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STEVENS COUNTY, WASHINGTON  
TIM GRAY, AUDITOR

AALLEN

**SHORT PLAT**

**OWNERS: ERIC J. HOPKINS**

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**TO: NAME OF SHORT PLAT 26-2009**

**FILED BY LAND SERVICES**

**SURVEYOR THOMAS E. TODD**

**SHORT PLAT BOOK F**

**PAGE(S) 149 & 150**

**LEGAL DESCRIPTION:**

<b>SECTION 12</b>	<b>TWP 37</b>	<b>RGE 38</b>
<b>SECTION</b>	<b>TWP</b>	<b>RGE</b>
<b>SECTION</b>	<b>TWP</b>	<b>RGE</b>
<b>SECTION</b>	<b>TWP</b>	<b>RGE</b>
<b>SECTION</b>	<b>TWP</b>	<b>RGE</b>
<b>SECTION</b>	<b>TWP</b>	<b>RGE</b>

**ADDITIONAL INFORMATION: PORTION W1/2**

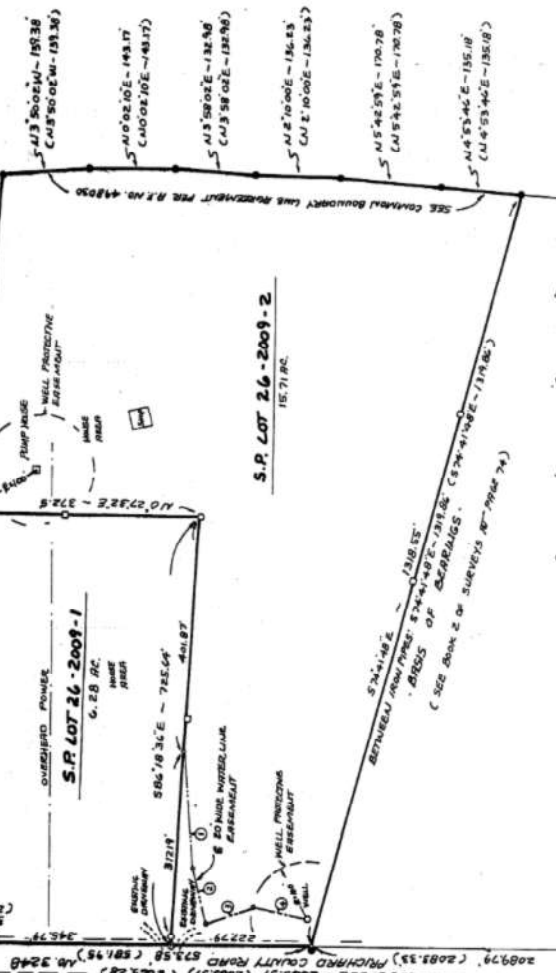
FOUND DATA ONCE AVAILABLE  
FOR BOOK 16 OF SURVEYS AT PAGE 54

### SURVEYOR'S NOTE

IN 1979 TOM CARLSON (L.S. 13339) ESTABLISHED THE WEST LINE OF SECTION 12. (SEE BOOK 2 OF SURVEYS AT PAGE 74). HE SET CORNERS, PREPARED BOUNDARY LINE AGREEMENTS AND LEGAL DESCRIPTIONS BASED UPON THIS SURVEY. IN 1981 D.N.R. PERFORMED A SURVEY IN SECTION 12 WHICH DISAGREED WITH CARLSON'S 1979 SURVEY AS TO THE LOCATION OF THE WEST QUARTER CORNER. THIS SURVEY IS BASED UPON FOUND CORNERS SET BY CARLSON AND THE INTENT OF THE DEEDS AND NOT ON THE LOCATION OF THE D.N.R. MONUMENTS.

