

Doc # 2006162040
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Date: 06/21/2006 04:06P
Filed by: CITY OF NORTH BONNEVILLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
MICHAEL GARVISON
AUDITOR
Fee: \$34.00

After Recording Return to:

City of North Bonneville
City Planning Clerk
P. O. Box 7
North Bonneville, WA 98639

REAL ESTATE EXCISE TAX

26055
JUN 21 2006

PAID

EXEMPT

Audrey J. J. J. J.

DEED OF DEDICATION

Property Owner/Dedicator(s): **Ronald W. & Ann V. Winter**
Assessor's Parcel No (s): 02 07 20 4 2 0402 00

L.M. Road Right away

The Grantor(s), **Ronald W. & Ann V. Winter** owner(s) of Lot 2 of WINDSONG ESTATES NO. 2, for good and valuable consideration hereby dedicates and conveys for street purposes and public utilities to The **City of North Bonneville**, a municipal corporation of the State of Washington, all of Grantor's interest in and to the following described real estate situated in Section 20, Township 2, North, Range 7 East of the Willamette Meridian located in the City of North Bonneville, County of Skamania, State of Washington, further described as follows:

See Legal Description attached to and incorporated herein as Exhibit "A"

This Deed is executed and delivered for the purpose of dedicating the above-described real property for use as a street and for public utilities. Pursuant to RCW 58.17.165, the Grantor further agrees to waive any and all claims for damages against the City of North Bonneville for damages to the Grantor's adjoining property caused by the existing and established construction, drainage and maintenance of the road dedicated herein.

Dated this 4th day of JANUARY 2005

Ronald W. Winter
Ronald W. Winter

Ann V. Winter
Ann V. Winter

1- DEED OF DEDICATION

After Recording Return to:

City of North Bonneville
City Planning Clerk
PO Box 7
North Bonneville, WA 98639

STATE OF WASHINGTON)

) ss
County of Skamania)

I hereby certify that on this 4th day of January, 2005,
personally appeared before me, Ronald W. Winter & Ann V. Winter,
who being first duly sworn on oath, stated that they are the individuals in the
foregoing instrument, both signed said instrument, and acknowledged
it to be of their own free act and deed for the uses and purposes
mentioned therein.

Dated this 4th day of January, 2005



Irene E. Bitkofer

NOTARY PUBLIC for the State
Washington

Residing at N. Bonneville

My Commission Expires: 2/27/06

SULLIVAN SHORT PLATS A & B AND WINDSONG ESTATES NO. 2

LEGAL DESCRIPTION FOR
(PRIVATE ROAD AND UTILITY EASEMENT)

Description of a 30.00 foot wide private road and utility easement being 15.00 feet of each side of the following described centerline:

Beginning at the northeast corner of the S.M. Hamilton Donation Land Claim in Section 20, Township 2 North, Range 7 East, Willamette Meridian, Skamania County, Washington;

Thence South $16^{\circ} 46' 08''$ East, along the east line of said S.M. Hamilton D.L.C., a distance of 1617.49 feet;

Thence South $73^{\circ} 13' 52''$ West, as measured at a right angle to said east line, a distance of 540.08 feet to the initial point of a tract of land conveyed to R.W. Olwine as described in deed recorded in Book 61 of Deeds at Page 883.

Thence South $45^{\circ} 44' 52''$ West, along the south line of said Olwine tract, a distance of 535.15 feet to the southwest corner of said Olwine tract;

Thence North $16^{\circ} 46' 08''$ West, parallel to the east line of said S.M. Hamilton D.L.C., a distance of 168.96 feet;

Thence South $73^{\circ} 13' 52''$ West a distance of 39.90 feet to the center of a 95.00 foot radius cul-de-sac;

Thence North $15^{\circ} 04' 10''$ East a distance of 95.00 feet to the TRUE POINT OF BEGINNING of this centerline description;

Thence North $22^{\circ} 51' 05''$ East a distance of 34.72 feet to the beginning of a 150.65 foot radius curve to the right;

Thence along the arc of said curve to the right thru a central angle of $49^{\circ} 36' 32''$ for an arc distance of 130.44 feet;

Thence North $72^{\circ} 27' 36''$ East a distance of 94.53 feet to the beginning of a 150.00 foot radius curve to the right;

Thence along the arc of said curve to the right thru a central angle of $5^{\circ} 22' 13''$ for an arc distance of 14.06 feet;

Thence North $77^{\circ} 49' 49''$ East a distance of 75.40 feet to the center of a 50.00 foot radius cul-du-sac, said cul-de-sac being the terminus of this private road and utility easement.

EX. A

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