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 \$1/2 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—Comer 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 1½" 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 5/6" rebar with 11/4" 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.82" 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:

TLAT INOTES AIRD CONDITION.

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.

mittal. 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 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: Wettands and Fish and Wildlife Habitat Conservation of the stevens County Critical Areas Ordinance and Shoreline Master Program. Lowers are advised to contact the Stevens County Land Services - Planning Division for development requirements

9--Portion to contact the Stevens County Land Services - Planning Division for development requirements

quirements
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 electircal distri-bution lines are applicable to the land within this short subdivision: 1-Recorded July 26, 1951 in Book 144, Page 358. 2-Auditor's File # 41026. recorded February 9, 1972. 3-Auditor's File # 455419, recorded January 14, 1977.

EASEMENT(S) CENTERLINE DATA (See Sheet 2) 0.23' R=180.00'

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'	ON 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= 50°52'09" A=66.59' R=75.00'
F N 68°17'49" E 51.73'	S S 86°37'13" W 56.67'
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'
MN 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 55.17.060 and all applicable Stevens County ordinances relating to platting and subdivison and are approved subject to the restrictions and covenants cited hereon this 291% day of Section 2017.

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 surffer 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, nathage of any kind or storage of any. ures for the keeping or maintaining of fowls or animals, garbage of any kind or storage of any liquid or dry chemicals, heerbicides or insecticides), within 100 feet of the location of the exist-ing well on Lot 2 as depicted hereon (Sheet 2).

STEVENS COUNTY TREASURER:

I hearby certify on this <u>al</u> day of <u>Soplambor</u>. 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.

Steveris County Treasure

NORTHEAST TRI-COUNTY HEALTH DISTRICT:

This plat has been examined and approved, subject to the conditions and rerictions this 12 play of Society 2017.

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 15 day of Sept., 2017. 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.

Jeffery 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 Sastember, 2017,

Notary Public in and for the State of Washington Andu U Su

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

COMM. EXPIRES MAR. 23, 2021

AUDITOR'S CERTIFICATE:
Filed for record this 29 day of September 2017, at 41 :35 £M.
on Pages 2 Book I of Short Plat Surveys at the request of # 72, 73 + 74

Stevens County Land Services Director.

Tim Croy

FEE \$ 158.00 Stevens County Auditor Auditor's File No.. 20170006913

MID-0 **MOUNTAIN** SURVEYORS, INC

Professional Land Surveyor

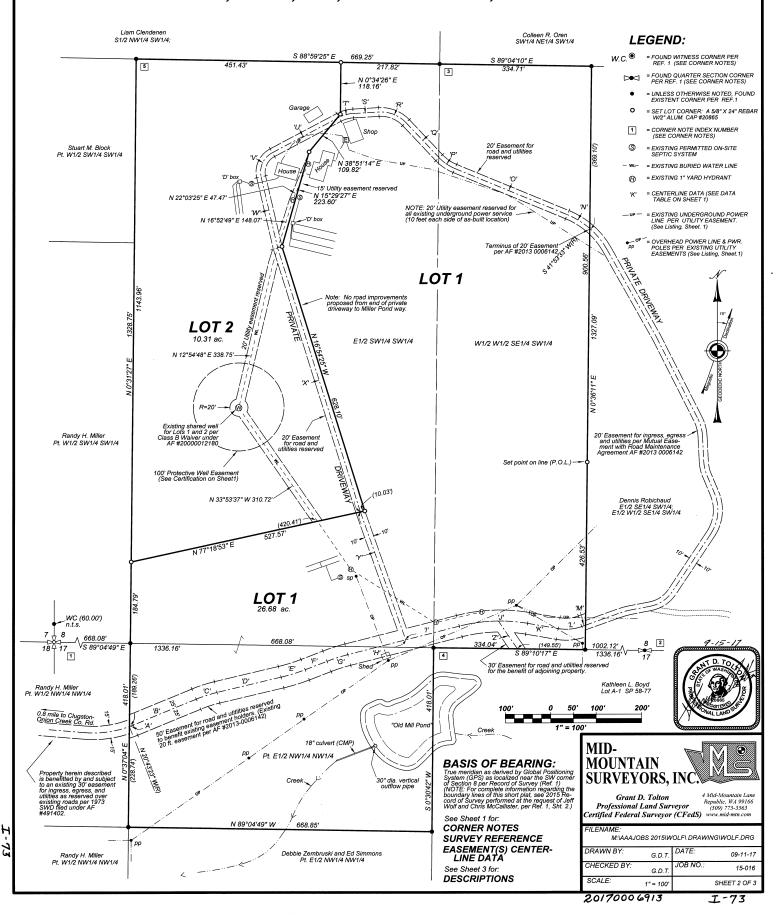
Certified Federal Surveyor (CFedS)