ORIGINAL INSTRUMENT BASED ON RECORDS RECORDED UNDER PLAT NO. 26-2009-1 AND PLAT NO. 9812-022 (SEE AGENTS)

WEST 1/4 CORNER - SEC 12  
FOUND BEARING & DISTANCE  
BOOK 16 OF SURVEYS AT  
PAGE 54



### CENTERLINE DATA

1. S 85°19'49" W 196.53 FT.
2. S 77°10'38" W 91.33 FT.
3. S 17°45'20" E 80.12 FT.
4. S 10°23'56" W 92.60 FT.

### SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF  
ERIC J. HOPKINS IN DIST. # 2005.

THOMAS E. TODD, L.S. 19648  
THOMAS E. TODD LAND SURVEYOR, LLC  
455 SOUTH OAK STREET, COVILVILLE, WA. 99114  
(509) 684-8661

### STEVENS COUNTY TREASURER

I HEREBY CERTIFY ON THIS 13 DAY OF JANUARY, 2010, THAT ALL TAXES DUE AND PAYABLE ON ALL PROPERTY WITHIN THE PROPOSED SUBDIVISION AND DELINQUENT ASSESSMENTS ARE FULLY PAID, SATISFIED OR DISCHARGED.



Aue Handahl  
STEVENS COUNTY TREASURER

### AUDITOR'S CERTIFICATE

FILED FOR RECORD IN THE AUDITOR'S OFFICE OF STEVENS COUNTY, WASHINGTON, ON THE 13 DAY OF JANUARY, 2010, AT 1:11 P.M. AT THE REQUEST OF land services AND RECORDED IN BOOK 16 OF SHORT PLATS BY SURVEY ON PAGES 14-15 AND IN OFFICIAL VOLUME N/A ON PAGE N/A

Tim Gray  
COUNTY AUDITOR  
F. Clinton  
DEPUTY AUDITOR

### LEGEND

- SET 5/8" REBAR WITH 1 1/4" ALUM. CAP
- SET HUB AND LATH ON LINE
- NO MONUMENT FOUND OR SET
- FOUND 4" IRON PIPE, OR AS INDICATED
- (....) RECORD DATA PER AUDITOR'S FILE NO. 9813026 AND NO. 8903547 AND PER THE MAP RECORDED IN BOOK 2 OF SURVEYS, PG. 74
- (.....)\* RECORD DATA PER BOOK 16 OF SURVEYS AT PAGE 96
- SEE CENTERLINE DATA

### FIELD TRAVERSE USING TOPCON GTS-235K

BASIS OF BEARINGS AND SURVEY DATA BASED ON THAT MAP RECORDED IN BOOK 2 OF SURVEYS AT PAGE 74 AND UPON THAT DEED RECORDED UNDER AUDITOR'S FILE NO. 8903547.

### OWNER'S CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY ACKNOWLEDGE THAT THIS PLAT, AS DESCRIBED HEREON, HAS BEEN MADE WITH MY CONSENT AND IN ACCORDANCE WITH MY DESIRES.

Eric J. Hopkins  
ERIC J. HOPKINS

STATE OF WASHINGTON  
COUNTY OF STEVENS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ERIC J. HOPKINS, AN UNMARRIED PERSON, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 13 DAY OF JANUARY, 2010.  
Patricia J. Todd  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Coville  
MY COMMISSION EXPIRES 10-29-15



### 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 SUBDIVISIONS AND ARE APPROVED SUBJECT TO THE RESTRICTIONS AND COVENANTS CITED HEREON THIS 13 DAY OF JANUARY, 2010.

Eric J. Hopkins  
LAND SERVICES DIRECTOR

NORTHEAST TRI-COUNTY HEALTH DISTRICT  
THIS PLAT HAS BEEN EXAMINED AND APPROVED, SUBJECT TO THE CONDITIONS AND RESTRICTIONS, BY ME THIS 14 DAY OF JANUARY, 2010.

Eric J. Hopkins  
HEALTH DISTRICT OFFICER

### SHORT PLAT NO. 26-2009 BY SURVEY

IN THE W 1/4 OF SECTION 12, T. 37 N., R. 38 E., W.M., STEVENS COUNTY, WASHINGTON.

### NOTES AND CONDITIONS

- THIS PLAT UTILIZES THE MAXIMUM ALLOWABLE DENSITY UNDER REGULATIONS IN EFFECT AT THE TIME THE APPLICATION WAS SUBMITTED. THE LOTS CONTAINED WITHIN THIS PLAT MAY NOT BE FURTHER DIVIDED UNDER CURRENT REGULATIONS.
- 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 SUBMISSION. LOT OWNERS ARE ADVISED TO CONTACT THE STEVENS COUNTY LAND SERVICES DEPARTMENT FOR USE OR DEVELOPMENT REQUIREMENTS.
- THIS PLAT HAS BEEN REVIEWED BY 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.
- 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.
- 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.
- STEVENS COUNTY PUBLIC WORKS WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS.
- MAINTENANCE OF PRIVATE ROADS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM THEIR USE. THERE ARE NO PRESENT OR FUTURE PLANS OR FUNDING SOURCES FOR IMPROVEMENTS BY THE COUNTY TO COUNTY ROADS ADJACENT TO THIS PLAT. THE OWNER IS ADVISED THAT MAINTENANCE IS PROVIDED AT A LEVEL BASED ON AVAILABLE FUNDING.
- FURTHER TO THE STEVENS COUNTY COMPREHENSIVE LAND USE PLAN, SECTION 4.2 NR-1 AND 5.0, 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. 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, TIMES, 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.

