

Skamania County, WA
Total: \$306.50
EASE
Pgs=4

2025-001440

09/10/2025 12:32 PM

Request of: SKAMANIA COUNTY PUD



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

Skamania County
Real Estate Excise Tax

N/A

SEP 10 2025

PAID

N/A

Skamania County Treasurer
K. A. Deputy

RIGHT OF WAY EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned, Joseph A Birkenfeld & Diane M Birkenfeld, 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 #: 04-07-15-0-0-0201-00

PUD Work Order #250111

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 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 for Skamania PUD purposes only 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 4th day of Sept., 2025.

Joseph A Birkenfeld
Name (Print or type full name)

Diane M Birkenfeld
Name (Print or type full name)

Joseph A Birkenfeld
Signature

Diane M Birkenfeld
Signature

STATE OF Washington

COUNTY OF Skamania

Personally appeared the above named Joseph Birkenfeld and Diane Birkenfeld on this 4th day of September, 2025, and acknowledged the foregoing to be their voluntary act and deed.

Before me: Stefanie Pratkan
Notary Public for Washington
5/21/2025
My Commission Expires

STEFANIE PRATKA
Notary Public
State of Washington
License Number 21019275
My Commission Expires
May 21, 2029

Exhibit B

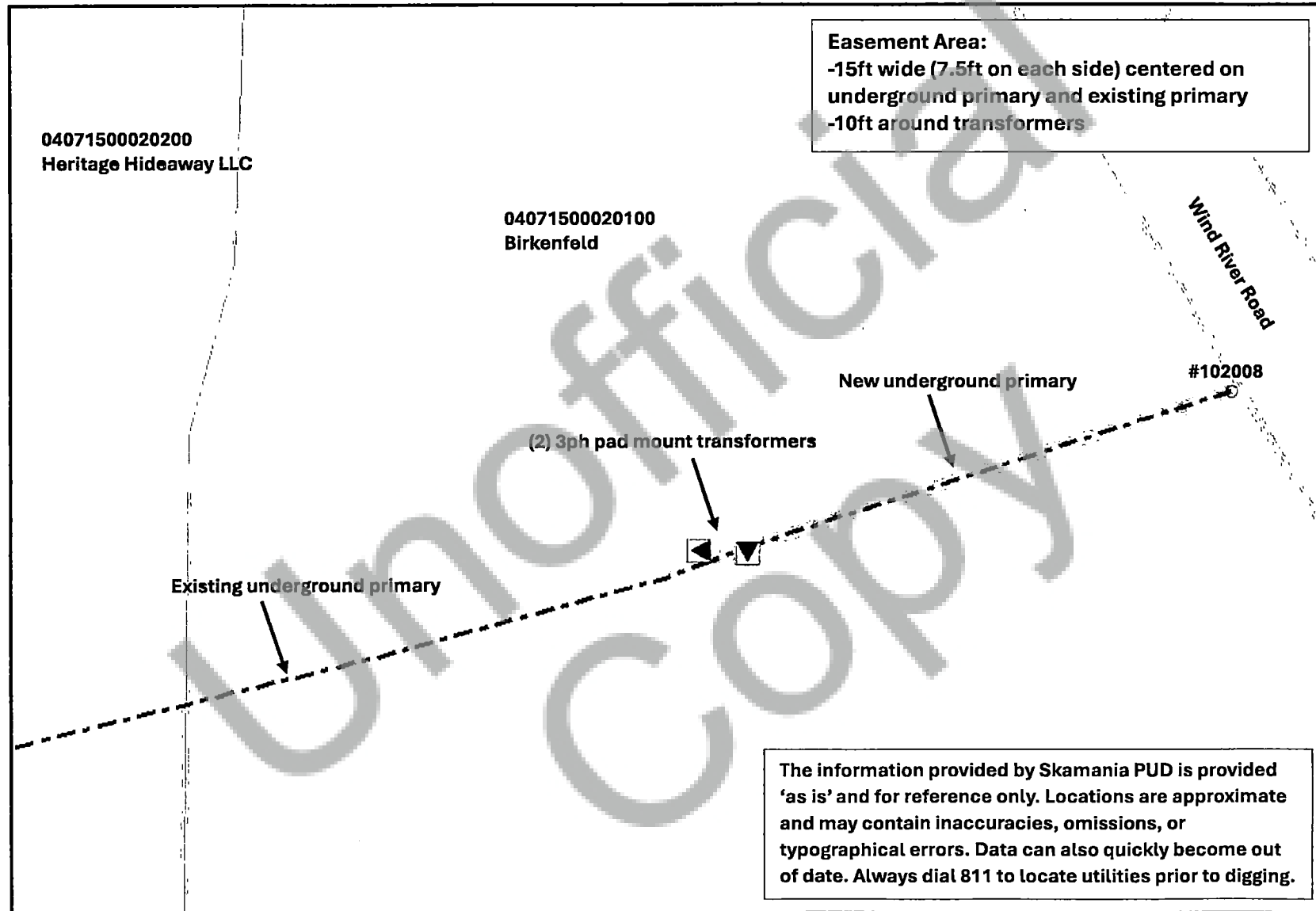


Exhibit 'A'

A tract of land being a portion of that certain tract of land described in Book 157 of Deeds Page 19 of Skamania County Records located in the Northwest Quarter of Section 15, Township 4 North, Range 7 East of the Willamette Meridian said tract of land being more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter corner of said Section 15, Township 4 North, Range 7 East, of the Willamette Meridian; thence North 88° 53' 17" West, along the North line of said Section 15, 1134.58 feet to a point on the Southwesterly Right-of-Way of Wind River Road; thence South 30° 44' 34" East, along the said Southwesterly Right-of-Way of said Wind River Road, 841.83 feet to the point of Beginning of the tract being described; thence South 30° 44' 34" East, along the Southwesterly Right-of-Way of said Wind River Road 699.40 feet to a point on a tangent curve concave Northeasterly and having a radius of 1472.40 feet; thence Southeasterly along said tangent curve through a