

"SHORT PLAT BY SURVEY NO. SP-19-2025"  
WITHIN THE SE 1/4 OF SECTION 14,  
TOWNSHIP 36 NORTH, RANGE 37 EAST,  
W.M., IN STEVENS COUNTY, WASHINGTON

ORIGINAL DESCRIPTION:

THAT PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 37 EAST, W.M., IN STEVENS COUNTY, WASHINGTON, LYING EAST OF THE GREAT NORTHERN RAILROAD AND WEST OF PEACHCREST COUNTY ROAD (DESIGNATED AS LOT "DAWSON I" OF SURVEY RECORDED FEBRUARY 25, 1994, UNDER AUDITOR'S FILE NO. 9402170).

LOTS CREATED BY THIS SHORT PLAT:

LOT A:  
THE NORTH 1/25 FEET OF THAT PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 37 EAST, W.M., IN STEVENS COUNTY, WASHINGTON, LYING EAST OF THE GREAT NORTHERN RAILROAD AND WEST OF PEACHCREST COUNTY ROAD (DESIGNATED AS LOT "DAWSON I" OF SURVEY RECORDED FEBRUARY 25, 1994, UNDER AUDITOR'S FILE NO. 9402170).

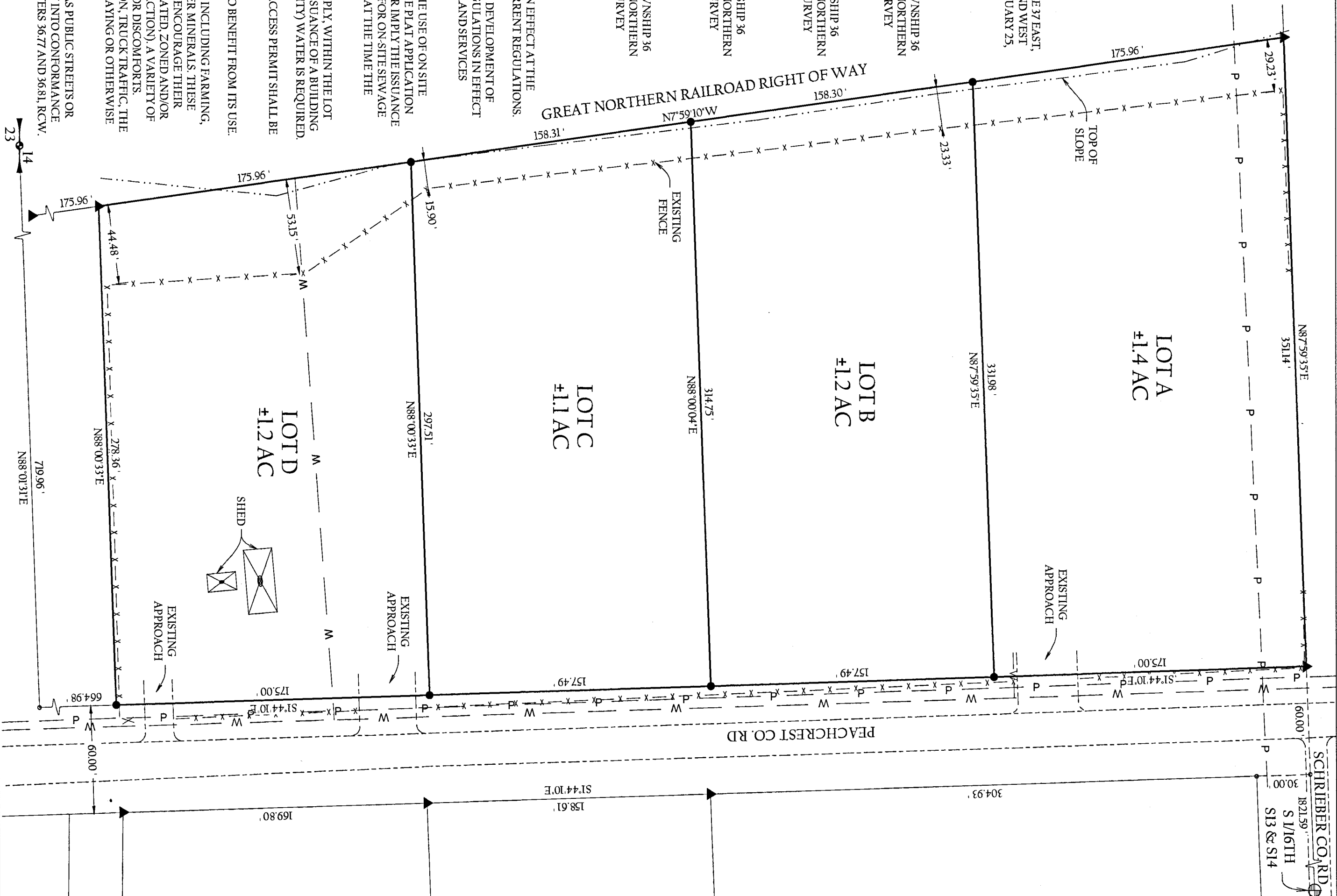
LOT B:  
THE NORTH HALF OF THAT PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 37 EAST, W.M., IN STEVENS COUNTY, WASHINGTON, LYING EAST OF THE GREAT NORTHERN RAILROAD AND WEST OF PEACHCREST COUNTY ROAD (DESIGNATED AS LOT "DAWSON I" OF SURVEY RECORDED FEBRUARY 25, 1994, UNDER AUDITOR'S FILE NO. 9402170).

