

WHEN RECORDED RETURN TO:  CITY OF STEVENSON 7121 E. Loop Rd. P.O. Box 371 Stevenson, WA 98648
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Document titles or transactions contained therein:

**Easement Dedication**

GRANTOR:

**308 SW Cascade Avenue, LLC, a Washington Limited Liability Company**

GRANTEE:

**City of Stevenson**

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

**Section 1, Township 2 North, Range 7 East, Willamette Meridian  
Complete metes and bounds legal descriptions with exhibit map are attached.**

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

Parcel No. 02-07-01-0-3600-00 *JM 10-29-13*

REFERENCE NUMBER(S) of Documents assigned or released

**NA**

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 Grantors, 308 SW Cascade Ave LLC, a Washington Limited Liability Company, for valuable consideration of Grantee's waiver of one water and one sewer system development charge for one equivalent residential unit when the Grantor or its successor-in-interest chooses to connect on parcel 02-07-01-0-0-3601-00, does hereby declare and dedicate to public use to the City of Stevenson, a municipal corporation of the State of Washington, its successors and assigns, hereafter referred to as the City, Grantee, 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 (the "encumbered property"):

Easement description attached as Exhibit "B", attached hereto and incorporated herein by this reference. Tax parcel No. 02-07-01-0-0-3600-00

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

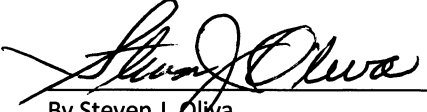
TO HAVE AND TO HOLD the above easement unto said City, its successors and assigns, forever.

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

Dated this 25<sup>th</sup> day of October, 2013.

**GRANTOR**

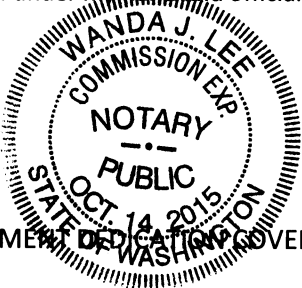
308 SW Cascade Avenue LLC, a Washington Limited Liability Corporation  
By: LJS Investors, LLC, a Delaware Limited Liability Company, Its Manager

  
By Steven J. Oliva  
Its Manager

STATE OF WASHINGTON     )  
County of Skamania     )

On this day personally appeared before me, Steven J. Oliva, as Manager of LJS Investors, LLC, a Delaware Limited Liability Company, as Manager of 308 SW Cascade Avenue, LLC, a Washington Limited Liability Company, and acknowledged that he was duly authorized to do the same as the voluntary act and deed of said Limited Liability Companies for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 25<sup>th</sup> day of October, 2013.



  
Notary Public in and for the State of Clark

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

Lot 2 of the Lutz Short Plat, as recorded under AFN #2006161129, records of Skamania County, Washington;

TOGETHER WITH all shore lands of the second class fronting and abutting upon the above described real property.

Tax parcel No. 02-07-01-0-0-3600-00

Unofficial  
Copy

EXHIBIT "C"

