WINDSONG ESTATES NO. 2

A REPLAT OF LOT 4, AMENDED SHORT PLAT "A", AS RECORDED IN BOOK T OF SHORT PLATS, AT PAGE 107, TOGETHER WITH A REPLAT OF LOT 1, AMENDED SHORT PLAT "B", AS RECORDED IN BOOK T OF SHORT PLATS, AT PAGE 108, LOCATED IN THE S.M. HAMILTON D.L.C., SITUATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, CITY OF NORTH BONNEVILLE, SKAMANIA COUNTY, WASHINGTON

MAY 6, 1999

NOTES:

1. SUBJECT TO THE RESTRICTIONS AND EASEMENTS SET FORTH IN SAID AMENDED SHORT PLAT "A" AND SAID AMENDED SHORT PLAT "B", RECORDS OF SKAMANIA COUNTY, WASHINGTON.

2. SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS TO BE RECORDED CONCURRENTLY WITH THIS PLAT.

3. A 5.00 FOOT WIDE PUBLIC UTILITY EASEMENT SHALL EXIST ALONG THE FRONTAGE OF THOSE LOTS AND TRACTS ABUTTING THE PUBLIC RIGHTS OF WAY IN THE LOCATIONS SPECIFICALLY DEPICTED HEREON.

4. TRACTS "A", "B" AND "C" SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF THE LOTS IN THIS SUBDIVISION.

5. TRACT "C" IS SUBJECT TO THE 30.00 FOOT WIDE PRIVATE UNRECORDED EASEMENT AGREEMENT FOR INGRESS, EGRESS AND UTILITIES TO BENEFIT JOSEPH M. OGLE AND PATTI L. OGLE, THE OWNERS OF THE ADJACENT NORTH PROPERTY, OVER ITS ENTIRETY. THE EXISTING DESCRIPTION WITHIN THE UNRECORDED AGREEMENT, "THE WESTERLY 30.00 FEET OF LOT 14" IS NULL AND VOID AS LOT 14 DID NOT EXIST AT THE TIME OF THE AGREEMENT. TRACT "C" AS DEPICTED HEREON WAS CREATED TO PROVIDE VEHICULAR ACCESS AND FULFILL THE INTENT OF THE AGREEMENT.

6. TRACT "C" IS SUBJECT TO THAT ACCESS EASEMENT RECORDED AUGUST 18, 1969 IN BOOK 61, PAGE 110, OVER ITS ENTIRETY. SAID DOCUMENT DESCRIBES AN EASEMENT FOR ACCESS OVER AN EXISTING ROADWAY FROM THE SOUTHWESTERLY CORNER OF THE ADJACENT NORTH PROPERTY (BEING THE ANGLE POINT OF TRACT "C") EXTENDING IN A WESTERLY DIRECTION TO EVERGREEN DRIVE. THE ROADWAY THAT EXISTS AT THE TIME OF THIS PLAT EXTENDS FROM TRACT "C" TO SUNSET DRIVE TO WINDSONG DRIVE TO EVERGREEN DRIVE, PROVIDING VEHICULAR ACCESS TO THE ADJACENT PROPERTY.

7. LOTS 20 THROUGH 22, EXCEPT FOR THE NORTHWESTERLY 75.00 FEET THEREOF, AS DEPICTED HEREON, SHALL BE SUBJECT TO A PRIVATE ACCESS AND UTILITIES EASEMENT FOR THE MUTUAL AND EXCLUSIVE BENEFIT OF SAID LOTS.

8. A PRIVATE EASEMENT FOR THE PLACEMENT OF AN ENTRANCE MONUMENT ACROSS THE MOST SOUTHERLY 20.00 FEET OF LOT 20, AS DEPICTED HEREON, SHALL BE RETAINED BY THE DEVELOPER.

9. LOTS 20 THROUGH 22 SHALL BE SERVED BY A S.T.E.P. SEWER SYSTEM AND INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF INDIVIDUAL SANITARY SERVICES, IN ACCORDANCE WITH THE CITY'S STEP SYSTEM REGULATIONS.

10. SUBJECT TO THE RIGHTS IF ANY, OF ADJACENT OWNERS, AND UPPER AND LOWER RIPARIAN OWNERS, TO THE USE OF THE WATERS OF GREENLEAF LAKE AND SLOUGH, AND THE NATURAL FLOW THEREOF.

