

SECTION CORNER - POSITION PER  
AC 13, SURVEY, AT P.M.C. 85 AND  
BE D OF PAGES 27 PAGE 60

1/4 CORNER - SET BY POSITION PER  
BOOK 13, SURVEY AT PAGE 85

1/4 CORNER - SET BY POSITION PER  
BOOK 13, SURVEY AT PAGE 85

1/4 CORNER - SET BY POSITION PER  
BOOK 13, SURVEY AT PAGE 85

### OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED, DO HEREBY ACKNOWLEDGE THAT THIS PLAT, AS DESCRIBED  
HEREIN, HAS BEEN MADE WITH OUR CONSENT AND IN ACCORDANCE  
WITH OUR DESIRES.

*David R. Price*  
DAVID R. PRICE, husband  
*Patricia L. Laird*  
PATRICIA L. LAIRD, wife  
BY *Ron J. Matney*  
RON J. MATNEY, V.P.  
BY *Jack S. McCotter*  
JACK S. MCCOTTER, SHERIFF

STATE OF WASHINGTON ] 55  
COUNTY OF STEVENS ]  
ON THIS DAY OF December, 1994, BEFORE ME, THE UNDERSIGNED, A  
NOTARY PUBLIC FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DAVID R. PRICE,  
HUSBAND AND PATRICIA L. LAIRD, WIFE, BOTH OF WHOM I KNOW TO BE THE  
INDIVIDUALS DESCRIBED IN, AND WHO EXECUTED THE WITHIN INSTRUMENT AND  
ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT  
AND DEED FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Emvite MY COMMISSION EXPIRES: 4/1/97

STATE OF WASHINGTON ] 55  
COUNTY OF STEVENS ]  
ON THIS DAY OF December, 1994, BEFORE ME, THE UNDERSIGNED, A  
NOTARY PUBLIC FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RON J. MATNEY,  
HUSBAND AND PATRICIA L. LAIRD, WIFE, BOTH OF WHOM I KNOW TO BE THE  
INDIVIDUALS DESCRIBED IN, AND WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND  
ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT OF SAID CORPORATION,  
FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON  
THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

