

Auditor File #: 2019 0003375

Recorded at the request of:

LAND SERVICES /STEVENS COUNTY

on 05/29/2019 at 12:30

Total of 2 page(s) Paid: \$ 178.00
STEVENS COUNTY, WASHINGTON
LORI LARSEN, AUDITOR

AALLEN

SHORT PLAT

OWNERS: WILLIAM D. BOISINEAU

TO: NAME OF SHORT PLAT 5-2017

FILED BY: LAND SERVICES

SURVEYOR: THOMAS E. TODD

SHORT PLAT BOOK J

PAGE(S) 5 & 6

LEGAL DESCRIPTION: SECTION 34

TWP 33

RGE 37

LEGAL DESCRIPTION: SECTION

TWP

RGE

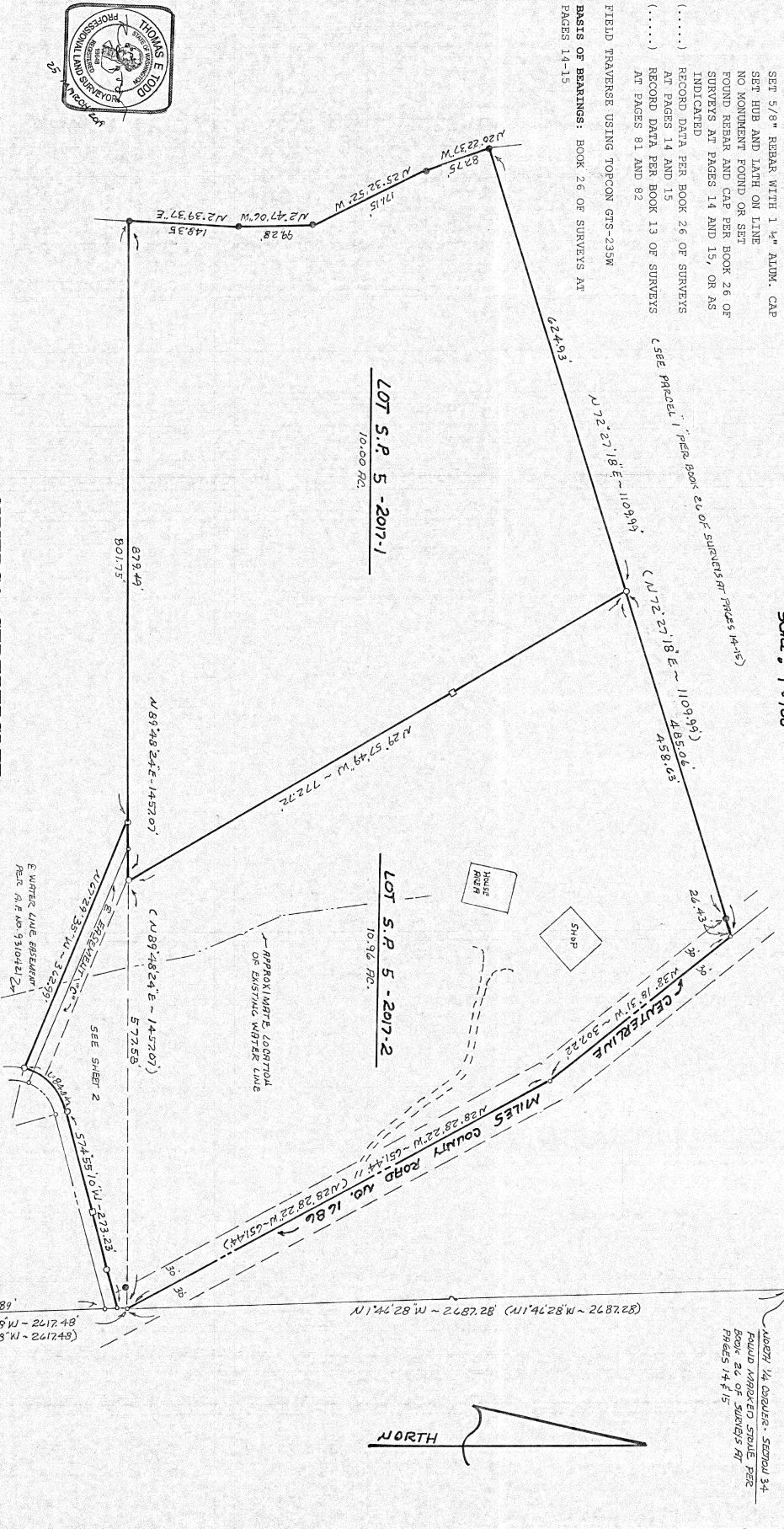
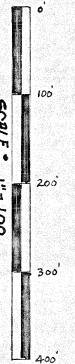
ADDITIONAL INFORMATION: PORTION SW1/4 & S1/2 NW1/4

