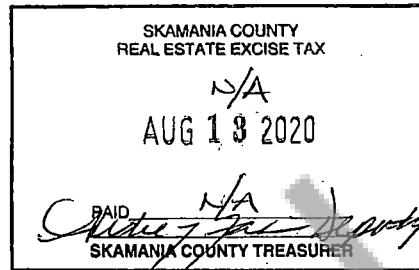




After recording, return to:

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



Space Above for Recording Information Only

### WATER EASEMENT

The Grantor Silver Star North, 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: 02071900090200 *2m 8/13/2020*

Abbreviated Legal: Lot #2 Peterson Ind Park SP BK 3/PG 251 BLA (7.52 AC to 2-7-19-1100 F# 2004152308

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.

WATER EASEMENT - 1  
GEVL01-000002 - Silver Star Water Easement to City (003)

 **LANDERHOLM**  
805 Broadway Street, Suite 1000  
PO Box 1086  
Vancouver, WA 98666  
T: 360-696-3312 • F: 360-696-2122

DATED this 10<sup>th</sup> day of August, 2020.

Silver Star North, LLC

By: [Signature]

Name: MATI CALIFF

Title: Member

STATE OF WASHINGTON )

) ss.

County of Skamania )

I certify that I know or have satisfactory evidence that Matthew Califf 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 member of Silver Star North, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 10<sup>th</sup>, 2020.

[Signature]

NOTARY PUBLIC in and for the State of

Washington, residing at Skamania County

My appointment expires: July 4<sup>th</sup>, 2022

LEAH CHI TRAN  
Notary Public  
State of Washington  
Commission # 200871  
My Comm. Expires Jul 4, 2022

WATER EASEMENT - 2

GEVL01-000002 - Silver Star Water Easement to City (003)



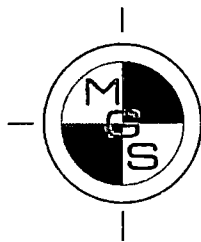
LANDERHOLM

805 Broadway Street, Suite 1000

PO Box 1086

Vancouver, WA 98666

T: 360-696-3312 • F: 360-696-2122



## 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) 544-7802 FAX*

### EXHIBIT “A”

JUNE 19, 2018

#### **ADJUSTED SILVER STAR NORTH LLC DESCRIPTION:**

A parcel 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;

**BEGINNING** 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;

Thence leaving said North line, South  $00^{\circ}54'00''$  West, 400.25 feet, to the most Southerly interior angle point of said Lot 1;

Thence continuing South  $00^{\circ}54'00''$  West, along the West line of Lot 2 of said “Pak Rat Storage Short Plat” 169.62 feet, to an angle point;

Thence South  $09^{\circ}29'53''$  West, along the West line of said Lot 2, 241.86 feet, to the North right-of-way of Evergreen Drive according to said “Pak Rat Storage Short Plat”;

Thence North  $81^{\circ}14'16''$  West, along said North right-of-way, 405.52 feet, to the East right-of-way of Hamilton Creek Road as described in Book 78, Page 949;

Thence North  $00^{\circ}03'58''$  East, along said East right-of-way, 342.27 feet, to an angle point;

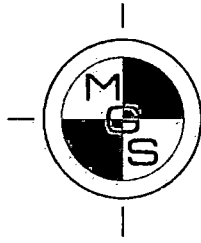
Thence North  $18^{\circ}07'48''$  West, along said East right-of-way, 146.83 feet, to the **POINT OF BEGINNING**;

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

**CONTAINING:** 6.685 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.

*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) 544-7802 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, and the **TRUE POINT OF BEGINNING**;

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;

Thence leaving said South easement line, South  $00^{\circ}54'00''$  West, along the West line of said Adjusted Geven LLC parcel, 17.24 feet;

