



$\Delta = 2741'39''$
 $L = 62.84''$
 $R = 130.00'$

EARING: HELD N 00°27'16"W ALONG THE EAST LINE SOUTHEAST 1/4, SECTION 29, PER D.N.R. R.O.S. IN BOOK 3 OF SURVEYS AT PAGE 64-66

S/P LOT 1
 2.99 AC.S

DEDICATED 60' RIGHT OF WAY TO PEND OREILLE COUNTY

MACARTHUR'S
 OTTER COVE #1

TBM-1
 POWER VAULT
 TOP CONC., N.E.
 COR., (ELEV.) 2053.65

PRIVATE
 EASEMENT FOR
 COMMUNITY
 AREA USE
 0.89 ACRES

$\Delta = 22'29'48''$
 $L = 93.92'$
 $R = 239.21'$

$\Delta = 14'15'22''$
 $L = 59.52'$
 $R = 239.21'$

100' RIVER
 ACCESS PRIVATE
 EASEMENT
 SEE PLATTOR'S
 DECLARATION
 NOTE "O"
 SEE SHEET 2 OF 3

$\Delta = 32'41'58''$
 $L = 39.95'$
 $R = 70.00'$

$\Delta = 14'56'16''$
 $L = 18.24'$
 $R = 70.00'$

C/L
 $\Delta = 47'38'14''$
 $L = 83.14'$
 $R = 100.00'$

C/L
 $\Delta = 33'53'19''$
 $L = 59.15'$
 $R = 100.00'$

$\Delta = 33'53'19''$
 $L = 76.89'$
 $R = 130.00'$

C/L
 $\Delta = 36'45'10''$
 $L = 134.20'$
 $R = 209.21'$

$\Delta = 21'45'58''$
 $L = 68.08'$
 $R = 179.21'$

$\Delta = 14'59'12''$
 $L = 46.88'$
 $R = 179.21'$

$\Delta = 96'22'03''$
 $L = 100.92'$
 $R = 60.00'$

$\Delta = 69'22'35''$
 $L = 72.65'$
 $R = 60.00'$

TOTAL
 $\Delta = 300'00'00''$
 $L = 314.16'$
 $R = 60.00'$

$\Delta = 04'40'59''$
 $L = 85.54'$
 (DEED)

$\Delta = 08'51'48''$
 $L = 60.00'$

$\Delta = 11'46'00''$
 $L = 201.51'$
 (DEED)

$\Delta = 84'06'12''$
 $L = 408.58'$
 (DEED)

$\Delta = 60'00'00''$
 $L = 1500'00''$
 (DEED)

$\Delta = 1840'22''$
 $L = 2628.51'$
 (TLK)

50' WETLAND
 BUFFER
 SEE SURVEY
 NOTE 6, SH.
 2 OF 3, SEE
 PLATTOR'S NOTE
 "N", SH. 2 OF 3

WETLAND "A"
 2838 SQ. FT., SEE
 SURVEYOR'S NOTE
 6 SHEET 2 OF 3

OUT BUILDING

END OF DIRT RD.

RIGHT OF WAY
 LINE

ORIGINAL PROPERTY
 LINE PER LEGAL
 DESCRIPTION, SEE
 SH. 2 OF 2

OTTER LANE

OTTER LANE

OTTER LANE

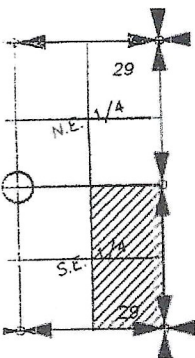
OTTER LANE

OTTER LANE

0.55
 - 2076.61
 E WITH
 ED "E 482 1981"
 MP 407

AT N.E. CORNER
 AT LOT 2
 #1) FOR LOCATION.

MENT LOT 6
 MENT LOT 9



EXING
 29-35-44E.

