

EQUIPMENT AND PROCEDURES

THIS SURVEY WAS PERFORMED WITH A 3-SECOND TRIMBLE S7 ROBOTIC TOTAL STATION ALONG WITH A JAVAD TRIUMPH-2 GPS RECEIVER USING FIELD TRAVERSE PROCEDURES AND REDUNDANCY TESTS TO COMPLY WITH RCW 58.09 AND WAC 332-130-090.

SHORT PLAT BY SURVEY NO. SP 7-2022
FOR
JERRALD AND KARIN KASINGER
LYING IN
NE 1/4 OF NW 1/4 SEC. 10,
TOWNSHIP 29N, RANGE 36E, WILLAMETTE MERIDIAN
STEVENS COUNTY, WASHINGTON
JULY 18, 2022

PROPERTY DESCRIPTIONS

PARENT PROPERTY

THE EAST 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 10, TOWNSHIP 29 NORTH, RANGE 36 EAST, W.M., IN STEVENS COUNTY, WASHINGTON.

LOT 1

THAT LAND LYING IN THE EAST 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 10, TOWNSHIP 29 NORTH, RANGE 36 EAST, WILLAMETTE MERIDIAN, IN STEVENS COUNTY, WASHINGTON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 10; THENCE SOUTH 01°09'32" WEST 843.20 FEET ON THE CENTER OF SECTION LINE; THENCE SOUTH 80°23'01" WEST 567.38 FEET; THENCE SOUTH 76°16'45" WEST 120.36 FEET TO THE WEST BOUNDARY LINE OF THE EAST 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 10; THENCE NORTH 01°31'16" EAST 985.75 FEET ON SAID WEST BOUNDARY LINE TO THE NORTH LINE OF SAID SECTION 10; THENCE SOUTH 88°21'52" EAST 667.49 FEET ON SAID SECTION LINE TO THE POINT OF BEGINNING.

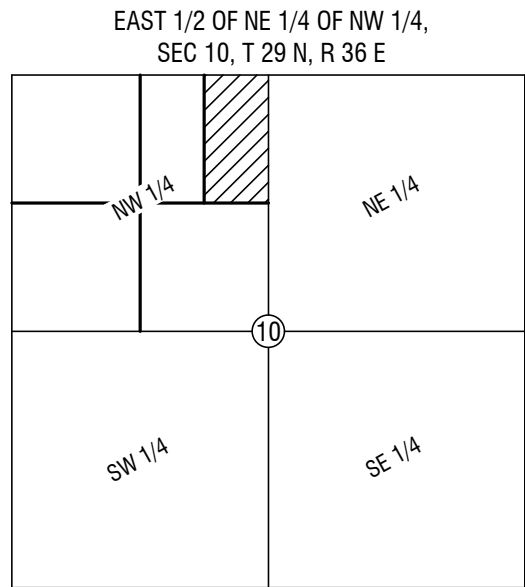
LOT 2

THAT LAND LYING IN THE EAST 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 10, TOWNSHIP 29 NORTH, RANGE 36 EAST, WILLAMETTE MERIDIAN, IN STEVENS COUNTY, WASHINGTON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 10; THENCE SOUTH 01°09'32" WEST 843.20 FEET ON THE CENTER OF SECTION LINE TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 80°23'01" WEST 567.38 FEET; THENCE SOUTH 76°16'45" WEST 120.36 FEET TO THE WEST BOUNDARY LINE OF THE EAST 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 10; THENCE SOUTH 01°31'16" WEST 146.25 FEET ON SAID WEST BOUNDARY LINE; THENCE SOUTH 83°00'44" EAST 120.40 FEET; THENCE NORTH 76°37'23" EAST 573.19 FEET TO THE CENTER OF SECTION LINE; THENCE NORTH 01°09'32" EAST 151.60 FEET ON SAID SECTION LINE TO THE POINT OF BEGINNING.

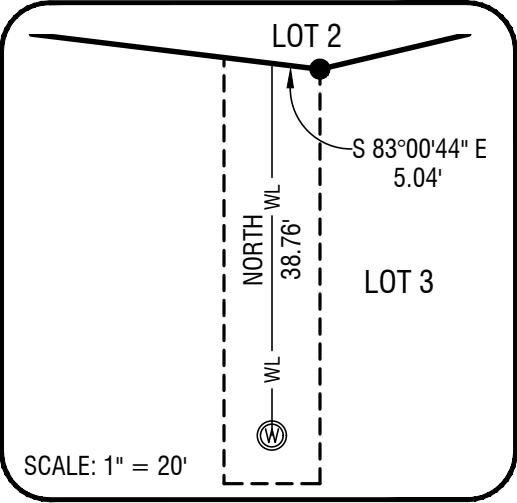
LOT 3

THAT LAND LYING IN THE EAST 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 10, TOWNSHIP 29 NORTH, RANGE 36 EAST, WILLAMETTE MERIDIAN, IN STEVENS COUNTY, WASHINGTON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 10; THENCE SOUTH 01°09'32" WEST 994.80 FEET ON THE CENTER OF SECTION LINE TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°09'32" WEST 327.11 FEET ON SAID CENTER LINE TO AN IRON ROD AT THE SE CORNER OF SAID EAST 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 10; THENCE NORTH 88°47'55" WEST 675.86 FEET TO THE SW CORNER THEREOF; THENCE NORTH 01°31'16" EAST 194.97 FEET ON THE WEST BOUNDARY LINE OF SAID EAST 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 10; THENCE SOUTH 83°00'44" EAST 120.40 FEET, THENCE NORTH 76°37'23" EAST 573.19 FEET TO THE POINT OF BEGINNING.

