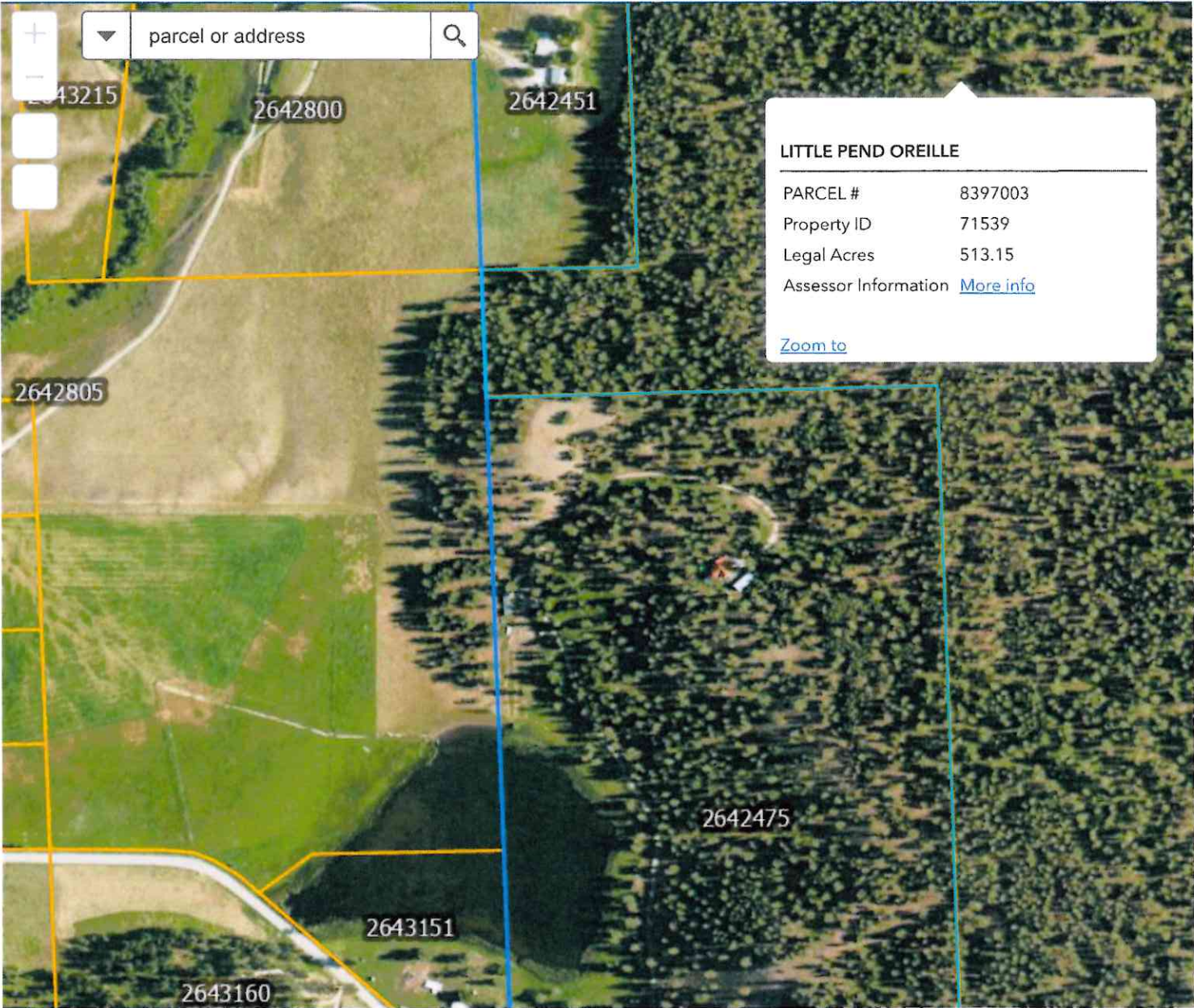


Stevens County Parcel Map



Stevens County Parcel Map



400ft

Return to:
Stevens County Planning



Auditor File #: 2025-0000472

Recorded at the request of:
LAND SERVICES / STEVENS COUNTY

01/28/2025 03:21 PM Pages: 1 of 2
Fees: \$0.00

Stevens County Washington
Lori Larsen Auditor

To

**CERTIFICATE OF EXEMPTION
APPLICATION NO. COE 115-2024
STATE OF WASHINGTON, COUNTY OF STEVENS
Sections 4, Township 34 North, Range 40 East, W.M.**

Property Owners:

EDWARD JOHNSON TRUST FBO MAXINE JOHNSON,
Duane E. Johnson and Daniel B. Johnson, Successor Co-Trustees

