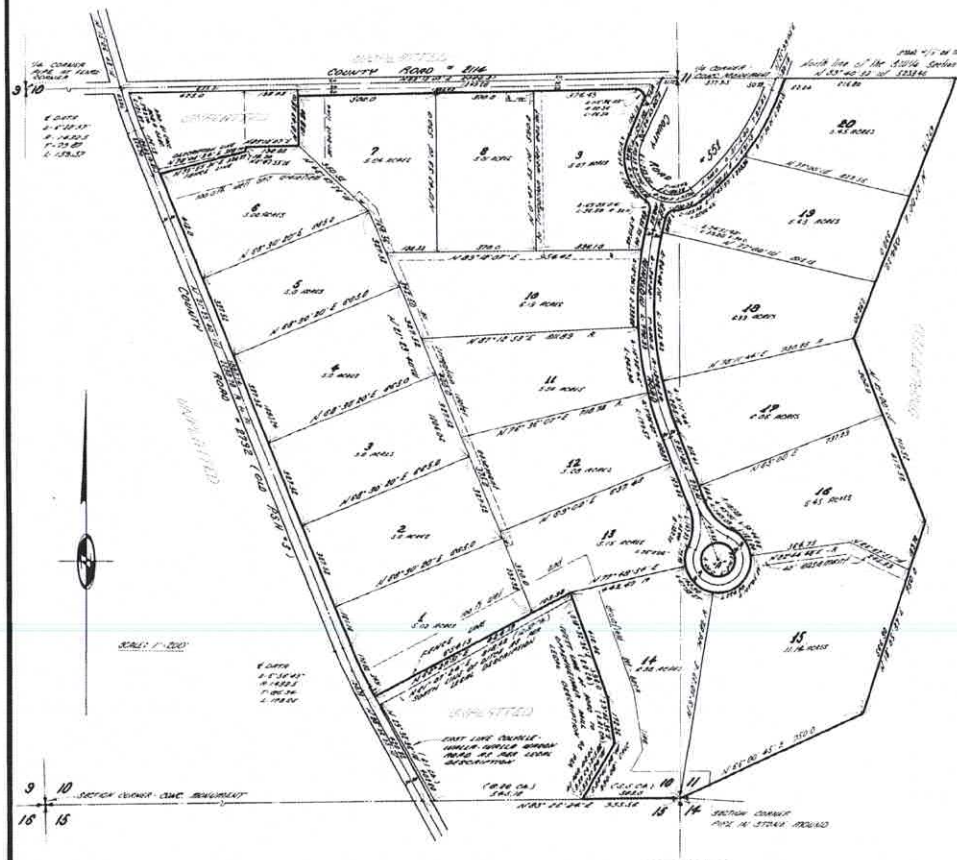
PLAT OF
ARDEN ACRES

IN THE SE¼ SEC. 10 & SW¼ SEC. 11, T. 34 N., R. 39 E.
STEVENS COUNTY WASHINGTON



Acres platted within the
SW¼ SW¼ SEC. 11 - 20.6
NW¼ SW¼ " - 13.3
SE¼, SE¼ SEC. 10 - 12.5
S½ SW¼ SE¼ " - 1.5
N½ SW¼ SE¼ " - 18.8
NE¼ SE¼ " - 3.0
TOTAL 118.9 ACRES

NOTE
Lots 13 thru 16 shall be given undivided interest in and ownership of that road designated private road.

The grantors their heirs and assigns, hereby reserve a easement for ingress, egress and utilities over, across, under and under the North 60 feet of Lot 13.

LEGAL DESCRIPTION

The plat of ARDEN ACRES embraces that portion of the Southeast one quarter (SE¼) of Section 10 and that portion of the Southwest (SW¼) of Section 11, Township 34 North, Range 39 East, W.M. described as follows:

Beginning at the south west corner of said Section 11, thence S89°59'24"W. along the south line of said Section 10, for 330.0 ft.; thence N 0°01'36"E. for 330.0 ft.; thence N 89°59'24"W. for 330.0 ft.; thence N 0°01'36"E. for 1320.0 ft.; thence N 89°59'24"W. for 330.0 ft.; thence N 0°01'36"E. for 446.45 ft.; thence S 89°27'51"W. for 694.79 ft. to the east right of way of the 80.0 ft. road (county road # 2114); thence N 34°49'00"W. along said right of way, for 1301.45 ft.; thence S 34°49'00"E. along said south line, for 1306.45 ft.; thence S 34°49'00"E. along the right of way of County Road # 2121, for 1.0 ft. to a point of curve; thence southerly, along the arc of said curve, to the left, having a radius of 300.33 ft. and a central angle of 70°00', for 367.00 ft. to a point of compound curve; thence easterly, along the arc of said curve, to the left having a radius of 1100.0 ft. and a central angle of 15°00', for 288.35 ft. to a point of compound curve; thence northerly, along the arc of said curve, to the left having a radius of 300.0 ft. and a central angle of 57°30', for 301.07 ft. to a point of tangency; thence N 0°30'00"W. for 52.64 ft. to the south line of the southwest¼ of said Section 11; thence S 89°59'24"E. for 2640.48 ft. to the point of Beginning.

SURVEYOR'S CERTIFICATE

I, Thomas R. Davison Registered Professional Land Surveyor, do hereby certify that this plat of ARDEN ACRES is based on an actual survey and subdivision of Sections 10 and 11, T.34N., R.39E., W.M. as required by statute, that the lot corners have been set and that courses, bearings and distances are correct and that I have fully complied with the provisions of the platting regulations.

Thomas R. Davison
CERTIFICATE NO. 13335

RESTRICTIONS

1. No lot or tract as approved herein shall be further divided for any purpose sale or disposal unless said subsequent division be approved as to size and usage prior to said division by the Planning Commission so to all or each of approved tracts shall be approved for further division until all lots within this plat are served by both public water and public sewer systems.
2. 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.
3. All lots as shown hereon are restricted to one dwelling unit per lot.
4. Prior to the development of any well on lots within this subdivision the proposed location of said well is to be reviewed by the Stevens County Division of Environmental Health.
5. Wells on lots 1 thru 14 shall be located a minimum of 100 feet from the nearest property line.

TREASURER'S CERTIFICATE

I hereby certify that all taxes heretofore levied against the property described hereon according to the books and records of my office, have been fully paid up to and including the year 1976.

STEVENS COUNTY TREASURER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, owners, in fee simple, of the land as described and shown hereon, do hereby declare this plat of Arden Acres and dedicate to the public forever all roads and ways as shown hereon.

William A. Lotz — Marie Lotze
Merle Gotham — Lozette Gotham
Verle Gotham — Helen Gotham
Raymond W. Beardslee — Lita M. Beardslee

ACKNOWLEDGEMENT

STATE OF WASHINGTON } ss
COUNTY OF STEVENS }

This is to certify that on this 29th day of April 1976 before me, the undersigned personally appeared William A. Lotze and Marie Lotze, husband and wife, Merle Gotham and Lozette Gotham, husband and wife, Verle Gotham and Helen Gotham, husband and wife, and Raymond W. Beardslee and Lita M. Beardslee, husband and wife, known to me to be the individuals who executed the foregoing dedication and acknowledged to me that they executed the same as their free and voluntary act and deed for the purposes mentioned therein.

Notary Public in and for the State of Washington
Residing at Colville

APPROVALS

Examined and approved this 3rd day of May 1976.

STEVENS COUNTY HEALTH OFFICER

Examined and approved this 3rd day of May 1976.

PLANNING DIRECTOR
STEVENS CO. REGIONAL COMMISSION

Examined and approved this 30th day of April 1976.

STEVENS COUNTY ASSESSOR

Examined and approved this 3rd day of May 1976.

STEVENS COUNTY ROAD ENGINEER

Examined and approved this 3rd day of May 1976.

ATTEST: Virginia M. Jensen
CLERK OF THE BOARD

CHAIRMAN, BOARD OF
STEVENS COUNTY COMMISSIONERS

-447448-

AUDITOR'S CERTIFICATE

Filed for record on this 4th day of May 1976 at 42 minutes past 2 PM and recorded in book D of plats on page 29 and in Official Volume No. 25 of page 76 at the request of Standard Abstract.

FEE $15.00

Virginia M. Jensen
STEVENS COUNTY AUDITOR

447118 D-29 49-3-3 Colville Wash