LOT C:  
THE SOUTH HALF OF THAT PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 37 EAST, W.M., IN STEVENS COUNTY, WASHINGTON, LYING EAST OF THE GREAT NORTHERN RAILROAD AND WEST OF PEACHCREST COUNTY ROAD (DESIGNATED AS LOT "DAWSON I" OF SURVEY RECORDED FEBRUARY 25, 1994, UNDER AUDITOR'S FILE NO. 9402170).

LOT D:  
THE NORTH 1/25 FEET OF THAT PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 37 EAST, W.M., IN STEVENS COUNTY, WASHINGTON, LYING EAST OF THE GREAT NORTHERN RAILROAD AND WEST OF PEACHCREST COUNTY ROAD (DESIGNATED AS LOT "DAWSON I" OF SURVEY RECORDED FEBRUARY 25, 1994, UNDER AUDITOR'S FILE NO. 9402170).

PLAT RESTRICTIONS

1. THIS PLAT DOES NOT UTILIZE THE MAXIMUM ALLOWABLE DENSITY UNDER REGULATIONS IN EFFECT AT THE TIME THE APPLICATION WAS SUBMITTED. ALL LOTS MAY BE FURTHER SUBDIVIDED UNDER CURRENT REGULATIONS.
2. UNLESS STATED OTHERWISE, APPROVAL OF THIS PLAT DOES NOT VEST ANY FUTURE USE OR DEVELOPMENT OF ANY LOT. PERMIT APPLICATIONS WILL BE REVIEWED BASED UPON THE REQUIREMENTS OF REGULATIONS IN EFFECT AT THE TIME OF SUBMITTAL. LOT OWNERS ARE ADVISED TO CONTACT THE STEVENS COUNTY LAND SERVICES DEPARTMENT FOR USE OR DEVELOPMENT REQUIREMENTS.
3. 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.
4. 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. PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR OCCUPIED STRUCTURES, PROOF OF ADEQUATE (QUANTITY AND POTABLE (QUALITY) WATER IS REQUIRED.
5. 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.
6. MAINTENANCE OF PRIVATE ROADS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
7. PORTIONS OF STEVENS COUNTY ARE CHARACTERIZED BY ONGOING RESOURCE ACTIVITIES, INCLUDING FARMING, RANCHING, TREE GROWING AND HARVESTING, & THE EXTRACTION OF SAND, GRAVEL, & OTHER MINERALS. THESE ACTIVITIES ARE PART OF STEVENS COUNTY'S HISTORY, & IT IS THE POLICY OF THE COUNTY TO ENCOURAGE THEIR CONTINUATION. YOUR PROPERTY IS LOCATED WITHIN 300 FEET OF PROPERTY THAT IS DESIGNATED ZONED AND/OR CURRENTLY USED FOR RESOURCE ACTIVITIES (AGRICULTURE, FORESTRY, OR MINERAL EXTRACTION). A VARIETY OF LEGALLY PERMITTED ACTIVITIES OCCURRING ON SUCH LANDS MAY CAUSE INCONVENIENCE OR DISCOMFORTS. THESE MAY INCLUDE BUT ARE NOT LIMITED TO NOISE, ODORS, FUMES, DUST, SMOKE, VIBRATION, TRUCK TRAFFIC, THE OPERATION OF MACHINERY, THE STORAGE & DISPOSAL OF MANURE, THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL OR ORGANIC FERTILIZERS, SOIL AMENDMENTS, HERBICIDES & PESTICIDES.
8. STEVENS COUNTY PUBLIC WORKS WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL IT IS DEEMED A PUBLIC NECESSITY AND SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS AND ESTABLISHED IN ACCORDANCE WITH CHAPTERS 36.77 AND 36.81, RCW.



NORTH EAST TRI-COUNTY HEALTH DISTRICT

THIS PLAT HAS BEEN EXAMINED AND APPROVED, SUBJECT TO THE CONDITIONS AND RESTRICTIONS, BY ME  
THIS 28<sup>th</sup> DAY OF May OF 2026  
NORTH EAST TRI-COUNTY HEALTH DISTRICT

STEVENS COUNTY LOT CERTIFICATE

THE LOTS AS DESCRIBED HEREON, HAVE BEEN EXAMINED IN THE CONTEXT OF STATE RCW 36.17.060 AND ALL APPLICABLE STEVENS COUNTY ORDINANCES RELATING TO PLATTING AND SUBDIVISIONS AND ARE APPROVED SUBJECT TO THE RESTRICTIONS AND COVENANTS CITED HEREON.

