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Owner: High Valley, Inc. & Sons et al
National Land Logging et al
Leonard J. Johnson et al

To The Public

Filed by Planner

Book E Page 26

Survey _____ Short Plat _____ Long Plat & Dedication of Mission Road

Fee \$ 25.00 copy charge 12.00

DNR \$ 15.00 road fund 16.00

Land in Section 15 Township 36 Range 38

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1985 DEC 24 AM 9:53
STEVENS COUNTY AUDITOR

OFF. VOL. 102 PAGE 0008

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MISSION LAKE

W1/2, SEC. 15, TWP. 36 N., RGE. 38 E. W. M.
STEVENS COUNTY WASHINGTON

LEGAL DESCRIPTION

That portion of the S 1/2 of the NW 1/4 and the W 1/2 of the SW 1/4 of the NE 1/4 of Section 15, Township 36 North, Range 38 East W.M. in Stevens County, Washington described as follows: Beginning at the NW Corner of the SW 1/4 of the NW 1/4 from which the NW Corner of said Section 15 bears N 0° 11' 11" W a distance of 1307.26 ft.; thence S 88° 01' 02" E, along the North line of said SW 1/4 of the NW 1/4 for 897.89 ft. to the NE corner of Lot D as shown on a Record of Survey Book 1 Page 49; thence S 1° 57' 28" W, along the East line of said Lot D for 122.54 ft.; thence S 68° 17' 34" W, along the North line of a tract described in Quit Claim Deed Official Volume 101 Page 518 for 91.35 ft.; thence S 68° 17' 34" E for 498.34 ft.; thence N 4° 32' 54" E for 426.00 ft. to the South line of Tract C as shown on Record of Survey Book 1 Page 49; thence N 68° 11' 49" E, along said South line extended for 185.89 ft.; thence S 10° 07' 34" W for 164.09 ft.; thence S 2° 14' 03" W for 87.85 ft.; thence S 8° 44' 14" W for 290.77 ft.; thence S 25° 41' 07" W for 230.38 ft.; thence S 17° 33' 28" W for 69.90 ft. to a point of corner which the center bears N 72° 26' 32" W; thence Southwesterly along the arc of said curve Radius 761.61 ft., Delta 24° 54' 17" for 357.63 ft.; thence S 44° 27' 45" W for 39.05 ft.; thence S 1° 37' 32" E for 172.16 ft.; thence S 10° 17' 51" E for 250.92 ft.; thence S 30° 24' 53" W for 283.43 ft.; thence West for 657.92 ft.; thence N 40° 51' 47" W for 556.76 ft. to a line described in Common Boundary Line Agreement Official Volume 101 Page 1659; thence N 0° 51' 33" W, along said Common Boundary Line agreement for 2000.3 ft.; thence N 0° 40' 14" E for 154.46 ft.; thence N 0° 20' 26" E for 277.98 ft.; thence N 0° 10' 07" E for 442.98 ft.; thence West for 5.53 ft. to the SW Corner of said SW 1/4 of the NW 1/4; thence N 0° 11' 11" W, along the West line of said Section 15 for 1307.27 ft. to the Point of Beginning.

Except that portion of the SW 1/4 of the NW 1/4 of said Section 15 lying Northwesternly of the North Right of Way line of Vantage County Road.

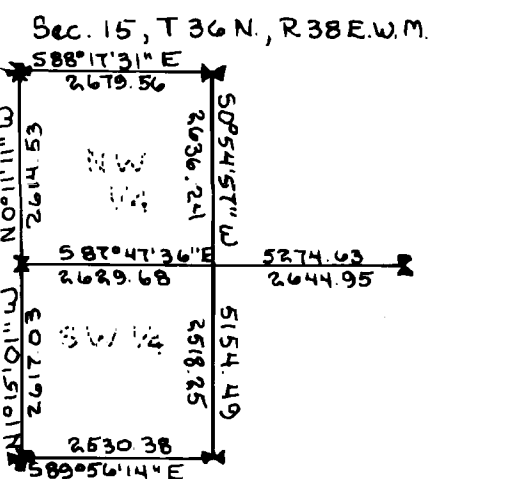
RESTRICTIONS

1. All Lots are restricted to one single family Residential unit.
2. No lot or tract as approved on the final plat shall be further divided for any future sale or disposal unless subsequent division be approved as to size and usage prior to said division by the Planning Commission.
3. No lot or tract as approved on the final plat shall be approved for further subdivision until all lots within the plat are served by both public water and public sewer systems.
4. This Plat lies within an Open Range Area.
5. An access permit is to be secured from the Department of Public Works prior to the construction of driveway access onto the Plat road.

