

Short Plat Application SP 15-96

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Auditor File #: **2004 0012711**

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STEVENS COUNTY, WASHINGTON
TIM GRAY, AUDITOR

FCLINTON

LOT CERTIFICATION
SHORT PLAT APPLICATION NO. SP 15-96
STATE OF WASHINGTON, COUNTY OF STEVENS
Section 12, Township 37 North, Range 37 East, W.M.

Vested Owner:

M.J. MATNEY LIMITED PARTNERSHIP,
a Washington Limited Partnership

Abbreviated Legal Description of Platted Property: See also "Lot Descriptions" on pages 1, 2, 3 and 4.

A portion of the Northeast quarter of the Northwest quarter, and of the Northwest quarter of the Southeast quarter, and of Government Lots 1, 2 and 3, all in Section 12, Township 37 North, Range 37 East, W.M., in Stevens County, Washington.

Tax Parcel Numbers: Portions of 1713901 and 1714400.

Lot Descriptions:

Lot SP 15-96-1: That part of the Northeast quarter of the Northwest quarter and that part of Government Lot 1, all in Section 12, Township 37 North, Range 37 East, W.M., in Stevens County, Washington, described as follows:

COMMENCING at the Northeast corner of said Northeast quarter of the Northwest quarter of said Section 12; thence, along the North line of said Northeast quarter of the Northwest quarter, South 88°15'31" West 89.64 feet to the centerline of Revision No. 1 in U.S.B.R. Kelly Hill County Road No. 2869; thence, leaving said North line and along said centerline, South 7°05'25" East 162.03 feet to the beginning of a curve concave to the East, having a radius of 716.20 feet; thence, along said curve and centerline, Southeasterly 224.94 feet through a central angle of 17°59'42", to the Southwest corner of Lot "A" of Amended Short Plat No. 140-81

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Lot Descriptions Continued:

shown and described on that map recorded in Book "B" of Short Plats by Survey, page 49, and the **POINT OF BEGINNING** for this description; thence leaving said centerline and along the Southerly line of said Lot "A", North 60°50'31" East 201.06 feet to the U.S.B.R. Columbia River Reservoir Boundary; thence, along said U.S.B.R. Reservoir Boundary, South 28°07'17" East 275.40 feet; thence South 62°58'27" East 141.56 feet to the Northeast corner of Parcel "A" of Short Plat No. 42-87, as shown and described in that map recorded in Book "B" of Short Plats by Survey, page 73; thence, leaving said reservoir boundary and along the Northerly line of said Lot "A", South 61°15'34" West 279.17 feet to the centerline of U.S.B.R. Kelly Hill County Road No. 1915; thence, leaving said North line and along said centerline, North 28°44'26" West 345.30 feet to the beginning of a curve concave to the East, having a radius of 716.20 feet; thence, along said curve and centerline, Northerly 45.69 feet through a central angle of 3°39'19" to the Point of Beginning.

DESIGNATED AS "S.P. Lot 15-96-1" on the Record of Survey recorded November 1, 2004, in Survey Book 24, pages 135 and 136, under Auditor's File Number 2004 0012581.

SUBJECT TO right of way for Revision No. 1 in U.S.B.R. Kelly Hill County Road No. 2869 and U.S.B.R. Kelly Hill County Road No. 1915, commonly known as Northport-Flat Creek County Road.

SUBJECT TO the following described Water System Pipeline Easement.

Lot SP 15-96-2: That part of Government Lot 2 in Section 12, Township 37 North, Range 37 East, W.M., in Stevens County, Washington, described as follows:

