

After Recording Return to: **REAL ESTATE EXCISE TAX**

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

26073
JUN 21 2006
PAID EXEMPT
Audrey Fisher Deputy
SKAMANIA COUNTY TREASURER

DEED OF DEDICATION

Property Owners/Dedicators: **MARVIN E. SHOWALTER &
BEVERLY M. SHOWALTER**

Assessor's Parcel No(s): 02 07 20 4 2 0414 00 *L.M.*

Road Right away
The Grantors, **Marvin E. Showalter & Beverly M. Showalter**, owners of Lot 14 of WINDSONG ESTATES NO. 2, for good and valuable consideration, hereby dedicate and convey for street purposes and public utilities to **The City of North Bonneville**, a municipal corporation of the State of Washington, all of Grantors' 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 Grantors further agree to waive any and all claims for damages against the City of North Bonneville for damages to the Grantors' adjoining property caused by the existing and established construction, drainage and maintenance of the road dedicated herein.

Dated this 22 day of April, 2004.

Marvin E. Showalter
Marvin E. Showalter

Beverly M. Showalter
Beverly M. Showalter

STATE OF WASHINGTON)

County of Clark) ss.
Skamania)

I hereby certify that on this 22 day of April, 2004, personally appeared before me, Marvin E. Showalter & Beverly M. Showalter, who being first duly sworn on oath, stated that they are the individuals named in the foregoing instrument, signed said instrument, and acknowledged it to be of their own free act and deed for the uses and purposes mentioned therein.

Dated this 22 day of April, 2004.



Theresa A. Gordon
Theresa A. Gordon
NOTARY PUBLIC for the State of Washington
Residing at Battle Ground, WA
My Commission Expires: 10-26-07

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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