SEE PLATTOR'S NOTES "I", "J", "K" & "O"

W 558.65'

N 00°27'16"W 499.62'

N 00°27'16"W 409.41'

N 00°27'16"W 558.65'

S/P LOT 2
 3.88 AC.S

S/P LOT 3
 3.64 AC.S

DAVIS'S

PLATTOR'S DECLARATION

(SEE OF 3 FOR SIGNATURES)

KNOW ALL MEN BY THESE PRESENTS THAT KELLY & SHERYL DAVIS AND MARILYN STERN DO HERBY DECLARE THIS SHORT PLAT AND DEDICATE TO THE PUBLIC FOREVER THE ROAD SHOWN HEREON. THE COST OF CONSTRUCTION, MAINTAINING AND SNOW REMOVAL OF SAID ROAD SHALL BE THE OBLIGATION OF THE OWNERS OF THIS SHORT PLAT UNTIL SAID ROAD IS IMPROVED TO MINIMUM COUNTY ROAD STANDARDS AND ACCEPTED ONTO THE COUNTY ROAD MAINTENANCE SYSTEM BY THE PEND OREILLE COUNTY BOARD OF COMMISSIONERS.

- A) PROPERTY LINE FENCES OR SCREENS MUST BE OF REASONABLE HEIGHT AND MAY NOT UNDULY OBSCURE THE VIEW OF DETRACT MATERIALLY FROM THE USE AND ENJOYMENT OF ADJACENT PROPERTY OWNERS.
- B) CONSTRUCTION OF THE EXTERIOR OF ALL BUILDINGS SHALL BE COMPLETED WITHIN (2) TWO YEARS OF THE START OF CONSTRUCTION.
- C) CAMPERS, TRAILERS AND MOBILE HOMES, WHEN PERMITTED, SHALL BE OF GOOD CONSTRUCTION AND IN GOOD CONDITION AND APPEARANCE.
- D) ALL LOTS, BUILDINGS, FENCES, CAMPERS, TRAILERS AND MOBILE HOMES MUST BE PROPERLY MAINTAINED AND IN GOOD EXTERIOR APPEARANCE. THERE SHALL BE NO ACCUMULATION OF JUNK, WRECKED OR ABANDONED CARS, GARBAGE CANS OR OTHER UNSIGHTLY ITEMS.
- E) PURSUANT TO R.C.W. 19.27.097, EACH APPLICANT FOR A BUILDING PERMIT OF A BUILDING NECESSITATING POTABLE WATER SHALL PROVIDE EVIDENCE OF AN ADEQUATE WATER SUPPLY FOR THE INTENDED USE OF THE BUILDING. EVIDENCE MAY BE IN THE FORM OF A WATER RIGHT PERMIT FROM THE DEPARTMENT OF ECOLOGY, A LETTER FROM A APPROVED WATER PURVEYOR STATING THE ABILITY TO PROVIDE WATER, OR ANOTHER FORM SUFFICIENT TO VERIFY THE EXISTENCE OF AN ADEQUATE WATER SUPPLY.
- F) PRIOR TO CONSTRUCTION, PLACEMENT OR DEVELOPMENT OF ANY LIVING QUARTERS, WELL SITE, OR ROADWAY WITHIN THIS PLAT, A PERMIT TO INSTALL AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL BE SECURED FROM THE NORTHEAST TRI-COUNTY HEALTH DISTRICT.
- G) 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.
- H) ACCESS TO THE LOTS IN THIS SHORT PLAT VIA LE CLERC COUNTY ROAD (AN EXISTING MAINTAINED ROAD) AND OTTER LANE (TO BE DEDICATED TO PEND OREILLE COUNTY BY THIS SHORT PLAT).
- I) NEW CONSTRUCTION AND SUBSTANTIAL IMPROVEMENT OF ANY RESIDENTIAL STRUCTURES LOCATED WITHIN THE 100 YEAR FLOODPLAIN SHALL HAVE THE LOWEST FLOOR, INCLUDING BASEMENT, ELEVATED ONE FOOT OR MORE ABOVE THE BASE FLOOD ELEVATION OF 2052' ASL (NGVD 1929) PER FLOOD INSURANCE RATE MAP 53051C0495C.
- J) ALL ACTIVITIES WITHIN 200 FEET OF THE ORDINARY HIGH WATER MARK MUST MEET REQUIREMENTS OF THE PEND OREILLE COUNTY SHORELINE MASTER PLAN AND MAY BE SUBJECT TO A SUBSTANTIAL DEVELOPMENT PERMIT UNDER THE SHORELINE MANAGEMENT ACT IN ADDITION TO STATE AND FEDERAL PERMITS.
- K) ALL LOTS WITHIN A CONSERVANCY DESIGNATED SHORELINE OF THE PEND OREILLE COUNTY SHORELINE MASTER PLAN, ALL RESIDENCES SHALL BE SETBACK 25 FEET FROM THE ORDINARY HIGH WATER MARK, COMMERCIAL USES ARE PROHIBITED EXCEPT FOR THOSE THAT ARE WATER DEPENDENT OR LOW INTENSITY RECREATIONAL USES.
- L) NO BUILDING AND/OR OCCUPANCY PERMITS WILL BE ISSUED ON ANY LOTS IN THIS PLAT UNTIL THE PUBLIC ROADS HAVE BEEN CONSTRUCTED AND A LETTER CERTIFYING THEIR COMPLIANCE TO THE CURRENT PUBLIC ROAD AND EMERGENCY VEHICLE ACCESS STANDARDS IS ON FILE WITH THE COUNTY.
- M) PUBLIC DEDICATION STATEMENT: AT SUCH TIME AS THE SUBDIVISION ROADS HAVE BEEN CONSTRUCTED TO THE PREVAILING PUBLIC ROAD STANDARDS, RESOLUTION NO. 95-3, SECTION 8, NEW CONSTRUCTION OF OTTER LANE WITH CLASS "A" BITUMINOUS SURFACE TREATMENT, A WRITTEN REQUEST MUST BE SUBMITTED AND THE ROAD IS APPROVED BY THE COUNTY ENGINEER, THE ROAD MAY BE TAKEN INTO THE MAINTENANCE SYSTEM BY FORMAL RESOLUTION OF THE BOARD OF COUNTY COMMISSIONER.
- N) ANY TYPE OF CONSTRUCTION OR ALTERATION WITHIN THE WETLAND AREA OR ITS SETBACK MAY NOT OCCUR WITHOUT PRIOR APPROVAL OF THE COUNTY ADMINISTRATIVE OFFICIAL. ADDITIONAL FEDERAL OR STATE PERMITS MAY BE REQUIRED.
- O) THE PLATTOR'S OF OTTER COVE #1 AND #2 HAVE RESERVED A PRIVATE COMMUNITY AREA AND RIVER ACCESS EASEMENT ON LOTS 2 & 3 OF THE SHORT PLAT OTTER COVE #1, EACH LOT OWNER WILL HAVE AN 1/8TH INTEREST IN MAINTENANCE AND TAXABLE INTEREST.