LEGEND

SET 5/8" REBAR WITH 1/4" ALUM. CAP
SET HUB AND LATH ON LINE
NO MONUMENT FOUND OR SET
FOUND REBAR AND CAP PER BOOK 26 OF
SURVEYS AT PAGES 14 AND 15, OR AS
INDICATED
(.....) RECORD DATA PER BOOK 26 OF SURVEYS
AT PAGES 14 AND 15
(.....) RECORD DATA PER BOOK 13 OF SURVEYS
AT PAGES 81 AND 82

FIELD TRAVERSE USING TOPCON GTS-235W

BASIS OF BEARINGS: BOOK 26 OF SURVEYS AT
PAGES 14-15



SURVEYOR'S CERTIFICATE

THIS 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 LARRY W. AND JILL EIFFER, HUSBAND AND WIFE AND WILLIAM D. BOISINEAU IN OCTOBER 2016 - MARCH 2019.

THOMAS E. TODD, L.S. 19648
THOMAS E. TODD LAND SURVEYOR, LLC
455 SOUTH OAK STREET, COVILVILLE, WA. 99114
(509) 684-8661

AUDITOR'S CERTIFICATE

FILED FOR RECORD IN THE AUDITOR'S OFFICE OF STEVENS COUNTY, WASHINGTON, ON THE 29th DAY OF May, 2019, AT 12:30 P.M. AND RECORDED IN BOOK 5 OF SHORT PLATS BY SURVEY, ON PAGES 5+6, AT THE REQUEST OF THE STEVENS COUNTY LAND SERVICES DIRECTOR.

Lori L Larsen
COUNTY AUDITOR

FEE \$1,780.00

OWNERS' CERTIFICATE

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

William D. Boisineau
WILLIAM D. BOISINEAU

STATE OF Washington
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WILLIAM D. BOISINEAU IS THE PERSON WHO APPEARED BEFORE ME AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 9th DAY OF April, 2019.

Patricia G. Todd
NOTARY PUBLIC IN AND FOR THE
STATE OF Washington
RESIDING AT Covilville
MY COMMISSION EXPIRES 12-29-21

LOT CERTIFICATION

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 28th DAY OF May, 2019.

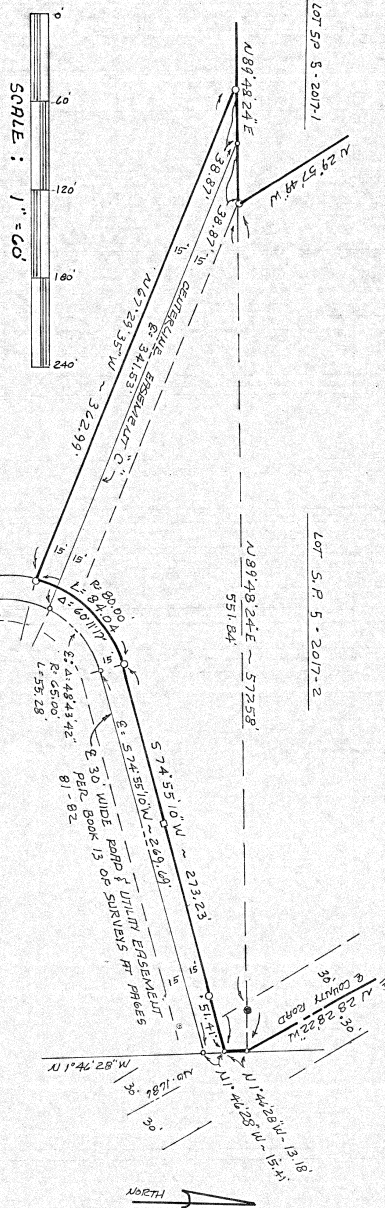
LAND SERVICES DIRECTOR

SHORT PLAT NO. 5-2017, BY SURVEY

IN THE SW 1/4 AND IN THE S 1/4 OF THE NW 1/4, ALL IN SECTION 34, T. 33 N., R. 37 E., W.M.N., STEVENS COUNTY, WASHINGTON.

LOT 5P 5-2017-1

LOT 5P 5-2017-2



STEVENS COUNTY TREASURER

I HEREBY CERTIFY ON THIS 21 DAY OF May, 2019,
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.

