

**OWNER'S CERTIFICATE**

WE, THE UNDERSIGNED, DO HEREBY ACKNOWLEDGE THAT THIS PLAT, AS DESCRIBED AND SHOWN HEREOF, HAS BEEN MADE WITH OUR CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

*Mark W. Beardslee*  
*Billie R. Beardslee*  
 MARK W. BEARDSLEE  
 BILLIE R. BEARDSLEE

STATE OF WASHINGTON  
 COUNTY OF STEVENS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MARK W. BEARDSLEE AND BILLIE R. BEARDSLEE, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY EXPECTED THE FOREGOING PLAT TO BE MADE AND TO BE VALID AND EFFECTIVE IN ACCORDANCE WITH THE VOLUNTARY ACT, FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 30th DAY OF December, 2008.  
*Kathleen G. Todd*  
 KATHLEEN G. TODD  
 REGISTERED PLAT SURVEYOR FOR THE STATE OF WASHINGTON  
 MY COMMISSION EXPIRES 10-29-09



NORTHEAST TRI-COUNTY HEALTH DISTRICT:  
 THIS PLAT HAS BEEN EXAMINED AND APPROVED, SUBJECT TO THE CONDITIONS AND RESTRICTIONS, BY ME THIS 24th DAY OF February, 2009.

*Tom Gray*  
 HEALTH DISTRICT OFFICER

**PLAT CERTIFICATE**

THE LOTS, AS DESCRIBED HEREOF, HAVE BEEN EXAMINED IN THE CONTEXT OF STATE RCW 59.17.060 AND ALL APPLICABLE STEVENS COUNTY ORDINANCES RELATING TO PLATTING AND SUBDIVISIONS AND ARE APPROVED SUBJECT TO THE RESTRICTIONS AND COVENANTS CITED HEREOF THIS 24th DAY OF February, 2009.

*Paula M. Johnson*  
 PAULA M. JOHNSON  
 PLAT ADMINISTRATOR

**SURVEYOR'S CERTIFICATE**

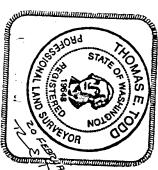
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTIONS IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MARK AND BILLIE BEARDSLEE. IN MAY 2006 - DECEMBER 2008.

*Thomas E. Todd*  
 THOMAS E. TODD  
 REGISTERED PLAT SURVEYOR  
 1400 W. TODD ST. LAND SURVEYOR, LLC  
 1000 W. PARK STREET, COVILVILLE, WA 99114  
 (509) 664-6601

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD IN THE AUDITOR'S OFFICE OF STEVENS COUNTY, WASHINGTON, ON THE 24th DAY OF February, 2009, AT 10:06 A.M. AND RECORDED IN BOOK F-94 OF SHORT PLATS BY SURVEY, ON PAGES 94, 95, 96, AND IN OFFICIAL VOLUME 370 ON PAGE 0174, AT THE REQUEST OF THE STEVENS COUNTY PLAT ADMINISTRATOR.

*Tom Gray*  
 COUNTY AUDITOR  
 FEE \$150.00



**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 21 OF SURVEYS AT PAGES 204-205, OR AS INDICATED
- (....) RECORD DATA PER BOOK 21 OF SURVEYS AT PAGES 204-205
- X- EXISTING FENCE
- ③ SEE CENTERLINE DATA

FIELD TRAVERSE USING TOPCON GTS-235W  
 BASIS OF BEARINGS AND SURVEY DATA BASED ON THAT MAP RECORDED IN BOOK 21 OF SURVEYS AT PAGES 204-205.

STEVENS COUNTY TREASURER:  
 I HEREBY CERTIFY ON THIS 24th DAY OF February, 2009, THAT ALL TAXES DUE AND PAYABLE ON ALL PROPERTY AND THE PROPOSED SUBDIVISION AND DELINQUENT ASSESSMENTS FOR WHICH THE LAND WITHIN THE SUBDIVISION MAY BE LIABLE HAVE BEEN PAID.  
*Dorothy Swanson*  
 DOROTHY SWANSON  
 COUNTY TREASURER