### S.P. LOT 26-2009-1

THAT PART OF THE W 1/4 OF SECTION 12, T. 37 N., R. 38 E., W.M., STEVENS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE, ALONG THE WEST LINE THEREOF, N 0° 27' 32" E 2089.79 FT. TO THE SOUTHERLY LINE OF THAT TRACT OF LAND DESCRIBED UNDER AUDITOR'S FILE NO. 8903547; THENCE, CONTINUING ALONG THE WEST LINE OF SAID SECTION 12, N 0° 27' 32" E 227.79 FT. TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, LEAVING SAID WEST LINE, S 86° 18' 36" E 725.64 FT.; THENCE N 0° 27' 32" E 372.50 FT. TO THE NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED UNDER AUDITOR'S FILE NO. 8903547; THENCE, ALONG SAID NORTHERLY LINE, N 85° 26' 45" W 726.30 FT. TO THE WEST LINE OF SAID SECTION 12; THENCE, LEAVING SAID NORTHERLY LINE AND ALONG THE WEST LINE OF SAID SECTION 12, S 0° 31' 09" W 37.67 FT. TO THE WEST QUARTER CORNER OF SAID SECTION 12; THENCE, CONTINUING ALONG THE WEST LINE OF SAID SECTION 12, S 0° 27' 32" W 345.79 FT. TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED WELL AND WATER LINE EASEMENT.

SUBJECT TO THE FOLLOWING DESCRIBED WELL PROTECTION EASEMENT.

SUBJECT TO THE RIGHT OF WAY FOR COUNTY ROAD NO. 3248.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

### WELL PROTECTION EASEMENT:

AN EASEMENT THAT PROHIBITS ANY POTENTIAL SOURCE OF CONTAMINATION (i.e., SEPTIC SYSTEMS, SEWERS, DRAIN FIELDS, 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 WELLS AS SHOWN ON THAT MAP OF SHORT PLAT NO. 26-2009, AS RECORDED IN BOOK \_\_\_\_\_ OF SHORT PLATS BY SURVEY AT PAGES \_\_\_\_\_.

### S.P. LOT 26-2009-2

THAT PART OF THE W 1/4 OF SECTION 12, T. 37 N., R. 38 E., W.M., STEVENS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE, ALONG THE WEST LINE THEREOF, N 0° 27' 32" E 2089.79 FT. TO THE SOUTHERLY LINE OF THAT TRACT OF LAND DESCRIBED UNDER AUDITOR'S FILE NO. 8903547 AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, LEAVING SAID WEST LINE AND ALONG THE SOUTHERLY LINE OF SAID TRACT, S 74° 41' 49" E 1318.55 FT. TO AN IRON PIPE AT THE BEGINNING OF THAT BOUNDARY LINE AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 498030; THENCE, ALONG SAID BOUNDARY LINE, N 4° 53' 46" E 135.18 FT.; THENCE N 5° 42' 59" E 170.78 FT.; THENCE N 2° 10' 00" E 136.23 FT.; THENCE N 3° 58' 02" E 132.98 FT.; THENCE N 0° 02' 10" E 141.18 FT.; THENCE S 89° 02' 10" E 139.38 FT. TO THE POINT OF BEGINNING OF THE BOUNDARY LINE SAID POINTING THE NORTHEASTERLY CORNER OF THAT TRACT OF LAND DESCRIBED UNDER AUDITOR'S FILE NO. 8903547; THENCE, ALONG THE NORTHERLY LINE OF SAID TRACT; N 83° 26' 45" W 578.35 FT.; THENCE, LEAVING SAID NORTHERLY LINE, S 0° 27' 32" E 372.50 FT.; THENCE N 86° 18' 36" W 725.64 FT. TO THE WEST LINE OF SAID SECTION 12; THENCE, ALONG SAID WEST LINE, S 0° 27' 32" W 227.79 FT. TO THE POINT OF BEGINNING.

