

NORTH BASIN TRACTS

IN SE1/4 AND SW1/4 OF SEC. 34 TWP. 35N. RGE. 38 E.W.M.
STEVENS COUNTY WASHINGTON

LEGAL DESCRIPTION

That portion of the South 1/4 of Section 34, Township 35 North, Range 38 East 1/4 M. in Stevens County, Washington described as follows:
Beginning at the Southeast corner of said Section 34; thence N 80°58'45" W, along the South line of said Southeast 1/4 for 265.96 ft.; thence N 0°56'28" E, along a common Boundary Line Agreement filed under Auditor's File No. Vol. Page for 428.72 ft.; thence N 81°36'28" E for 193.45 ft.; thence N 3°35'28" E for 301.48 ft.; thence S 86°49'55" E for 181.36 ft.; thence N 2°42'37" E for 127.73 ft. to a point of curve, the center of which bears S 82°37'23" E; thence Northeasterly along the arc of said curve, Radius 148.01 ft., Delta 88°39'05" for 151.61 ft.; thence N 88°04'42" E for 226.19 ft. to a point of curve, the center of which bears N 4°58'28" W; thence Northeasterly along the arc of said curve, Radius 386.36 ft., Delta 31°21'02" for 281.40 ft.; thence N 53°40'40" E for 187.32 ft. to a point of curve, the center of which bears S 36°19'20" E; thence Northeasterly along the arc of said curve, Radius 2,844.76 ft., Delta 3°49'30" for 197.98 ft.; thence N 57°30'10" E for 89.83 ft.; thence South for 383.50 ft.; thence N 47°11'19" E for 447.78 ft.; thence North for 377.08 ft.; thence N 57°30'10" E for 452.81 ft.; thence N 89°59'30" E for 572.53 ft.; thence S 0°00'49" E for 35.05 ft.; thence S 80°59'31" E for 287.32 ft. to the East line of said Section 34; thence S 0°01'35" W, along said East line for 1170.60 ft. to the True Point of Beginning.

NOTES, RESTRICTIONS AND COVENANTS

- All Lots are restricted to one single family residential Unit.
- Lot owners are advised that lots within this plat are in an Open Range Area and lot owners may need to fence their property to protect it from open range conditions.
- No lot or tract as approved on this plat shall be further divided for any future sale or disposal unless subsequent division be approved as to time and usage prior to said division by the Planning Commission.
- No diversions, impoundment or other modifications of drainage ways is allowed without proper authorization.
- Any individual well established within this plat must be located a minimum of 100' ft. from any adjoining lot line.
- Prior to the construction or placement of any living quarter, well, driveway or other physical alteration of a lot within this plat, a permit to install an individual sewage disposal system for that lot shall be secured from the Northeast Tri-County Health District, Division of Environmental Health.
- No building construction is allowed within one hundred (100) feet either side the two major streams traversing the plat, except where authorized by the Department of Planning.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned owners in fee simple of the land described and shown hereon, do hereby declare this plat and dedicate to the public all roads as shown hereon, viz: the undersigned, hereby reserve Easement across Lots 1 and 2, 60 feet in width for ingress, egress and utilities together with the right to make cuts and fills in the reasonable original grading thereof.

Gail Matney WIFE *Mike L. Matney* HUSBAND
Robert J. Pfla SECRETARY, TRUSTEE *James J. Kofler* DEPT. CLERK

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF STEVENS,) SS
This is to certify that on the 4th day of December 1986 before me, the undersigned a Notary Public, personally appeared Gail Matney and Mike L. Matney, husband and wife, known to me to be the individuals who executed said dedication and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes stated.

James J. Kofler
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT *Stelle*

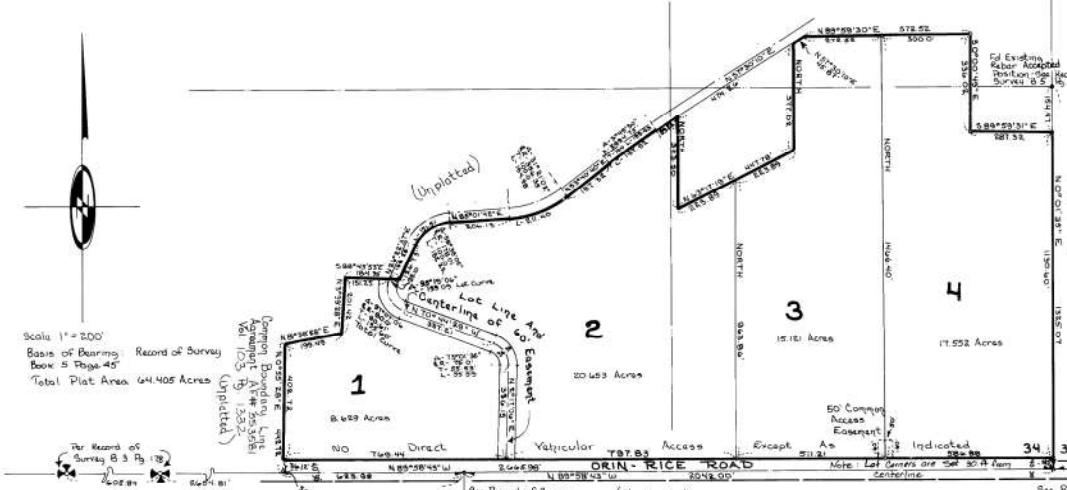
AUDITOR'S CERTIFICATE

This is to certify that on the 1st day of April 1986 at 10 minutes past 2 o'clock A.M. in Book E of Plats on page 27 and in Official Volume 102 on page 1427 at the request of Stevens County Planner:

William E. Prickett
STEVENS COUNTY AUDITOR
FEB 23 1986
Viola M. Rogers
DEPUTY STEVENS COUNTY AUDITOR
DWR 2/18/86

STATE OF WASHINGTON
COUNTY OF STEVENS,) SS
This is to certify that on the 7th day of December 1986 before me, the undersigned a Notary Public, personally appeared Robert L. Lotfs and Eric M. Lotfs, husband and wife, known to me to be the individuals who executed said dedication and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes stated.

James J. Kofler
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT *Stelle*



Scale: 1" = 200'
Basis of Bearings: Record of Survey Book 3 Page 45
Total Plat Area: 64.4405 Acres

SURVEYOR'S CERTIFICATE

This plat of "North Basin Tracts" is based on an actual survey of the property described and shown hereon and all courses, distances and angles are shown correctly hereon; all lot corners and monuments have been set as shown hereon.

James J. Kofler
CERTIFICATE NO. 12325

TREASURER'S CERTIFICATE

This is to certify that all taxes heretofore levied against the property described and shown hereon according to the books and records of my office have been fully paid up to and including the year 1986.

James J. Kofler

APPROVALS

- Examined and approved this 1st day of March 1986
James J. Kofler
- Examined and approved this 31st day of March 1986
James J. Kofler
- Examined and approved this 28 day of January 1986
James J. Kofler
- Examined and approved this 23 day of February 1986
James J. Kofler