PROPERTY LOCATION:



WELL / PIPELINE EASEMENT DETAIL:



LEGEND:

- FOUND SURVEY MONUMENT, AS LABELED
- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "MONTOKA LS 42678"
- Ⓢ PROPOSED WELL LOCATION
- () RECORD INFORMATION FROM RECORD OF SURVEY RECORDED IN BOOK 26, PAGE 116.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF ____, 2022, AT
_____, M, IN BOOK ____ OF ____ AT PAGE ____ AT
THE REQUEST OF _____.

STEVENS COUNTY AUDITOR

AUDITOR FILE NO.

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 _____ IN _____, 2022.

JAMEY S. MONTOKA P.L.S. #42678

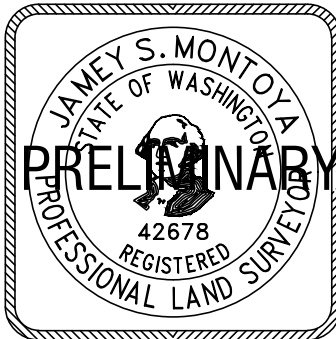
DATE

BASIS OF BEARINGS

THE BASIS OF BEARINGS USED FOR THIS SURVEY WAS NORTH 01°31'16" EAST ALONG THE WEST LINE OF THE SUBJECT PROPERTY AS SHOWN ON A RECORD OF SURVEY BY TODD LOKKUS LAND SURVEYING, LLC RECORDED IN VOLUME 35, PAGE 0849.

BOUNDARY DETERMINATION

THE BOUNDARY OF THE SUBJECT PROPERTY WAS PREVIOUSLY ESTABLISHED BY TODD LOKKUS IN AUGUST OF 2006 BY RECORD OF SURVEY RECORDED IN BOOK 35, PAGE 849. MONUMENTS SET IN THAT SURVEY WERE FOUND AND HELD IN THIS SURVEY.



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FOR
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STEVENS COUNTY, WASHINGTON
JULY 18, 2022

APPROVALS

NORTHEAST TRI-COUNTY HEALTH DISTRICT:

THIS PLAT HAS BEEN EXAMINED AND APPROVED, SUBJECT TO THE CONDITIONS AND RESTRICTIONS, BY ME THIS _____ DAY OF _____, 2022.

HEALTH DISTRICT OFFICER

STEVENS COUNTY TREASURER:

I HEREBY CERTIFY ON THIS ____ DAY OF _____, 2022, 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.

STEVENS COUNTY TREASURER

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 _____ DAY OF _____, 2022.

LAND SERVICES DIRECTOR

OWNER'S 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.

JERRALD M. KASSINGER, HUSBAND

KARIN L. KASINGER, WIFE

ACKNOWLEDGEMENT:

STATE OF _____)
)SS
COUNTY OF _____)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, JERRALD KASINGER AND KARIN KASINGER, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS DAY OF , 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

RESIDING AT _____

MY COMMISSION EXPIRES _____

EASEMENTS:

WELL, PIPELINE AND PROTECTION EASEMENT:

THE UNDERSIGNED GRANTORS, THEIR HEIRS AND ASSIGNS OF LOT 3, AS PREVIOUSLY DESCRIBED, HEREBY RESERVE, GRANT AND QUIT CLAIM A PERPETUAL EASEMENT FOR INGRESS AND EGRESS FOR INSTALLATION AND MAINTENANCE OF A WELL, WATER STORAGE SYSTEM AND PIPELINE TO THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOT 2 AS PREVIOUSLY DESCRIBED. THE GRANTORS FURTHER AGREE THAT THEY WILL NOT CONSTRUCT, MAINTAIN OR SUFFER TO BE CONSTRUCTED OR MAINTAINED ANY POTENTIAL SOURCE OF CONTAMINATION (I.E. SEPTIC SYSTEMS, SEWERS, DRAINFIELDS, PENS OR ENCLOSURES FOR THE KEEPING OR MAINTAINING OF FOWLS OR ANIMALS, GARBAGE OF ANY KIND OR STORAGE OF ANY LIQUID OR DRY CHEMICALS, HERBICIDES OR INSECTICIDES), WITHIN 100 FEET OF THE LOCATION OF THE EXISTING WELL, AS LOCATED AND SHOWN WITHIN LOT 3, AS PREVIOUSLY DESCRIBED.

