

SURVEY IN THE SOUTHWEST 1/4 OF SECTION 26, TWP. 34N., RGE. 3 E., W.M.

CONSENT & DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT RICHARD ROOZEN AND JAYNE ROOZEN, HUSBAND AND WIFE, THE UNDERSIGNED OWNERS IN FEE SIMPLE, HEREBY DECLARE THIS SHORT PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS SHOWN ON THIS SHORT PLAT, AND THE USE FOR ANY AND ALL PUBLIC PURPOSES, NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, ALSO ALL CLAIMS FOR DAMAGES BY THE OWNERS AND THEIR HEIRS AGAINST ANY GOVERNMENTAL AUTHORITY AND WAIVED TO THE ADJACENT LAND AND BY THE ESTABLISHMENT, CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS.

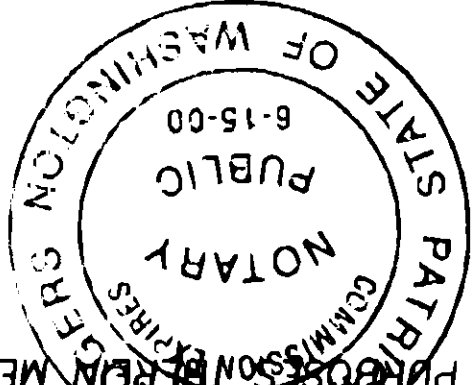
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 26 February 1997

RICHARD ROOZEN
JAYNE ROOZEN

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SPOKANE
ON THIS 26th DAY OF February, 1997, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND PERSONALLY APPEARED
Richard Roosen and Jayne Roosen

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED AND SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES HEREIN MENTIONED.



APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SPOKANE COUNTY SHORT PLAT ORDINANCE THIS 6th DAY OF March, 1997.

SHORT PLAT ADMINISTRATOR
SPOKANE COUNTY ENGINEER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 14 DAY OF March 1997, AT 3:39 O'CLOCK P.M. IN BOOK 12 OF SHORT PLATS AT PAGE 190.

AUDITOR'S FILE NO. 9703140080

AT THE REQUEST OF LEONARD, BOUDINOT AND SKODJE, INC. UNDER

SPOKANE COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT MONUMENTS SHOWN ON THE SHORT PLAT IN ACCORDANCE WITH PROVISIONS CONTAINED IN CHAPTER 332-130 WAC.

JEFFREY A. SKODJE, P.L.S.
CERTIFICATE NO. 19645 DATE 3-4-97

SHORT PLAT NUMBER: 96-0091 DATE: FEBRUARY 1997

SHORT PLAT for RICHARD ROOZEN

IN THE NW 1/4 OF THE SW 1/4 OF SECTION 26, TWP. 34 N., RGE. 3 E., W.M. SPOKANE COUNTY, WASHINGTON

LEONARD, BOUDINOT and SKODJE, INC. N/A

96137

NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.

2. ZONING - AGRICULTURE

3. SEWAGE DISPOSAL - INDIVIDUAL ON-SITE SEWAGE SYSTEM.

4. WATER - SPOKANE COUNTY P.U.D. NO. 1.

5. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURES WHICH ARE NOT AT THE TIME OF APPLICATION, DETERMINED TO BE WITHIN AN OFFICIAL DESIGNATED BOUNDARY OF A SPOKANE COUNTY FIRE DISTRICT (SCC 14.04.190141).

6. BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., BEING S 00°00'28" E AS SHOWN ON RECORD OF SURVEY, FILED IN BOOK 7, PAGE 113. RECORDS OF SPOKANE COUNTY, WASHINGTON.

7. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LIETZ SET 4 ELECTRONIC TOTAL STATION.

8. DEVELOPER - RICHARD ROOZEN

1410 JUNGQUIST ROAD

MOUNT VERNON, WA 98273

9. THIS SURVEY HAS DEPICTED EXISTING OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.

10. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS; CONTACT SPOKANE COUNTY DEPARTMENT OF PUBLIC WORKS.

11. ALTERNATIVE ON-SITE SEWAGE DISPOSAL SYSTEMS MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE SPOKANE COUNTY HEALTH OFFICER FOR DETAILS.

12. SECTION BREAKDOWN SHOWN HEREON IS BASED ON SHORT PLAT NO. 46-81, FILED IN BOOK 5 OF SHORT PLATS, PAGE 119, RECORDS OF SPOKANE COUNTY, WASHINGTON.

13. ELEVATIONS SHOWN HEREON ARE BASED OFF USACE'S BENCHMARK F 13, SET AT SOUTHEAST SIDE OF BURLINGTON NORTHERN RAILROAD TRACKS (ANACORTES TO BURLINGTON), 6 RAILS NORTHEAST OF CROSSING OF AVON ALLEN ROAD, ELEVATION = 21.11' (NGVD29).

14. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.

15. BUYER SHOULD BE AWARE THAT THIS SHORT SUBDIVISION IS LOCATED IN THE FLOOD PLAIN AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST LIVING FLOOR OF RESIDENTIAL CONSTRUCTION.

16. THIS PARCEL LIES WITHIN AN AREA DESIGNATED AS AGRICULTURE IN SPOKANE COUNTY. A VARIETY OF COMMERCIAL AGRICULTURE ACTIVITIES OCCURS IN THIS AREA THAT MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO AREA RESIDENTS. THIS MAY ARISE FROM THE USE OF AGRICULTURAL CHEMICALS, INCLUDING HERBICIDES, PESTICIDES, AND FERTILIZERS, OR FROM SPRAYING, PRUNING, AND HARVESTING WHICH OCCASIONALLY GENERATE DUST, SMOKE, NOISE, AND ODOR. SPOKANE COUNTY HAS ESTABLISHED AGRICULTURE AS A PRIORITY USE ON DESIGNATED AGRICULTURAL LANDS, AND RESIDENTS OF ADJACENT PROPERTY SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT FROM NORMAL, NECESSARY FARM OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE, AND FEDERAL LAW.

LEGAL DESCRIPTION

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE EAST 965.27 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 26, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., EXCEPT THE FIVE FOLLOWING DESCRIBED TRACTS:

1. TRACT "A" OF SPOKANE COUNTY SHORT PLAT NO. 16-76, APPROVED APRIL 13, 1976, AND RECORDED APRIL 27, 1976, UNDER AUDITOR'S FILE NO. 853944.

2. SPOKANE COUNTY ROAD RIGHT-OF-WAY COMMONLY KNOWN AS THE BEAVER MARSH ROAD ALONG THE WESTERLY LINE THEREOF.

3. SPOKANE COUNTY ROAD RIGHT-OF-WAY COMMONLY KNOWN AS THE JUNGQUIST ROAD ALONG THE NORTHERLY LINE THEREOF.

4. DRAINAGE DITCH RIGHT-OF-WAY, IF ANY.

5. THE FOLLOWING DESCRIBED PORTION OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER:

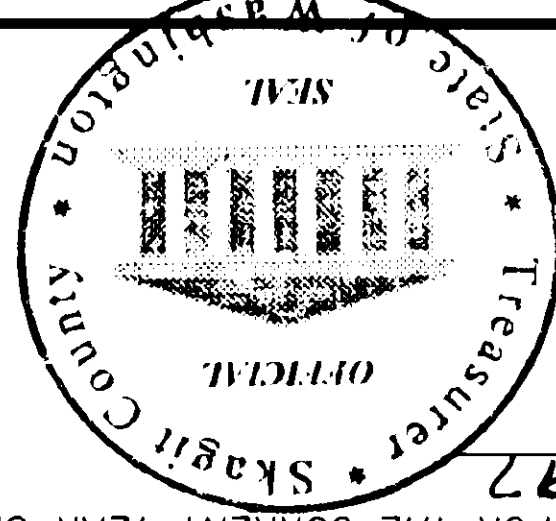
BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION, THENCE SOUTH ALONG THE WEST LINE THEREOF 326.98 FEET, THENCE NORTH 89° 59' 28" EAST A DISTANCE OF 20 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF THE BEAVER MARSH COUNTY ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89° 59' 28" EAST, A DISTANCE OF 340.43 FEET, THENCE SOUTH 1° 38' 20" EAST 28' 59' 28" EAST, A DISTANCE OF 338.96 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH 89° 20' 35" EAST ALONG SAID SOUTH LINE A DISTANCE OF 350.10 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF THE BEAVER MARSH COUNTY ROAD; THENCE NORTH ALONG SAID EASTERLY LINE TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

SOURCE OF LEGAL DESCRIPTION IS STEWART TITLE GUARANTY COMPANY SUBDIVISION GUARANTEE, POLICY NO. G 1578-10520, DATED JULY 23, 1996.

