

Auditor File #: **2017 0006913**

Recorded at the request of:

LAND SERVICES /STEVENS COUNTY

on **09/29/2017** at **14:35**

Total of **3** page(s) Paid: \$ **158.00**
STEVENS COUNTY, WASHINGTON

TIM GRAY, AUDITOR

AALLEN

SHORT PLAT

OWNERS JEFFERY J. WOLF & ELIZABETH M. WOLF

TO: NAME OF SHORT PLAT 3-2015

FILED BY LAND SERVICES

SURVEYOR GRANT D. TOLTON

SHORT PLAT BOOK I

PAGE(S) 72, 73 & 74

LEGAL DESCRIPTION: SECTION 8

TWP 38

RGE 40

LEGAL DESCRIPTION: SECTION 17

TWP 38

RGE 40

**ADDITIONAL INFORMATION: PORTION S1/2 SW1/4 SECTION 8
PORTION NW1/4 NW1/4 SECTION 17**

STEVENS COUNTY SHORT PLAT by SURVEY No. SP-3-2015

Within the S1/2 of the SW1/4 of Section 8 and the NW1/4 of the NW1/4 of Section 17, T. 38 N., R. 40 E., W.M., STEVENS COUNTY, WASHINGTON

DESCRIPTIONS: See Sheet 3

CORNER NOTES:

- 1--Corner for Sections 7, 8, 17 and 18: Found Witness Corner which bears N.0°26'27"E, a distance of 60.00 ft. from section corner which falls in roadway. (See ROS per Ref. 1): A 5/8" rebar with a 2" aluminum cap marked "WC 60.00" 2006 LS#20865" flush with the ground firmly set from which bears two existing bearing trees (BTs) per Ref. 5:
A pine 8" diam., with healed blaze bears N.38°E, 16.62 ft. distant.
A pine 8" diam., with healed blaze bears N.35°W, 21.50 ft. distant.
- 2--Quarter Corner for Sections 8 and 17: Found a 5/8" rebar with 2" alum. cap marked LS #20865 from which bears two BTs per Ref. 1:
A fir, 6 ins. diam., bears S.68°W, 6.95 ft. distant marked 1/4S17BT.
A lodge pole pine, 4 ins. diam., bears N.35°W, 4.15 ft. distant marked 1/4S8BT.
- 3--Southwest Sixteenth Corner for Section 8: Found 5/8" rebar with 1 1/2" alum. cap marked 19648 flush with the ground firmly set from which bears one existing BT per Ref. 1:
A tamarack, 12 ins. diam., bears S.74°E, 11.07 ft. distant marked SW1/16S8BT.
- 4--West Sixteenth Corner for Sections 8 and 17: Found a 5/8" rebar with 2" alum. cap marked LS #20865 per Ref. 1.
- 5--Center-West-Southwest 1/64th Corner for Section 8: Found 5/8" rebar with 1 1/2" alum. cap marked 19648 flush with the ground firmly set from which bears one existing BT per Ref. 1:
A tamarack, 10 ins. diam., bears S.92°E, 9.45 ft. distant marked SW1/16S8BT.
From corner a south and east fence corner bears N.25°E, 8.0 ft. distant.

SURVEY REFERENCE:

1-Record of Survey: For Jeff Wolf and Chris McCallister, surveyed by Grant D. Tolton P.L.S. #20865, filed June 29th, 2015 on pages , Book 55 of Surveys under Stevens County Auditor's File #20150004788.

PLAT NOTES AND CONDITIONS:

- 1--This plat does not utilize the maximum allowable density for this parcel. Under current regulation, Lot 2 may not be further subdivided and Lot 1 may qualify to be further subdivided. This plat note does not vest any future use or development permit application. Permit applications will be reviewed based upon the requirements of regulations in effect at the time of submittal.
- 2--Unless stated otherwise, approval of this plat does not vest any future use or development of any lot. Permit applications will be reviewed based upon the requirements of regulations in effect at the time of submittal. Lot owners are advised to contact the Stevens County Land Services Department for use or development requirements.
- 3--This plat has been reviewed by the Northeast Tri-County Health District for the use of on-site sewage disposal systems in accordance with regulations in effect at the time the plat application was received. Unless stated otherwise, approval of this plat does not warrant or imply the issuance of a permit to install any specific type of on-site sewage disposal system. Permits for on-site sewage disposal systems will be issued based upon requirements of regulations in effect at the time the permit application is submitted.
- 4--Prior to the issuance of a building permit for occupied structures, proof of adequate (quantity) and potable (quality) water is required. Water source development should allow for a 100-foot radius around the supply within the lot boundaries, as a protection from potential sources of contamination.
- 5--Prior to construction or placement of any approach onto a County Road, an access permit shall be secured from the Stevens County Department of Public Works.
- 6--Stevens County Public Works will not accept private roads for maintenance as public streets or roads until it is deemed a public necessity and such streets or roads are brought into conformance with current County Road Standards and established in accordance with Chapters 36.77 and 36.81, RCW.
- 7--Maintenance of private roads is the responsibility of the property owners who benefit from its use.
- 8--Stevens County Land Services has completed a critical areas review in compliance with SCC Title 13. This subdivision contains the following critical areas: Wetlands and Fish and Wildlife Habitat Conservation Areas. In addition to other local, state, or federal regulations that may apply, future development is required to meet the provisions of the Stevens County Critical Areas Ordinance and Shoreline Master Program. Lot owners are advised to contact the Stevens County Land Services - Planning Division for development requirements.
- 9--Portions of Stevens County are characterized by ongoing resource activities, including farming, ranching, tree growing and harvesting, and the extraction of sand, gravel and other minerals. These activities are part of Stevens County's history, and it is the policy of the County to encourage their continuation. Your property is located within 300 feet of property designated, zoned and/or currently used for resource activities (agriculture, forestry, or mineral extraction). A variety of legally permitted activities occurring on such lands may cause inconvenience or discomforts. These may include but are not limited to noise, odors, fumes, dust, smoke, vibration, truck traffic, the operation of machinery, the storage and disposal of manure, the application by spraying or otherwise of chemical or organic fertilizers, soil amendments, herbicides and pesticides.

UTILITY EASEMENTS OF RECORD:

The following utility easements granted to the Washington Water Power Company for electrical distribution lines are applicable to the land within this short subdivision:
1--Recorded July 26, 1951 in Book 144, Page 358.
2--Auditor's File # 412062, recorded February 9, 1972.
3--Auditor's File # 455419, recorded January 14, 1977.

EASEMENT(S) CENTERLINE DATA (See Sheet 2)

A D= 2°15'08" A=8.84' R=225.00'	N D= 18°51'12" A=59.23' R=180.00'
B N 67°01'29" E 159.81'	O N 66°57'38" W 269.31'
C D= 9°14'48" A=48.42' R=300.00'	P D= 24°27'00" A=42.67' R=100.00'
D N 76°16'18" E 145.15'	Q N 42°30'38" W 108.29'
E D= 7°58'29" A=55.67' R=400.00'	R D= 80°52'09" A=66.59' R=75.00'
F N 68°17'49" E 51.73'	S S 86°37'13" W 66.67'
G D= 6°56'15" A=48.43' R=400.00'	T D= 25°17'35" A=33.11' R=75.00'
H N 75°14'04" E 131.87'	U S 61°19'38" W 167.06'
I N 75°14'04" E 122.06'	V D= 74°04'05" A=64.64' R=50.00'
J D= 24°48'53" A=151.58' R=350.00'	W S 12°44'27" E 165.85'
K S 79°57'02" E 68.40'	X S 16°54'25" E 627.36'
L D= 30°03'00" A=52.45' R=100.00'	Y S 18°57'20" E 307.69'
M N 69°59'57" E 9.30'	Z S 33°25'29" E 76.04'

LOT CERTIFICATION:

The lots, as described hereon, have been examined in the context of State RCW 58.17.060 and all applicable Stevens County ordinances relating to platting and subdivision and are approved subject to the restrictions and covenants cited hereon this 29th day of September, 2017.

[Signature]
Stevens County Land Services Director

ROAD and UTILITY EASEMENTS:

The undersigned grantors, their heirs and assigns of Lots 1 and 2 has hereon described, do hereby reserve, grant and quit claim to the owners, their heirs and assigns of said lots, a perpetual non-exclusive easement for ingress, egress and utilities, over, across and under a strip of land lying as hereon depicted (Sheets 1 and 2).

WELL, PIPELINE and PROTECTIVE EASEMENTS:

The undersigned grantors, their heirs and assigns of Lots 1 and 2 as hereon described, do hereby reserve, grant and quit claim to the owners, their heirs and assigns of said lots, a perpetual easement for ingress and egress for installation and maintenance of a well, water storage and pipeline to the owners, their heirs and assigns of said Lots 1 and 2. The Grantors further agree that they will not construct, maintain or suffer to be constructed or maintained any potential source of contamination (i.e. septic systems, sewers, drainfields, pens or enclosures for the keeping or maintaining of fowls or animals, garbage of any kind or storage of any liquid or dry chemicals, herbicides or insecticides), within 100 feet of the location of the existing well on Lot 2 as depicted hereon (Sheet 2).

