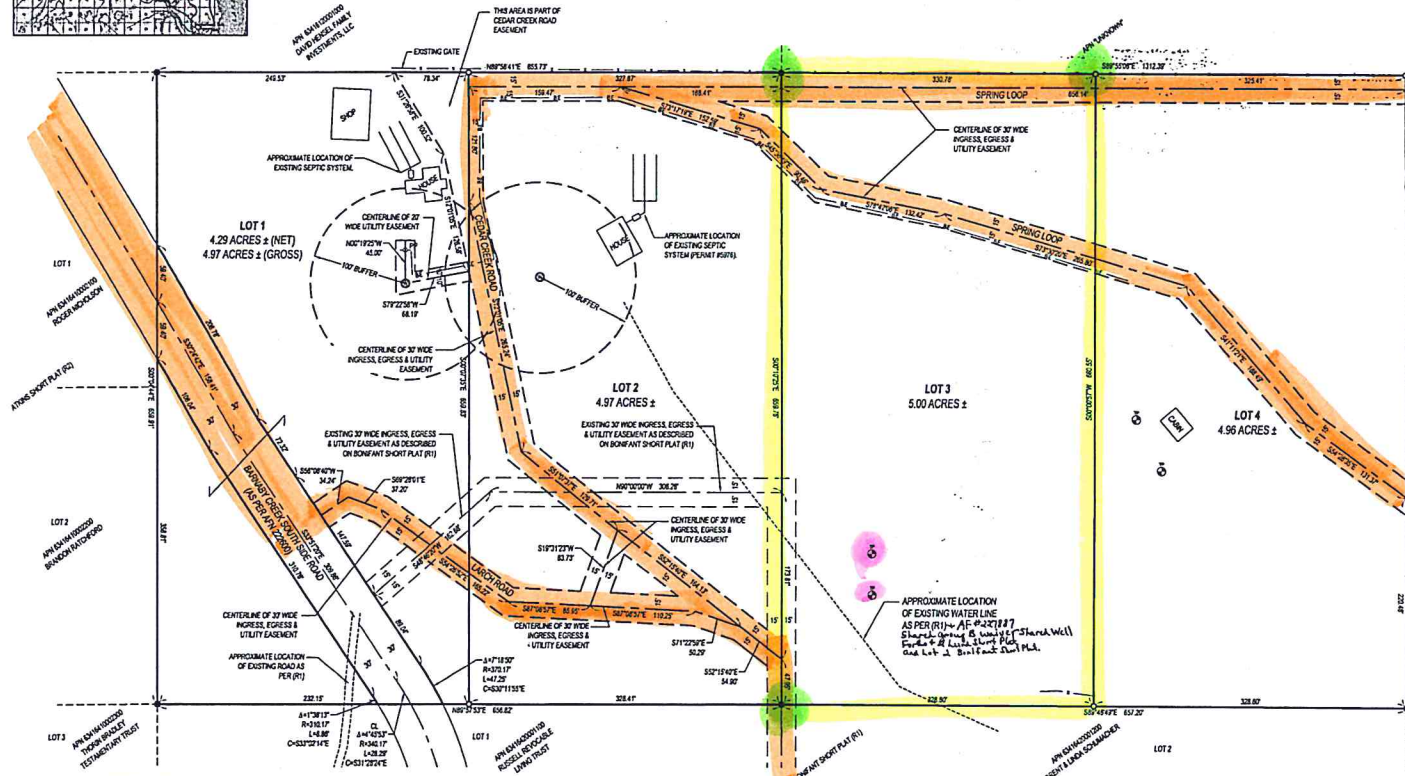


LUND SHORT PLAT

IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 & THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, T. 34 N., R. 36 E., W.M., FERRY COUNTY, WASHINGTON



FOUND A DID NOT ACCEPT MONUMENT SET AS PER (R1) SURVEY, 5.37' FROM CALCULATED POSITION
 FOUND A DID NOT ACCEPT MONUMENT SET AS PER (R1) SURVEY, 5.37' FROM CALCULATED POSITION
 FOUND A DID NOT ACCEPT MONUMENT SET AS PER (R1) SURVEY, 5.37' FROM CALCULATED POSITION

FERRY COUNTY
 SHORT PLAT NO. 15-023

ACKNOWLEDGMENTS
 THIS SHORT PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS. THE OWNERS GRANT TO A NUMBER OF ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENT AUTHORITY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES.

