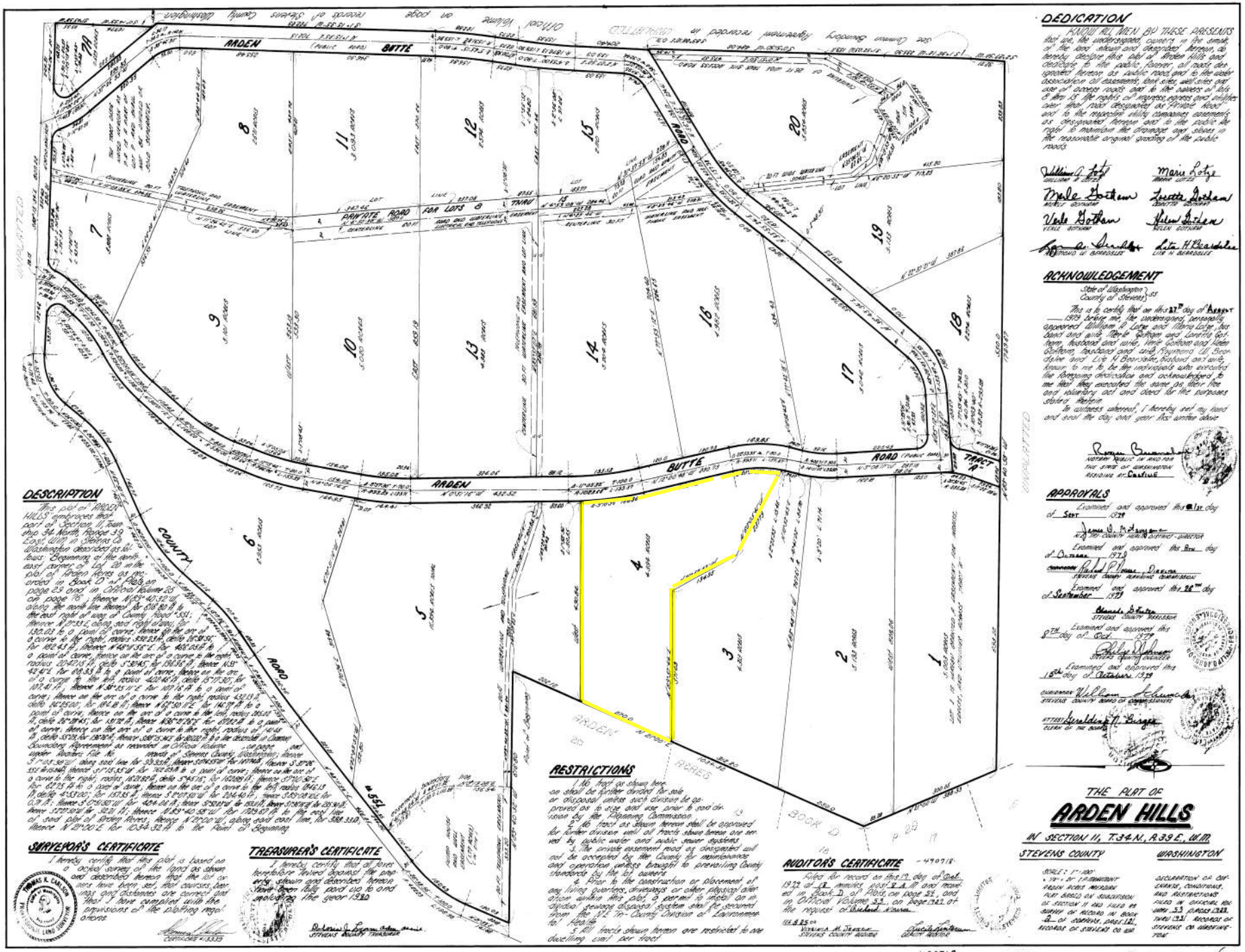

DESCRIPTION

The plat of "ARDEN HILLS" comprises that part of Section 11, Township 34 North, Range 39 East, W.M. in Stevens Co. Washington described as follows: Beginning at the north east corner of Lot 20 in the plat of "Arden Acres as recorded in Book D of Plats on page 29 and in Official Volume 25 on page 76"; thence N 89°40'32" W along the north line thereof, for 616.80 ft. to the east right of way of County Road "551"; thence N 7°33' E along said right of way, for 130.03 ft. to a point of curve; thence on the arc of a curve to the right, radius 1393.31 ft., delta 3°28'51", for 169.43 ft.; thence N 10°59'51" E, for 100.00 ft. to a point of curve; thence on the arc of a curve to the right, radius 2040.78 ft., delta 5°38'45", for 196.36 ft.; thence N 5° 21' 06" E for 69.33 ft. to a point of curve; thence on the arc of a curve to the left, radius 1020.46 ft., delta 15°17'30", for 272.40 ft.; thence N 10°38'35" W for 107.18 ft. to a point of curve; thence on the arc of a curve to the right, radius 452.13 ft., delta 16°25'20", for 129.63 ft.; thence N 5°47'30" E for 114.79 ft. to a point of curve; thence on the arc of a curve to the left, radius 265.63 ft., delta 26°18'45", for 121.98 ft.; thence N 20°31'15" E for 272.28 ft. to a point of curve; thence on the arc of a curve to the right, radius of 1414.18 ft., delta 5°20'; for 131.78 ft.; thence S 89°13' W for 80.22 ft. to the aforesaid "Common Boundary Agreement as recorded in Official Volume ___ on page ___ and under Auditors File No. ___ records of Stevens County, Washington"; thence S 7°03'59" W along said line for 29.93 ft.; thence S 14°45'58" W for 147.94 ft.; thence S 5°37'18" E for 61.46 ft.; thence S 1°55'54" W for 109.84 ft. to a point of curve; thence on the arc of a curve to the right, radius 1832.69 ft., delta 5°45'12", for 183.98 ft.; thence S 7°51'12" E for 62.75 ft. to a point of curve; thence on the arc of a curve to the left, radius 1146.13 ft., delta 4°33'00", for 157.35 ft.; thence S 3°18'12" W for 204.40 ft.; thence S 3°59'08" E for 0.71 ft.; thence S 0°15'30" W for 404.00 ft.; thence S 5°30'14" E for 200.18 ft.; thence S 12°29'40" E for 172.97 ft. to the point of beginning; thence N 89°00' E for 1054.32 ft. to the Point of Beginning.

RESTRICTIONS

1. No tract as shown here on shall be further divided for sale or disposal unless such division be approved as to size and use prior to such division by the Planning Commission.
2. No tract as shown hereon shall be approved for further division well all tracts shown hereon are served by public water and public sewer systems.
3. The private easement road as designated will not be accepted by the County for maintenance and operation unless brought to prevailing County standards by the lot owners.
4. Prior to the construction or placement of any living quarters, driveways or other physical alteration within this plat, a permit to install an individual sewage disposal system shall be secured from the W.S. Tri-County Division of Environmental Health.
