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04/08/2025 04:28:11 PM Pages: 5
Easement BROKEN BOX C LLC 307.50
Cowlitz County Washington



Grantor: BROKEN BOX C LLC

Grantee: CHILTON INC.

Tax Parcel Nos.: EH1315001 and EH2405008

Abbreviated Legal: 13 -6N -2E T-15,16 AKA TR 2 ROS 27/67 EXC T-15A,16A and 24 -6N -2E T-5B5B-1,5C,5F-1 / 13-6-2E T-15C INCL T-5B,5F-1

SOURCE PROTECTION AREA EASEMENT

WHEREAS, Broken Box C LLC, a Washington limited liability company, Grantor, is the owner of the property described in attached Exhibit "A"; and

WHEREAS, Chilton Inc., a Washington corporation, Grantee, is the owner of the property described in attached Exhibit "B"; and

WHEREAS, there is an existing well (**BQS614**) to serve Grantee's property as a shared well; and

WHEREAS, the undersigned parties wish to establish a source protection area easement extending one-hundred (100) feet in diameter of the well described in attached Exhibit "C".

The easement created hereby shall run with the land, and the parties herein agree that they will not construct, maintain, or suffer to the constructed or maintained upon the said land and within one-hundred (100) feet of the well herein described, so long as the same is operated to furnish water for public consumption, any of the following: cesspools, sewers, privies, septic tanks, drainfields, manure piles, garbage of any kind or description, barns, chicken houses, rabbit hutches, pigpens, or other enclosures or structures for the keeping or maintenance of fowls or animals, or storage of liquid or dry chemicals, herbicides, or insecticides.

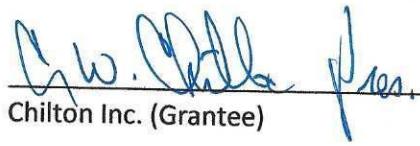
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EXEMPT
418b5 bc

EXECUTED this 8th day of April, 2025



Broken Box C LLC (Grantor)



C.W. Chilton, Pres.

Chilton Inc. (Grantee)

STATE OF WASHINGTON

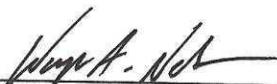
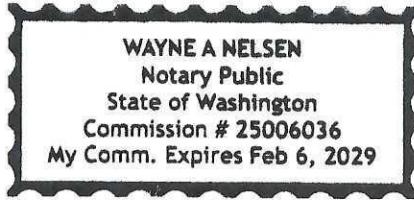
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COUNTY OF COWLITZ

I certify that I know or have satisfactory evidence that Josh Chilton and Craig Chilton are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged that they have the authority and it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 8th day of April, 2025.



Notary Public in and for the State of Washington
Residing at _____
My appointment expires:

EXHIBIT "A"

LOT 2 OF SURVEY FILED IN VOLUME 27 OF SURVEYS, AT PAGE 67, UNDER AUDITOR'S
FILE NO. 3293089, RECORDS OF COWLITZ COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON

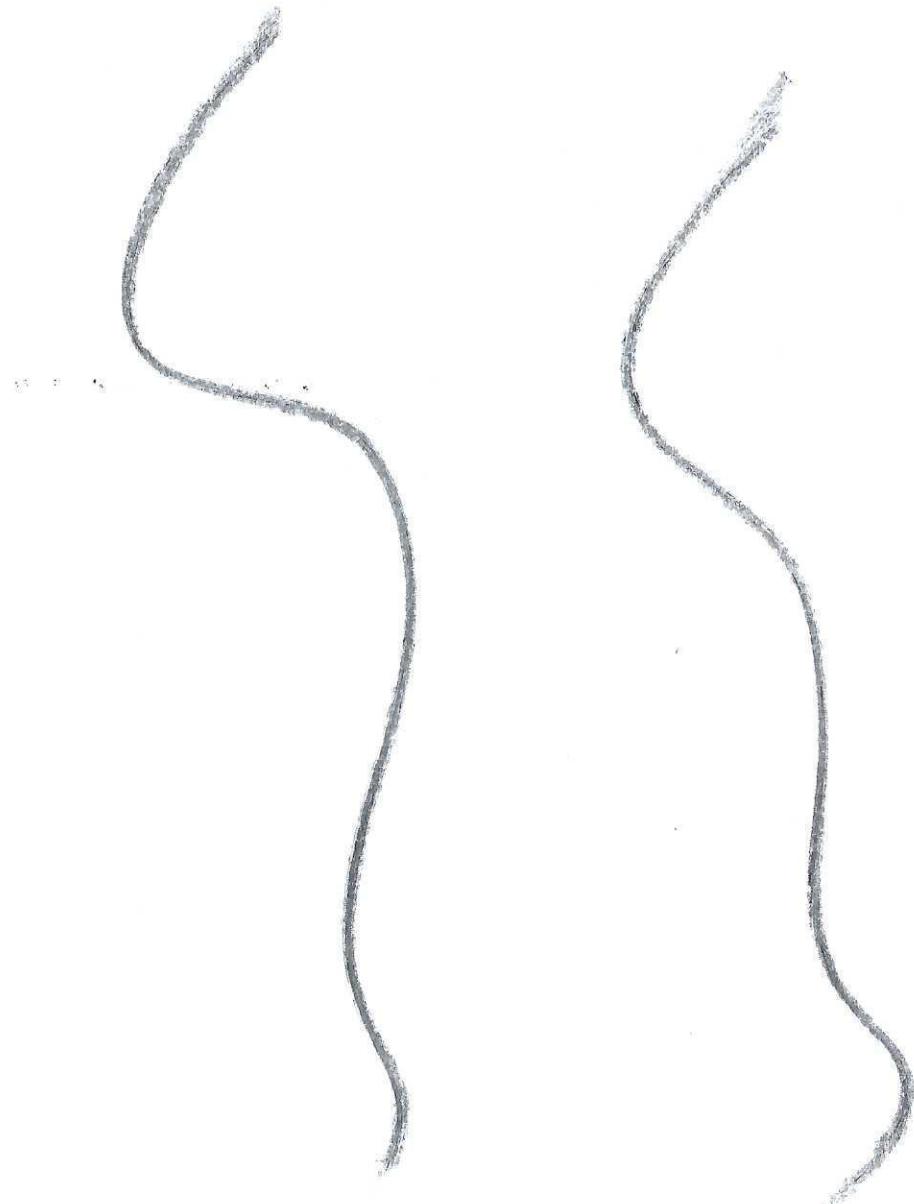


EXHIBIT "B"