James R. Clough
 JAMES R. CLOUGH
 P.O. FOR FLORENCE V. LUND
 3041 MAD CREEK ROAD
 GATES OR 97246

Conrad K. Allen
 CONRAD K. ALLEN
 NOTARY PUBLIC AND FOR THE STATE OF WASHINGTON

Pamela K. Allen
 PAMELA K. ALLEN
 NOTARY PUBLIC
 STATE OF WASHINGTON
 COMMISSION EXPIRES
 MARCH 9, 2018

RESIDING AT *Ferry County* EXPIRATION DATE *March 9, 2018*

TREASURER
 I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT ASSESSMENTS ON THE SHORT PLATTED PROPERTY DESCRIBED THEREON.
Robert B. Shepard
 ROBERT B. SHEPARD
 FERRY COUNTY TREASURER

ASSESSOR
 ALL ASSESSMENTS REGARDING THE OPEN SPACE AND FOREST LAND ACT HAVE BEEN MADE YES NO
 APPROVED THIS *30* DAY OF *October*, 2015
Robert B. Shepard
 ROBERT B. SHEPARD, FERRY COUNTY ASSESSOR

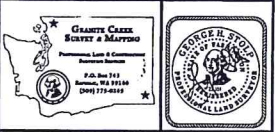
COUNTY ENGINEER
 APPROVED THIS *27* DAY OF *October*, 2015
Robert B. Shepard
 ROBERT B. SHEPARD, P.E., FERRY COUNTY ENGINEER

NO NEW COUNTY ROADS ARE PROPOSED OR NEEDED AS PART OF THIS SHORT PLAT. ALL ROADS AND EASEMENTS SHOWN HERE TO BE CONSIDERED PRIVATE AND NOT PUBLIC RIGHTS OF WAY.

NORTHEAST TRI-COUNTY HEALTH DISTRICT
 APPROVED THIS *26* DAY OF *October*, 2015
Matt Johnson
 NORTHEAST TRI-COUNTY HEALTH DISTRICT

PLATTING ADMINISTRATOR
 THE LAND WITHIN THIS PLAT HAS BEEN FOUND TO HAVE HISTORICAL SIGNIFICANCE.
 APPROVED THIS *27* DAY OF *October*, 2015
Spencer Whitted
 FERRY COUNTY PLATTING ADMINISTRATOR

AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS *27* DAY OF *October*, 2015
 AT 11:16 A.M. IN BOOK *2* OF PLATS AT PAGES *916*
 AUDITOR'S FILE NO. *232871*
 AT THE REQUEST OF *Spencer Whitted*
Spencer Whitted
 SPENCER WHITTED, FERRY COUNTY AUDITOR



SURVYOR'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 *Spencer Whitted*
 SIGNED AND SEALED SPECIAL DAY OF *October*, 2015
Spencer Whitted
 SPENCER WHITTED, FERRY COUNTY SURVEYOR

DRAWING / LAT OUT NAME: 20151022 15-010 Lund Short Plat.dwg / FSP
 DRAWN BY: *EAR* DATE: *SEPTEMBER 11, 2015*
 CHECKED BY: *GHS* PROJECT: *15-010 LUND SP*
 DRAWING SCALE: 1" = 60' DRAWING NO.: 1 OF 1

LEGAL DESCRIPTIONS
 TOTAL TRACT (TOTAL ACRES ± 18.23 ACRES (NET) 18.23 ACRES (GROSS))
 AS PER NORTH AMERICAN TITLE INSURANCE CO. SURVEY ON GUARANTEE PAM 18-15-02322 (01)
 THE LAND IN THE COUNTY OF FERRY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:
 THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NE 1/4 NW 1/4 SW 1/4) AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4 NW 1/4 SW 1/4) OF SECTION SIXTEEN (16), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE THIRTY-SIX (36) EAST, W.M. SITUATE IN THE COUNTY OF FERRY, STATE OF WASHINGTON.

