

2006161510

REFERENCES

1. THIRD ADDITION TO THE PLAT OF RELOCATED NORTH BONNEVILLE
2. SKALA SHORT PLAT, AFN 136427
3. 1986 HAGEDORN SURVEY, AFN 102541
4. WACOMAC RE-PLAT, AFN 146945
5. 1978 TEC SURVEY, AFN 88082
6. 1983 MINISTER-GLEASER SURVEY, AFN 97923

HAMILTON ISLAND PUD

LOT 1 OF THE SKALA SHORT PLAT
IN THE S.M. HAMILTON D.L.C. NO. 40
IN SE 1/4 SECTION 20 AND N 1/2 SECTION 29
T. 2N., R. 7E., W.M.

PAGE 1 OF 3

LEGAL DESCRIPTION

LOT 1 OF THE SKALA SHORT PLAT,
REF-2 SURVEY

OWNER:
LIFE-KIND L.L.C.,
ATTN: JOHN CRUMPACKER
PO BOX 100
UNDERWOOD, WASHINGTON 98061

LEGEND

- MARKER FOUND AS NOTED
- CALCULATED CORNER,
NOT SET OR FOUND.
- () PLAT OR DEED CALL
- SET YELLOW PLASTIC CAP
INSCRIBED "BELL DESIGN 41954"
ON 5/8" REBAR
- ▲ SET PK NAIL

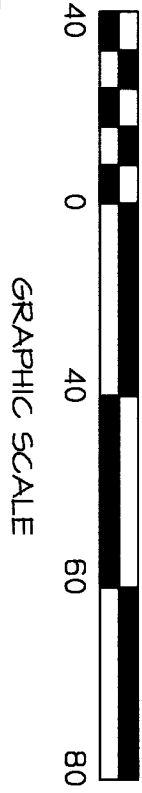
SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A 32 LOT PLANNED UNIT DEVELOPMENT AS WELL AS THE ACCOMPANYING ROADS, OPEN AREAS AND EASEMENTS. MONUMENTS FROM REF. 1, 2 AND 3 SURVEYS WERE TIED AND COMPARED TO THE REF-2 SURVEY LOCATIONS FOR LOT 1. DISCREPANCIES WERE FOUND AS SHOWN ON PLAT. THIS SURVEY DETERMINED THAT THE DISCREPANCIES WERE NOT SIGNIFICANT AND HELD FOUND MONUMENTS FOR THE BOUNDARY OF SAID LOT 1.