SUBJECT TO THE FOLLOWING DESCRIBED WELL AND WATER LINE EASEMENT.

SUBJECT TO THE FOLLOWING DESCRIBED WELL PROTECTION EASEMENT.

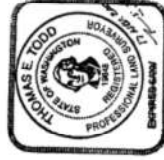
SUBJECT TO THE RIGHT OF WAY FOR COUNTY ROAD NO. 3248.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

### WELL AND WATER LINE EASEMENT

AN EASEMENT FOR WELL AND WATER LINE PURPOSES, OVER, UNDER AND ACROSS A STRIP OF LAND 20.00 FT. WIDE, LYING 10.00 FT. ON EACH SIDE OF THE FOLLOWING DESCRIBED EASEMENT CENTERLINE:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 12, T. 37 N., R. 38 E., W.M., STEVENS COUNTY, WASHINGTON; THENCE, ALONG THE WEST LINE OF SAID SECTION 12, N 0° 27' 32" E 2317.58 FT.; THENCE, LEAVING SAID WEST LINE, S 86° 18' 36" E 317.19 FT.; MORE OR LESS, TO THE INTERSECTION WITH THE CENTERLINE OF AN EXISTING WATER LINE AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, ALONG THE CENTERLINE OF SAID EXISTING WATER LINE, S 85° 19' 49" W 196.53 FT.; THENCE S 71° 10' 38" W 91.33 FT.; THENCE S 17° 45' 20" E 80.12 FT.; THENCE S 10° 23' 56" W 92.60 FT. TO AN EXISTING WELL; THENCE S 10° 23' 56" W 10.00 FT. TO THE END OF THIS DESCRIPTION.



THOMAS E. TODD, L.S. 15646  
 THOMAS E. TODD LAND SURVYORS, LLC  
 455 SOUTH OAK STREET, COVILVILLE, WA. 99114  
 (509) 664-8861

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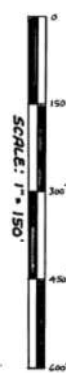
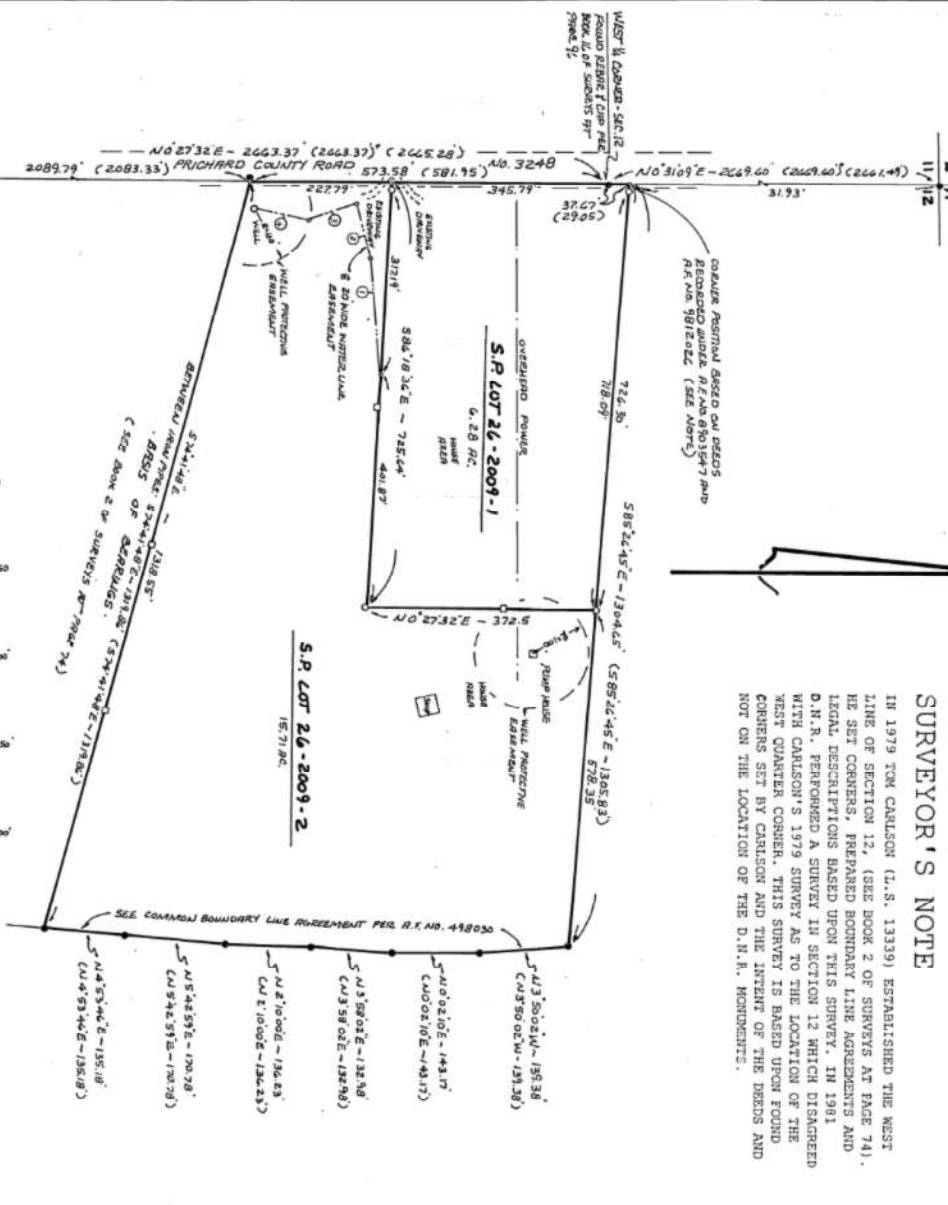
### SHORT PLAT NO. 26-2009 BY SURVEY

