle of  $12^{\circ} 49' 20''$ , for an arc distance of 14.55 feet;

Thence South  $42^{\circ} 55' 04''$  West, for a distance of 6.67 feet to the beginning of a tangent 171.00-foot radius curve to the right;

Thence along the arc of a tangent 171.00-foot radius curve to the right, the long chord of which bears South 52° 02' 13" West, for a chord distance of 54.20 feet, through a central angle of 18° 14' 19", for an arc distance of 54.43 feet;

Thence South 61° 09' 23" West, for a distance of 61.21 feet to said North Right of Way line and the beginning of a non-tangent 585.00-foot radius curve to the left;

Thence along said North Right of Way line and the arc of a non-tangent 585.00-foot radius curve to the left, the long chord of which bears North 66° 43' 57" West, for a chord distance of 38.01 feet, through a central angle of 03° 43' 25", for an arc distance of 38.02 feet;

Thence North 61° 09' 23" East, leaving said North Right of Way line, for a distance of 84.56 feet to the beginning of a tangent 141.00-foot radius curve to the left;

Thence along the arc of a tangent 141.00-foot radius curve to the left, the long chord of which bears North 52° 02' 13" East, for a chord distance of 44.69 feet, through a central angle of 18° 14' 19", for an arc distance of 44.88 feet;

Thence North 42° 55' 04" East, for a distance of 6.67 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 36° 30' 24" East, for a chord distance of 7.82 feet, through a central angle of 12° 49' 20", for an arc distance of 7.83 feet;

Thence North 30° 05' 44" East, for a distance of 61.13 feet to the beginning of a tangent 81.00-foot radius curve to the right;

Thence along the arc of a tangent 81.00-foot radius curve to the right, the long chord of which bears North 53° 38' 7" East, for a chord distance of 64.74 feet, through a central angle of 47° 06' 26", for an arc distance of 66.60 feet;

Thence North 77° 12' 11" East, for a distance of 7.90 feet to the beginning of a tangent 34.00-foot radius curve to the right;

Thence along the arc of a tangent 34.00-foot radius curve to the right, the long chord of which bears South 85° 50' 46" East, for a chord distance of 19.83 feet, through a central angle of 33° 54' 06", for an arc distance of 20.12 feet;

Thence North 36° 51' 31" East, for a distance of 76.56 feet;

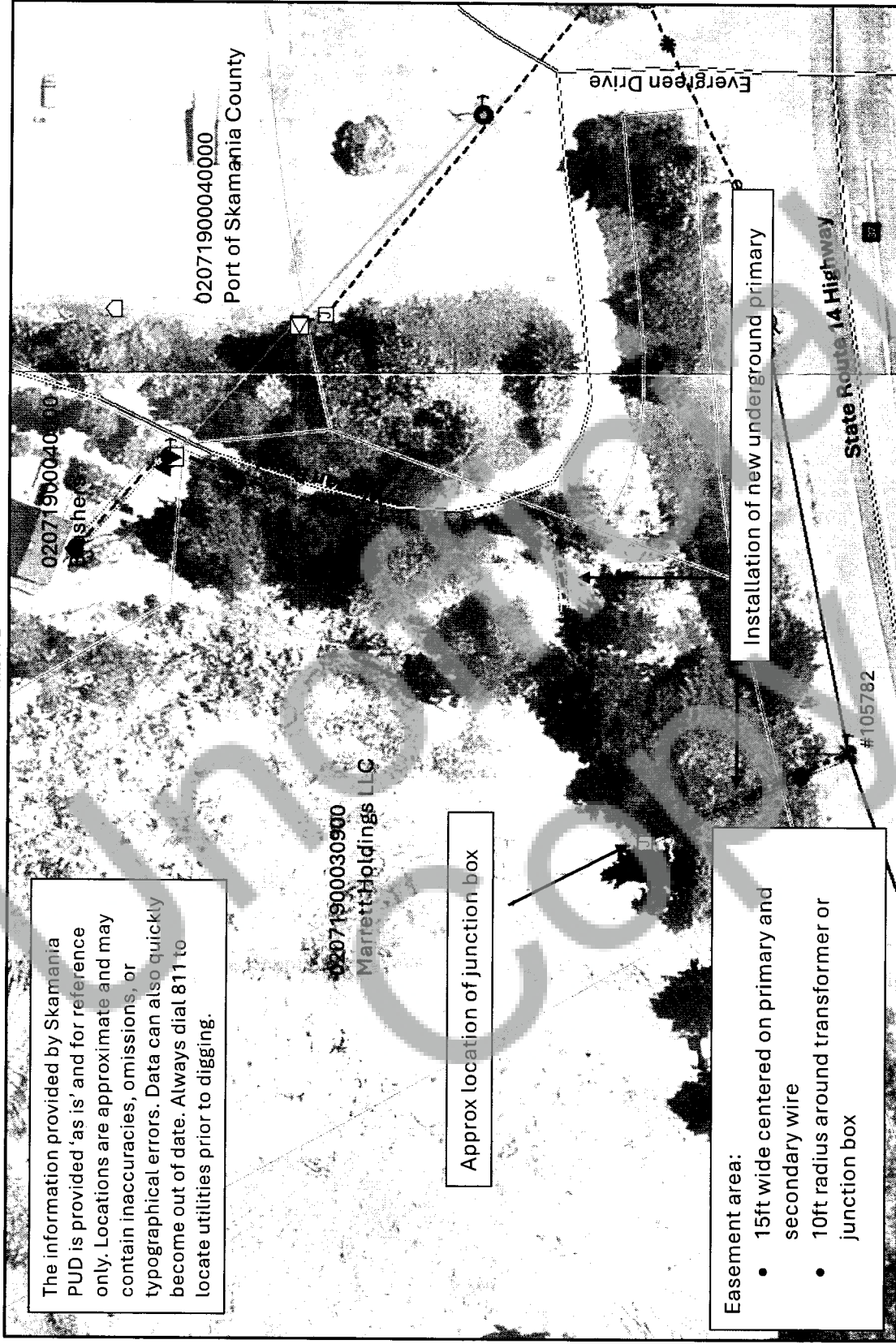
Thence North 60° 59' 13" East, for a distance of 73.39 feet to the TRUE POINT OF BEGINNING;

Also TOGETHER with and SUBJECT to easements, reservations, covenants and restrictions apparent or of record.

CONTAINING: 5.33 acres of land, more or less



Exhibit B



The information provided by Skamania PUD is provided 'as is' and for reference only. Locations are approximate and may contain inaccuracies, omissions, or typographical errors. Data can also quickly become out of date. Always dial 811 to locate utilities prior to digging.

Approx location of junction box

Easement area:

- 15ft wide centered on primary and secondary wire
- 10ft radius around transformer or junction box

Installation of new underground primary

#105782

State Route 14 Highway

Evergreen Drive

02071900040000  
Port of Skamania County

02071900030900  
Marrett Holdings LLC

02071900040000  
Port of Skamania County