11. SUBJECT TO THAT EASEMENT TO NORTHWESTERN ELECTRIC COMPANY, RECORDED OCTOBER 15, 1912 IN BOOK O, PAGE 105, FOR TWO EXISTING POLE OR TOWER LINES FOR TRANSMISSION OF ELECTRIC CURRENT. THE EXISTING TRANSMISSION LINE WAS NOT LOCATED THIS SURVEY.

12. SUBJECT TO THAT EASEMENT TO THE DEPARTMENT OF GAME OF THE STATE OF WASHINGTON, RECORDED APRIL 10, 1956 IN BOOK 41, PAGE 349, FOR INSTALLATION AND MAINTENANCE OF A SCREEN ACROSS THE OUTLET OF GREENLEAF SLOUGH, NOT LOCATED THIS SURVEY.

SURVEY NOTES:

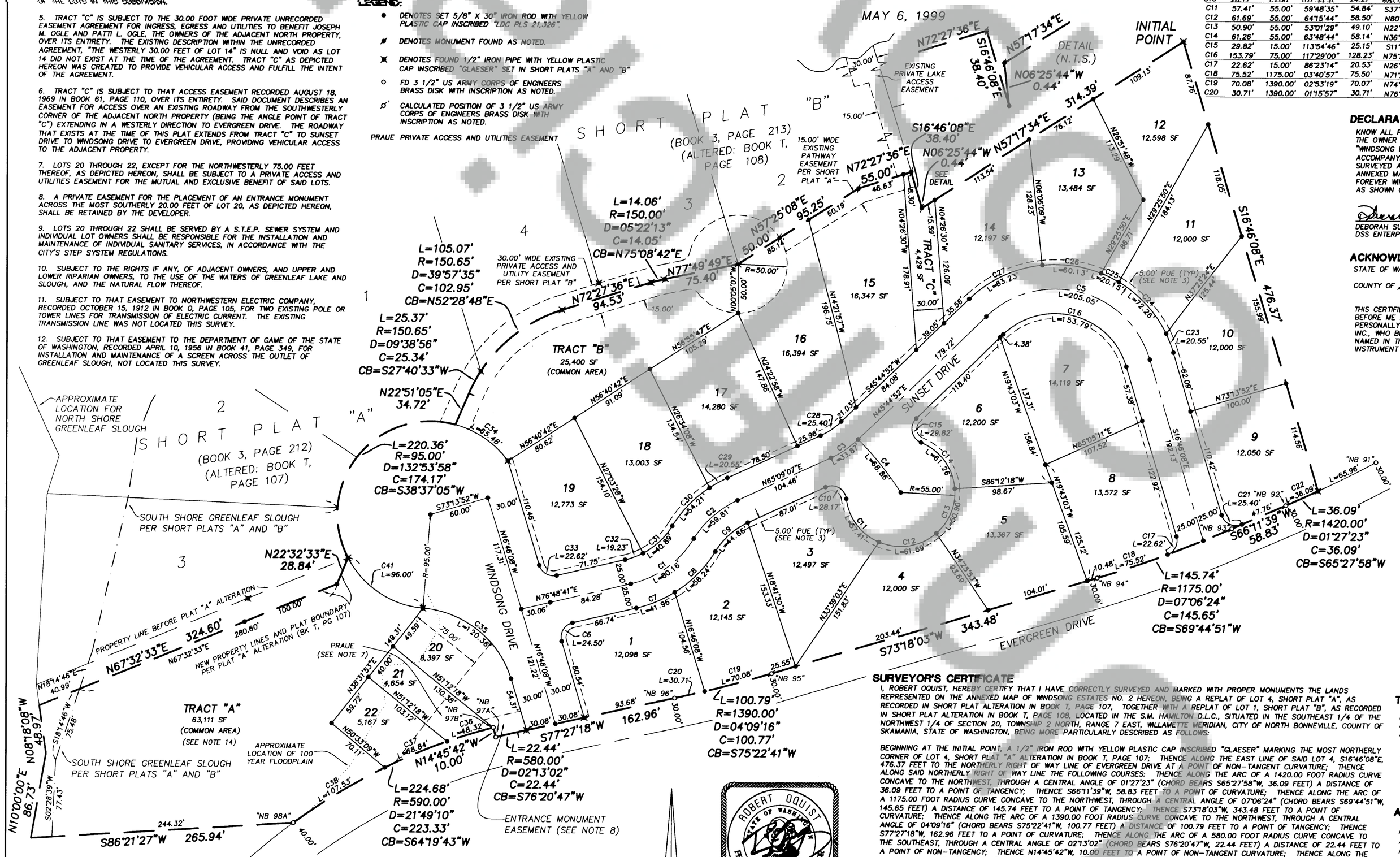
1. BASIS OF BEARINGS : THE EAST LINE OF LOT 4, SHORT PLAT "A".
2. FIELD NOTES:

