

JCP, LLC  
1760 Down River Drive  
Woodland, WA 98674

**3783762**  
01/29/2026 11:58:27 AM  
Easement JCP LLC 310.50  
Cowlitz County Washington

Pages: 8



Grantor: JCP, LLC, a Washington limited liability company  
Grantee: Chilton, Inc., a Washington corporation  
Tax Parcel No: EM2405009 and EM2405010  
Abbreviated Legal: 24 -6N -3E T-5,5C-1 and T-5A,5B,5E

## SOURCE PROTECTION AREA EASEMENT

THIS SOURCE PROTECTION AREA EASEMENT is established by and between, JCP, LLC, a Washington limited liability company ("Grantor") and CHILTON INC., a Washington corporation ("Grantee").

Whereas, Grantor is the owner of real property as legally described on attached Exhibit "A"; and

Whereas, Grantee is the owner of real property as legally described on attached Exhibit "B"; and

Whereas, Grantor and Grantee desire to establish an easement for a Source Protection Area extending 100-feet in radius from Well I.D. No. BQS716 located on Lot 4 of Cowlitz County Short Subdivision No. CC 25-29, as depicted on Exhibit "C" attached hereto.

Now therefore, in consideration of the easement and other provisions stated herein, Grantor and Grantee hereby agree as follows:

### 1. PROHIBITED PRACTICES

The parties herein, their heirs, successors and/or assigns 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.

### 2. HEIRS, SUCCESSORS AND ASSIGNS

These covenants and agreements shall run with the land and shall be binding on all parties having or acquiring any right, title, or interest in this land described herein or any part thereof,

**EXEMPT**  
1/29/26 BC

and it shall pass to and be for the benefit of each owner thereof. These covenants and agreements may be terminated or modified upon the recordation of an acknowledged agreement signed by all then existing parties/contract purchasers sharing ownership of the well.

EXECUTED this 29<sup>th</sup> day of January, 2026, by



Mindy Patee, Manager  
JCP, LLC

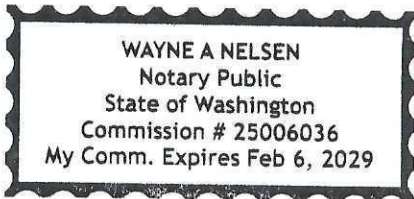
STATE OF WASHINGTON

COUNTY OF COWLITZ

} ss

I certify that I know or have satisfactory evidence that Mindy Patee is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 29 day of January, 2026.



Notary Public in and for the State of Washington  
Residing at: Longview, WA  
My commission expires: Feb. 6, 2029

EXECUTED this 29<sup>th</sup> day of January, 2026, by

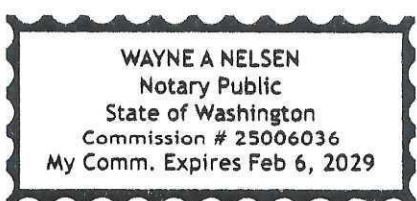
Craig W. Chilton, Pres.

Craig W. Chilton, President  
Chilton Inc.

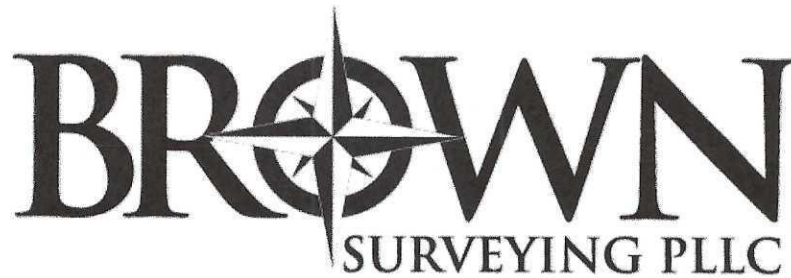
STATE OF WASHINGTON }  
COUNTY OF COWLITZ } ss

I certify that I know or have satisfactory evidence that Craig W. Chilton is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 29 day of January, 2026.