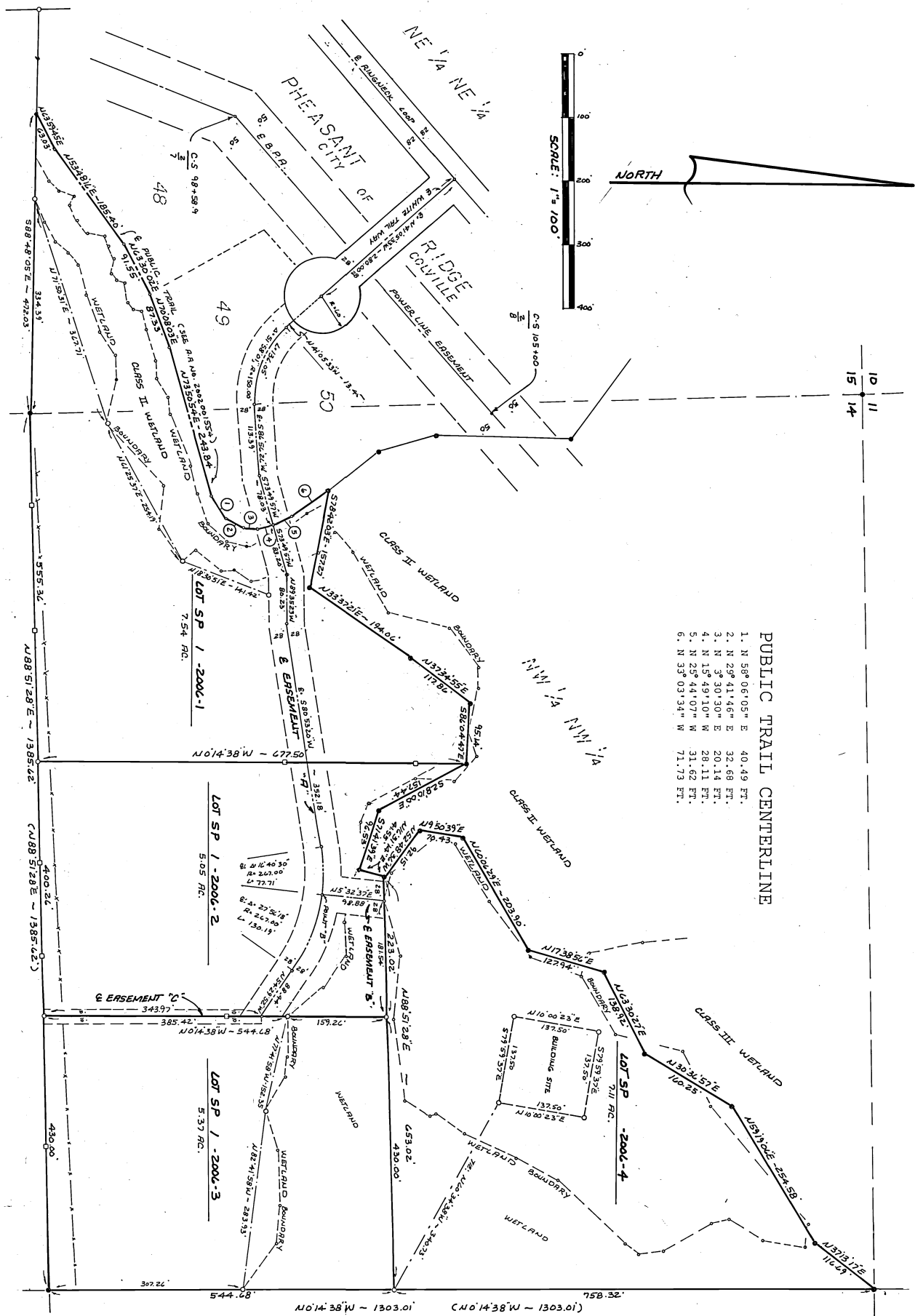
**CENTERLINE DATA**

7. S 73° 49' 15" W 78.03 FT.
8. S 66° 56' 12" W 113.39 FT.
9. Δ 51° 59' 01" R, R=150.00 FT., L=136.05 FT.
10. N 41° 03' 33" W 353.48 FT.
11. S 48° 54' 27" W 360.79 FT.
12. Δ 40° 14' 16" R, R=150.00 FT., L=105.34 FT.
13. S 89° 08' 43" W 383.87 FT.
14. Δ 20° 11' 53" R, R=350.00 FT., L=123.38 FT.
15. S 22° 58' 17" W 133.84 FT.
16. Δ 68° 11' 29" R, R=150.00 FT., L=178.52 FT.
17. N 88° 49' 15" W 5.64 FT.