(Continued)

6. A public water system has been approved for use within this plat and said system is to be operated in accordance with regulations governing public water systems.
7. The development of any private well on any lot within this subdivision is prohibited.
8. Prior to the construction or placement of any living quarter, driveway or other physical alteration of a lot within this plat, a permit to install an individual sewage disposal system for that lot shall be secured from the Northeast Tri-County Health District, Division of Environmental Health.
9. This plat shall be serviced by a public water system and notice is hereby given of easement rights for piping, walls and reservoirs and the right of entry to construct, re-construct, maintain and repair said water system which rights are reserved across certain lots. Reference is made to documents of record relating thereto.
10. This plat is subject to restrictive covenants. Reference is made to documents of record relating thereto.
11. Lot 1 is not approved for on-site sewage disposal and is to be used as a Community Park by the lot owners of Mission Lake and other plats which may be designated by the parties whose signatures are shown herein.
12. Any use or modification of the surface water or shorelines shall be subject to review by appropriate state and local agencies with jurisdiction.

(Unplatted)



Note:
Total Plat Area
64.76 Ac.
SW Cor. of Sec. 15
corner set by
J. Cramer used
for Acaragas Only
Not necessarily
Accepted for Sec.
Corner
SW 1/4 NW 1/4 24.61 A
SE 1/4 NW 1/4 1.28
NW 1/4 SW 1/4 35.00
NE 1/4 SW 1/4 .85
SW 1/4 SW 1/4 3.08
Tract "A" 2.646 Ac.

(Unplatted)

DEDICATION

Know All Men By These Presents, that we, the undersigned, owners in fee simple of the land described and shown hereon, do hereby declare this Plat and dedicate to the public, forever, all roads and easements as shown hereon, together with the right to make cuts and fills in the reasonable original grading thereof. We further dedicate Tract "A" as shown hereon, for ingress, egress and utilities to the owners of Lots 8, 9, 12 of this Plat, & Lots 1 thru 22, of the Plat of Mission Ridge, Book E of Plats, Page 24. We further dedicate the right of ingress and egress over, across and upon Tract "A" as an easement between Lots 8 & 9, as shown hereon, to the owners of the Fuhrman Tract.

HIGH VALLEY TREE FARMS
AND MATNEY LAND & LOGGING, INC.
Frank L. Matney
Mike L. Matney
Ron J. Matney
Vice Pres.
Secy. Treas.

Leonard J. Fuhrman
Phyllis D. Fuhrman
Vice Pres.
Secy. Treas.

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF STEVENS
This is to certify that on this 24th day of December 1985 before me the undersigned, personally appeared Leonard J. Fuhrman and Phyllis D. Fuhrman, husband and wife and Frank L. Matney, Mike L. Matney and Ron J. Matney, President, Vice-President and Secretary-Treasurer respectively of Matney Land and Logging, a Washington Corporation and the general partners of High Valley Tree Farms, a general partnership, and on oath stated that they are authorized to execute the foregoing dedication.

IN WITNESS WHEREOF, I hereby set my hand and seal

NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON
RESIDING AT

APPROVALS

Examined and approved this 24th day of December, 1985.

STEVENSON PLAT ADMINISTRATOR

Examined and approved this 23rd day of Dec. 1985.

DIRECTOR
NORTH COUNTY DIVISION OF ENVIRONMENTAL HEALTH

Examined and approved this 20th day of December 1985.

DIRECTOR
DEPARTMENT OF PUBLIC WORKS

Examined and approved this 24th day of Dec. 1985.

CLERK OF THE BOARD
BOARD OF COUNTY COMMISSIONERS

AUDITOR'S CERTIFICATE

Filed for record this 24th day of December 1985 at 5:30 minutes past 9 o'clock A.M. in Book E of Plats on Page 26 and in Official Volume 102 on page 8 at the request of Office of Planning and Community Development.

WILLIAM E. PROVOST
STEVENS COUNTY AUDITOR

DEPUTY STEVENS COUNTY AUDITOR

FILED 25
DNR 11508
Copy fee \$14

SURVEYOR'S CERTIFICATE

This plat of Mission Lake is based on a survey and subdivision of the land shown and described hereon and I hereby certify that all bearings, angles and distances are correct and that all lot corners and road monuments have been set.

CERTIFICATE NO. 15553

TREASURER'S CERTIFICATE

I hereby certify that all taxes heretofore levied against the property described and shown hereon have been paid up to and including the year 1986.

STEVENS COUNTY TREASURER