WELL PROTECTION EASEMENT:

THE UNDERSIGNED GRANTORS, THEIR HEIRS AND ASSIGNS OF LOT 2, AS PREVIOUSLY DESCRIBED, HEREBY RESERVE, GRANT AND QUIT CLAIM A PERPETUAL EASEMENT FOR A PROTECTION TO THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOT 1 AS PREVIOUSLY DESCRIBED. THE GRANTORS FURTHER AGREE THAT THEY WILL NOT CONSTRUCT, MAINTAIN OR SUFFER TO BE CONSTRUCTED OR MAINTAINED ANY POTENTIAL SOURCE OF CONTAMINATION (I.E. SEPTIC SYSTEMS, SEWERS, DRAINFIELDS, PENS OR ENCLOSURES FOR THE KEEPING OR MAINTAINING OF FOWLS OR ANIMALS, GARBAGE OF ANY KIND OR STORAGE OF ANY LIQUID OR DRY CHEMICALS, HERBICIDES OR INSECTICIDES), WITHIN 100 FEET OF THE LOCATION OF THE EXISTING WELL, AS LOCATED AND SHOWN WITHIN LOT 1 , AS PREVIOUSLY DESCRIBED.

PLAT NOTES:

1. THIS PLAT DOES NOT UTILIZE THE MAXIMUM ALLOWABLE DENSITY FOR THIS PARCEL. UNDER CURRENT REGULATION, LOTS 2 AND 3 MAY NOT BE FURTHER SUBDIVIDED AND LOT 1 MAY APPLY TO BE FURTHER SUBDIVIDED. THIS PLAT NOTE DOES NOT VEST ANY FUTURE USE OF DEVELOPMENT PERMIT APPLICATION. PERMIT APPLICATIONS WILL BE REVIEWED BASED UPON THE REQUIREMENTS OF REGULATIONS IN EFFECT AT THE TIME OF SUBMITTAL.
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 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.
5. STEVENS COUNTY PUBLIC WORKS WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL IT IS DEEMED A PUBLIC NECESSITY AND 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.
6. MAINTENANCE OF PRIVATE ROADS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
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 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 DISCOMFORTS. THESE MAY INCLUDE BUT ARE NOT LIMITED TO NOISE, ODORS, FUMES, DUST, SMOKE, VIBRATION, TRUCK TRAFFIC, THE OPERATION OF MACHINERY, THE STORAGE AND DISPOSAL OF MANURE, THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL OR ORGANIC FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES.

RECORD MATTERS:

ACCORDING TO A PLAT CERTIFICATE PROVIDED BY STEVENS COUNTY TITLE COMPANY, THE PROPERTY SHOWN ON THIS PLAT IS AFFECTED BY THE FOLLOWING MATTERS OF RECORD:

1. EASEMENT FOR AN ELECTRIC TRANSMISSION OR DISTRIBUTION LINE AS GRANTED TO STEVENS COUNTY ELECTRIC COOPERATIVE, INC., A CORPORATION, TOGETHER WITH THE RIGHT TO CUT TREES AND SHRUBBERY TO THE EXTENT NECESSARY TO KEEP THEM CLEAR OF SAID LINE. THIS EASEMENT WAS RECORDED ON FEBRUARY 6, 1957 IN BOOK 159 OF DEEDS, PAGE 76.
2. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REFERRED TO HEREIN, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAP PERSONS, IF ANY ARE FOUND TO CONTAIN THE SAME. THIS WAS RECORDED ON APRIL 7, 2006 AS AUDITOR'S FILE NUMBER 20060003983.
AMENDED DECLARATION OF COVENANTS, CONDITIONS AND EASEMENTS WERE RECORDED ON MARCH 18, 2009 AS AUDITOR'S FILE NUMBER 20090002180. SAID INSTRUMENT WAS RE-RECORDED ON APRIL 20, 2009 AS AUDITOR'S FILE NUMBER 2009-0003229. IT WAS AMENDED AGAIN ON OCTOBER 19, 2009 AS AUDITORS FILE NUMBER 20090009272.
3. AN EASEMENT IN FAVOR OF BENJAMIN ADDINK AND JADA ADDINK, HUSBAND AND WIFE, RECORDED APRIL 6, 2007, AS AUDITORS FILE NUMBER 200700003667.
4. TERMS AND CONDITIONS AS CONTAINED IN PARTIAL RELINQUISHMENT OF EASEMENTS RECORDED APRIL 27, 2010 AS AUDITORS FILE NUMBER 20100002903.
5. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSE (S) STATED THEREIN, AND INCIDENTAL PURPOSES RECORDED JANUARY 13, 2012 AS AUDITOR'S FILE NUMBER 20120000322.
6. EASEMENT MODIFICATION AGREEMENT EXECUTED BY AND BETWEEN THE PARTIES THEREIN NAMED UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, RECORDED ON MARCH 8, 2013 AS AUDITOR'S FILE NUMBER 20130001852.