DATED THIS 15<sup>th</sup> DAY OF June OF 2026  
LAND SERVICES DIRECTOR, STEVENS COUNTY, WA

STEVENS COUNTY TREASURER

I HEREBY CERTIFY ON THIS 22<sup>nd</sup> DAY OF May OF 2026, THAT ALL TAXES DUE AND PAYABLE ON ALL PROPERTY IN THE PROPOSED SUBDIVISION AND DELINQUENT ASSESSMENTS FOR WHICH THE LAND WITHIN THE SUBDIVISION MAY BE LIABLE HAVE BEEN FULLY PAID, SATISFIED OR DISCHARGED.  
TAMARA CLAMPIN - Deputy  
TREASURER, STEVENS COUNTY, WA

OWNER'S CERTIFICATE

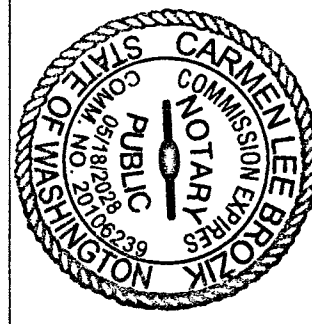
I/WE, THE UNDERSIGNED, DO HEREBY ACKNOWLEDGE THAT THIS PLAT, AS DESCRIBED HEREON, HAS BEEN MADE WITH MY/OUR CONSENT AND IN ACCORDANCE WITH MY/OUR DESIRES.

COREY MCNAMEE  
COREY MCNAMEE  
TAMELA D. MCNAMEE

ACKNOWLEDGEMENT

STATE OF WASHINGTON  
COUNTY OF Stevens  
THIS IS TO CERTIFY THAT ON THIS 22<sup>nd</sup> DAY OF May OF 2026, AT 10:30 AM, APPEARED BEFORE ME COREY MCNAMEE (HUSBAND) AND TAMELA MCNAMEE (WIFE), TO ME KNOWN TO BE THE INDIVIDUAL(S) WHO EXECUTED THE WITHIN & FOREGOING INSTRUMENT, ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE & VOLUNTARY ACT & DEED, FOR THE USES & PURPOSES THEREIN MENTIONED, WITNESS MY HAND & OFFICIAL SEAL, THE DAY & YEAR ABOVE MENTIONED.

NOTARY PUBLIC IN & FOR THE STATE OF WASHINGTON  
Stevens County  
RESIDING AT  
518 2028  
MY COMMISSION EXPIRES



NOTES

1. EQUIPMENT AND PROCEDURES:  
A TRIMBLE ROBOTIC TOTAL STATION AND/OR A TRIMBLE GPS ROVER AND BASE STATION WERE USED FOR ALL MEASUREMENTS
2. BASIS OF BEARING:  
N88°01'31"E ALONG THE SOUTH LINE OF THE SE 1/4 OF SEC. 14, T36N R37E, W.M., PER SP 120-93, RECORDED IN PLAT BOOK C, PAGES 47-49, AUDITOR'S FILE NO. 9402170
3. SURVEY REFERENCES:  
SP 120-93, RECORDED IN PLAT BOOK C, PAGES 47-49, AUDITOR'S FILE NO. 9402170

STEVENS COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 2<sup>nd</sup> DAY OF June OF 2026  
AT 9:42 AM IN BOOK M OF 918<sup>th</sup> PLAT PAGE (S) 32  
AT THE REQUEST OF CORNERSTONE SURVEYING INC.  
AUDITOR'S FILE NO. 2026 0003304 Fee \$ 413.50  
AUDITOR, STEVENS COUNTY, WA  
Lori L Larsen  
Auditor, Stevens County, WA

CORNERSTONE  
SURVEYING INC  
800-B HWY 20 E.  
COLVILLE, WA  
99114  
(509)-690-7334  
JAMESLEHRPLS@GMAIL.COM

| MAP LEGEND          |                         |
|---------------------|-------------------------|
| SECTION SUBDIVISION | CONTROLLING CORNER      |
| LOT BOUNDARIES      | FOUND 3/4" PIPE         |
| TOP OF SLOPE        | FOUND 3/4" PIPE         |
| EDGE OF ROAD        | FOUND ALUM. CAP         |
| OVERHEAD POWER      | SHACK IS 22349'         |
| EXISTING FENCE      | CALC. LOCATION          |
| WATER MAIN LINE     | SET #4 REB. & ALUM. CAP |
|                     | 'CORNERSTONE IS 48760'  |

SURVEYOR'S CERTIFICATE  
THIS MAP CORRECTLY REPRESENTS A SURVEY DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT.  
AT THE REQUEST OF COREY & TAMELA MCNAMEE  
JAMES THOMAS LEHR  
CERTIFICATE NO. 48760  
4/17/2026