James Smith - Deputy
STEVENS COUNTY TREASURER

NORTHEAST TRI-COUNTY HEALTH DISTRICT

THIS PLAT HAS BEEN EXAMINED AND APPROVED, SUBJECT TO
THE COMPLETION AND RESTRICTIONS, BY ME THIS 22 DAY
OF May, 2019.

Mark Shuman
HEALTH DISTRICT OFFICER

LOT S.P. 5-2017-1

THAT PART OF THE SW 1/4 AND THAT PART OF THE S 1/4 OF
THE NW 1/4, ALL IN SECTION 34, T. 33 N., R. 37 E.,
W.M., STEVENS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION
34, THENCE, ALONG THE NORTH-SOUTH CENTERLINE OF SAID
SECTION 34, N 16° 28' 12.8\"/>

TOGETHER WITH THAT 30.00 FT. WIDE ROAD AND UTILITY
EASEMENT SHOWN AND DESCRIBED ON THAT MAP RECORDED IN
BOOK 13 OF SURVEYS AT PAGES 81 AND 82.

LOT S.P. 5-2017-2

THAT PART OF THE SW 1/4 AND THAT PART OF THE S 1/4 OF
THE NW 1/4, ALL IN SECTION 34, T. 33 N., R. 37 E.,
W.M., STEVENS COUNTY, WASHINGTON, DESCRIBED AS
FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION

THE CENTERLINE OF SAID 30.00 FT. WIDE EASEMENT, S 74°
53' 10.0\"/>

PLAT NOTES AND CONDITIONS:

1. THIS PLAT DOES NOT UTILIZE THE MAXIMUM DENSITY FOR
THIS PARCEL. UNDER CURRENT REGULATION, LOTS MAY APPLY TO
BE FURTHER SUBDIVIDED. THIS PLAT NOTE DOES NOT PRESENT ANY
EVIDENCE OF ANY SUCH SUBDIVISION OR OF ANY SUCH SUBDIVISION
OR REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION.
2. UNLESS STATED OTHERWISE, APPROVAL OF THIS PLAT DOES
NOT VEST ANY FUTURE USE OR DEVELOPMENT OF ANY LOT PERMIT
APPLICANTS WILL BE REVIEWED BASED UPON THE REQUIREMENTS
OF REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION.
3. THIS PLAT HAS BEEN REVIEWED BY 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 PRESENT ANY
EVIDENCE OF ANY SUCH SUBDIVISION OR OF ANY SUCH SUBDIVISION
OR REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION.
4. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR
CONSTRUCTION OF A BUILDING, THE QUANTITY AND
QUALITY OF WATER REQUIRED FOR THE BUILDING SHALL BE SECURED FROM
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, AN ACCESS PERMIT SHALL BE SECURED FROM
THE STEVENS COUNTY PUBLIC WORKS DEPARTMENT.

6. STEVENS COUNTY PUBLIC WORKS WILL NOT ACCEPT PRIVATE
ROADS DEMANDING EXCESSIVE MAINTENANCE OR 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.
7. MAINTENANCE OF PRIVATE ROADS IS THE RESPONSIBILITY
OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. PORTIONS OF STEVENS COUNTY ARE CHARACTERIZED BY
ONGOING RESOURCE ACTIVITIES, INCLUDING FARMING, RANCHING,
TREE GROWING AND HARVESTING, AND THE EXTRACTION OF SAND,
GRAVEL AND CRUSHED ROCK. 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 DISCOMFORT. THESE MAY INCLUDE
BUT ARE NOT LIMITED TO NOISE, ODORS, DUST, VIBRATION, TRAFFIC,
STORAGE AND DISPOSAL OF WASTE, OPERATION OF MACHINERY, THE
SPRAYING OR OTHERWISE OF CHEMICAL OR ORGANIC FERTILIZERS,
SOIL AMENDMENTS, HERBICIDES AND PESTICIDES.

THOMAS E. TODD, L.S. 19448
LAND SURVEYOR, LLC
4500 OAK STREET, COVILVILLE, WA. 99114
(509) 664-8661



SHORT PLAT NO. 5-2017

IN THE SW 1/4 AND IN THE S 1/4 OF THE NW 1/4, ALL IN
SECTION 34, T. 33 N., R. 37 E., W.M., STEVENS COUNTY,
WASHINGTON.

20190003375

SHEET 2 OF 2 SHEETS

J-6