Wayne A. Nelsen  
Notary Public in and for the State of Washington  
Residing at: Longview, WA  
My commission expires: Feb. 6, 2029



January 28, 2026

**EXHIBIT "A"**

**TAX PARCEL NO. EM2405009 (10.45 ACRES):**

A portion of the Northwest quarter of the Northeast quarter of Section 24, Township 6 North, Range 3 East, Willamette Meridian, Cowlitz County, Washington, described as follows:

Beginning at a 1/2 inch iron rod marking the Northwest corner of the Northeast quarter of the Northwest quarter of Section 24, as shown in Book 33 of Surveys, page 2, Cowlitz County Auditor's Records;

Thence South  $01^{\circ} 21' 51''$  West, along the West line of the Northeast quarter of the Northwest quarter of Section 24, for a distance of 1324.47 feet to the Southwest corner of the Northeast quarter of the Northwest quarter of Section 24;

Thence along the South line of said Northeast quarter of the Northwest quarter, South  $88^{\circ} 13' 24''$  East, 1324.57 feet to the Southeast corner of the Northeast quarter of the Northwest quarter of Section 24;

Thence along the South line of the Northwest quarter of the Northeast quarter of Section 24, South  $88^{\circ} 11' 22''$  East, 45.82 feet;

Thence leaving the South line of the Northwest quarter of the Northeast quarter of Section 24, North  $01^{\circ} 21' 51''$  East, parallel with the West line of the Northeast quarter of the Northwest quarter of Section 24, for a distance of 174.76 feet to the True Point of Beginning;

Thence continuing North  $01^{\circ} 21' 51''$  East, 794.05 feet to a point on the South right of way line of State Route 503;

Thence along the South right of way line of State Route 503, along the arc of a 22868.31 foot radius curve to the right, (the radial bearing of which is South  $01^{\circ} 42' 03''$  West), through a central angle of  $00^{\circ} 57' 21''$ , for an arc distance of 381.53 feet;

EXHIBIT "A"

**TAX PARCEL NO. EM2405009 (10.45 ACRES)**

January 28, 2026

Page 2

Thence leaving said South right of way line, South 02° 39' 24" West, 330.00 feet;

Thence North 89° 21' 00" East, 281.53 feet;

Thence North 09° 39' 24" East, 313.76 feet to a point on the South right of way line of State Route 503;

Thence along the South right of way line of State Route 503, South 87° 20' 36" East, 34.99 feet;

Thence continuing along the South right of way line of State Route 503, along the arc of a 2962.45 foot radius curve to the left, (the radial bearing of which is North 02° 39' 24" East), through a central angle of 03° 49' 35", for an arc distance of 197.84 feet;

Thence leaving said South right of way line, South 02° 53' 00" West, 393.58 feet;

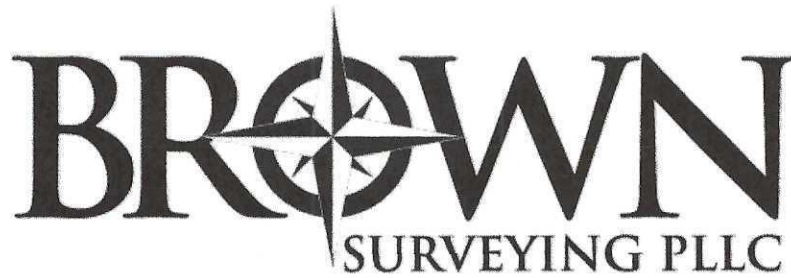
Thence South 89° 21' 00" West, 387.21 feet;

Thence South 00° 39' 00" East, 349.95 feet;

Thence South 88° 21' 03" West, 510.86 feet to the True Point of Beginning.

EXCEPT State Highways

TOGETHER WITH and SUBJECT TO Easements and restrictions of record.



January 28, 2026

**EXHIBIT "B"**

**CHILTON, INC., PARCEL NO. EM2405010 (11.80 ACRES):**

A portion of the Northwest quarter of the Northeast quarter of Section 24, Township 6 North, Range 3 East, Willamette Meridian, Cowlitz County, Washington, described as follows:

Beginning at a 1/2 inch iron rod marking the Northwest corner of the Northeast quarter of the Northwest quarter of Section 24, as shown in Book 33 of Surveys, page 2, Cowlitz County Auditor's Records;

Thence South 01° 21' 51" West, along the West line of the Northeast quarter of the Northwest quarter of Section 24, for a distance of 1324.47 feet to the Southwest corner of the Northeast quarter of the Northwest quarter of Section 24;

Thence along the South line of said Northeast quarter of the Northwest quarter, South 88° 13' 24" East, 1324.57 feet to the Southeast corner of the Northeast quarter of the Northwest quarter of Section 24;

Thence along the South line of the Northwest quarter of the Northeast quarter of Section 24, South 88° 11' 22" East, 45.82 feet to the True Point of Beginning;

Thence continuing along the South line of the Northwest quarter of the Northeast quarter of Section 24, South 88° 11' 22" East, 1272.63 feet to the Southeast corner of the Northwest quarter of the Northeast quarter of Section 24;