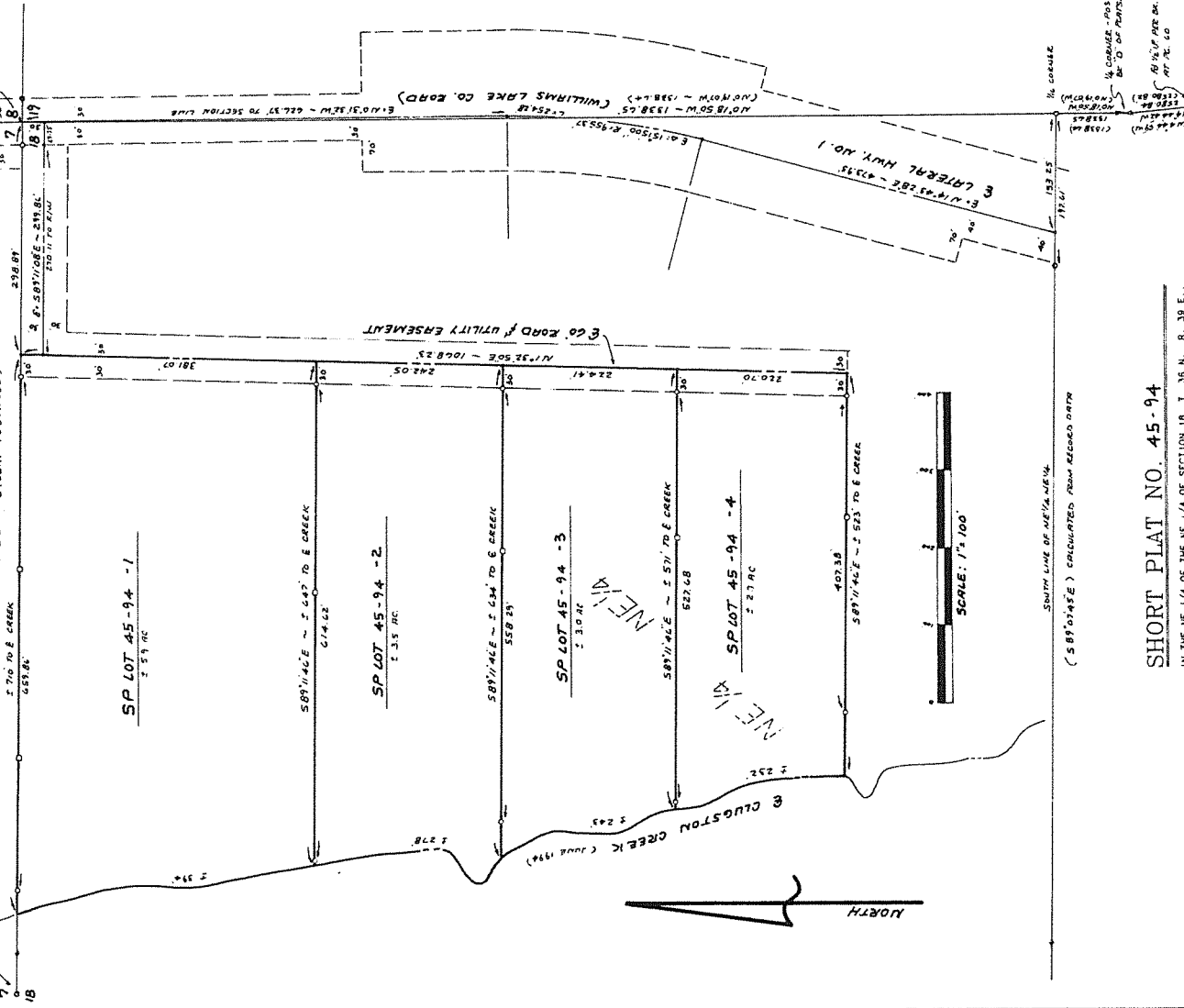
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Emvite MY COMMISSION EXPIRES: 4/1/97

**AUDITOR'S CERTIFICATE 9414352**  
FILED FOR RECORD IN THE AUDITOR'S OFFICE OF STEVENS COUNTY, WASHINGTON,  
ON THE 21st DAY OF December, 1994, AT 2:30 P.M., AND RECORDED IN  
BOOK C OF SHORT PLATS BY SURVEY, ON PAGE 70-97 AND IN OFFICIAL  
VOLUME 185, ON PAGE 285, AT THE REQUEST OF STEVENS COUNTY PLAT ADMINISTRATOR.  
*Tina Cox* DEPUTY AUDITOR  
COUNTY AUDITOR F. Cawley DEPUTY AUDITOR  
PER 15-09 CC 19-30  
NOT. 15-09 CC 19-30

**PLAT CERTIFICATE**  
EXAMINED AND APPROVED THIS 20th DAY OF December, 1994.  
*David Matney*  
STEVENS COUNTY PLAT ADMINISTRATOR

**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 David Matney 11/20/94 1994.  
*Thomas E. Todd*  
THOMAS E. TODD, L.S. 1988A  
455 SOUTH OAK  
COLVILLE WASHINGTON, 99114  
(509) 884-8861

**LEGEND**  
○ SET 5/8" REBAR WITH 1/2" ALUM. CAP  
□ FOUND MONUMENT AS INDICATED  
● FOUND MONUMENT AS INDICATED  
(.....) RECORD DATA  
FOR SECTION SUBDIVISION SEE BOOK C OF PLATS AT PAGE 20  
FIELD TRAVERSE USING TOPCON GTS - 30



SHORT PLAT NO. 45-94  
IN THE NE 1/4 OF THE NE 1/4 OF SECTION 18, T. 36 N., R. 39 E.,  
W.M., STEVENS COUNTY, WASHINGTON.