SHORT PLAT NO. 1-2006

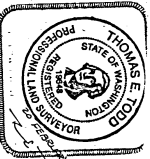
IN THE NW 1/4 OF THE NW 1/4 OF SECTION 14 AND IN THE NE 1/4 OF THE NE 1/4 OF SECTION 15, ALL IN T. 35 N., R. 39 E., W.M., STEVENS COUNTY, WASHINGTON.

BEARDSLEE 3



- PUBLIC TRAIL CENTERLINE
1. N 58° 06' 05" E 40.49 FT.
  2. N 29° 41' 46" E 32.68 FT.
  3. N 3° 30' 30" E 20.14 FT.
  4. N 15° 49' 10" W 28.11 FT.
  5. N 25° 44' 07" W 31.62 FT.
  6. N 33° 03' 34" W 71.73 FT.

THOMAS E. TODD, I.S. 13618  
 THOMAS E. TODD LAND SURVEYOR, LLC  
 455 SOUTH OAK STREET  
 COLVILLE, WA. 99114  
 (509) 684-8661



2009 0001499  
 SHORT PLAT BY SURVEY NO. 1-2006  
 IN THE NE 1/4 OF THE NE 1/4 OF SECTION 15, AND IN THE  
 NW 1/4 OF THE NW 1/4 OF SECTION 14, ALL IN T. 35 N.,  
 R. 39 E., W.M., STEPHENS COUNTY, WASHINGTON.

# RESTRICTIONS AND COVENANTS

1. NO TRACT OR LOT SHALL BE FURTHER DIVIDED FOR SALE OR LEASE WITHOUT THE PRIOR AUTHORIZATION FROM THE PLAT ADMINISTRATOR.
2. THIS PLAT HAS BEEN REVIEWED AS AN APPLICATION FOR A RESIDENTIAL SUBDIVISION WITH ONE SINGLE FAMILY DWELLING UNIT PER LOT. ANY OTHER USE(S) MAY REQUIRE FURTHER REVIEW AND APPROVAL.
3. PRIOR TO CONSTRUCTION, PLACEMENT OR DEVELOPMENT OF ANY LIVING QUARTERS, WELD, SITE, OR ROADWAY WITHIN THIS PLAT, A PERMIT TO INSTALL AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL BE SECURED FROM THE NORTHEAST TRI-COUNTY HEALTH DISTRICT.
4. 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.
5. PRIOR TO CONSTRUCTION, PLACEMENT OR DEVELOPMENT OF ANY STRUCTURES WITHIN THIS PLAT, A PERMIT SHALL BE SECURED FROM THE STEVENS COUNTY BUILDING DEPARTMENT.
6. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR OCCUPIED STRUCTURES, PROOF OF ADEQUATE (QUANTITY) AND POTABLE (QUALITY) WATER IS REQUIRED. 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.
7. THE SUBJECT PROPERTY HAS BEEN IDENTIFIED AS CONTAINING OR BEING IN THE IMMEDIATE VICINITY OF THE FOLLOWING CRITICAL AREAS: WETLANDS AND FISH AND WILDLIFE HABITAT CONSERVATION AREAS. BOYCERS AND/OR DEVELOPMENT ACTIVITY AREAS SHALL BE REQUIRED FOR ALL DEVELOPMENT ACTIVITIES ADJACENT TO SAID CRITICAL AREAS AS PER THE STEVENS COUNTY CRITICAL AREAS ORDINANCE. LOT OWNERS ARE ADVISED TO CONTACT THE STEVENS COUNTY PLANNING DEPARTMENT PRIOR TO ANY DEVELOPMENT ACTIVITY.
8. LOT OWNERS ARE ADVISED THAT THIS PROPERTY MAY BE WITHIN THE IMMEDIATE VICINITY OF AGRICULTURAL AND/OR TIMBER ACTIVITIES AND MAY BE SUBJECT TO NOISE, ODORS, DUST, SMOKE, AND OTHER CONDITIONS NOT CONFINED TO NORMAL WORKING HOURS AND WHICH MAY OCCUR FOR EXTENDED PERIODS OF TIME. THESE ACTIVITIES ARE COMMON TO THE AREA AND ARE NOT CONSIDERED TO BE A NUISANCE.