COMMENCING at the Northeast corner of said Northeast quarter of the Northwest quarter of said Section 12; thence, along the North line of said Northeast quarter of the Northwest quarter, South 88°15'31" West 89.64 feet to the centerline of Revision No. 1 in U.S.B.R. Kelly Hill County Road No. 2869; thence, leaving said North line and along said centerline, South 7°05'25" East 162.03 feet to the beginning of a curve concave to the East, having a radius of 716.20 feet; thence, along said curve and centerline, Southeasterly 270.63 feet through a central angle of 21°39'01" to the centerline of U.S.B.R. Kelly Hill County Road No. 1915; thence, along said centerline, South 28°44'26" West 425.58 feet; thence South 28°22'12" East 1433.44 feet to the Southwest corner of Lot "D" of Amended Short Plat No. 140-81, as shown and described on that map recorded in Book "B", Short Plats by Survey at page 49, and the **TRUE POINT OF BEGINNING** for this description; thence, leaving said County Road centerline and along the South line of said Lot "D", North 72°23'00" East 257.90 feet to the Columbia River Reservoir Boundary; thence, along said Reservoir Boundary, South 18°01'12" West 135.96 feet; thence South 47°55'43" East 389.08 feet; thence, leaving said Reservoir Boundary, South 50°04'11" West 220.01 feet to the centerline of U.S.B.R. Kelly Hill County Road No. 1915; thence, along said centerline, North 39°47'29" West 176.68 feet to the beginning of a curve concave to the Northeast, having a radius of 1750.00 feet; thence, along said curve and centerline, Northwesterly 348.85 feet through a central angle of 11°25'17"; thence North 28°22'12" West 32.90 feet to the Point of Beginning.

DESIGNATED AS "S.P. Lot 15-96-2" on the Record of Survey recorded November 1, 2004, in Survey Book 24, pages 135 and 136, under Auditor's File Number 2004 0012581.

SUBJECT TO right of way for U.S.B.R. Kelly Hill County Road No. 1915, commonly known as Northport-Flat Creek County Road.

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Lot Descriptions Continued:

SUBJECT TO the following described Water System Pipeline Easement.

Lot SP 15-96-3: That part of the Northwest quarter of the Southeast quarter and that part of Government Lots 2 and 3, all in Section 12, Township 37 North, Range 37 East, W.M., in Stevens County, Washington, described as follows:

COMMENCING at the Northeast corner of said Northeast quarter of the Northwest quarter of said Section 12; thence, along the North line of said Northeast quarter of the Northwest quarter, South 88°15'31" West 89.64 feet to the centerline of Revision No. 1 in U.S.B.R. Kelly Hill County Road No. 2869; thence, leaving said North line and along said centerline, South 7°05'25" East 162.03 feet to the beginning of a curve concave to the East, having a radius of 716.20 feet; thence, along said curve and centerline, Southeasterly 270.63 feet through a central angle of 21°39'01" to the centerline of U.S.B.R. Kelly Hill County Road No. 1915; thence, along said centerline, South 28°44'26" West 425.58 feet; thence South 28°22'12" East 1466.34 feet to the beginning of a curve concave to the Northeast having a radius of 1750.00 feet; thence, along said curve and centerline, Southeasterly 348.85 feet through a central angle of 11°25'17"; thence South 39°47'29" East 176.68 feet to the **TRUE POINT OF BEGINNING** for this description; thence, leaving said centerline, North 50°04'11" East 220.01 feet to the Columbia River Reservoir Boundary; thence, along said Reservoir Boundary, South 47°55'43" East 51.44 feet; thence South 16°22'36" East 320.92 feet; thence South 37°07'10" East 150.05 feet; thence, leaving said Reservoir Boundary, South 50°21'01" West 92.76 feet to the centerline of U.S.B.R. Kelly Hill County Road No. 1915; thence, along said centerline, North 39°47'29" West 124.18 feet to the West line of Government Lot 3 of said Section 12; thence, along the West line of said Government Lot 3, North 2°36'52" West 49.65 feet to the Easterly right of way line of said U.S.B.R. Kelly Hill County Road No. 1915; thence, leaving the West line of said Government Lot 3 and along said Easterly right of way line, North 39°47'29" West 236.85 feet to the South line of Government Lot 2 of said Section 12; thence, along the South line of said Government Lot 2, South 87°33'19" West 37.74 feet to the centerline of U.S.B.R. Kelly Hill County Road No. 1915; thence, leaving said South line and along the centerline of said U.S.B.R. Kelly Hill County Road, North 39°47'29" West 71.06 feet to the Point of Beginning.

DESIGNATED AS "S.P. Lot 15-96-3" on the Record of Survey recorded November 1, 2004, in Survey Book 24, pages 135 and 136, under Auditor's File Number 2004 0012581.