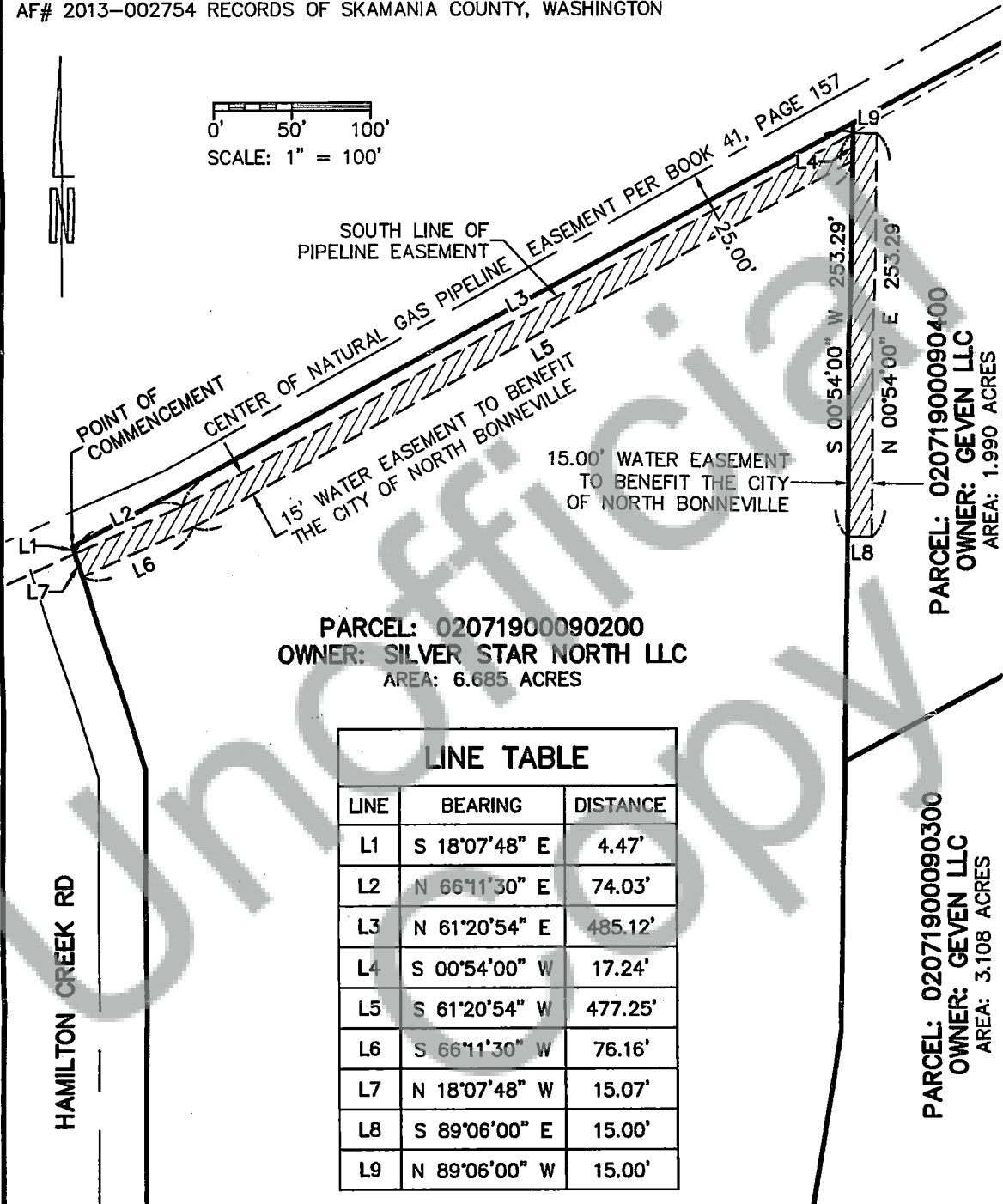
Thence leaving said West line, South  $61^{\circ}20'54''$  West, 477.25 feet;

Thence South  $66^{\circ}11'30''$  West, 76.16 feet, to the West line of Lot 1 of “Pak Rat Storage Short Plat”;

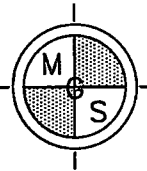
Thence North  $18^{\circ}07'48''$  West, along said West line, 15.07 feet to the **TRUE POINT OF BEGINNING**;

**CONTAINING:** 8,344 square feet of land, more or less.

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



| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | S 18°07'48" E | 4.47'    |
| L2         | N 66°11'30" E | 74.03'   |
| L3         | N 61°20'54" E | 485.12'  |
| L4         | S 00°54'00" W | 17.24'   |
| L5         | S 61°20'54" W | 477.25'  |
| L6         | S 66°11'30" W | 76.16'   |
| L7         | N 18°07'48" W | 15.07'   |
| L8         | S 89°06'00" E | 15.00'   |
| L9         | N 89°06'00" W | 15.00'   |



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