DATES OF SURVEY: 11/28/95, 12/1/95, 5/21/97, 8/28/98, 2/21/99.
SURVEY CREW: J. STRATHMAN, B. LEWIS, D. BUNDY, E. KOCHIS.
EQUIPMENT: TOPCON GTS-3C TOTAL STATION
METHODS: FIELD TRAVERSE, LEAST SQUARES ADJUSTED

LEGEND:

- ● DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "LDC PLS 21,326".
- ✱ DENOTES MONUMENT FOUND AS NOTED.
- ✖ DENOTES FOUND 1/2" IRON PIPE WITH YELLOW PLASTIC CAP INSCRIBED "GLAESER" SET IN SHORT PLATS "A" AND "B"
- ○ FD 3 1/2" US ARMY CORPS OF ENGINEERS BRASS DISK WITH INSCRIPTION AS NOTED.
- ⌀' CALCULATED POSITION OF 3 1/2" US ARMY CORPS OF ENGINEERS BRASS DISK WITH INSCRIPTION AS NOTED.

PRAUE PRIVATE ACCESS AND UTILITIES EASEMENT



CURVE DATA TABLE:

NO	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	80.16'	100.00'	45°55'38"	78.03'	N53°50'52"E
C2	59.81'	100.00'	34°16'04"	58.92'	S48°01'05"W
C3	33.87'	100.00'	19°24'15"	33.71'	N55°27'00"E
C4	68.86'	334.52'	11°47'38"	68.74'	N38°21'19"W
C5	205.05'	100.00'	117°29'00"	170.97'	N75°30'38"W
C6	24.50'	15.00'	93°34'49"	21.87	S30°01'16"W
C7	41.96'	125.00'	19°13'55"	41.76'	N67°11'43"E
C8	58.24'	125.00'	26°41'43"	57.71'	N44°13'54"E
C9	44.86'	75.00'	34°16'04"	44.19'	S48°01'05"W
C10	28.17'	15.00'	107°35'31"	24.21'	N61°33'07"W
C11	57.41'	55.00'	59°48'35"	54.84'	S37°09'40"E
C12	61.69'	55.00'	64°15'44"	58.50'	N80°48'11"E
C13	50.90'	55.00'	53°01'29"	49.10'	N22°09'35"E
C14	61.26'	55.00'	63°48'44"	58.14'	N36°15'32"W
C15	29.82'	15.00'	113°54'46"	25.15'	S11°12'31"E
C16	153.79'	75.00'	117°29'00"	128.23'	N75°30'38"W
C17	22.62'	15.00'	86°23'14"	20.53'	N26°25'29"E
C18	75.52'	1175.00'	03°40'57"	75.50'	N71°27'35"E
C19	70.08'	1390.00'	02°53'19"	70.07'	N74°44'43"E
C20	30.71'	1390.00'	01°15'57"	30.71'	N76°49'21"E
C21	25.40'	15.00'	97°02'13"	22.48'	S65°17'14"E
C22	36.09'	1420.00'	01°27'22"	36.09'	N65°27'58"E
C23	20.55'	125.00'	09°25'04"	20.52'	N21°28'40"W
C24	72.26'	125.00'	33°07'12"	71.25'	N42°44'48"W
C25	20.15'	125.00'	09°14'07"	20.13'	N63°55'28"W
C26	60.13'	125.00'	27°33'38"	59.55'	N82°19'20"W
C27	83.23'	125.00'	38°08'59"	81.70'	S64°49'22"W
C28	25.40'	75.00'	19°24'15"	25.28'	N55°27'00"E
C29	20.55'	125.00'	09°25'12"	20.53'	S60°26'31"W
C30	54.21'	125.00'	24°50'53"	53.76'	S42°58'29"W
C31	40.89'	75.00'	31°14'18"	40.39'	N46°30'12"E
C32	19.23'	75.00'	14°41'20"	19.17'	N69°28'01"E
C33	22.62'	15.00'	86°25'11"	20.54'	S59°58'44"E
C34	65.48'	95.00'	39°29'29"	64.19'	N55°11'11"W
C35	120.36'	100.00'	68°57'46"	113.23'	N51°15'01"W
C36	48.32'	590.00'	04°41'32"	48.30'	S72°53'32"W
C37	68.84'	590.00'	06°41'07"	68.80'	S67°12'12"W
C38	107.53'	590.00'	10°26'31"	107.38'	S58°38'23"W
C41	96.00'	95.00'	57°54'00"	91.97'	N56°46'54"W

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT DSS ENTERPRISES, INC., BEING THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP OF "WINDSONG ESTATES NO. 2" AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO THE LOTS AND TRACTS AS SHOWN ON THE ANNEXED MAP, AND DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER WINDSONG DRIVE AND SUNSET DRIVE AND GRANT ALL EASEMENTS AS SHOWN OR NOTED HEREON.

