

PLAT RESTRICTIONS:

1. THIS PLAT UTILIZES THE MAXIMUM ALLOWABLE DENSITY FOR CURRENT REGULATION. THE LOTS CONTAINED WITHIN THIS PLAT MAY NOT BE FURTHER SUBDIVIDED UNDER THE 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. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR OCCUPIED STRUCTURES, PROOF OF ADEQUATE (QUANTITY) AND POTABLE (QUALITY) WATER RESOURCES DEVELOPMENT SHOULD ALCOR FOR A 100-FOOT RADIUS AROUND THE SUPPLY, WITHIN THE LOT BOUNDARIES, AS A PROTECTION FROM POTENTIAL SOURCES OF CONTAMINATION.
5. PRIOR TO CONSTRUCTION OR PLACEMENT OF ANY APPROACH ONTO A COUNTY ROAD AND/OR STATE HIGHWAY, AN ACCESS PERMIT SHALL BE SECURED FROM THE STEVENS COUNTY DEPARTMENT OF PUBLIC WORKS AND/OR THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION.
6. STEVENS COUNTY LAND SERVICES HAS COMPLETED A CRITICAL AREAS REVIEW IN COMPLIANCE WITH SCC TITLE 13. THIS SUBDIVISION CONTAINS THE FOLLOWING CRITICAL AREAS, WETLANDS AND FISH AND WILDLIFE HABITAT CONSERVATION AREAS. IN ADDITION TO OTHER LOCAL, STATE OR FEDERAL REGULATIONS THAT MAY APPLY, FUTURE DEVELOPMENT IS REQUIRED TO MEET THE PROVISIONS OF THE STEVENS COUNTY CRITICAL AREAS ORDINANCE. LOT OWNERS ARE ADVISED TO CONTACT THE STEVENS COUNTY LAND SERVICES-PLANNING DIVISION FOR DEVELOPMENT REQUIREMENTS.
7. PORTIONS OF STEVENS COUNTY ARE CHARACTERIZED BY ONGOING RESOURCE ACTIVITIES, INCLUDING FARMING, RANCHING, TREE GROWING AND HARVESTING, AND THE EXTRACTION OF SAND, GRAVEL AND OTHER MINERALS. THESE ACTIVITIES ARE PART OF STEVENS COUNTY'S HISTORY, AND IT IS THE POLICY OF THE COUNTY TO ENCOURAGE THEIR CONTINUATION. YOUR PROPERTY IS LOCATED WITHIN 300 FEET OF PROPERTY 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 DISTURBANCE TO YOUR PROPERTY, INCLUDING BUT NOT LIMITED TO: NOISE, ODORS, PAGES, DUST, VIBRATION, TRUCK TRAFFIC, THE OPERATION OF MACHINERY, THE STORAGE OF MANURE, THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL OR ORGANIC FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES.

LOT LEGAL DESCRIPTIONS

LOT 1-THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 37 EAST, W.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE S00°27'04"W ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 658.74 FEET; THENCE S79°39'29"E, 332.30 FEET; THENCE N68°18'40"E, 35.77 FEET TO THE POINT OF BEGINNING; THENCE S00°28'39"W, 595.79 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE S88°56'17"E ALONG SAID LINE, 487.68 FEET; THENCE N00°34'06"E, 91.83 FEET; THENCE S89°25'54"E, 110.00 FEET; THENCE N00°34'06"E, 279.90 FEET; THENCE N61°30'08"E, 61.87 FEET TO THE WEST LINE OF HIGHWAY 25; THENCE N37°45'34"W, 34.21 FEET; THENCE S56°14'28"W, 20.00 FEET; THENCE N35°45'34"W, 66.90 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 543.90 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°37'09", AN ARC DISTANCE OF 110.12 FEET; THENCE LEAVING SAID WEST LINE S66°18'40"W, 272.55 FEET TO THE POINT OF BEGINNING.

LOT 2-THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 37 EAST, W.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE S00°27'04"W ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 658.74 FEET TO THE POINT OF BEGINNING; THENCE S79°39'29"E, 332.30 FEET; THENCE N68°18'40"E, 35.77 FEET; THENCE S00°28'39"W, 595.79 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE S88°56'17"E ALONG SAID LINE, 487.68 FEET TO THE WEST LINE OF SAID QUARTER; THENCE N00°34'06"E, 91.83 FEET TO THE POINT OF BEGINNING.

LOT 3-THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 37 EAST, W.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE S00°27'04"W ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 28.42 FEET TO THE POINT OF BEGINNING; THENCE S00°27'04"W ALONG SAID LINE, 629.33 FEET; THENCE S79°39'29"E, 332.30 FEET; THENCE N68°18'40"E, 308.32 FEET TO THE WEST LINE OF HIGHWAY 25; THENCE N78°46'34"W ALONG SAID HIGHWAY 25, 51.90 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 603.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°59'51", AN ARC DISTANCE OF 368.32 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1071.80 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°08'18", AN ARC DISTANCE OF 450.92 FEET TO THE POINT OF BEGINNING.