Tax Parcel Numbers: 2642805 and 2643215

**THIS DOCUMENT HEREBY AMENDS THE LEGAL DESCRIPTION OF THE PARCEL
CREATED BY CERTIFICATE OF EXEMPTION NO. V 107-96, RECORDED OCTOBER 24,
1996, UNDER AUDITOR'S FILE NO. 9611534.**

**THIS DOCUMENT HEREBY ALSO AMENDS THE LEGAL DESCRIPTION OF THE PARCEL
CREATED BY CERTIFICATE OF EXEMPTION NO. V 88-97, RECORDED NOVEMBER 10,
1997, UNDER AUDITOR'S FILE NO. 9711491.**

THIS PETITION FOR EXEMPTION from Stevens County Code, Title 3, adopted under Ordinance No.
2022-05 establishes the following tracts:

PARCEL A: Government Lot 2 of Section 4, Township 34 North, Range 40 East, W.M., in Stevens
County, Washington.

TOGETHER WITH that portion of the North 58 rods of Government Lot 1 of Section 4, Township 34
North, Range 40 East, W.M., in Stevens County, Washington, described as follows:

COMMENCING at the Northeast corner of said Section; thence North 88°53'53" West a distance of
943.62 feet along the North line of said Section to the **TRUE POINT OF BEGINNING**; thence South
9°29'51" West 967.37 feet; thence North 88°53'53" West 201.89 feet to the West line of said Lot; thence
North 0°05'59" East 957.15 feet along the West line of said Lot to the North line of said Section; thence
South 88°53'53" East 359.87 feet along the North line of said Section to the True Point of Beginning.

PARCEL B: Government Lot 1 and the Southeast quarter of the Northeast quarter of Section 4, Township
34 North, Range 40 East, W.M., in Stevens County, Washington.

EXCEPT the North 58 rods of Government Lot 1 of Section 4, Township 34 North, Range 40 East, W.M.,
in Stevens County, Washington.

EXCEPT that portion of the Southeast quarter of the Northeast quarter of Section 4, Township 34 North,
Range 40 East, W.M., in Stevens County, Washington, described as follows:

COMMENCING at the center quarter corner of said Section 4; thence South 88°43'16" East 1286.56 feet to the TRUE POINT OF BEGINNING; thence North 00°07'24" East 43.84 feet to the existing centerline of J.W. Strupel Road No. 582 (also known as Bear Creek Road); thence South 86°46'11" East 271.58 feet along said centerline; thence South 81°54'17" East 132.40 feet along said centerline; thence South 65°54'30" East 48.67 feet along said centerline to its intersection with the East-West midsection line; thence North 88°43'16" West 446.87 feet along said midsection line to the True Point of Beginning.

TOGETHER WITH that portion of the North half of the Southeast quarter of Section 4, Township 34 North, Range 40 East, W.M., in Stevens County, Washington, described as follows:

COMMENCING at the East ¼ corner of Section 4, Township 34 North, Range 40 East, W.M.; thence North 88°43'16" West 547.70 feet along the East-West midsection line to the TRUE POINT OF BEGINNING; thence South 57°41'18" West 184.70 feet to the centerline of Strupel Road No. 582; thence North 48°40'30" West 93.23 feet along said centerline; thence North 54°08'12" West 63.82 feet along said centerline; thence North 65°54'30" West 15.43 feet along said centerline of Strupel Road No. 582 to its intersection with the East-West midsection line; thence South 88°43'16" East 291.98 feet along said midsection line to the True Point of Beginning.

SAID PETITION has been reviewed in the context of evidence presented by the applicant, applicable state and local statutes and all other relevant information and has been determined to qualify for an exemption for the following reasons:

1) Stevens County Code, Section 3.10.010.B.3, allows for the division of land into lots, tracts or parcels each of which contains a minimum of 20 acres or the area of which is equal to one-half of a protracted quarter-quarter section as per Government survey.

THIS EXEMPTION is granted subject to the following conditions:

- 1) The Amended Parcels, as above described, shall not be further divided for sale or lease without prior authorization from the Planning Division of Stevens County Land Services.

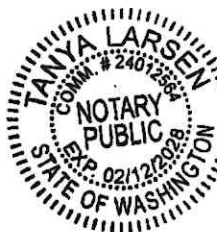
APPROVED this 28th day of January 2025.

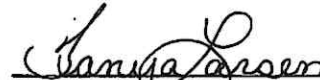

Evelyn Tichacek, Planner

ACKNOWLEDGEMENT:

STATE OF WASHINGTON)
) SS
COUNTY OF STEVENS)

On this 28th day of January 2025, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared EVELYN TICHACEK, known to me to be the person whose name is subscribed to this document and acknowledge that she executed the same.




Notary Public in and for the
State of Washington
Residing at Colville
My commission expires 02/12/2028