5. All tracts shown hereon are restricted to one dwelling unit per tract.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, owners in fee simple of the land shown and described hereon, do hereby declare this plat of "Arden Hills and dedicate to the public forever, all roads and avenues hereon as public roads and to the water association all easements, tank sites, well sites and use of access roads out to the owners of lots 8 thru 15 for the purpose of ingress, egress and utilities over that road designated as "Private Road" and to the respective utility companies easements as designated hereon and to the public the right to maintain the drainage ditches as shown on the reasonable original grading of the public roads.

William O. Lotz — Maria Lotze
Merle Gotham — Loretta Gotham
Verle Gotham — Helen Gotham
Raymond W. Bearsley — Lita H. Bearsley

ACKNOWLEDGEMENT

State of Washington } ss
County of Stevens }

This is to certify that on this 27th day of August 1979 before me the undersigned, personally appeared William O. Lotz and Maria Lotz, husband and wife, Merle Gotham and Loretta Gotham, husband and wife, Verle Gotham and Helen Gotham, husband and wife, Raymond W. Bearsley and Lita H. Bearsley, husband and wife, known to me to be the individuals who executed the foregoing dedication and acknowledged to me that they executed the same as their free and voluntary act and deed for the purposes stated therein.

In witness whereof, I hereby set my hand and seal the day and year first written above

Notary Public in and for the State of Washington residing at Cantine

APPROVALS

Examined and approved this 31st day of Sept 1979

Examined and approved this 8th day of October 1979

Examined and approved this 28th day of September 1979

Examined and approved this 8th day of Oct 1979

Examined and approved this 12th day of October 1979

Attest: Clerk of the Board

SURVEYOR'S CERTIFICATE

I hereby certify that this plat is based on a actual survey of the land as shown and described hereon that the lot corners have been set, that courses, bearings and distances are correct and that I have complied with the provisions of the platting regulations.

Certificate # 13339

TREASURER'S CERTIFICATE

I hereby certify that all taxes heretofore levied against the property shown and described hereon have been fully paid up to and including the year 1980

Stevens County Treasurer

AUDITOR'S CERTIFICATE

Filed for record on this 19 day of Oct 1979 at 12 minutes past 2 P.M. and recorded on Book D of Plats on page 52, and in Official Volume 33, on page 1922 at the request of Richard Kraus.

111.25.00

Virginia M. Jensen, County Auditor

490718

THE PLAT OF ARDEN HILLS

IN SECTION 11, T.34N., R.39E., W.M.

STEVENS COUNTY — WASHINGTON

SCALE: 1" = 100'

1" = 10' or larger may be used for arden acres map not based on subdivision of section 11 and filed in Book D of Plats, page 29 and Book 2 of Surveys, page 121 records of Stevens Co. and

DESIGNATION OF EASEMENTS, CONDITIONS, AND RESTRICTIONS also as shown on Arden Hills Book 33 page 1922 thru 1931 records of Stevens Co. Washington

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D-54 24-3-4 (-54-