Deborah Sullivan
DEBORAH SULLIVAN, PRESIDENT
DSS ENTERPRISES, INC.

ACKNOWLEDGEMENT:

STATE OF WASHINGTON } ss
COUNTY OF Skamania }

THIS CERTIFIES THAT ON THIS 29th DAY OF December 1999, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DEBORAH SULLIVAN, PRESIDENT OF DSS ENTERPRISES, INC., WHO BEING FIRST DULY SWORN, DID SAY THAT SHE IS THE INDIVIDUAL NAMED IN THE FOREGOING INSTRUMENT, AND HEREBY ACKNOWLEDGED SAID INSTRUMENT TO BE OF HER OWN FREE ACT AND DEED.

Tonya L Beattie
NOTARY PUBLIC

MAYOR, CITY OF NORTH BONNEVILLE

APPROVED BY: John W Kirk 12/21/99
MAYOR DATE

CHAIRPERSON, NORTH BONNEVILLE PLANNING COMMISSION

APPROVED BY: Mary L Hanson 12/7/99
CHAIRPERSON DATE

CITY CLERK, CITY OF NORTH BONNEVILLE

ATTESTED BY: Tonya L. Beattie 12/21/99
CITY CLERK DATE

CITY ENGINEER, CITY OF NORTH BONNEVILLE

APPROVED BY: Dan Hoogeveen 12/01/99
CITY ENGINEER Willis Engineering DATE

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS HAVE BEEN DULY PAID, DISCHARGED OR SATISFIED IN REGARD TO THE LANDS INVOLVED WITHIN THE SUBDIVISION. 2-7-20-4-2-400 2-7-20-4-2-500

APPROVED BY: SKAMANIA COUNTY TREASURER DATE 12-29-99

APPROVED BY: CITY CLERK/TREASURER DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 29th DAY OF December 1999, AT 4:58 PM. IN BOOK B OF SUBDIVISION PLATS, AT PAGE 105, AT THE REQUEST OF LDC DESIGN GROUP, INC.

Gary M. Olson by P Lacey - Deputy
SKAMANIA COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