Thence along the East line of the Northwest quarter of the Northeast quarter of Section 24, North 01° 20' 39" East, 418.33 feet;

Thence leaving said East line, North 88° 39' 21" West, perpendicular to said East line, 300.97 feet;

Thence North 08° 00' 00" West, 162.96 feet;

EXHIBIT "B"

**CHILTON, INC., PARCEL NO. EM2405010 (11.80 ACRES)**

January 28, 2026

Page 2

Thence North 02° 53' 00" East, 114.25 feet;

Thence South 88° 39' 21" East, perpendicular to said East line, 324.36 feet to a point on said East line;

Thence along said East line, North 01° 20' 39" East, 315.97 feet to a point on the South right of way line of State Route 503;

Thence along the South right of way line of State Route 503, along the arc of a 2962.45 foot radius curve to the right, (the radial bearing of which is North 08° 30' 31" West), through a central angle of 07° 20' 20", for an arc distance of 379.46 feet;

Thence leaving said South right of way line, South 02° 53' 00" West, 393.58 feet;

Thence South 08° 00' 00" East, 220.37 feet;

Thence South 89° 21' 00" West, 415.40 feet;

Thence South 00° 39' 00" East, 131.39 feet;

Thence South 88° 21' 03" West, 510.86 feet;

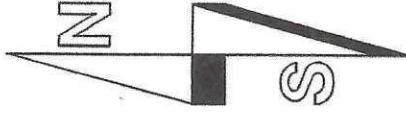
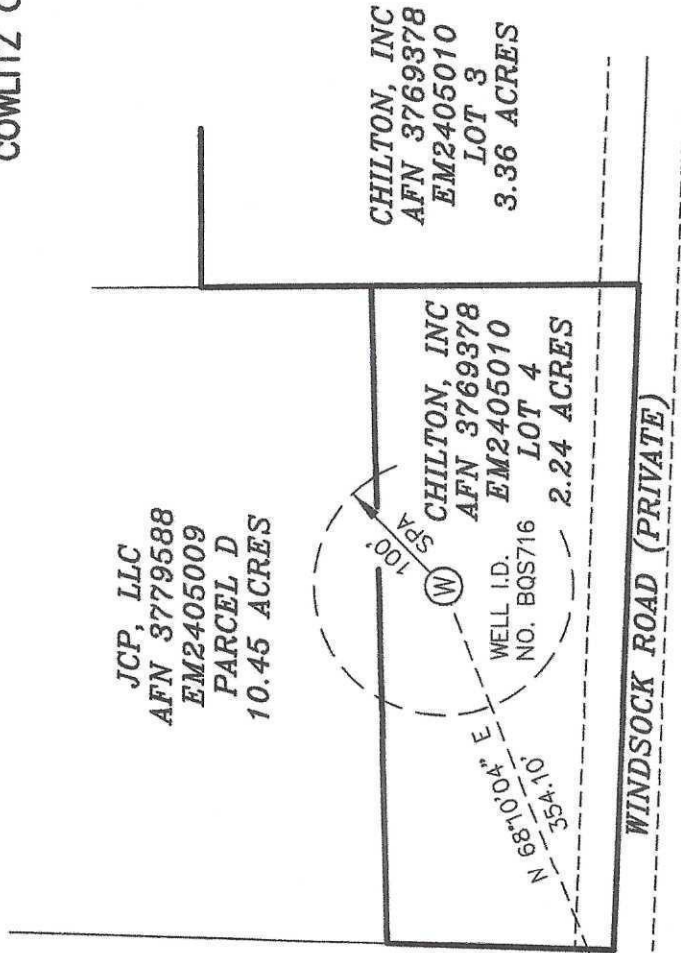
Thence South 01° 21' 51" West, 174.76 feet to the True Point of Beginning.

EXCEPT State Highways

TOGETHER WITH and SUBJECT TO Easements and restrictions of record.

# EXHIBIT "C"

IN THE NW 1/4 NE 1/4 OF SECTION 24, T6N, R3E, W.M. COWLITZ COUNTY, WA.



SCALE 1 INCH = 150 FEET

SCALE: 1"=150'  
JOB NO. 25-100  
DATE: 1-28-2026  
CALC BY: GAB  
DRAWN BY: GAB

**BROWN**  
SURVEYING PLLC  
PO BOX 414  
AMBOY, WA 98601  
360-600-0846  
ebrownsurveying@gmail.com

SPA = SOURCE PROTECTION AREA

CALCULATED POSITION OF THE SOUTHWEST CORNER OF THE NW 1/4 NE 1/4 AS SHOWN IN ROS 46-108