## S.P. LOT 1-2006-1

THAT PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 14, AND THAT PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 15, ALL IN T. 35 N., R. 39 E., W.M., STEVENS COUNTY, WASHINGTON,

COMMENCING AT THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 15; THENCE, ALONG THE SOUTH LINE OF SAID NE 1/4 OF THE NE 1/4, S 89.48°05' E 871.12 FT., TO THE INTERSECTION WITH THE CENTERLINE OF AN EXISTING PUBLIC TRAIL, AS GENERALLY SHOWN AND DESCRIBED UNDER THAT PUBLIC TRAIL DEDICATION RECORDED UNDER AUDITOR'S FILE NO. 2002001554 AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, LEAVING THE SOUTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 15 AND ALONG THE CENTERLINE OF SAID EXISTING PUBLIC TRAIL, N 63°59'45" E 63.03 FT.; THENCE N 53°48'16" E 185.40 FT.; THENCE N 63°30'02" E 91.55 FT.; THENCE N 70°08'03" E 87.33 FT.; THENCE N 73°50'54" E 243.84 FT.; THENCE N 58°06'05" E 40.43 FT.; THENCE N 29°41'46" E 32.68 FT.; THENCE N 3°30'30" E 20.14 FT.; THENCE N 15°49'10" W 28.11 FT.; THENCE N 25°44'07" W 31.62 FT.; THENCE N 37°03'34" W 71.13 FT., TO THE INTERSECTION WITH THE SOUTHERLY BOUNDARY OF PARCEL "A", AS SHOWN AND DESCRIBED ON THAT MAP RECORDED IN BOOK 21 OF SURVEYS AT PAGES 204-205; THENCE,

LEAVING THE CENTERLINE OF SAID PUBLIC TRAIL AND ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL "A", S 78°42'03" E 157.27 FT.; THENCE N 33°37'21" E 194.06 FT.; THENCE N 37°34'55" E 211.86 FT.; THENCE S 86°04'41" E 95.14 FT.; THENCE, LEAVING THE SOUTHERLY BOUNDARY OF SAID PARCEL "A", S 87°10'00" E 118.70 FT., TO THE POINT OF BEGINNING OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 14; THENCE, ALONG SAID SOUTH LINE, S 88°51'29" W 553.36 FT. TO THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 15; THENCE, ALONG THE SOUTH LINE THEREOF, N 88°48'05" W 472.03 FT., TO THE POINT OF BEGINNING.

## S.P. LOT 1-2006-2

THAT PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 14, T. 35 N., R. 39 E., W.M., STEVENS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

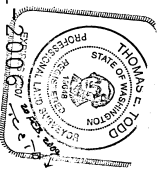
COMMENCING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 14; THENCE, ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE NW 1/4, N 88°51'28" E 555.36 FT., TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE, LEAVING SAID SOUTH LINE, N 0°14'38" W 677.50 FT., TO THE INTERSECTION WITH THE SOUTHERLY BOUNDARY OF PARCEL "A", AS SHOWN AND DESCRIBED ON THAT MAP RECORDED IN BOOK 21 OF SURVEYS AT PAGES 204-205; THENCE, ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL "A", S 28°10'00" E 157.44 FT.; THENCE S 74°41'39" E 96.55 FT.; THENCE N 16°31'14" E 41.55 FT.; THENCE, LEAVING THE SOUTHERLY BOUNDARY OF SAID PARCEL "A", N 86°51'28" E 223.02 FT.; THENCE S 0°14'38" E 544.68 FT., TO THE SOUTH LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 14; THENCE, ALONG SAID SOUTH LINE, S 88°51'28" W 400.26 FT., TO THE POINT OF BEGINNING.