SEE SHEET 3 OF 3 FOR PLATTOR'S SIGNATURES.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PEND OREILLE CO. P.U.D., QWEST COMMUNICATIONS, RESPECTIVE CABLE T.V. COMPANY AND OTHER UTILITIES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE FRONT 10 FEET OF ALL LOTS AND TRACTS; PARALLEL WITH AND ADJOINING EXISTING OR PROPOSED ACCESS RIGHT OF WAY IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND DISTRIBUTION SYSTEMS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION, AND OTHER PROPERTY, WITH UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. ALSO, ALL LOTS SHALL BE SUBJECT TO AN EASEMENT 5 FEET IN WIDTH, PARALLEL WITH AND ADJACENT TO ALL INTERIOR AND REAR LOT LINES FOR THE PURPOSES OF UTILITIES AND DRAINAGE. THESE EASEMENTS, ENTERED UPON FOR THE PURPOSES, SHALL BE RESTORED, AS NEAR AS POSSIBLE, TO THEIR ORIGINAL CONDITION. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT, OR FOR TELEPHONE USE, CABLE TELEVISION, FIRE OR POLICE SIGNALS, OR FOR OTHER PURPOSES, SHALL BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING. THIS EASEMENT SHALL ALSO INCLUDE MAIL DELIVERY ALSO, THIS EASEMENT SHALL INCLUDE FENCE AND ENTRANCE SIGNS.