PLAT DEDICATIONS

UTILITY EASEMENTS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED FOR THE USE OF SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF THEIR RESPECTIVE FACILITIES, TOGETHER WITH THE RIGHT TO PROMPT CHANGES IN GRADE OVER INSTALLED UNDERGROUND FACILITIES, THE RIGHT TO TRIM AND/OR REMOVE TREES, BUSHES, LANDSCAPING, WITHOUT COMPENSATION AND THE RIGHT TO PROMPT STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE, AND SAFE OPERATION OF SAME. SERVING UTILITIES ARE ALSO GRANTED THE RIGHT TO INSTALL UTILITIES ACROSS FUTURE ACQUISITION AREAS OR BORDER EASEMENTS. THE PRIVATE ROADS AS SHOWN HEREON ARE DEDICATED FOR THE UTILITY PURPOSES IN ADDITION TO INGRESS AND EGRESS AS STATED. UTILITY EASEMENT-THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 37 EAST, W.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE S00°27'04"W ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 658.74 FEET TO THE POINT OF BEGINNING; THENCE S00°27'04"W, 639.69 FEET; THENCE S88°46'35"E, 10.00 FEET; THENCE N00°27'04"E, 633.65 FEET; THENCE N88°31'22"W, 10.00 FEET TO THE POINT OF BEGINNING.

RIGHT OF WAY EASEMENT DEDICATION

IN CONSIDERATION TO THE GENERAL PUBLIC DERIVED BY IMPROVEMENTS TO HUNTERS CAMPGROUND ROAD, DONATED AND BY THIS DOCUMENT DO GRANT AND CONVEY UNTO STEVENS COUNTY, A PERPETUAL EASEMENT ON, OVER AND ACROSS THE FOLLOWING DESCRIBED LAND FOR ROAD RIGHT OF WAY PURPOSES AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 37 EAST, W.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE S00°27'04"W ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 1276.27 FEET TO THE POINT OF BEGINNING; THENCE S00°27'04"W ALONG SAID LINE, 18.88 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE S88°56'17"E ALONG SAID LINE, 847.78 FEET; THENCE N00°34'06"E, 14.49 FEET; THENCE N88°46'35"E, 847.82 FEET TO THE POINT OF BEGINNING.

OWNER 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.

BROKEN TIME, LLC A WASHINGTON LIMITED LIABILITY COMPANY

BY Chris B. Chantry ITS Managing Member

CORPORATE ACKNOWLEDGEMENT

STATE OF WASHINGTON)
) SS

COUNTY OF SPOKANE)
)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GARY CHANTRY IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE IS THE MANAGING MEMBER OF BROKEN TIME LLC, A WASHINGTON LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT AND THAT THE SEAL AFFIXED, IF ANY, IS THE CORPORATE SEAL OF SAID CORPORATION.

DATED THIS 11th DAY OF June, 2026

Gabriele L. Britton
NOTARY PUBLIC,
IN AND FOR THE STATE
OF WASHINGTON, RESIDING AT SPOKANE COUNTY,
MY COMMISSION EXPIRES 07-1-2027



STEVENS COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 11th DAY OF June, 2026, AT SPokane, IN BOOK 1 OF SHORT PLATS AT PAGE 1 AT THE REQUEST OF GORDON LAND SURVEYING & DEV..

STEVENS COUNTY AUDITOR BY DEPUTY

STEVENS COUNTY TREASURER

I HEREBY CERTIFY ON THIS 11th DAY OF June, 2026 THAT ALL TAXES DUE AND PAYABLE ON ALL PROPERTY IN THE PROPOSED PLAT AND DELINQUENT ASSESSMENTS FOR WHICH THE LAND WITHIN THIS PLAT MAY BE LIABLE HAVE BEEN FULLY PAID, SATISFIED OR DISCHARGED.

Edna J. Chantry
STEVENS COUNTY TREASURER



NORTHEAST TRI-COUNTY HEALTH DISTRICT

THIS PLAT HAS BEEN EXAMINED AND APPROVED, SUBJECT TO THE CONDITIONS AND RESTRICTIONS, BY ME THIS 11th DAY OF June, 2026.

John A. Gordon
HEALTH DISTRICT OFFICER

LOT CERTIFICATE

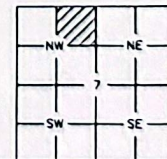
THE LOTS AS DESCRIBED HEREON, HAVE BEEN EXAMINED IN THE CONTEXT OF STATE RCW 58.17.060 AND ALL APPLICABLE STEVENS COUNTY ORDINANCES RELATING TO PLATTING AND SUBDIVISIONS AND ARE APPROVED SUBJECT TO THE RESTRICTIONS AND COVENANTS CITED HEREON THIS 11th DAY OF June, 2026.

John A. Gordon
STEVENS COUNTY LAND SERVICES DIRECTOR

SURVEYOR'S CERTIFICATE:

THIS SHORT PLAT MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CARSTEN CHANTRY IN SEPTEMBER 2025.

JOHN A. GORDON, P.E. CERTIFICATE NO. 43610



SHORT PLAT
BY SURVEY NO.
SP 11-2025
STEVENS COUNTY, WA
THE NE 1/4 OF THE NW 1/4
SECTION 7, T30N, R37E, W.M.

GORDON LAND
& SURVEYING
& DEVELOPMENT
4507 N. LARCH ROAD
SPOKANE VALLEY, WA 99216
509-939-5838
GORDONSURVEYING@GMAIL.COM

SHEET
1 OF 2
JOB #
25-69