NOTES

1. A 30' DRAINAGE EASEMENT CREATED BY THE REF. 2 SHORT PLAT WAS VACATED BY RECORDING IN AUDITOR'S FILE NUMBER 2004153583

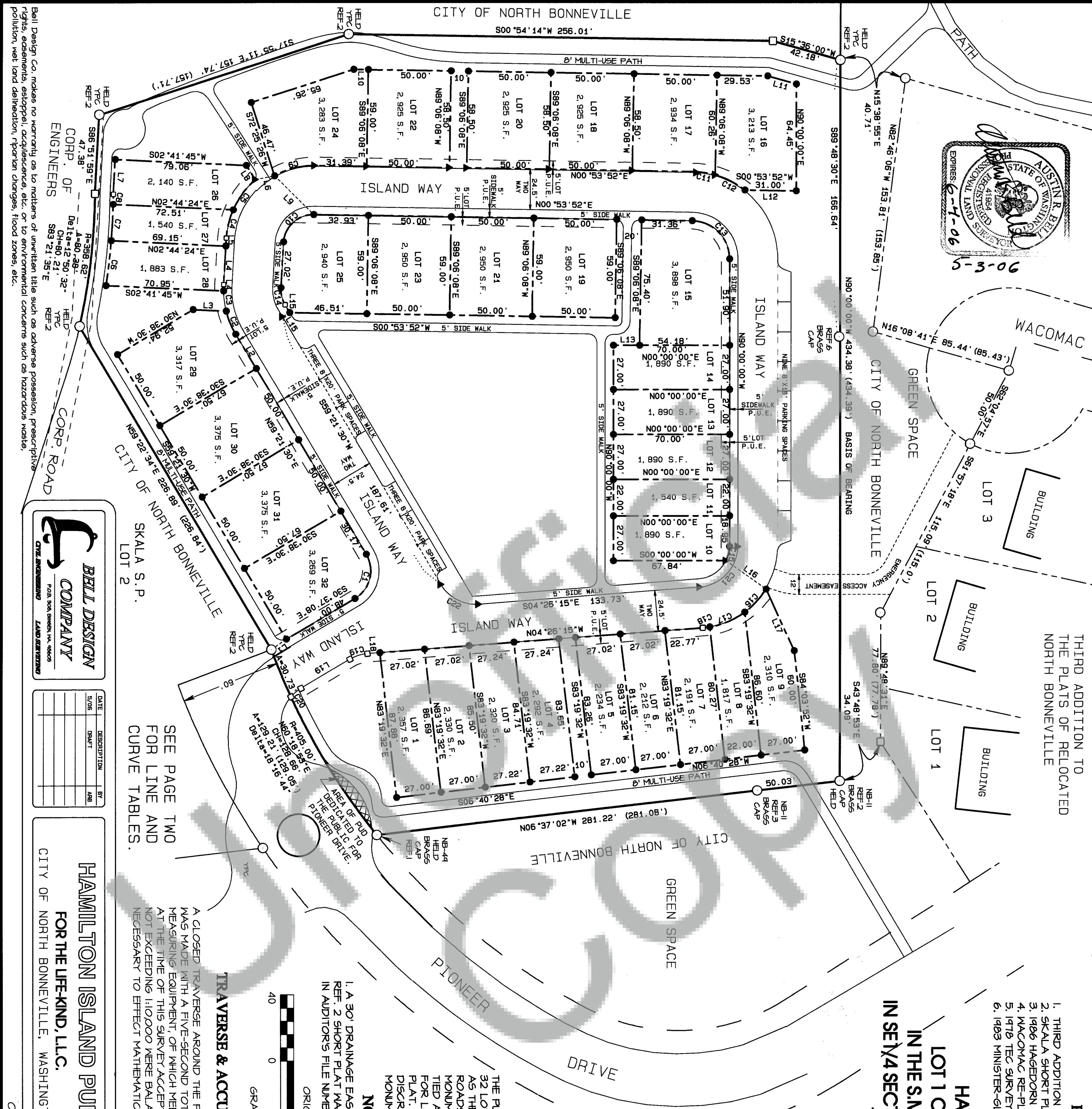
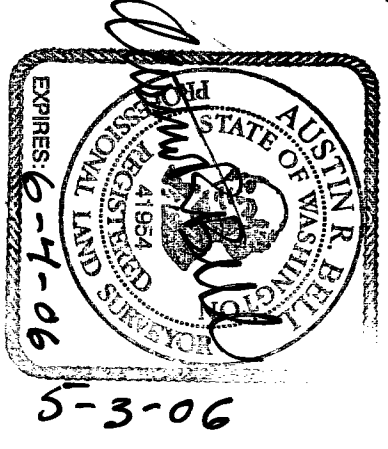
ORIGINAL SCALE 1"=40'



TRAVERSE & ACCURACY STATEMENT

A CLOSED TRAVERSE AROUND THE PARCEL SHOWN WAS MADE WITH A FIVE-SECOND TOTAL STATION AND RELATED MEASURING EQUIPMENT, OF WHICH MEET STATE STANDARDS (MAC 332-130-090-100) AT THE TIME OF THIS SURVEY. ACCEPTABLE RANDOM ANGULAR AND DISTANCE CLOSURES NOT EXCEEDING 1:10,000 WERE BALANCED BY BOWDITCH ADJUSTMENT WHERE NECESSARY TO EFFECT MATHEMATICAL CLOSURE.

BASIS OF BEARING
THE REF. 2 SURVEY
NORTH LINE OF LOT 1
MAGNETIC



SEE PAGE TWO
FOR LINE AND
CURVE TABLES.