I, ROBERT OQUIST, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ANNEXED MAP OF WINDSONG ESTATES NO. 2 HEREON, BEING A REPLAT OF LOT 4, SHORT PLAT "A", AS RECORDED IN SHORT PLAT ALTERATION IN BOOK T, PAGE 107, TOGETHER WITH A REPLAT OF LOT 1, SHORT PLAT "B", AS RECORDED IN SHORT PLAT ALTERATION IN BOOK T, PAGE 108, LOCATED IN THE S.M. HAMILTON D.L.C., SITUATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, CITY OF NORTH BONNEVILLE, COUNTY OF SKAMANIA, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 1/2" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "GLAESER" MARKING THE MOST NORTHERLY CORNER OF LOT 4, SHORT PLAT "A" ALTERATION IN BOOK T, PAGE 107; THENCE ALONG THE EAST LINE OF SAID LOT 4, S16°46'08"E, 476.37 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF EVERGREEN DRIVE AT A POINT OF NON-TANGENT CURVATURE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING COURSES: THENCE ALONG THE ARC OF A 1420.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 01°27'23" (CHORD BEARS S65°27'58"W, 36.09 FEET) A DISTANCE OF 36.09 FEET TO A POINT OF TANGENCY; THENCE S66°11'39"W, 58.83 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 1175.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 07°06'24" (CHORD BEARS S69°44'51"W, 145.65 FEET) A DISTANCE OF 145.74 FEET TO A POINT OF TANGENCY; THENCE S73°18'03"W, 343.48 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 1390.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 04°09'16" (CHORD BEARS S75°22'41"W, 100.77 FEET) A DISTANCE OF 100.79 FEET TO A POINT OF TANGENCY; THENCE S77°27'18"W, 162.96 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 580.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, THROUGH A CENTRAL ANGLE OF 02°13'02" (CHORD BEARS S76°20'47"W, 22.44 FEET) A DISTANCE OF 22.44 FEET TO A POINT OF NON-TANGENCY; THENCE N14°45'42"W, 10.00 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A 590.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, THROUGH A CENTRAL ANGLE OF 21°49'10" (CHORD BEARS S64°19'43"W, 223.33 FEET) A DISTANCE OF 224.68 FEET TO A POINT OF NON-TANGENCY; THENCE LEAVING SAID RIGHT OF WAY LINE, ALONG THE MOST SOUTHERLY LINE OF SAID LOT 4, S86°21'27"W, 265.94 FEET TO THE NORTH SHORELINE OF THE GREENLEAF SLOUGH; THENCE ALONG SAID SHORELINE, N10°00'E, 86.73 FEET; THENCE CONTINUING ALONG SAID SHORELINE, N08°18'08"W, 48.97 FEET TO THE SOUTHWEST CORNER OF LOT 3, SHORT PLAT "A" ALTERATION IN BOOK T, PAGE 107; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 3, N67°32'33"E, 324.60 FEET TO AN ANGLE POINT; THENCE N22°32'33"E, 28.84 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A 95.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, THROUGH A CENTRAL ANGLE OF 132°53'58" (CHORD BEARS N38°37'05"E, 174.17 FEET) A DISTANCE OF 220.36 FEET TO A POINT OF CURVATURE; NON-TANGENCY, BEING THE MOST WESTERLY CORNER OF LOT 1, SHORT PLAT "B" ALTERATION IN BOOK T, PAGE 108; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1 THE FOLLOWING COURSES: THENCE N22°51'05"E, 34.72 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 150.65 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, THROUGH A CENTRAL ANGLE OF 49°36'31" (CHORD BEARS N47°39'20"E, 126.40 FEET) A DISTANCE OF 130.44 FEET TO A POINT OF TANGENCY; THENCE N72°27'36"E, 94.53 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, THROUGH A CENTRAL ANGLE OF 05°22'13" (CHORD BEARS N75°08'43"W, 14.05 FEET) A DISTANCE OF 14.06 FEET TO A POINT OF TANGENCY; THENCE N77°49'49"E, 75.40 FEET; THENCE N57°25'08"E, 50.00 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 1; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 4 THE FOLLOWING COURSES: THENCE N57°25'08"E, 95.25 FEET; THENCE N72°27'36"E, 55.00 FEET; THENCE S16°46'08"E, 38.40 FEET; THENCE N06°25'44"W, 0.44 FEET; THENCE N57°17'34"W, 314.39 FEET TO THE INITIAL POINT.

CONTAINING 10.48 ACRES.

ROBERT OQUIST
STATE OF WASHINGTON
21326
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 3/9/00

NOTES, CONTINUED:

13. SUBJECT TO THE CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 150, PAGE 750.

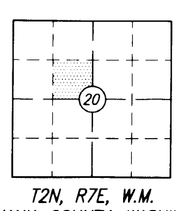
14. TRACT "A" IS SUBJECT TO A DRAINAGE EASEMENT OVER AND ACROSS ITS ENTIRETY AND THE RIGHT OF INGRESS AND EGRESS IS GRANTED TO CITY PERSONNEL FOR PURPOSES OF MAINTENANCE.

15. LOTS 1-5, 8, 9, AND 20-22 ARE PROHIBITED FROM DIRECTLY VEHICULAR ACCESS TO EVERGREEN DRIVE.

16. THE LOWEST FLOOR ELEVATION OF ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION AS ESTABLISHED BY F.E.M.A.

17. THE EXISTING CHARACTER AND NATURAL VEGETATION OF THE SHORELINE AND WETLAND AREAS WITHIN TRACT "A" SHALL BE MAINTAINED.

18. SIDEWALK CONSTRUCTION ALONG THE FRONTAGES OF LOTS 1 THROUGH 8 SHALL BE COMPLETED BY THE INDIVIDUAL LOT OWNERS PRIOR TO ISSUANCE OF CITY OCCUPATION PERMITS.



T2N, R7E, W.M.
SKAMANIA COUNTY, WASHINGTON

SCALE 1"=60'

0 30 60 120

PREPARED BY:
LDC DESIGN GROUP, INC.
8513 NE HAZEL DELL AVE. SUITE 202
VANCOUVER, WASHINGTON 98665
360.573.0370 FAX: 360.573.0390
1143PLAT.DWG

DIRECTED AND REVIEWED BY: R.H. OQUIST
COMPUTATION & MAPPING BY: C. HALCUMB, B. COLE