Www.mid-mtn.com

M:\AAAJOBS 2015\WOLF\ DRAWING\WOLF,DRG G.D.T. DATE: DRAWN BY

09-11-17 CHECKED BY JOB NO. 15-016 G.D.T. SCALE N/A SHEET 1 OF 3

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



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

TOTAL TRACT: 36.99 acres

The east half of the southwest quarter of the southwest quarter (E1/2 SW1/4 SW1/4) and the west half of the west half southeast quarter of the southwest quarter (W1/2 W1/2 SE1/4 SW1/4) of Section Eight (8). The north 418 feet of the east half of the northwest quarter of the northwest quarter (E1/2 NW1/4 NW1/4) of Section Seventeen (17). All in Township Thirty-eight (38) North. Range Forty (40) East, W.M. SUBJECT to and TOGETHER with all easements and restrictions of record. Situated in the County of Stevens, State of Washington.

LOT 1: 26.68 acres

Lot One (1) of Stevens County Short Plat No. SP-3-2015, as recorded the day of 2017, on Pages Book of Short Plat Surveys, under Stevens County Auditor's File No. and lying within the southwest quarter (SW1/4) of Section eight (8) and the northeast quarter of Section seventeen (17), Township Thirty-eight (3) North, Range Forty (40) East. W.M., Stevens County, Washington. (Consisting of 26 38 acres)

North, Range Forty (40) East. W.M., Stevens County, Washington. (Consisting of 26.38 acres)

LOT 1 alternatively described as follows:
Those portions of the east half of the southwest quarter of the southwest quarter (E1/2 SW1/4
SW1/2 SW1/4 SW1/4

terminus of said centerline description. Easement sidelines are to be shortened or extended to their intersection with lot boundary lines.

2-An easement for road and utilities, twenty (20) feet in width, the centerline of which is described as 2-An easement for road and utilities, twenty (20) feet in width, the centerline of which is described as Commencing at the southwest corner of the east half of the southwest quarter of the southwest quarter of Section 8, thence N.0°3127E, along the west line of said east half of the southwest quarter of the southwest great of 62.73 6 feet; thence N.1°54276W, a distance of 62.73 6 feet; thence N.1°54276W, a distance of 62.73 6 feet; thence along a curve to the right having an interior angle of 7.4°0405, am are length of 64.64 feet, and a radius of 50.00 feet, thence host-delines as East of the southwest of the southwest part of the southwest part of the southwest of the southwest part of the southwest part of the southwest part of the southwest quarter of the following described easements:

RESERVING therefrom the following described easements:

1-An easement for road and utilities, fifty (50) feet in width, the centerline of which is described as follows: Beginning at a point on the west line of the east half of the northwest quarter of the northwest quarter bears N.0°3704Fe, a distance of 189.26 feet, thence northeastern quarter of the northwest quarter bears N.0°3704Fe, a distance of 189.26 feet, thence northeastern of the southwest quarter bears N.0°3704Fe, a distance of 189.26 feet, thence along a curve to the left having an interior angle of 0°1448°, an arc length of 48.42 feet and a radius of 148.15 feet; thence along a curve to the left having an interior angle of 0°1448°, an arc length of 48.42 feet and a radius of 14

Despirating at a point on the east line of the west half of the west half of the southeast quarter of the southwest quarter of Section 8 and from which point the northeast corner of said west half of the west half of the southwest quarter of Section 8 and from which point the northeast corner of said west half of the west half of the southwest quarter of the southwest quarter bears N 0.7361'112. a distance of 369.10 feet; thence northwesterly along a curve to the left, the radius point of which bears \$4.1153.334'N a distance of 180.00 feet and having and interior angle of 185'112' and an arc length of 59.23 feet; thence 8.06.5738'W, a distance of 280.31 feet; thence along a curve to the left having an interior angle of 59.520'8, and re length of 6.95 feet and a radius of 75.00 feet; thence \$.86.73'13'W, a distance of 56.67 feet; thence along a curve to the left having an interior angle of 28'1735', an arc length of 16et and a radius of 75.00 feet to the terminus of said described easement centerline. Easement sidelines are to be shortened or extended to their interesction with lot boundary lines.

angle of 25-17/35 , an arc uniquir of 35-17/35 and exception described easement centerline. Easement sidelines are to be shortened or extended to their intersection with lot boundary lines.