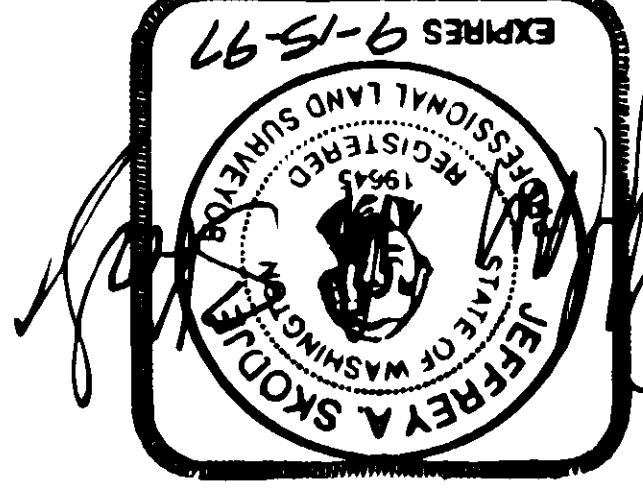
TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES LEVIED, WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED, HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE INCLUDING TAXES FOR THE CURRENT YEAR OF 1997.



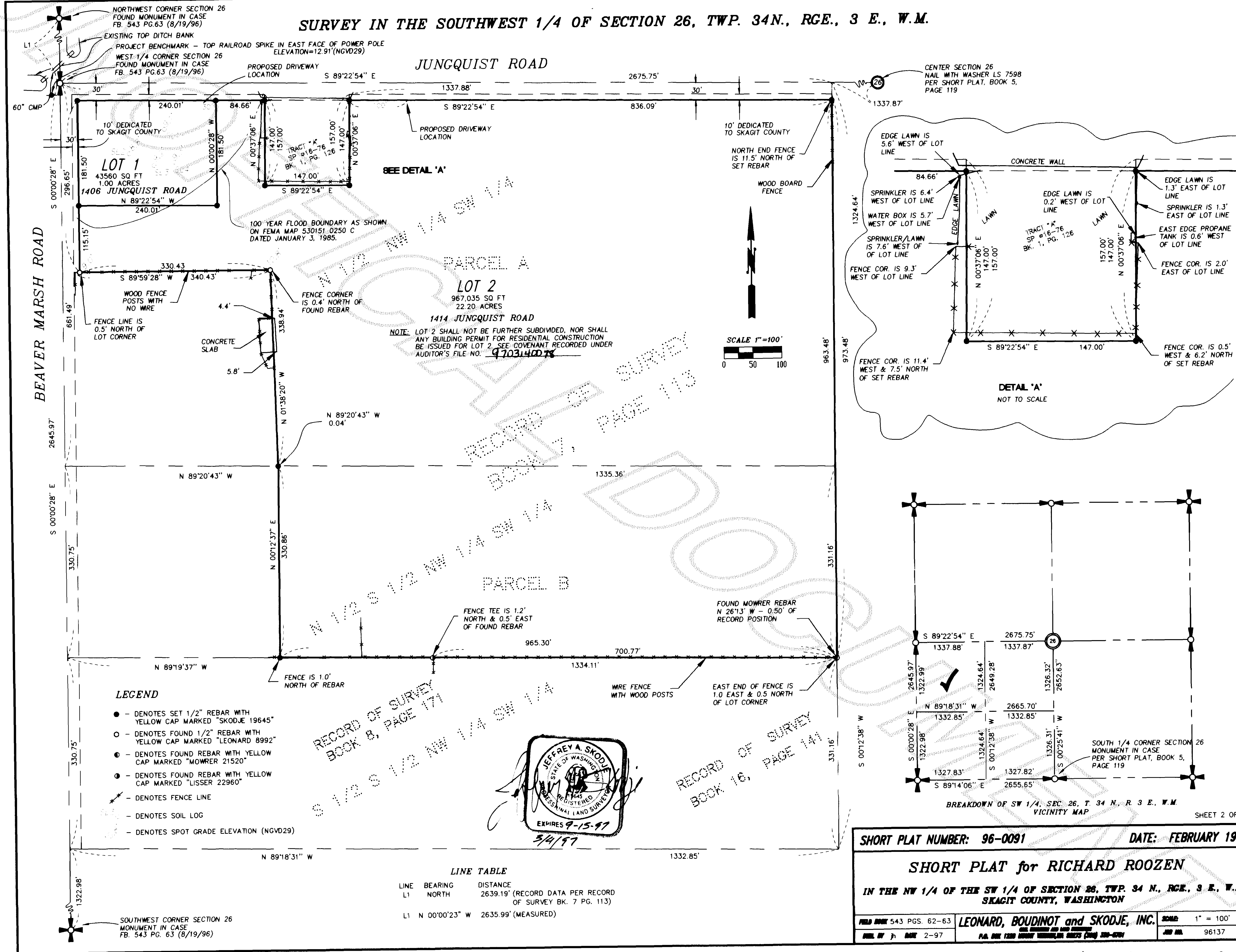
SKAGIT COUNTY TREASURER

1/25h + 6/19 190



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SURVEY IN THE SOUTHWEST 1/4 OF SECTION 26, TWP. 34N., RGE. 3 E., W.M.



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