IN THE W 1/4 OF SECTION 12, T. 37 N., R. 38 E., W.M., STEVENS COUNTY, WASHINGTON.

ROUND OAKS GOLF COURSE  
FILE BOOK 16 OF SURVEYS 97794616

### SURVEYOR'S NOTE

IN 1979 TOM CARLSON (L.S. 13339) ESTABLISHED THE WEST LINE OF SECTION 12, (SEE BOOK 2 OF SURVEYS AT PAGE 74). HE SET CORNERS, PREPARED BOUNDARY LINE AGREEMENTS AND LEGAL DESCRIPTIONS BASED UPON THIS SURVEY. IN 1981 D.N.R. PERFORMED A SURVEY IN SECTION 12 WHICH DISAGREED WITH CARLSON'S 1979 SURVEY AS TO THE LOCATION OF THE WEST QUARTER CORNER. THIS SURVEY IS BASED UPON FOUND CORNERS SET BY CARLSON AND THE INTENT OF THE DEEDS AND NOT ON THE LOCATION OF THE D.N.R. MONUMENTS.



### CENTERLINE DATA

- 1. S 68° 19' 49\"/>



### SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF  
ERIC J. HOPKINS IN OCT. 2010.

THOMAS E. TODD, L.S. 13339  
THOMAS E. TODD LAND SURVEYOR, LLC  
135 SOUTH OAK STREET, COLVILLE, WA, 99114  
(509) 684-8661

### AUDITOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 13 DAY OF JANUARY, 2010, THAT ALL TAXES DUE AND PAYABLE ON ALL PROPERTY WITHIN THE PROPOSED SUBDIVISION AND DELINQUENT ASSESSMENTS ON THE LAND WITHIN THE SUBDIVISION MAY BE LIND FULLY PAID, SATISFIED OR DISCHARGED.



2010000275

### AUDITOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 13 DAY OF JANUARY, 2010, THAT ALL TAXES DUE AND PAYABLE ON ALL PROPERTY WITHIN THE PROPOSED SUBDIVISION AND DELINQUENT ASSESSMENTS ON THE LAND WITHIN THE SUBDIVISION MAY BE LIND FULLY PAID, SATISFIED OR DISCHARGED.

