

DEDICATION

ASAHI TERRACE

LOCATED IN SECTIONS 13 & 14 T. 36N, R. 37E., W. M. STEVENS COUNTY, WASHINGTON

Scale 1" = 100'

KNOW ALL MEN BY THESE PRESENTS that James W. Harbord and Fumiko T. Harbord, husband and wife have caused to be platted into Tracts and Streets the land shown hereon to be known as ASAHI TERRACE, said plat being that portion of the N.W. 1/4 of Section 13 and the N.E. 1/4 of Section 14, T. 36 N., R. 37 E., W. M., Stevens County, Washington, described as follows: Beginning at the E. 1/4 corner of said Section 14; thence S. 87° 52' 12" W., along the South line of the N.E. 1/4 of said Section 14, 229.77 feet to the Northeastly right-of-way line of Highway S.E. 385; thence N. 34° 21' 02" W., along said right-of-way line, 221.67 feet, to the true point of beginning; thence continue N. 34° 21' 02" W., along said right-of-way line, 85.61 feet; thence N. 23° 05' 22" W., along said right-of-way line, 101.87 feet; thence N. 34° 19' 08" W., along said right-of-way line, 499.04 feet; thence N. 20° 22' 42" W., along said right-of-way line, 25.37 feet; thence N. 30° 14' 45" E., 239.33 feet, to the beginning of a curve to the left the radius of which bears N. 33° 44' 13" W., 170.00 feet; thence along said curve to the left, through a central angle of 55° 38' 05", an arc distance of 144.32 feet to a point of tangency; thence N. 05° 19' 20" N., 40.97 feet, to the beginning of a curve to the right, the radius of which bears N. 89° 40' 00" E., 250.00 feet; thence along said curve to the right, through a central angle of 87° 33' 40", an arc distance of 214.63 feet to a point of tangency; thence N. 44° 20' 20" E., 1373.88 feet, to the United States of America for Columbia River Reservoir, Grand Coulee Dam, Tote Line. Said Tote Line established by judgment on Declaration of Taking, dated December 3, 1939, recorded in Volume 108, Page 44, Stevens County, Washington; thence S. 27° 04' 05" E., along said Tote Line, 106.93 feet; thence S. 34° 17' 04" E., along said Tote Line, 472.18 feet; thence S. 34° 15' 50" E., along said Tote Line, 800.00 feet; thence S. 44° 44' 43" W., 361.37 feet; thence S. 14° 00' 06" N., 452.83 feet to the beginning of a curve to the right, the radius of which bears N. 76° 53' 54" N., 115.84 feet; thence along said curve to the right through a central angle of 53° 07' 53" an arc distance of 148.33 feet; thence N. 18° 50' 14" N., 30.00 feet; thence S. 81° 03' 20" W., 271.13 feet; thence S. 38° 40' 58" E., 96.00 feet; thence S. 45° 47' 25" W., 103.52 feet; thence S. 12° 31' 07" N., 246.78 feet; thence S. 50° 48' 12" W., 472.18 feet, to the true point of beginning. And they do hereby dedicate to public use the streets and roads as shown within this plat.

- The foregoing described plat is subject to all easements and special exceptions of record in the County Auditor's office relative thereto.
1. The grantee reserves the following easements in this plat: An easement 10 feet wide and lying adjacent to all front, rear and side lot lines of each lot for the purpose of installing, operation, and maintaining public utilities, road grading and drainage, together with other easements more specifically shown on the face of the plat.
2. No lot or tract as approved on the final plat shall be further divided for any future sale or disposal unless said subsequent division be approved in site and usage prior to said division by the planning commission, and no more than one detached dwelling structure shall be permitted on any one lot.
3. A public water system acceptable to county and state health authorities, will be made available for the plat and individual service provided to each lot prior to sale.
4. Prior to the construction or placement of any living quarter, driveway, or other physical alteration within this plat, a permit to install an individual sewage disposal system shall be secured from the Stevens County Division of Environmental Health.
5. No lot or tract as approved on the final plat shall be further subdivided until all lots within the plat are served by both public water and public sewer systems.
6. Prior to the construction of any driveway, an access permit is to be obtained from the Stevens County Department of Public Works.
7. Lots 1 thru 6, Block 2, shall have a minimum set back from the top of the slope of 30 feet for single story structures and 50 feet for multiple story structures.

James W. Harbord, Fumiko T. Harbord

DECLARATION OF RESTRICTIVE AND PROTECTIVE COVENANTS

The Declaration of Covenants, Conditions and Restrictions may be found on record in Stevens County Official Volume No. 128, Page 1546 through 1549, Document No. 8901475.