HAMILTON ISLAND PUD
FOR THE LIFE-KIND, L.L.C.
CITY OF NORTH BONNEVILLE, WASHINGTON

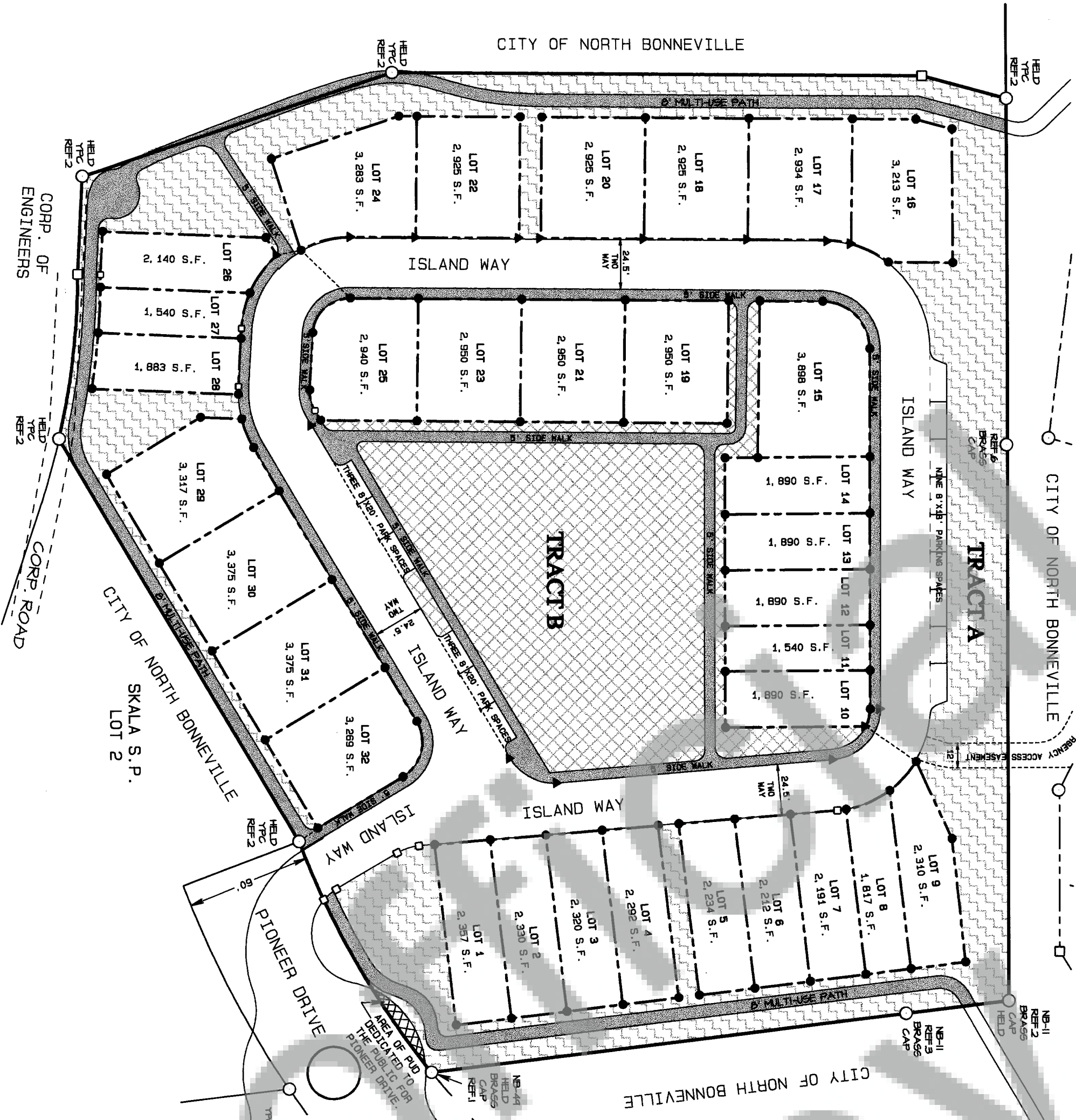
SHEET: 1 OF 3
PROJECT: 04B068
DATE: May 2006

Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc., or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.