COVEN

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PEND OREILLE COUNTY, WASHIN
CARLA M. HECKFORD, AUDITOR
JSTILES

DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
OTTER COVE SUBDIVISION
MACARTHUR #1 AND DAVIS #2

THIS DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (Declaration) made on the date hereinafter set forth by Ross MacArthur and Deborah MacArthur, husband and wife, (MacArthur) and Kelly Davis and Sheryl Davis, husband and wife, (Davis), is made with reference to the following facts:

DECLARANT intends by this document to establish a uniform system of mutually beneficial restrictions under a general plan of improvement for the benefit of all the said parcels and the owners thereof. The said Covenants, Conditions and Restrictions will be read and approved by all purchasers prior to closing and made a part of all agreements.

ARTICLE 1
UTILITIES

Installation of power and telephone (including but not limited to pipes, wires and other methods of transmission underground) are to be put underground to eliminate unsightly poles.

ARTICLE 2
USE RESTRICTIONS

Pend Oreille County has no zoning. No business of any kind may be operated upon any of these lots except for hobby type business, which are quiet and not visible from any of the other lots and no sign is used to attract the public. Real Estate sales, insurance and other common home businesses, which do not require signs or commercial locations and are commonly allowed in zoned residential areas of other counties, will be allowed.

ARTICLE 3

3.1 Animals. No animals may be bred for business purposes nor may a kennel of any kind be operated for business purposes on any lot.

These lots are large by standard. However, the spirit of this covenant demands all animals be kept in a manner consistent with the best animal husbandry practice. Shelters, corrals and barns shall be of substantial construction. Animal waste will not be allowed to accumulate. Each owner must consider his neighbor while caring for and enjoying his animals. All animals are to be kept in owner's own yards.

DOCUMENT: Declaration of Covenants, Conditions and Restrictions
OTTER COVE SUBDIVISION MacArthur #1 & Davis #2

GRANTORS: Ross MacArthur and Deborah MacArthur; AND Kelly Davis and Sheryl Davis

Additional names on page ___ of document

GRANTEE:

Additional names on page ___ of document

3.2 Garbage and refuse disposal. All rubbish, trash and garbage shall be regularly removed from the property and shall not be allowed to accumulate thereon. Trash, garbage and other waste shall not be kept except in sanitary containers.

3.3 Vehicle Restrictions. No commercial vehicle, truck (other than standard size pick up truck) inoperable or unregistered automobiles, or similar vehicles or equipment, shall be permitted to remain upon any area of the property other than temporarily (i.e. for purpose of loading and unloading of passengers or personal property) unless placed or maintained within an enclosed garage or carport. Commercial vehicles shall not include vans or standard size pick up trucks, which are used both for business and personal use, provided that any signs or markings of a commercial nature on such vehicles shall be unobtrusive and inoffensive.

ARTICLE 4
ARCHITECTURAL CONTROL

4.1 No single or double wide mobilehome of any kind will be allowed on these platted lots for any reason.

4.2 Exterior construction of any building shall be completed within one year of start of construction, including but not limited to, paint, stain, or sealer. The interior may be completed over a longer period of time provided the construction materials of any kind or stored inside.

4.3 Any building used as a dwelling will have wood siding, wood composite siding, vinyl siding, or metal siding (provided it emulates wood siding) or any material commonly used on site built homes, including log and rough sawn board and batt siding, provided it is properly installed and finished. The purpose of this covenant is to ensure no metal siding of the type used on utility buildings is used on any home or building in this subdivision.

4.4 Each owner is responsible to keep grass and brush trimmed in such a manner as to reduce fire hazard.

ARTICLE 5
RECREATIONAL USE

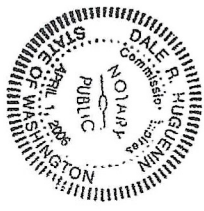
A recreational vehicle may be used for full time "camping" from April to October of any year and occasional winter use. A recreational vehicle may be used by the lot owner for full time living for one year from the start of construction of a site built home.

Signed Ross MacArthur
Signed Deborah MacArthur
Date 8.11.03
Date 8/11/03

STATE OF Washington)
COUNTY OF Stevens) ss.

On this day personally appeared before me Kelly J. Davis and Sheryl R. Davis and Ross MacArthur and Deborah MacArthur to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 11th day of August, 2003.



Kelly J. Davis
Notary Public in and for the State of
Washington, residing at Edwille