central angle of 19° 31' 50" an arc length of 501.84 feet; thence South 00° 45' 15" West along the east line of Northwest Quarter of Section 15, 229.70 feet to a point on the north line of Lot 3 of the P&R Hanson Short Plat of Lot 4 of the Hanson Short Plat; thence North 70° 26' 43" West, along the North line of said Lot 3 of the P&R Hanson Short Plat of Lot 4 of the Hanson Short Plat and its Northwesterly projection, 309.53 feet to a point on the Southeasterly line of Lot 3 of Hason Short Plat; thence North 52° 12' 15" East, along the Southeasterly line of said Lot 3, 35.38 feet to the Northeast corner of said Lot 3; thence North 70° 26' 43" West, along the North line of said Lot 3 of the Hanson Short Plat, 406.34 feet to the Northerly most corner of said Lot 3; thence South 19° 31' 44" West, along the Northwest line of said Lot 3 of the Hanson Short Plat 19.94 feet ; thence South 00° 25' 22" West along the West line of said Lot 3 of the Hanson Short Plat 312.01 feet; thence North 88° 54' 40" West, along the North line of Lot 3 and Lot 2 of said Hanson Short Plat 658.09 feet to the Northwest corner of said Lot 2; thence South 00° 05' 24" West, along the west line of Lot 1 of said Hanson Short Plat 665.79 feet to a point on the South line of the Northwest Quarter of said Section 15; thence North 88° 53' 46" West along the South line of said Southwest Quarter of Section 15, 39.68 feet to the centerline of the Wind River; thence following the centerline of said Wind River the following seven (7) courses: (1) North 29° 17' 16" West, 279.45 feet; (2) Thence North 33° 53' 16" West, 280.96 feet; (3) thence North 28° 11' 33" West, 213.80 feet; (4) thence North 45° 07' 45" West, 195.80 feet; (5) thence North 37° 50' 50" West, 196.10 feet; (6) thence North 23° 35' 15" West, 111.76 feet; (7) thence North 13° 50' 29" West, 54.11 feet; thence North 83° 58' 02" East, 148.47 feet; thence South 85° 23' 05" East, 123.6 feet; thence South 72° 01' 36" East, 157.03 feet; thence South 81° 19' 36" East, 154.63 feet; thence South 88° 30' 21" East, 432.35 feet; thence North 00° 45' 15" East, parallel with the East line of the Northwest Quarter of said Section 15, 405.25 feet; thence North 14° 42' 14" East, 110.84 feet; thence North 02° 20' 29" East, 264.36 feet; thence North 70° 22' 40" East 357.48 feet to the Point of Beginning.