Eric J. Hopkins  
COUNTY AUDITOR  
FEE: \$155.50

### LEGEND

- SET 5/8" REBAR WITH 1 1/4" ALUM. CAP
- SET SUB AND LATH ON LINE
- NO MONUMENT FOUND OR SET
- FOUND 1/2" IRON PIPE, OR AS INDICATED
- RECORD DATA PER AUDITOR'S FILE NO. 9613026 AND NO. 9901547 AND PER THAT MAP RECORDED IN BOOK 2 OF SURVEYS, PG. 74
- RECORD DATA PER BOOK 16 OF SURVEYS AT PAGE 96
- SEE CENTERLINE DATA

FIELD TRAVERSE USING TOPCON GTS-235X

BASIS OF BEARINGS AND SURVEY DATA BASED ON THAT MAP RECORDED IN BOOK 2 OF SURVEYS AT PAGE 74 AND UPON THAT DEED RECORDED UNDER AUDITOR'S FILE NO. 9901547.

### OWNER'S CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY ACKNOWLEDGE THAT THIS PLAT, AS DESCRIBED HEREON, HAS BEEN MADE WITH MY CONSENT AND IN ACCORDANCE WITH MY DESIRES.

Eric J. Hopkins

STATE OF WASHINGTON  
COUNTY OF STEVENS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ERIC J. HOPKINS, AN UNMARRIED PERSON, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 7th DAY OF January, 2010.

Patricia G. Todd  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Colville  
MY COMMISSION EXPIRES 10-29-13



### 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 SUBDIVISIONS AND ARE APPROVED SUBJECT TO THE RESTRICTIONS AND COVENANTS CITED HEREON THIS 12 DAY OF January, 2010.

Eric J. Hopkins  
LAND SERVICES DIRECTOR

NORTHEAST TRI-COUNTY HEALTH DISTRICT  
THIS PLAN HAS BEEN EXAMINED AND APPROVED, SUBJECT TO THE CONDITIONS AND RESTRICTIONS, BY ME THIS 12th DAY OF January, 2010.

Eric J. Hopkins  
HEALTH DISTRICT OFFICER

### SHORT PLAT NO. 26-2009 BY SURVEY

IN THE W 1/4 OF SECTION 12, T. 37 N., R. 38 E., W.M., STEVENS COUNTY, WASHINGTON.

**NOTES AND CONDITIONS**

1. THIS PLAT UTILIZES THE MAXIMUM ALLOWABLE DENSITY UNDER REGULATIONS IN EFFECT AT THE TIME THE APPLICATION WAS SUBMITTED. THE LOTS CONTAINED WITHIN THIS PLAT MAY NOT BE FURTHER DIVIDED UNDER CURRENT REGULATIONS.
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 SUBMISSION. LOT OWNERS ARE ADVISED TO CONTACT THE STEVENS COUNTY LAND SERVICES DEPARTMENT FOR USE OR DEVELOPMENT REQUIREMENTS.
3. THIS PLAT HAS BEEN REVIEWED BY 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 SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS.
7. MAINTENANCE OF PRIVATE ROADS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM THEIR USE. THERE ARE NO PRESENT OR FUTURE PLANS OR FUNDING SOURCES FOR IMPROVEMENTS BY THE COUNTY TO COUNTY ROADS ADJACENT TO THIS PLAT. THE OWNER IS ADVISED THAT MAINTENANCE IS PROVIDED AT A LEVEL BASED ON AVAILABLE FUNDING.
8. PURSUANT TO THE STEVENS COUNTY COMPREHENSIVE LAND USE PLAN, SECTION 4.2 NR-1 AND 5.0, 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. 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 OF SPRAYING OR OTHERWISE OF CHEMICAL OR ORGANIC FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES.

**S.P. LOT 26-2009-1**

THAT PART OF THE W ¼ OF SECTION 12, T. 37 N., R. 38 E., W.M., STEVENS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE, ALONG THE WEST LINE THEREOF, N 0°27'32" E 2089.79 FT. TO THE SOUTHERLY LINE OF THAT TRACT OF LAND DESCRIBED UNDER AUDITOR'S FILE NO. 8903547; THENCE, CONTINUING ALONG THE WEST LINE OF SAID SECTION 12, N 0°27'32" E 227.79 FT. TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, LEAVING SAID WEST LINE, S 86°18'36" E 725.64 FT.; THENCE N 0°27'32" E 372.59 FT. TO THE NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED UNDER AUDITOR'S FILE NO. 8903547; THENCE, ALONG SAID NORTHERLY LINE, N 85°25'45" W 726.30 FT. TO THE WEST LINE OF SAID SECTION 12; THENCE, LEAVING SAID NORTHERLY LINE AND ALONG THE WEST LINE OF SAID SECTION 12, S 0°31'09" W 371.67 FT. TO THE WEST QUARTER CORNER OF SAID SECTION 12; THENCE, CONTINUING ALONG THE WEST LINE OF SAID SECTION 12, S 0°27'32" W 345.79 FT. TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED WELL AND WATER LINE EASEMENT.