INDIVIDUAL LOTS
 LOT 1, S.E. 1/4 OF LUND SHORT PLAT IN SECTION SIXTEEN (16), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE THIRTY-SIX (36) EAST, W.M. AS RECORDED ON THIS DAY OF MONTH, YEAR OF SHORT PLATS UNDER FERRY COUNTY AUDITOR'S FILE NO.

SURVEY REFERENCES:
 1. BOUNDARY SHORT PLAT BY HOWARD BAGG, AUDITOR'S FILE NO. 22946, RECORDED IN JUNE OF 1952.
 2. ADDITIONAL SHORT PLAT BY HOWARD BAGG, AUDITOR'S FILE NO. 22946, RECORDED IN SEPTEMBER OF 1952.
 3. RECORD OF SURVEY FOR ROGER TREMPER, BY JOHN SHAWK-FORDE, AUDITOR'S FILE NO. 23301, RECORDED IN JUNE OF 2002.

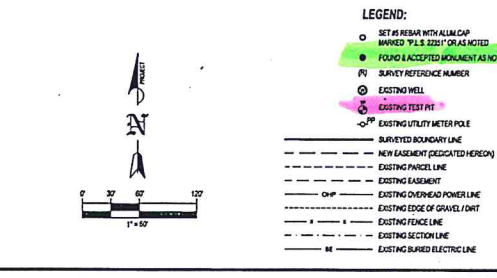
PURPOSE OF SURVEY:
 THE PURPOSE OF THIS SURVEY IS TO PLAT SAID LEGAL DESCRIPTION INTO LOTS, BLOCKS, NAME STREETS, AND SET THE CORNERS AS SHOWN.

BASIS OF BEARINGS:
 SOUTH 89°50'00" EAST - ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, T. 34 N., R. 36 E., W.M., FERRY COUNTY, WASHINGTON AS PER (R1).

EQUIPMENT & PROCEDURES:
 A SODIPOL TOTAL STATION WAS UTILIZED IN THE FIELD THROUGHOUT THIS SURVEY.
 AS PER WA 200-330-0000 FIELD TRAVERSE PROCEDURES FOR LAND BOUNDARY SURVEYS WERE UTILIZED AND THE STANDARD SET FORTH THEREIN (SURV. 1-1500) WERE MET OR EXCEEDED FOR THIS SURVEY.