COUNTY ROAD ENGINEER

This plat has been examined and approved by me as to survey data, general design and layout of roads, streets, alleys and easements, and construction of same or road bond posted FEB 21 1982

N.E. TRI-COUNTY HEALTH DEPARTMENT

This plat has been examined and approved by me this 27th day of Feb, 1982

COUNTY TREASURER

I certify that all taxes on the above described property are fully paid up to and including the year 1982

COUNTY PLANNING COMMISSION

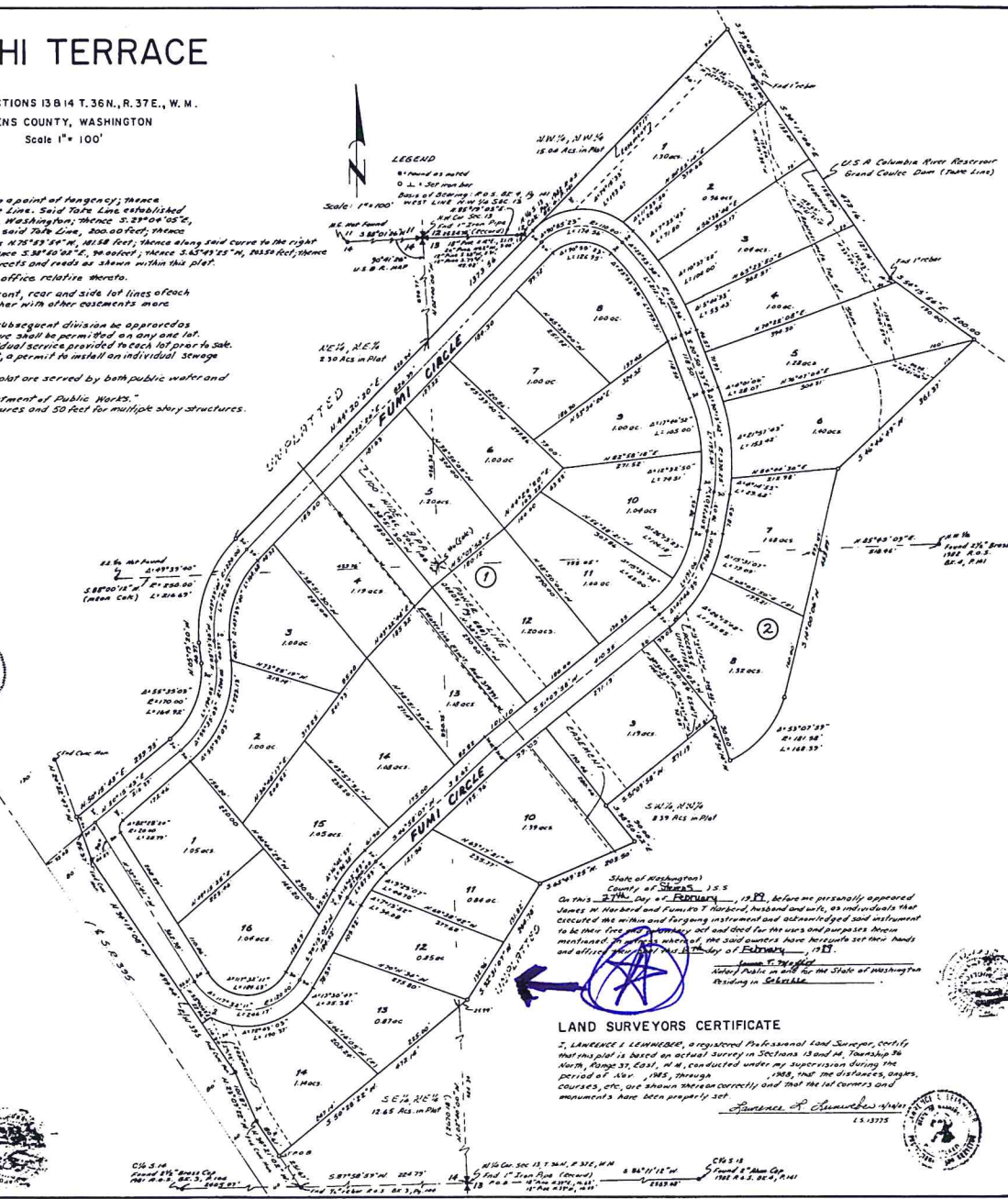
Examined and approved this 27th day of February, 1982

COUNTY COMMISSIONERS

Approved by the Board of County Commissioners this 27th day of February, 1982

COUNTY AUDITOR

This certifies that this instrument was filed for record in the Auditor's Office, Stevens County, Washington, on the 28 day of February, 1982, at 12:13 P.M. o'clock and minutes M., at the request of Stevens Co. Planning and recorded in Book 6 of Records of Plats, Page 38, Stevens County, Washington, and on Page 1570, Official Volume No. 128.



LAND SURVEYORS CERTIFICATE

I, LAWRENCE J. LEWNEBERG, a registered Professional Land Surveyor, certify that this plat is based on actual survey in Sections 13 and 14, Township 36 North, Range 37 East, W.M., conducted under my supervision during the period of Nov., 1982, through Feb., 1982, that the distances, angles, courses, etc. are shown herein correctly and that the lot corners and monuments have been properly set.

