

WHEN RECORDED RETURN

TO:

CITY OF STEVENSON
7121 E LOOP RD
P.O. Box 371
STEVENSON, WA 98639

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

N/A
MAY - 4 2017

PAID *N/A*
By deputy
SKAMANIA COUNTY TREASURER

Document titles or transactions contained therein:

Underground Utility Easement

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

GRANTEE(S) (Last name, first, then first name and initials)
City of Stevenson

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

**Lot 5, except the northerly 50 feet, all of lot 6, except the east 10 feet,
all in Block 6 of Johnson's Addition to the Town of Stevenson.
Complete metes and bounds legal descriptions with exhibit map are attached.**

ASSESOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

03-07-36-34-710100

Im 5/4/17

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 NON-EXCLUSIVE UTILITY EASEMENT DEDICATION FOR THE PURPOSE OF
PROVIDING UNDERGROUND UTILITY SERVICES**

The Grantor, Frank Cox, does hereby declare and dedicate for 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, a perpetual public easement to install, operate, repair and maintain underground utilities and all necessary related facilities under the following described land as herein described:

An easement 15 feet in width, to construct, re-construct, improve, operate, repair and maintain underground utilities located in Lots 5 & 6, Block 6, Johnson's Addition in Section 36, T3N, R7E, WM being more particularly described as follows:

Beginning at the northwest corner of said Lot; thence southerly along western property line for a distance of 150', thence easterly at a right angle for a distance of 15', thence northerly, paralleling the property line to the point of intersection with the northern property line, thence westerly to the point of beginning.

Containing 0.02 acre more or less. A map and description of the general location of the easement is attached hereto as Exhibit "A" and Exhibit "B"

Tax Parcel: 03-07-36-34 Lot 7101

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

Grantors reserve the right to use the surface of the land for utilities, plantings and other related purposes; and all utility facilities shall be at a depth consistent with these purposes. No building or other durable structure shall be placed upon the granted property, however, without the written permission of the City.

Grantee also reserves the right to access the easement through the grantors property and to utilize an adequate area needed for maintenance of its utility service.

There are no other persons, firms or corporations know by Grantors to have any interest in the granted property.

Dated this 17th day of April, 2017.

Frank W Cox
Frank Cox, Mayor

STATE OF WASHINGTON)
County of Skamania)

On this day personally appeared before me Frank W Cox, 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 his voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 17th day of April, 2017.



Carla J Cosentino
Notary Public in and for the State of Washington,
Residing at Steverson WA

EXHIBIT "A"

A strip of land 15.00 feet in width, being a portion of McKinley street, vacated by ordinance of the Town of Stevenson, located in the Southeast quarter of Section 36, Township 3 North, Range 7 East, of the Willamette Meridian, being more particularly described as the west 15.00 feet of the following described tract.

Lot 5, except the northerly 50 feet thereof, and all of Lot 6, except the east 10 feet thereof, all in Block 6 of Johnson's Addition to the Town of Stevenson, according to the recorded plat thereof, Recorded in Book "A" of Plats, Page 25, in the County of Skamania, state of Washington.

together with a portion of McKinley street vacated by ordinance of the Town of Stevenson, being 25 feet wide, lying west of the above described property lines, which was taken by operating of law.



EXHIBIT 6-25-17

EASEMENT EXHIBIT
LOTS 5 & 6, BLOCK 6
JOHNSON'S ADDITION



Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

PROJECT:	17-03-31
FILE No:	170331
FILE PATH	
REPLAT	
LAYOUT:	EASE
SURVEYED:	N/A
DESIGN:	JK
DRAFT:	BB
APPROVE:	JK
DATE:	3/31/2017
SHEET	2 OF 2 SHEETS