2006161510

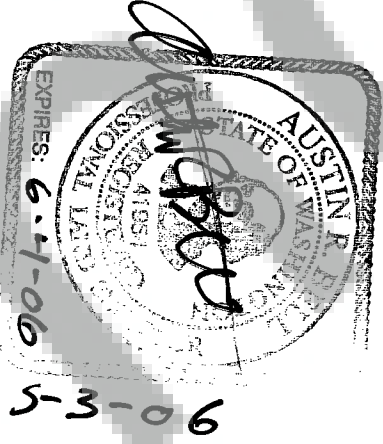
HAMILTON ISLAND PUD
LOT 1 OF THE SKALA SHORT PLAT
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CURVE	RADIUS	CHORD DIST	CHORD BEARING	ARC LENGTH	DELTA ANGLE
C1	R=19.50'	CH=27.58'	N75°37'.49"W	A=30.64'	Delta=90°01'.22"
C2	R=52.50'	CH=15.00'	S67°34'.18"W	A=15.05'	Delta=16°25'.35"
C3	R=52.50'	CH=12.12'	S82°24'.56"W	A=12.15'	Delta=13°15'.42"
C4	R=52.50'	CH=17.54'	N76°10'.16"W	A=17.63'	Delta=19°14'.06"
C5	R=52.50'	CH=22.57'	N54°08'.22"W	A=22.75'	Delta=24°49'.42"
C6	R=369.62'	CH=27.07'	N83°19'.35"W	A=27.07'	Delta=04°11'.47"
C7	R=369.62'	CH=22.00'	N87°07'.48"W	A=22.00'	Delta=03°24'.39"
C8	R=369.62'	CH=6.08'	N89°18'.23"W	A=6.08'	Delta=00°56'.31"
C9	R=47.50'	CH=24.93'	N14°19'.04"W	A=25.23'	Delta=30°25'.53"
C10	R=52.50'	CH=13.61'	S42°08'.55"E	A=13.65'	Delta=14°53'.39"
C11	R=52.50'	CH=20.41'	N08°20'.41"E	A=20.14'	Delta=21°58'.34"
C12	R=23.00'	CH=32.27'	N26°46'.47"E	A=35.77'	Delta=89°06'.08"
C13	R=18.00'	CH=24.57'	N45°26'.56"E	A=27.05'	Delta=86°05'.34"
C14	R=18.00'	CH=10.46'	N76°15'.15"E	A=10.62'	Delta=33°47'.30"
C15	R=20.00'	CH=9.31'	S76°32'.51"E	A=9.39'	Delta=26°54'.19"
C16	R=49.50'	CH=18.92'	S47°01'.28"E	A=19.03'	Delta=22°01'.54"
C17	R=49.50'	CH=22.89'	S22°43'.43"E	A=23.10'	Delta=26°44'.25"
C18	R=49.50'	CH=4.25'	S06°53'.53"E	A=4.25'	Delta=04°55'.16"
C19	R=24.50'	CH=11.10'	S17°31'.42"E	A=11.20'	Delta=26°10'.53"
C20	R=24.50'	CH=7.82'	S39°47'.51"E	A=7.85'	Delta=18°21'.27"
C21	R=25.00'	CH=33.55'	S46°34'.50"E	A=36.78'	Delta=84°18'.05"
C22	R=24.50'	CH=25.89'	S27°27'.37"W	A=27.28'	Delta=63°47'.45"

LINE	BEARING	DISTANCE
L1	N34°49'.39"W	11.02'
L2	N59°21'.30"E	24.17'
L3	S02°41'.45"W	19.99'
L4	S86°49'.43"E	23.17'
L5	N86°49'.43"W	4.79'
L6	S10°32'.28"E	11.73'
L7	N86°51'.00"W	20.93'
L8	N57°06'.00"E	10.04'
L9	N44°33'.09"E	33.26'
L10	N00°53'.52"E	8.77'
L11	S15°35'.38"W	17.97'
L12	N00°53'.52"E	30.99'
L13	S00°00'.00"W	15.82'
L14	S86°51'.00"E	27.02'
L15	S59°21'.30"W	5.41'
L16	N35°13'.07"E	29.63'
L17	N65°21'.18"E	40.83'
L18	S04°26'.15"E	7.52'
L19	S30°37'.08"E	34.30'
L20	S30°38'.30"E	5.00'