STEVENS COUNTY TREASURER:

I hereby certify on this 21 day of September, 2017, that all taxes due and payable on all property in the proposed short subdivision and delinquent assessments for which the land within the subdivision may be liable have been fully paid, satisfied or discharged.

[Signature]
Stevens County Treasurer



NORTHEAST TRI-COUNTY HEALTH DISTRICT:

This plat has been examined and approved, subject to the conditions and restrictions this 12th day of September, 2017.

[Signature]
Northeast Tri-County Health District Officer

SURVEYOR'S CERTIFICATE:

I, Grant D. Tolton, a registered land surveyor, hereby certify that the short plat, as shown hereon, is based on an actual survey of the land described and that all corners and dimensions are correctly shown and that said plat is staked on the ground as indicated hereon in accordance with the Survey Recording Act.

Signed and sealed this 15th day of Sept., 2017.

[Signature]
Grant D. Tolton, P.L.S. Certificate No. 20865

OWNERS' ACKNOWLEDGEMENT:

We, the undersigned, do hereby acknowledge that this plat, as described hereon, has been made with our consent and in accordance with our desires.

[Signature] *[Signature]*
Jeffrey J. Wolf (Husband) Elizabeth M. Wolf (Wife)

I certify that I know or have satisfactory evidence that Jeffrey J. Wolf and Elizabeth M. Wolf, (husband and wife) are the persons who appeared before me and acknowledged it to be their free and voluntary act for the uses and purposes stated in the instrument.

Dated this 20th day of September, 2017,

Notary Public in and for the State of Washington

[Signature]
Residing at Colville, WA Expiration date: 3-23-21



AUDITOR'S CERTIFICATE:

Filed for record this 29th day of September, 2017, at 4:35 P.M., on Pages 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 of Short Plat Surveys at the request of *[Signature]* Stevens County Land Services Director.

[Signature] *[Signature]*
Fee \$ 158.00 Stevens County Auditor Auditor's File No. 20170006913

MID-MOUNTAIN SURVEYORS, INC.

Grant D. Tolton
Professional Land Surveyor
Certified Federal Surveyor (CFedS)