SUBJECT TO THE FOLLOWING DESCRIBED WELL PROTECTION EASEMENT.

SUBJECT TO THE RIGHT OF WAY FOR COUNTY ROAD NO. 3248.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**S.P. LOT 26-2009-2**

THAT PART OF THE W ¼ OF SECTION 12, T. 37 N., R. 38 E., W.M., STEVENS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE, ALONG THE WEST LINE THEREOF, N 0°27'32" E 2089.79 FT. TO THE SOUTHERLY LINE OF THAT TRACT OF LAND DESCRIBED UNDER AUDITOR'S FILE NO. 8903547 AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, LEAVING SAID WEST LINE AND ALONG THE SOUTHERLY LINE OF SAID TRACT, S 4°41'18" E 111.56 FT. TO AN IRON PIPE AT THE END OF SAID TRACT OF LAND DESCRIBED UNDER AUDITOR'S FILE NO. 8903547; THENCE, ALONG SAID IRON PIPE, N 85°26'45" W 578.35 FT.; THENCE, LEAVING SAID NORTHERLY LINE, S 0°27'32" E 372.59 FT.; THENCE, N 86°18'36" W 725.64 FT. TO THE WEST LINE OF SAID SECTION 12; THENCE, ALONG SAID WEST LINE, S 0°27'32" W 271.79 FT. TO THE POINT OF BEGINNING.

SUBJECT TO THE FOLLOWING DESCRIBED WELL AND WATER LINE EASEMENT.

SUBJECT TO THE FOLLOWING DESCRIBED WELL PROTECTION EASEMENT.

SUBJECT TO THE RIGHT OF WAY FOR COUNTY ROAD NO. 3248.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**WELL PROTECTION EASEMENT:**

AN EASEMENT THAT PROHIBITS ANY POTENTIAL SOURCE OF CONTAMINATION (i.e., SEPTIC SYSTEMS, SEWERS, DRAIN FIELDS, PENS OR ENCLOSURES FOR THE KEEPING OR MAINTAINING OF PIGS OR ANIMALS, GARAGE OF ANY KIND OR STORAGE OF ANY LIQUID OR DRY CHEMICALS, HERBICIDES OR INSECTICIDES), WITHIN 100 FEET OF THE LOCATION OF THE EXISTING WELLS AS SHOWN ON THAT MAP OF SHORT PLAT NO. 26-2009, AS RECORDED IN BOOK \_\_\_\_\_ OF SHORT PLATS BY SURVEY AT PAGES \_\_\_\_\_.

**WELL AND WATER LINE EASEMENT**

AN EASEMENT FOR WELL AND WATER LINE PURPOSES, OVER, UNDER AND ACROSS A STRIP OF LAND 20.00 FT. WIDE, LYING 10.00 FT. ON EACH SIDE OF THE FOLLOWING DESCRIBED EASEMENT CENTRALLINE:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 12, T. 37 N., R. 38 E., W.M., STEVENS COUNTY, WASHINGTON; THENCE, ALONG THE WEST LINE OF SAID SECTION 12, N 0°27'32" E 2317.58 FT.; THENCE, LEAVING SAID WEST LINE, S 86°18'36" E 317.19 FT.; MORE OR LESS, TO THE INTERSECTION WITH THE CENTRALLINE OF AN EXISTING WATER LINE AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, ALONG THE CENTRALLINE OF SAID EXISTING WATER LINE, S 85°19'49" W 196.53 FT.; THENCE, S 77°10'38" W 91.33 FT.; THENCE, S 17°45'30" E 80.12 FT.; THENCE, S 10°23'56" W 92.60 FT. TO AN EXISTING WELL; THENCE, S 10°23'56" W 10.00 FT. TO THE END OF THIS DESCRIPTION.



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2010000215

**SHORT PLAT NO. 26-2009 BY SURVEY**

IN THE W ¼ OF SECTION 12, T. 37 N., R. 38 E., W.M., STEVENS COUNTY, WASHINGTON.