

WHEN RECORDED RETURN
TO:

CITY OF STEVENSON
7121 E. Loop Rd.
P.O. Box 371
Stevenson, WA 98648

Document titles or transactions contained therein:

Easement Dedication

GRANTOR(S) (Last name, first, then first name and initials)

Paradise Land Company, LLC

GRANTEE(S) (Last name, first, then first name and initials)

City of Stevenson

LEGAL DESCRIPTION (Abbreviated: Lot, Block, Plat/Section, Township, Range,Qtr/Qtr)

Complete metes and bounds legal descriptions with exhibit map are attached.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

Parcel No. 02-07-01-0-0-1500-00

Parcel No. 02-07-01-1-0-2701-00

REFERENCE NUMBER(S) of Documents assigned or released

Book 131, Page 548

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

A PUBLIC EASEMENT DEDICATION

The Grantor, Paradise Land Company, LLC, for valuable consideration, including the waiver of four future single ERU water and four future sewer residential system development charges on property owned by Grantor within the City of Stevenson utility service area or assigned or conveyed by Grantor to a successor-in-interest and the partial reconveyance of that certain Easement dated September 14, 1992 and recorded October 22, 1992 as Book 131, Page 548, Skamania County Deed Records as it pertains to the property described in Exhibit "B" of this easement, recorded simultaneously herewith, does hereby declare and dedicate to public use to the City of Stevenson, a municipal corporation of the State of Washington, Grantee, its successors and assigns, hereafter referred to as the City, a perpetual public easement for the purpose of constructing, reconstructing and maintaining a public sewer outfall line and related facilities along with the rights of ingress and egress over Grantor's property for the purpose of constructing, reconstructing and maintaining said line, located in Skamania County, State of Washington, the full description of the easement is as follows:

Easement description attached as Exhibit "A", attached hereto and incorporated herein by this reference.

As the easement pertains to the following described property:

Property description attached as Exhibit "B", attached hereto and incorporated herein by this reference.

The easement location is shown on Exhibit "C" attached hereto and made a part hereof.

Parcel Nos. 02-07-01-0-0-1500-00 & 02-07-01-1-0-2701-00

TO HAVE AND TO HOLD the above easement unto said City, its successors and assigns, forever.

The parties agree consideration for this easement is a full, fair and final compensation.

Dated this 28th day of October, 2013.

GRANTOR

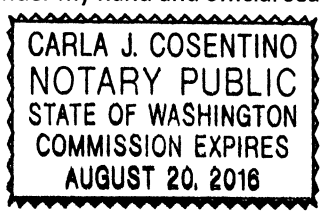
PARADISE LAND COMPANY, LLC a Washington Limited Liability Company

by Joseph A. Benfeld
[Name]
its Owner
[Title]

STATE OF WASHINGTON)
)
County of Skamania) ss:

On this day personally appeared before me Joseph A Birkenfeld as Owner of PARADISE LAND COMPANY, LLC, a Washington Limited Liability Company, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he was duly authorized to the same as the voluntary act and deed of said Limited Liability Company for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 28th day of October, 2013.



Carla J. Cosentino
Notary Public in and for the State of WA
Residing at Stevenson

Unofficial Copy

EXHIBIT "A"SANITARY SEWER OUTFALL EASEMENT

An Easement for Sanitary Sewer over, under, along and across a strip of land 20.00 feet in width lying within a portion of Section 1, Township 2 North, Range 7 East, Willamette Meridian, in the City of Stevenson, County of Skamania, State of Washington, the centerline of said strip being described as follows:

COMMENCING at a point on the North line of said Section 1, distant along said line South 89°19'31" East 1803.29 feet from a smashed 1" iron pipe monumenting the Northwest corner of said Section 1; THENCE South 00°40'29" West perpendicular from said North line 460.26 feet, more or less, to its intersection with a sanitary sewer line; THENCE South 37°06'47" East along said sanitary sewer line 206.64 feet, more or less, to the Southeasterly line of the City of Stevenson parcel described in Deed filed under Book 65, at page 330, records of Skamania County, and the POINT OF BEGINNING of this centerline description along said sanitary sewer line and its proposed extension the following courses:

THENCE South 37°06'47" East 155.31 feet;

THENCE South 29°42'14" East 494.44 feet;

THENCE South 43°22'27" East 550.00 feet;

THENCE South 49°34'13" East 95.00 feet;

THENCE South 14°57'16" East 45.00 feet;

THENCE South 24°26'34" East 40.00 feet;

THENCE South 36°37'38" East 1277.00 feet to a point approximately 9.00 feet Northwesterly of the Southeasterly boundary of shore land of the second class for said City of Stevenson as described in 1901 aquatic land deed in Volume 2, at page 413, on file with the Washington State Department of Natural Resources, and the TERMINUS of this centerline description, the sidelines of said strip are to be prolonged or shortened so as to terminate in the boundary of said City of Stevenson parcel

EXHIBIT "B"

ENCUMBERED PROPERTY DESCRIPTION

Parcel No. 02-07-01-0-0-1500-00

A tract of land in the Daniel Baughman Donation Land Claim No. 42 in Sections 1 and 2, Township 2 North, Range 7 East, of the Willamette Meridian, County of Skamania and State of Washington, being more particularly described as follows:

Beginning at Station 47+86 of the survey of the Spokane, Portland and Seattle Railway Company in said Section 1, said point being South 52 degrees 12' West a distance of 176 feet from the intersection of the centerline of said survey with the Section line common to Sections 1 and 2 aforesaid; thence on a course at a right angle to the Southwest line of said right of way, 100 feet to the Southeasterly line of said railway right of way and the initial point of the tract hereby described; thence in a Southwesterly direction along said Southeasterly right of way line, 650 feet; thence at a right angle in a Southeasterly direction to intersection with the meander line of the Columbia River; thence following the meander line of said river in a Northeasterly direction to the intersection with the center of the channel of Rock Creek; thence following the center of the channel, Northerly to the intersection with the Southeasterly right of way line of the Spokane, Portland and Seattle Railway company; thence in a Southeasterly direction following said Southeasterly right of way line to the initial point.

AND

Shorelands of the second class in Sections 1 and 2, Township 2 North, Range 7 East, of the Willamette Meridian, County of Skamania and State of Washington, fronting the Baughman Donation Land Claim No. 42

Parcel No. 02-07-01-1-0-2701-00

All that portion of the Baughman D.L.C. lying Southerly of the Southerly right of way line of S.P. and S. Railway Company and bounded on the Easterly side by the center of the main channel of Rock Creek and bounded on the Westerly side by the division line between the Northeasterly and Southwesterly halves of the said Baughman D.L.C.

EXHIBIT "C"