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 24 AND IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, COWLITZ COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3 OF THAT SURVEY RECORDED VOLUME 27 OF SURVEYS, AT PAGE 67, UNDER AUDITOR'S FILE NO. 3293089, RECORDS OF SAID COUNTY, WASHINGTON;

THENCE SOUTH 88°35'39" EAST, ALONG THE NORTH LINE OF SAID LOT, FOR A DISTANCE OF 315.45 FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT;

THENCE SOUTH 14°30'40" WEST, ALONG THE EAST LINE OF SAID LOT, FOR A DISTANCE OF 347.67 FEET;

THENCE SOUTH 88°35'31" EAST, CONTINUING ALONG SAID EAST LINE, FOR A DISTANCE OF 30.80 FEET;

THENCE SOUTH 75°30'49" EAST, CONTINUING ALONG SAID EAST LINE, FOR A DISTANCE OF 303.39 FEET TO THE CENTERLINE OF A CREEK ON THE EAST LINE OF SAID LOT;

THENCE ALONG THE CENTERLINE OF SAID CREEK, BEING THE EAST LINE OF SAID LOT 3, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 47°24'12" WEST, FOR A DISTANCE OF 70.99 FEET;

THENCE SOUTH 02°33'43" WEST, FOR A DISTANCE OF 85.28 FEET;

THENCE SOUTH 50°37'46" WEST, FOR A DISTANCE OF 57.74 FEET;

THENCE SOUTH 23°12'59" WEST, FOR A DISTANCE OF 47.91 FEET;

THENCE SOUTH 06°08'32" EAST, FOR A DISTANCE OF 47.02 FEET;

THENCE SOUTH 25°31'32" WEST, FOR A DISTANCE OF 39.74 FEET;

THENCE SOUTH 18°41'55" EAST, FOR A DISTANCE OF 86.25 FEET;

THENCE SOUTH 24°23'38" WEST, FOR A DISTANCE OF 97.18 FEET;

THENCE SOUTH 36°44'46" EAST, FOR A DISTANCE OF 41.74 FEET;

THENCE SOUTH 60°03'24" EAST, FOR A DISTANCE OF 85.27 FEET;

THENCE SOUTH 22°46'52" EAST, FOR A DISTANCE OF 94.90 FEET;

THENCE SOUTH 40°11'50" EAST, FOR A DISTANCE OF 61.11 FEET;

THENCE SOUTH 25°19'50" WEST, FOR A DISTANCE OF 43.40 FEET;

THENCE DEPARTING FROM SAID EAST LINE SOUTH 03°59'23" EAST, FOR A DISTANCE OF 372.78 FEET TO THE SOUTH LINE OF LOT 6 OF SAID SURVEY;

THENCE NORTH 88°44'20" WEST, ALONG THE SOUTH LINE OF SAID LOT 6, FOR A DISTANCE OF 638.46 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 01°48'44" EAST ALONG THE WEST LINE OF SAID LOT 6, FOR A DISTANCE OF 201.50 FEET TO AN ANGLE POINT IN SAID WEST LINE;

THENCE SOUTH 88°14'55" EAST ALONG THE WEST LINE OF SAID LOT 6, FOR A DISTANCE OF 171.31 FEET TO AN ANGLE POINT THEREIN;

THENCE NORTH 01°39'09" EAST ALONG THE WEST LINE OF SAID LOT 6 AND THE WEST LINE OF SAID LOT 3, FOR A DISTANCE OF 310.16 FEET TO AN ANGLE POINT THEREIN;

THENCE NORTH 88°16'48" WEST ALONG THE WEST LINE OF SAID LOT 3, FOR A DISTANCE OF 170.45 FEET TO AN ANGLE POINT THEREIN;

THENCE NORTH 01°48'44" EAST ALONG SAID WEST LINE, FOR A DISTANCE OF 984.09 FEET TO THE POINT OF BEGINNING.

EXHIBIT "C"

SPA EXHIBIT SKETCH

IN THE NW 1/4 NE 1/4 OF
SECTION 24, T6N, R2E, W.M.
COWLITZ COUNTY, WA.

13
24

CHILTON, INC.
AFN 3757686
EH2405008

SURFACE WATER
BEGINS, RUNNING
SOUTHERLY

BROKEN
BOX C, LLC
AFN 3757687
EH1315001

CHILTON, INC.
AFN 3757686
EH2405008

100' SPA
100' SPA
50' (RHA)

100' RIPARIAN
HABITAT AREA (RHA)

CREEK

N
S

100 50 0 100 150 200

SCALE 1 INCH = 100 FEET

SPA = SOURCE PROTECTION AREA

SCALE: 1"=100'

JOB NO. 25-002

DATE: 3-24-2025

CALC BY: GAB

DRAWN BY: GAB

BROWN
SURVEYING PLLC

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AMBOY, WA 98601
360-600-0846
ebrownsurveying@gmail.com