## S.P. LOT 1-2006-3

THAT PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 14, T. 35 N., R. 39 E., W.M., STEVENS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 14; THENCE, ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE NW 1/4, N 88°51'28" E 955.62 FT., TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE, LEAVING SAID SOUTH LINE, N 0°14'38" W 544.68 FT.; THENCE N 88°51'28" E 430.00 FT., TO THE EAST LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 14; THENCE, ALONG SAID EAST LINE, S 0°14'38" E 544.68 FT., TO THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 14; THENCE, ALONG THE SOUTH LINE THEREOF, S 88°51'28" W 430.00 FT., TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENT "A", SUBJECT TO AND TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENT "C" TOGETHER WITH THAT ROAD AND UTILITY EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 2009 0000819, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



## S.P. LOT 1-2006-4

THAT PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 14, T. 35 N., R. 39 E., W.M., STEVENS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 14; THENCE, ALONG THE EAST LINE THEREOF, N 0°14'38" W 544.68 FT., TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, LEAVING SAID EAST LINE, S 88°51'28" W 653.02 FT., TO THE INTERSECTION WITH THE SOUTHERLY BOUNDARY OF PARCEL "A", AS SHOWN AND DESCRIBED ON THAT MAP RECORDED IN BOOK 21 OF SURVEYS AT PAGES 204-205; THENCE, ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL "A", N 52°48'36" W 92.15 FT.; THENCE N 9°50'39" E 70.43 FT.; THENCE N 60°06'29" E 203.90 FT.; THENCE N 17°38'56" E 127.94 FT.; THENCE N 63°30'27" E 138.92 FT.; THENCE N 30°36'57" E 160.25 FT.; THENCE N 53°19'06" E 254.58 FT.; THENCE N 37°13'17" E 116.69 FT., TO THE EAST LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 14; THENCE, ALONG SAID EAST LINE, S 0°14'38" E 758.32 FT., TO THE POINT OF BEGINNING.

## EASEMENT "A"

AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES, OVER, UNDER, AND ACROSS A STRIP OF LAND 56.00 FT. WIDE, LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 14, T. 35 N., R. 39 E., W.M., STEVENS COUNTY, WASHINGTON, SAID 56.00 FT. WIDE EASEMENT LYING 28.00 FT. ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 14; THENCE, ALONG THE SOUTH LINE THEREOF, S 88°51'28" W 430.00 FT.; THENCE, LEAVING SAID SOUTH LINE, N 0°14'38" W 343.97 FT., TO THE CENTERLINE OF AN EXISTING ROAD AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, ALONG THE CENTERLINE OF SAID CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 287.00 FT.; THENCE, ALONG SAID CURVE AND CENTERLINE, NORTHWESTERLY 130.19 FT., THROUGH A CENTRAL ANGLE OF 27°56'18" TO A POINT HEREIN REFERRED TO AS POINT "B"; THENCE, CONTINUING ALONG SAID CURVE AND CENTERLINE, WESTERLY 77.71 FT., THROUGH A CENTRAL ANGLE OF 16°40'30"; THENCE S 80°53'20" W 352.18 FT.; THENCE N 89°35'23" W 80.23 FT.; THENCE S 73°49'57" W 83.20 FT., TO THE EASTRIK TERMINUS OF THE CENTERLINE OF THAT 56.00 FT. WIDE ROAD AND UTILITY EASEMENT DESCRIBED UNDER AUDITOR'S FILE NO. 2009 0000819, AND THE END OF THIS DESCRIPTION.

## EASEMENT "B"

AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES, OVER, UNDER, AND ACROSS A STRIP OF LAND 56.00 FT. WIDE, LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 14, T. 35 N., R. 39 E., W.M., STEVENS COUNTY, WASHINGTON, SAID 56.00 FT. WIDE EASEMENT LYING 20.00 FT. WIDE, LYING 10.00 FT. ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

## EASEMENT "C"

AN EASEMENT FOR UTILITY PURPOSE, OVER, UNDER, AND ACROSS A STRIP OF LAND IN THE NW 1/4 OF THE NW 1/4 OF SECTION 14, T. 35 N., R. 39 E., W.M., STEVENS COUNTY, WASHINGTON, SAID 56.00 FT. WIDE EASEMENT LYING 20.00 FT. WIDE, LYING 10.00 FT. ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 14; THENCE, ALONG THE SOUTH LINE THEREOF, S 88°51'28" W 430.00 FT., TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, LEAVING SAID SOUTH LINE, N 0°14'38" W 343.97 FT., TO THE END OF THIS DESCRIPTION.