- NOTES:**
- A PERMIT TO INSTALL AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM FOR LOTS 1 & 4 SHALL BE SECURED FROM THE NORTHEAST TRI-COUNTY HEALTH DIST. BY THE OWNER. THE PERMITTER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OR PLACEMENT OF ANY LIVING QUARTERS, DRENCH, WELL, OR OTHER ALTERATION WITHIN THIS SHORT SUBDIVISION.
 - THIS PLAT HAS BEEN REVIEWED BY THE NORTHEAST TRI-COUNTY HEALTH DISTRICT FOR THE USE OF AN ON-SITE SEWAGE DISPOSAL SYSTEM IN ACCORDANCE WITH THE 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. PERMITS FOR SUCH A SYSTEM WILL BE ISSUED IN ACCORDANCE WITH THE REGULATIONS IN EFFECT AT THE TIME THE PERMIT APPLICATION IS SUBMITTED.
 - A POTABLE WATER SUPPLY DOES NOT EXIST ON LOTS 1 & 4 AT THE TIME OF THIS SUBDIVISION. FERRY COUNTY MAKES NO GUARANTEE OF WATER QUANTITY OR AVAILABILITY. THE PURCHASER IS APPRISED OF HIS/HER RESPONSIBILITY TO SHOW PROOF OF POTABLE WATER SOURCE. A BUILDING PERMIT CAN BE ISSUED AFTER WATER SOURCE DEVELOPMENT SHOULD ALLOW FOR A 100' RADIOUS PROTECTIVE ZONE. IF THE PROTECTIVE ZONE OF A PROPOSED WELL LOCATION SHOULD EXTEND ONTO THE LAND OF ADJOINING PROPERTY OWNERS, AN APPROPRIATE EASEMENT FOR SUCH PROTECTIVE ZONE MUST FIRST BE ACQUIRED.
 - THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED AGRICULTURAL, FOREST, OR MINERAL RESOURCE LANDS ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT.
 - THE LAND WITHIN THIS SHORT SUBDIVISION IS CLASSIFIED AS "OPEN RANGE" AND THEREFORE THE PURCHASER IS APPRISED OF THE RESPONSIBILITY FOR A LEGAL FENCE.
 - LAND WITHIN THIS SHORT SUBDIVISION IS SUBJECT TO POSSIBLE TENURE AND CONDITIONS OF LOCAL LAND USE PERTAINING TO OPEN RANGE, HISTORIC OR ARCHAEOLOGICAL SITES, WETLANDS, SHORELANDS, FLOOD PLAINS AND OTHER CRITICAL AREAS BEING REGULATED BY FERRY COUNTY AND OTHER AGENCIES.
 - THE PURCHASER IS APPRISED OF HIS/HER RESPONSIBILITY TO CONTROL THE SPREAD OF NOxious WEEDS ON ALL VEHICLE CORRIDORS.
 - THE PURCHASER IS APPRISED OF HIS/HER RESPONSIBILITY TO MAINTAIN ACCESS AND EASEMENT ROADS THAT ARE NOT OFFICIALLY ADOPTED COUNTY ROADS.
 - ADDITIONAL PERMITS FROM OTHER AGENCIES, AGENCIES OR HOMEOWNERS ASSOCIATIONS MAY BE NECESSARY FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE APPLICANT TO ACQUIRE SAID PERMITS AND TO COMPLY WITH APPLICABLE RULES, REGULATIONS, ORDINANCES AND/OR COVENANTS.
 - THIS SHORT SUBDIVISION HAS BEEN REVIEWED AS A RESIDENTIAL SUBDIVISION WITH ONE SINGLE-FAMILY DWELLING PER LOT. CONVERSION TO ANOTHER OCCUPANCY MUST BE PRECEDED BY A SEPARATE APPLICATION AND REVIEW PROCESS.
 - THIS NOTICE IS TO INFORM YOU THAT THE REAL PROPERTY YOU ARE CONSIDERING FOR PURCHASE MAY LIE IN CLOSE PROXIMITY TO A FARM. THE OPERATION OF A FARM INVOLVES USUAL AND OCCASIONAL AGRICULTURAL PRACTICES WHICH ARE PROTECTED UNDER RCW 14.36, THE WASHINGTON RIGHT TO FARM ACT.
 - THE POTABLE WATER SUPPLY FOR LOT 3 SHALL BE SUPPLIED BY THE WELL LOCATED ON LOT 1 OF THIS SHORT PLAT.

WELL & WATERLINE PROTECTIVE EASEMENT
 THE OWNERS, THEIR HEIRS AND ASSIGNS, HEREBY RESERVE, GRANT AND OBTAIN A PERPETUAL PROTECTIVE EASEMENT FOR A WELL TO THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOT 1 AS HEREIN DESCRIBED. THE OWNERS FURTHER AGREE THAT THEY WILL NOT CONSTRUCT, MAINTAIN OR SUPERSEDE TO BE CONSTRUCTED OR MAINTAINED ANY POTENTIAL SOURCE OF CONTAMINATION (I.E. SEPTIC SYSTEMS, SEWERS, DRAIN FIELDS, POND OR ENCLOSURES) FOR THE KEEPING OR MAINTENANCE OF FODDER OR ANIMALS, OR STORAGE OF ANY LIQUID OR DRY CHEMICALS, HERBICIDES OR INSECTICIDES, LANDSCAPE STORAGE TANKS, PAVED ROAD TRUCKS, BARRIS, FEED STATIONS, OR GARBAGE OF ANY KIND WITHIN 100 FEET OF THE LOCATION OF THE WELL AS SHOWN HEREON.



TOWNSHIP 34 N., RANGE 36 E.W. M. FERRY COUNTY, WASHINGTON

1 MILE