BELL DESIGN
COMPANY
P.O.B. 306, SHAWA, WA, 98005
CIVIL ENGINEERING LAND SURVEYING

DATE	DESCRIPTION	BY
5/06	DRAFT	AB

HAMILTON ISLAND PUD
FOR THE LIFE-KIND, L.L.C.
CITY OF NORTH BONNEVILLE, WASHINGTON

SHEET: 2 OF 3
PROJECT: 04B068
DATE: May 2006

O:\2004\B068\04B068#7 final plat.pro

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARES THIS PUD PLAT ("PLAT") TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY AND PURSUANT TO THE CITY OF NORTH BONNEVILLE PLANNED UNIT DEVELOPMENT ORDINANCE, AND DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER THE STREET IDENTIFIED AS ISLAND WAY, THE "AREA OF PUD DEDICATED TO THE PUBLIC FOR PIONEER DRIVE", THE SIDEWALKS, AND PATHS DEPICTED HEREON AND DEDICATES THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY, PEDESTRIAN AND RECREATIONAL PURPOSES, AND ALSO THE RIGHT TO MAINTAIN SAID STREETS, SIDEWALKS, AND PATHS, AND FURTHER DEDICATES TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO EMERGENCY ACCESS, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE THE OWNER DOES HEREBY DEDICATE SUCH TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, THE UNDERSIGNED OWNER OF THE LAND HEREBY SUBDIVIDED, WAIVES FOR ITSELF, ITS HEIRS AND ASSIGNS, AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF NORTH BONNEVILLE, WASHINGTON, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, DRAINAGE, OR MAINTENANCE OF STREETS, SIDEWALKS, AND PATHS WITHIN THIS SUBDIVISION, OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF NORTH BONNEVILLE, WASHINGTON.

THIS SUBDIVISION AND DEDICATION AND WAIVER OF CLAIMS ARE MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER, IN WITNESS WHEREOF, THE OWNER HAS CAUSED THIS DEDICATION TO BE DULY EXECUCED BELOW AND EFFECTIVE UPON RECORDING OF THIS PLAT.

HAMILTON ISLAND PUD
LOT 1 OF THE SKALA SHORT PLAT
IN THE S.M. HAMILTON D.L.C. NO. 40
IN SE 1/4 SECTION 20 AND N 1/2 SECTION 29
T. 2N., R.7E., W.M.
PAGE 3 OF 3



I, Ray Hays
PUBLIC UTILITIES MANAGER ON BEHALF OF THE CITY OF NORTH BONNEVILLE, WASHINGTON, CERTIFY THAT THIS PLAT MEETS CURRENT NORTH BONNEVILLE SURVEY REQUIREMENTS; CERTIFY THAT ANY ROADS DEVELOPED IN CONJUNCTION WITH APPROVED PLAN MEET NORTH BONNEVILLE DEVELOPMENT STANDARDS FOR ROADS; CERTIFY THAT THE CONSTRUCTION ON ANY STRUCTURES REQUIRED FOR AND PRIOR TO FINAL PLAT APPROVAL MEET STANDARD ENGINEERING SPECIFICATIONS; APPROVE THE LAYOUT OF ROADS AND EASEMENTS; AND APPROVE THE ROAD NAMES AND NUMBERS OF SUCH ROADS.

SIGNATURE Ray Hays DATE 5-10-06

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS PLAT HAVE BEEN PAID, DISCHARGED OR SATISFIED. thru 1006
PARCEL NO. 02072900020100
Vicki Orellana, Deputy 05-10-06
SKAMANIA COUNTY TREASURER DATE

THIS PLAT AND ALL DEDICATIONS CONFORM WITH REGULATIONS AND IS APPROVED SUBJECT TO ANY SPECIAL CONTIDIONS INSCRIBED HEREON AND FOR RECORDING IN THE SKAMANIA COUNTY AUDITORS OFFICE.

Lee Stevan C. Taylor 5/10/06
MAYOR, CITY OF NORTH BONNEVILLE DATE
Timothy Jensen 5/10/06
PLANNING DEPT., CITY OF NORTH BONNEVILLE DATE
May O'Hara 5/10/06
ATTNEY, CITY CLERK DATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF THE CITY OF NORTH BONNEVILLE IN MAY OF 2005.

