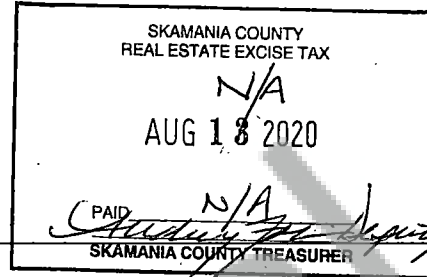




After recording, return to:

City of North Bonneville – City Clerk’s Office
PO Box 7
North Bonneville, WA 98639



Engineering Project No. _____

WATER EASEMENT

The Grantor, Geven, LLC, a Washington limited liability company, for and in consideration of One Dollar (\$1.00) and other valuable consideration, hereby bargain, sell and convey to the City of North Bonneville, a municipal corporation of the State of Washington, an easement over, under and across the following described real estate in Skamania County, to wit:

Parcel Number: 02071900090400 *7m 8/13/2020*

Abbreviated Legal: Lot 1 of the Pak Rat s/P #2013002754

Attachments: Exhibit “A” – Legal Description of the Parcel
Exhibit “B” – Legal Description of the Easement
Exhibit “C” – 8 ½”x 11” map/drawing of the Easement

This easement is granted for the purpose of constructing, installing, reconstructing, enlarging, extending, repairing, operating and maintaining water lines and appurtenances by the City of North Bonneville. The City of North Bonneville, grantee herein, and its agents and contractors shall have the right to enter upon the easement area for such purposes. The easement areas herein conveyed shall be restored to a condition as good as or better than existed prior to construction or maintenance activities, and that the city, its agents or contractors will not cause an unnecessary damage or commit any waste upon the above described premises. This easement is subject to all easements, covenants and other encumbrances of record. The Grantor, its executors, agents, assigns and successors in interest retain the right to use the easement area for all purposes that do not conflict with the City of North Bonneville’s use of the easement area for a water line.

DATED this 6th day of AUGUST, 2020.

Gevin, LLC

By: B.M. R.

Name: BERNARDUS T. VAN RIJN

Title: President

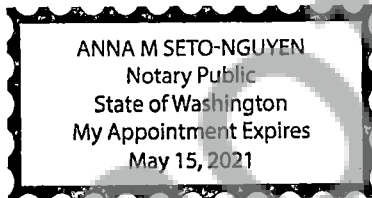
STATE OF WASHINGTON)

) ss.

County of Skamania)

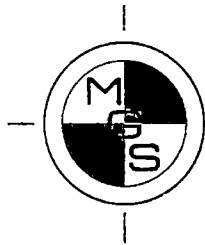
I certify that I know or have satisfactory evidence that Bernardus Van Rijn is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as President of Gevin LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 6, 2020.



Anna M Seto-Nguyen

NOTARY PUBLIC in and for the State of
Washington, residing at Vancouver WA
My appointment expires: May 15, 2021



**MINISTER-GLAESER
SURVEYING INC.**

*Vancouver Office – 2200 E. Evergreen Blvd., Vancouver, Washington 98661
(360) 694-3313 (360) 694-5410 FAX
Pasco Office – 6303 Burden Blvd. Suite E, Pasco, Washington 99301
(509) 544-7802 (509) 544-7862 FAX*

EXHIBIT "A"

JUNE 19, 2018

ADJUSTED GEVEN LLC DESCRIPTION:

A tract of land located in a portion of the S.M. Hamilton D.L.C. located in the East half of Section 19, Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, more particularly described as follows;

COMMENCING at the most Westerly Northwest corner of Lot 1 of "Pak Rat Storage Short Plat" recorded under Auditor's File Number 2013-002754;

Thence North $61^{\circ}51'26''$ East, along the North line of said Lot 1, 561.30 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said North line, North $61^{\circ}51'26''$ East, 130.20 feet, to the West bank of Hamilton Creek according to said "Pak Rat Storage Short Plat";

Thence the following courses and distance along said West bank;

Thence South $30^{\circ}52'31''$ East, 34.01 feet;

Thence South $46^{\circ}00'45''$ East, 70.79 feet;

Thence South $46^{\circ}58'45''$ East, 60.53 feet;

Thence South $57^{\circ}41'44''$ East, 36.98 feet;

Thence leaving said West bank, South $00^{\circ}54'00''$ West, along the East line of said Lot 1, 181.98 feet, to an angle point;

Thence South $61^{\circ}51'26''$ West, along the South line of said Lot 1, 297.29 feet, to the most Southerly interior angle point of said Lot 1;

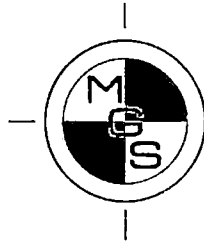
Thence leaving said South line, North 00°54'00" East, 400.25 feet, to the **TRUE POINT OF BEGINNING**;

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

CONTAINING: 1.990 acres of land, more or less.

BASIS OF BEARING: "Pak Rat Storage Short Plat" recorded under Auditor's File Number 2013-002754, records of Skamania County, Washington.

Unofficial
Copy



MINISTER-GLAESER SURVEYING INC.