LEGAL DESCRIPTIONS:

LOT SP 45-94-1

THAT PART OF THE NE 1/4 OF SECTION 18, T. 36 N., R. 39 E., W.M., STEVENS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18; THENCE, ALONG THE NORTH LINE THEREOF, N 89° 11' 08" W 286.89 FT.; TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, LEAVING SAID NORTH LINE, S 1° 32' 50" W 381.07 FT.; TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, ALONG THE CENTERLINE OF SAID CREEK, NORTHERLY 394 FT. MORE OR LESS, TO THE NORTH LINE OF SAID SECTION 18; THENCE, LEAVING THE CENTERLINE OF SAID CLUGSTON CREEK, AND ALONG SAID NORTH LINE, S 89° 11' 08" E 710 FT., MORE OR LESS, TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THE FOLLOWING DESCRIBED 60.00 FT. WIDE ROAD AND UTILITY EASEMENT:

TOGETHER WITH THAT 30.00 FT. WIDE ROAD AND UTILITY EASEMENT DESCRIBED AS EASEMENT 2 UNDER AUDITOR'S FILE NO. 9408959.

LOT SP 45-94-2

THAT PART OF THE NE 1/4 OF SECTION 18, T. 36 N., R. 39 E., W.M., STEVENS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18; THENCE, ALONG THE NORTH LINE THEREOF, N 89° 11' 08" W 286.89 FT.; THENCE, LEAVING SAID NORTH LINE, S 1° 32' 50" W 381.07 FT.; TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, S 1° 32' 50" W 242.05 FT.; THENCE N 89° 11' 48" W 634 FT., MORE OR LESS, TO THE CENTERLINE OF CLUGSTON CREEK; THENCE, ALONG THE CENTERLINE OF SAID CREEK, NORTHERLY 278 FT., MORE OR LESS, TO A POINT THAT BEARS N 89° 11' 48" W FROM THE POINT OF BEGINNING; THENCE, LEAVING THE CENTERLINE OF SAID CLUGSTON CREEK, S 89° 11' 48" E 847 FT., MORE OR LESS, TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THE FOLLOWING DESCRIBED 60.00 FT. WIDE ROAD AND UTILITY EASEMENT:

TOGETHER WITH THAT 30.00 FT. WIDE ROAD AND UTILITY EASEMENT DESCRIBED AS EASEMENT 2 UNDER AUDITOR'S FILE NO. 9408959.

LOT SP 45-94-3

THAT PART OF THE NE 1/4 OF SECTION 18, T. 36 N., R. 39 E., W.M., STEVENS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18; THENCE, ALONG THE NORTH LINE THEREOF, N 89° 11' 08" W 286.89 FT.; THENCE, LEAVING SAID NORTH LINE, S 1° 32' 50" W 623.12 FT.; TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, S 1° 32' 50" W 224.43 FT.; THENCE N 89° 11' 48" W 634 FT., MORE OR LESS, TO THE CENTERLINE OF SAID CREEK; THENCE, ALONG THE CENTERLINE OF SAID CREEK, NORTHERLY 243 FT., MORE OR LESS, TO A POINT THAT BEARS N 89° 11' 48" W FROM THE POINT OF BEGINNING; THENCE, LEAVING THE CENTERLINE OF SAID CLUGSTON CREEK, S 89° 11' 48" E 634 FT., MORE OR LESS, TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THE FOLLOWING DESCRIBED 60.00 FT. WIDE ROAD AND UTILITY EASEMENT:

TOGETHER WITH THAT 30.00 FT. WIDE ROAD AND UTILITY EASEMENT DESCRIBED AS EASEMENT 2 UNDER AUDITOR'S FILE NO. 9408959.

LOT SP 45-94-4

THAT PART OF THE NE 1/4 OF SECTION 18, T. 36 N., R. 39 E., W.M., STEVENS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18; THENCE, ALONG THE NORTH LINE THEREOF, N 89° 11' 08" W 286.89 FT.; THENCE, LEAVING SAID NORTH LINE, S 1° 32' 50" W 847.53 FT.; TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, S 1° 32' 50" W 220.70 FT.; THENCE N 89° 11' 48" W 523 FT., MORE OR LESS, TO THE CENTERLINE OF CLUGSTON CREEK; THENCE, ALONG THE CENTERLINE OF SAID CREEK, NORTHERLY 232 FT., MORE OR LESS, TO A POINT THAT BEARS N 89° 11' 48" W FROM THE POINT OF BEGINNING; THENCE, LEAVING THE CENTERLINE OF SAID CLUGSTON CREEK, S 89° 11' 48" E 971 FT., MORE OR LESS, TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THE FOLLOWING DESCRIBED 60.00 FT. WIDE ROAD AND UTILITY EASEMENT:

TOGETHER WITH THAT 30.00 FT. WIDE ROAD AND UTILITY EASEMENT DESCRIBED AS EASEMENT 2 UNDER AUDITOR'S FILE NO. 9408959.

ROAD AND UTILITY EASEMENT:

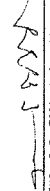
AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES, OVER, UNDER AND ACROSS A STRIP OF 60.00 FT. WIDE, LYING 30.00 FT. ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 18, T. 36 N., R. 39 E., W.M., STEVENS COUNTY, WASHINGTON; THENCE, ALONG THE EAST LINE THEREOF, S 0° 18' 50" E 30.01 FT.; THENCE N 89° 11' 08" W 287.75 FT. TO THE WESTERLY RIGHT OF WAY LINE OF SAID SECTION 18; THENCE, ALONG SAID WESTERLY RIGHT OF WAY LINE, S 1° 32' 50" W 381.07 FT. TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, LEAVING SAID RIGHT OF WAY LINE, S 1° 32' 50" W 381.07 FT. TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, S 1° 32' 50" W 381.07 FT. TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, ALONG SAID NORTH LINE, S 89° 11' 08" E 710 FT., MORE OR LESS, TO THE END OF THIS DESCRIPTION.

RESTRICTIONS:

1. NO TRACT OR LOT SHALL BE FURTHER DIVIDED FOR SALE OR LEASE WITHOUT THE PRIOR AUTHORIZATION FROM THE PLAT ADMINISTRATOR.
2. THIS PLAT IS APPROVED AS A RESIDENTIAL SUBDIVISION AND NO LOT IS TO HAVE MORE THAN ONE SINGLE FAMILY RESIDENTIAL UNIT. CONVERSION OF ANY LOT TO OTHER THAN ITS AUTHORIZED OCCUPANCY MUST BE PRECEDED BY A SEPARATE APPLICATION AND REVIEW PROCESS.
3. PRIOR TO CONSTRUCTION, PLACEMENT OR DEVELOPMENT OF ANY LIVING QUARTERS, GARAGE, PORCH, DRIVEWAY, DRIVE, WALKWAY OR OTHER STRUCTURE, THE INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL BE SECURED FROM THE NORTHEAST TRI-COUNTY HEALTH DISTRICT.
4. 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 SUCH SYSTEMS SHALL BE OBTAINED FROM THE HEALTH DISTRICT. THIS PLAT WILL BE ISSUED BASED UPON REGULATIONS IN EFFECT AT THE TIME OF PLAT APPROVAL. THE PERMIT SHALL BE VALID FOR A MAXIMUM OF 5 YEARS FROM PRELIMINARY PLAT APPROVAL. APPLICATION RECEIVED AFTER THE 5 YEAR TIME LIMIT HAS EXPIRED WILL BE ISSUED BASED UPON REGULATIONS IN EFFECT AT THE TIME THE PERMIT APPLICATION IS SUBMITTED.
5. PRIOR TO CONSTRUCTION, PLACEMENT OR DEVELOPMENT OF ANY STRUCTURES WITHIN THIS PLAT, A PERMIT SHALL BE SECURED FROM THE STEVENS COUNTY BUILDING DEPARTMENT.
6. 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.

1-10-2022



THOMAS E. TODD, L.S. 18648  
455 SOUTH OAK STREET  
COLVILLE, WASHINGTON, 99114  
(509) 684-8661

SHORT PLAT NO. 45-94

IN THE NE 1/4 OF THE NE 1/4 OF SECTION 18, T. 36 N., R. 39 E., W.M., STEVENS COUNTY, WASHINGTON.