Austin R. Bell PLS 41954
AUSTIN R. BELL
FILED FOR RECORD THIS 10th DAY OF May, 2006
AT 4:41 PM IN BOOK 2 OF PLATS AT PAGE 4
AT THE REQUEST OF THE CITY OF NORTH BONNEVILLE.
A Michael Hansen by O'Steary
COUNTY AUDITOR #452006161510

CONVEYANCES

PUBLIC UTILITY EASEMENT
UPON RECORDING OF THIS PLAT, THE OWNER OF THE LAND HEREBY SUBDIVIDED, HEREBY RESERVES AND GRANTS AN EASEMENT TO SPRINT TELEPHONE CO., CITY OF NORTH BONNEVILLE CABLE TV AND WATER SERVICE, NW NATURAL GAS, AND FOR SKAMANIA COUNTY PUBLIC UTILITY DISTRICT, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 5 FEET, PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS AS DEPICTED ON THE PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, MAINS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRICAL, TELEPHONE, TV, WATER, AND GAS SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION BY THE UTILITY. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT, TELEPHONE OR CABLE TV SHALL BE PLACED OR BE PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING OR UTILITY PEDISTAL.

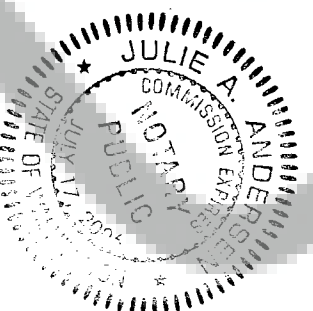
PRIVATE OPEN SPACE TRACT A
UPON RECORDING OF THIS PLAT, THE OWNER OF THE LAND HEREBY SUBDIVIDED, HEREBY CONVEYS TRACT A TO THE HAMILTON ISLAND HOMEOWNERS ASSOCIATION. TRACT A IS AN OPEN SPACE TRACT FOR THE BENEFIT OF ALL LOT OWNERS IN THIS PLAT. EACH OWNERSHIP OF A LOT IN THIS PLAT (LOTS 1 THROUGH 32, INCLUSIVE) INCLUDES AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT A. THE HAMILTON ISLAND HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT A, INCLUDING, BUT NOT LIMITED TO, MAINTENANCE OF ALL STORM WATER FACILITIES LOCATED THEREON. HOWEVER, SHOULD THE HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN TRACT A, THEN THE LOT OWNERS OF ALL LOTS 1 THROUGH 32 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.

PRIVATE OPEN SPACE TRACT B
UPON RECORDING OF THIS PLAT, THE OWNER OF THE LAND HEREBY SUBDIVIDED, HEREBY CONVEYS TRACT B TO THE HAMILTON ISLAND HOMEOWNERS ASSOCIATION. TRACT B IS AN OPEN SPACE TRACT FOR THE BENEFIT OF ALL LOT OWNERS IN THIS PLAT. EACH OWNERSHIP OF B LOT IN THIS PLAT (LOTS 1 THROUGH 32, INCLUSIVE) INCLUDES AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT B. THE HAMILTON ISLAND HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT B, INCLUDING, BUT NOT LIMITED TO, MAINTENANCE OF ALL STORM WATER FACILITIES LOCATED THEREON. HOWEVER, SHOULD THE HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN TRACT B, THEN THE LOT OWNERS OF ALL LOTS 1 THROUGH 32 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT. TRACT B SHALL BE CONVEYED UPON RECORDING OF THIS PLAT.

LIFE-KIND, LLC
BY: [Signature]
JOHN CRUMPACKER, ITS MANAGER

ACKNOWLEDGMENT
STATE OF WASHINGTON
COUNTY OF Skamania

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN CRUMPACKER, ACTING WITH AUTHORITY OF, AND ON BEHALF OF, LIFE-KIND, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, SIGNED THIS INSTRUMENT, AS ITS MANAGER, AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



DATED May 5, 2006
SIGNATURE OF Julie A. Andersen
NOTARY PUBLIC
PRINTED NAME Julie A. Andersen
TITLE Essex Officer
MY APPOINTMENT EXPIRES 7-17-2006

o:\2004\0608\040608#1 final plat.pro

COVENANTS, CONDITIONS AND RESTRICTIONS
RECORDED IN AUDITOR'S FILE NUMBER 2006161511



DATE	DESCRIPTION	BY
5/06	DRAFT	AB

HAMILTON ISLAND PUD
FOR THE LIFE-KIND, L.L.C.
CITY OF NORTH BONNEVILLE, WASHINGTON

SHEET: 3 OF 3
PROJECT: 04B068
DATE: May 2006