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(360) 694-3313 (360) 694-5410 FAX
Pasco Office – 6303 Burden Blvd. Suite E, Pasco, Washington 99301
(509) 544-7802 (509) 544-7862 FAX*

EXHIBIT “B“

JULY 23, 2020

15.00 FOOT WATER EASEMENT DESCRIPTION:

A 15.00 foot wide water easement over, under and across a strip of land located in a portion of the S.M. Hamilton D.L.C. located in the East half of Section 19, Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, more particularly described as follows;

COMMENCING at the most Westerly Northwest corner of Lot 1 of “Pak Rat Storage Short Plat” recorded under Skamania County Auditor’s File Number 2013-002754;

Thence South $18^{\circ}07'48''$ East, along the West line of said Lot 1, 4.47 feet, to the intersection of said West line and the South line of a Natural Gas Pipeline Easement per Book 41, Page 157 records of Skamania County;

Thence leaving said West line, North $66^{\circ}11'30''$ East, along the South line of said Gas Pipeline Easement, 74.03 feet, to an angle point;

Thence continuing along said South easement line, North $61^{\circ}20'54''$ East, 485.12 feet, to the West line of the adjusted Lot 1 Geven Tract recorded under Skamania County Auditor’s File Number 2018-001733 , and the **TRUE POINT OF BEGINNING**;

Thence leaving said South easement line, South $00^{\circ}54'00''$ West, along the West line of said Adjusted Geven LLC parcel, 253.29 feet;

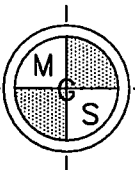
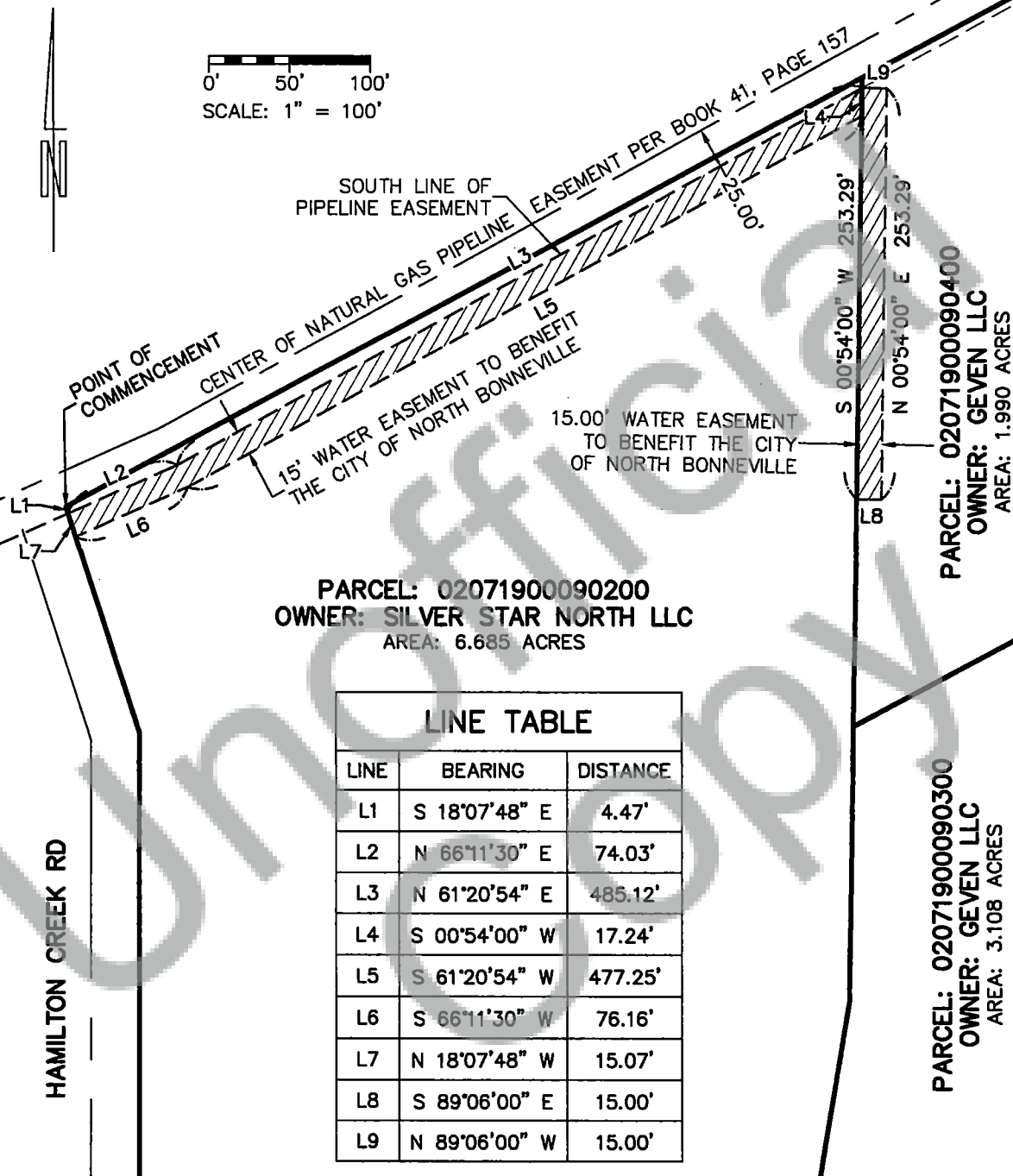
Thence leaving said West line, South $89^{\circ}06'00''$ East, 15.00 feet;

Thence North $00^{\circ}54'00''$ East, 253.29 feet;

Thence North $89^{\circ}06'00''$ West, 15.00 feet, to the **TRUE POINT OF BEGINNING**;

CONTAINING: 3,799 square feet of land, more or less.

BASIS OF BEARING: "PAK RAT STORAGE SHORT PLAT"
 AF# 2013-002754 RECORDS OF SKAMANIA COUNTY, WASHINGTON



PREPARED BY:
MINISTER-GLAESER
 SURVEYING INC.
 2200 E. EVERGREEN BLVD.
 VANCOUVER, WA 98661
 (360) 694-3313

EXHIBIT "C"

WATER EASEMENT TO THE CITY OF NORTH BONNEVILLE

SCALE: 1"=100'

JOB NO. 16-413

DATE: 07/23/20

DWG FILE: 16413L4

DRAWN BY: CSA