

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That REFORESTATION INC. has caused to be laid off and platted into lots, the lands shown hereon, to be known as NORTH COLUMBIA RIVERVIEW TRACTS, being a portion of the Northwest quarter, and the West half of the Northeast quarter, Section 26, Township 39 North, Range 38 East, Willamette Meridian, Stevens County, Washington, more particularly described as follows: Beginning at the Northwest corner of said section 26, thence N 89° 51' 29" E, 1319.16 feet to the true point of beginning, thence N 89° 51' 29" E, 1319.17 feet to the North quarter corner of said section 26, thence S 89° 46' 53" E, 1311.97 feet, thence S 00° 31' 33" E, 2646.07 feet, thence N 89° 59' 58" W, 3954.16 feet to the West quarter corner of said section 26, thence N 00° 26' 33" W, 1322.21 feet, thence N 89° 55' 49" E, 658.92 feet, thence N 26° 08' 18" E, 1475.52 feet to the true point of beginning.

All roads in this subdivision shall be dedicated to the owners and all future owners of the lots in this subdivision, their heirs, successors and assigns, subject to a perpetual easement over and across these roads for the purpose of access to any lands lying to the east of this subdivision by any person or persons requiring access to said lands.

- A. The grantor reserves such easements as may be necessary over and along each lot for all public utilities.
- B. All installations for sewage disposal and water supply shall be of a sanitary type, and sewage disposal shall not be located within 100 feet of any private well. Sewage disposal shall consist of a septic tank with a minimum capacity of 750 gallons together with a drain field of 150 feet minimum. Prior to the construction or placement of any living quarters within this plat, a permit to install an individual sewage disposal system shall be secured from the Stevens County Department of Health.
- C. Pigs, goats or geese shall not be kept on any tract.
- D. No trash or other unsightly material shall be placed or kept on any tract.
- E. Any structure placed on any tract shall be completed as to exterior finish, including painting, within 12 months of date of commencement.
- F. These covenants are to run with the land and shall be binding on all parties claiming under them, any changes in these covenants shall be by a majority vote of the owners of the tracts in this subdivision, and subject to approval of Stevens County Planning Commission.
- G. If the parties hereto or any of them, violate or attempt to violate any of the covenants listed hereon then other person or persons owning real property situated in this subdivision may prosecute any proceedings at law or in equity against the persons violating or attempting to violate any such covenant, for restraint or prevent him or them from so doing, and to recover damages or other just due.
- H. Should any or more of these covenants be invalidated by judgement or court order, the rest of the provisions not affected thereby shall nevertheless remain in full force and effect.

IN WITNESS WHEREOF the officers of REFORESTATION INC. have caused their seal and signatures to be affixed this 24 day of May, 1971

Barry A. Blum President
John E. Blum Vice President
Samuel Miller Secretary

STATE OF WASHINGTON
COUNTY OF SPOKANE
On this 23 day of May, 1971 before me, a notary public in and for the above named County and State, have personally appeared the officers of Reforestation Inc., Bill Joyner, President, Loren E. Robinson, Vice President, Sam W. Farber, Secretary, known to me to be the identical persons who executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act of said Corporation for the uses and purposes therein mentioned.

MY COMMISSION WHEREOF I have set my hand and affixed my official seal the day and year first above written.
My commission expires 5-1-73
Notary Public in and for the State of Washington
Stanley J. Blum

LAND SURVEYORS CERTIFICATE

I, Fred A. Hartman, registered as a Land Surveyor by the State of Washington, certify that this plat is based on an actual survey of and subdivision of Section 26, Township 39 North, Range 38 East, Willamette Meridian, conducted under my supervision during the period of 1970, through Dec. 31, 1971, that the distances, angles, courses, etc. are shown hereon correctly, and that monuments within periphery of the subdivided area, other than those monuments approved for setting at a later date, have been set and block and lot corners marked on the ground as depicted on the plat.

Fred A. Hartman

COUNTY ROAD ENGINEER

This plat has been examined and approved by me as to survey data, general design and layout of roads, street, alleys and easements, and construction of same. Dec. 31, 1971
Paul H. Hartman
Stevens County Road Engineer

COUNTY HEALTH DEPARTMENT

This plat has been examined and approved by me this 23 day of December, 1971
Mark P. Hartman
Stevens County Health Officer

COUNTY TREASURER

I hereby certify that all taxes on the above described property are fully paid up to and including the year 1971
Ernie Steger
Stevens County Treasurer

COUNTY ASSESSOR

This plat has been examined and approved by me this 23 day of Dec. 1971
Annelle L. Steger
Stevens County Assessor

COUNTY PLANNING COMMISSION

Examined and approved this 24 day of Dec. 1971
John E. Blum
Vice Chairman, Stevens County Planning Commission

COUNTY COMMISSIONERS

APPROVED by the Board of County Commissioners this 20 day of Dec. 1971
John E. Blum
Chairman, Board of Stevens County Commissioners

ATTEST
County Auditor and Clerk of Board

COUNTY AUDITOR

This certifies that this instrument was filed for record in the Auditors office, Stevens County, Washington on the 21st day of December, 1971, at _____ o'clock and _____ minutes A.M., at the request of REFORESTATION, INC., and recorded in Book _____ of Record of Plats, Stevens County, Washington, and on page 773 Book of Deeds.
No. 410153 Fee \$15.00
By _____ Deputy

NORTH COLUMBIA RIVERVIEW TRACTS

A PORTION OF NW¹ and W² of NE¹ Sec. 26, T 39N, R 38E, W. M.

STEVENS COUNTY, WASHINGTON

Scale: 1" = 200'