3-An easement for road and utilities, twenty (20) feet in width, the centerline of which is described as follows:

Commencing at the southwest corner of the east half of the southwest quarter of Section 8, thence N.0'31 27°E, along the west line of said east half of the southwest quarter of Section 8, thence N.0'31 27°E, along the west line of said east half of the southwest quarter of the southwest quarter, a distance of 16-4.7 9 feet, thence N.7'9 18-35 E additione of 517.54 feet to the point of beginning of said centerline description, thence S.16'77.00'E a distance of 307.69 feet to the intersection with the contentine of a 50°E assement sideline of the standard of their intersection with to boundary line and existing 50°E assement sideline.

4-An easement for road and utilities, thirty (30) feet in width, the centerline of which is described as follows: Commencing at the southeast corner of the west half of the west half southeast quarter of the southwest quarter of Section 8: thence N 88'10'17'W, along the south line thereof, a distance of 149.55 feet to the point of beginning of said centerline description, thence along said easement centerline. N3-32'52'9'W a distance of 76.04 feet to the intersection with the centerline of a 50° easement for road and utilities and the terminus of said described centerline description. Easement sidelines are to be shortened or extended to their intersection with the contentine of a 50° easement sideline.

sidelines are to be shortened or extended to their intersection with it boundary him end existing 30 desembles defined SUBLECT to all easiernets, covenants and restrictions of record including the following easements for electrical distribution lines granted to Washington Water Power Company 1-Recorded July 26, 1951 in Book 144. Page 356; 2-Auditor's File # 41050; recorded February 9, 1972. 3-Auditor's File # 455419, recorded January 14, 1977. Also including the following easements for roads and utilities included in 1973 SWD 491402 and 2013 Grant of Easement per Auditor's File #2013 0006142. Property situated in the County of Stevens, State of Washington.

LOT 2: 10.31 acres

Lot Two (2) of Stevens County Short Plat No. SP-3-2015, as recorded the of the standard of the standard standar

LOT 2 alternatively described as follows: That portion of the east half of the southwest quarter of the southwest guarter (E1/2 SW1/4 SW1/4) of Section eight (8), Township Thirty-eight (38) North, Range Forty (40) East. W.M., described as

That portion of the asast half of the southwest quarter of the southwest quarter (E1/2 SW/1/4 SW/1/4) of Section eight (8), Township Thirty-eight (38) North, Range Forty (40) East. W.M., described as follows.
Commencing at the southwest corner of the east half of the southwest quarter of the southwest quarter of Section 8 bears N.89°04'99'W, a distance of 688.00 feet; thence N.0°31'27'E, along the west line of said east half of the southwest quarter of the southwest and the southwest quarter of the southwest, a distance of 257.57 feet; thence N.10°32'E, a distance of 259.57 feet; thence N.10°32'E, a distance of 250.57 feet and a radius of 300.00 feet; thence N.10°32'E, a distance of 145.15 feet; thence N.10°32'E, a distance of 159.57 feet; a distance of 159.57 feet; a distance of 150.57 feet; a distance of 159.57 feet; a distance of 150.57 feet;

2—An essement for road and usines, twenty (20) feet in winth, the centerline of which is described as follows:
Beginning at a point on the east line of the west half of the west half of the excites a quarter of the southwest quarter of Section 8 and from which point the northeast corner of said west half of the west suffered to the real part of the set of the real part of the set of the real part of the set of the real part of

"An assement for road and utilities, twenty (20) feet in width, the centerline of which is described as follows:

Commencing at the southwest corner of the east half of the southwest quarter of the southwest quarter of No."0.12" Leading the west line of said east half of the southwest quarter of the No."0.12" Leading the west line of said east half of the southwest quarter of the southwest quarter of the southwest quarter of the southwest quarter of seginning of said centerline description; thereos. 7.1" 8.3" E. a distance of 307.69 feet to the point of beginning of said centerline of a 50 easement for road and utilities and or several to the intersection with the centerline of a 50 easement for road and utilities and or extended to their intersection with lot boundary line and existing 50" easement sideline.

RESERVING therefrom the following described easements:

1-An easement twenty (20) feet in width for utilities including an existing well and buried water/electrical lines the centerline of which is described as follows: Commencing at the southwest corner of the east half of the southwest quarter of 5 Section 8; thence N,U-3127.E. along the west line of said east half of the southwest quarter of t

2—An easement for road and utilities, twenty (20) feet in width, the centerline of which is described as follows:
Commercing at the southwest corner of the east half of the southwest quarter of section 6, thence N.0°31 27°E, along the west line of said east half of the southwest quarter of section 6, thence N.0°E and the section of the southwest of the southwest of the southwest of the section of the southwest of the section of the secti

20170006913



Grant D. Tolton Professional Land Surveyor (509) 775-3563
Certified Federal Surveyor (CFedS) www.mid-mtn.com

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DRAWN BY G.D.T. 09-11-17 JOB NO. CHECKED BY 15-016 G.D.T SHEET 3 OF 3

9-15-17