4 Mid-Mountain Lane
Republic, WA 99166
(509) 775-3563
www.mid-mtn.com

FILENAME: M:\AA\JOBS 2015\WOLF\DRAWING\WOLF.DRG

DRAWN BY: G.D.T. DATE: 09-11-17

CHECKED BY: G.D.T. JOB NO.: 15-016

SCALE: N/A SHEET 1 OF 3

I-72

I-72

STEVENS COUNTY SHORT PLAT by SURVEY No. SP-3-2015

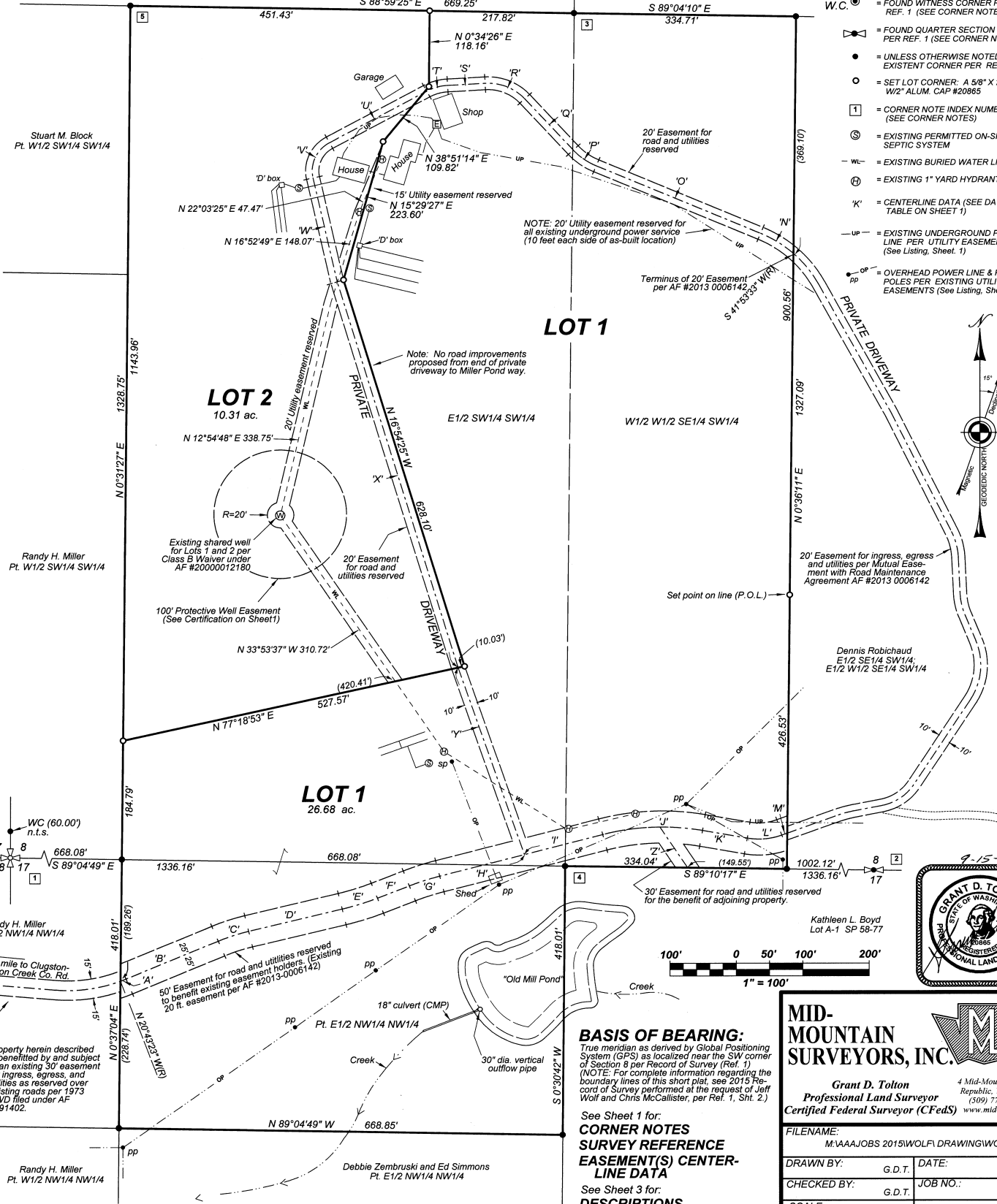
Within the S1/2 of the SW1/4 of Section 8 and the NW1/4 of the NW1/4 of Section 17,
T. 38 N., R. 40 E., W.M., STEVENS COUNTY, WASHINGTON

Liam Clendenen
S1/2 NW1/4 SW1/4

Colleen R. Oren
SW1/4 NE1/4 SW1/4

LEGEND:

- W.C. \odot = FOUND WITNESS CORNER PER REF. 1 (SEE CORNER NOTES)
- \blacktriangle = FOUND QUARTER SECTION CORNER PER REF. 1 (SEE CORNER NOTES)
- \bullet = UNLESS OTHERWISE NOTED, FOUND EXISTENT CORNER PER REF. 1
- \circ = SET LOT CORNER: A 5/8" X 24" REBAR W/2" ALUM. CAP #20865
- [] = CORNER NOTE INDEX NUMBER (SEE CORNER NOTES)
- \oplus = EXISTING PERMITTED ON-SITE SEPTIC SYSTEM
- WL = EXISTING BURIED WATER LINE
- \oplus = EXISTING 1" YARD HYDRANT
- K' = CENTERLINE DATA (SEE DATA TABLE ON SHEET 1)
- UP = EXISTING UNDERGROUND POWER LINE PER UTILITY EASEMENT. (See Listing, Sheet. 1)
- OP = OVERHEAD POWER LINE & PWR. POLES PER EXISTING UTILITY EASEMENTS (See Listing, Sheet. 1)



LOT 1

LOT 2
10.31 ac.

LOT 1
26.68 ac.

BASIS OF BEARING:
True meridian as derived by Global Positioning System (GPS) as localized near the SW corner of Section 8 per Record of Survey (Ref. 1)
(NOTE: For complete information regarding the boundary lines of this short plat, see 2015 Record of Survey performed at the request of Jeff Wolf and Chris McCallister, per Ref. 1, Sht. 2.)

See Sheet 1 for:
CORNER NOTES
SURVEY REFERENCE
EASEMENT(S) CENTER-LINE DATA

See Sheet 3 for:
DESCRIPTIONS



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FILENAME:	M:\AAA\JOBS 2015\WOLF\DRAWING\WOLF.DWG		
DRAWN BY:	G.D.T.	DATE:	09-11-17
CHECKED BY:	G.D.T.	JOB NO.:	15-016
SCALE:	1" = 100'	SHEET 2 OF 3	