SUBJECT TO right of way for U.S.B.R. Kelly Hill County Road No. 1915, commonly known as Northport-Flat Creek County Road.

SUBJECT TO the following described Water System Pipeline Easement.

Lot SP 15-96-4: That part of Government Lot 3 in Section 12, Township 37 North, Range 37 East, W.M., in Stevens County, Washington, described as follows:

BEGINNING at the intersection of the West line of said Government Lot 3 with the centerline of U.S.B.R. Kelly Hill County Road No. 1915; thence, leaving said West line and along the centerline of said Kelly Hill

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Lot Description Continued:

County Road No. 1915, South 39°47'29" East 124.18 feet; thence, leaving said centerline, North 50°21'01" East 92.76 feet to the Columbia River Reservoir Boundary; thence, along said Reservoir Boundary, South 37°07'10" East 279.40 feet; thence South 18°09'07" East 264.75 feet; thence South 31°20'22" East 634.15 feet to the South line of said Government Lot 3; thence, leaving said Columbia River Reservoir Boundary and along the South line of said Government Lot 3, South 87°32'44" West 683.06 feet to the Southwest corner thereof; thence, along the West line of said Government Lot 3, North 2°36'52" West 1082.93 feet to the Point of Beginning.

DESIGNATED AS "S.P. Lot 15-96-4" on the Record of Survey recorded November 1, 2004, in Survey Book 24, pages 135 and 136, under Auditor's File Number 2004 0012581.

SUBJECT TO right of way for U.S.B.R. Kelly Hill County Road No. 1915, commonly known as Northport-Flat Creek County Road.

SUBJECT TO the following described Water System Pipeline Easement.

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 has been reviewed as an application for a residential subdivision with one family dwelling unit per lot. Any other use(s) may require further review and approval.
- 3) Prior to construction, placement or development of any living quarters, wellsite or roadway within this plat, a permit to install an 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 on-site sewage disposal systems will be issued based upon requirements of 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 the issuance of a building permit for occupied structures, proof of adequate (quantity) and potable (quality) water is required. 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.
- 7) 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.

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Restrictions Continued:

8) Buffer and/or development setback areas shall be required for all regulated activities adjacent to all surface waters and/or associated wetlands as per the Stevens County Critical Areas Designation and Development Regulations. Lot owners are advised to contact the Stevens County Planning Department prior to any development activity.

9) Lake Roosevelt has been designated as a shoreline of state-wide significance (RCW 90.58.030). Developments within 200 feet of the ordinary high water mark shall be in compliance with all applicable requirements for shoreline management. Prior to lot development, lot owners are advised to contact the Stevens County Planning Department.

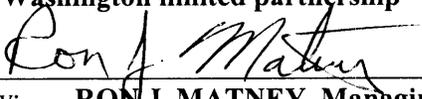
Water System Pipeline Easement:

The undersigned grantors, their heirs and assigns, hereby reserve, grant and quit claim a perpetual easement for a water system pipeline as shown on the Record of Survey recorded November 1, 2004, in Survey Book 24, pages 135 and 136, under Auditor's File Number 2004 0012581.

Owner's Certificate:

We, the undersigned, do hereby acknowledge that this plat, as described hereon, has been made with our consent and in accordance with our desires.

**M. J. MATNEY LIMITED PARTNERSHIP,
a Washington limited partnership**

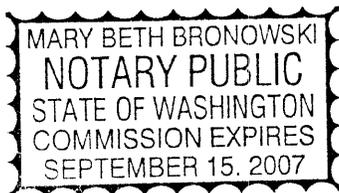

By: **RON J. MATNEY, Managing Partner**

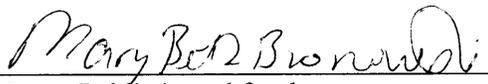
Acknowledgement:

STATE OF Washington
~~Stevens~~) SS
COUNTY OF Stevens)

I certify that I know or have satisfactory evidence that, **RON J. MATNEY**, is the person who appeared before me, and said person acknowledged that he is the Managing Partner of **M. J. MATNEY LIMITED PARTNERSHIP** and he signed this instrument for said Partnership and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 2nd day of November, 2004.




Notary Public in and for the
State of Washington
Residing at Coville
My Commission expires 9-15-07

