

OWNER'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, W. CLAY LOGUE, PRESIDENT, AND RAMONA LEE LOGUE, SECRETARY, OF SEVEN DEVILS RANCH INC., A WASHINGTON CORPORATION, AND CHARLES SANDIFUR, PRESIDENT OF METROPOLITAN MORTGAGE & SECURITY CO. INC., OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED HAVE CAUSED TO BE PLATTED INTO LOTS, BLOCKS, AND STREETS, THE LAND SHOWN HEREON TO BE KNOWN AS THE SECOND ADDITION TO 7-DEVILS WEST, LAND BEING A PART OF THE NW/4 AND THE S2 SECTION 13, T. 34 N., R. 43 E.W.M., PEND OREILLE COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS LOCATED N 53°13'51"E, A DISTANCE OF 4221.49 FEET FROM THE SOUTHWEST CORNER OF SECTION 13, THENCE N 20°35'45"W, 240.00 FEET; THENCE S 87°24'15"W, 8950.00 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE DELTA = 44°01'55", T = 86.32 FEET, R = 213.49 FEET; THENCE S 87°24'15"W, 1075.00 FEET; THENCE S 52°49'55"W, 226.50 FEET; MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE MILWAUKEE ROAD, THENCE SOUTHEASTERLY, 757.90 FEET; MORE OR LESS, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE; THENCE S 71°44'09"W, 50.00 FEET ALONG SAID RIGHT OF WAY LINE TO THE CENTERLINE OF SOUTHEASTERLY 297.00 FEET ALONG SAID RIGHT OF WAY LINE TO THE CENTERLINE OF CUSICK CREEK TO CUSICK CREEK; THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF STATE HIGHWAY NO. 6, SR. NO. 31, TO THE NORTHERLY AND WESTERLY ALONG SAID EASTERLY RIGHT OF WAY OF SR. 31 TO THE INTERSECTION OF THE EAST-WEST CENTER LINE OF SAID SECTION 13; THENCE N 87°24'15"E, 455.27 FEET; THENCE S 26°40'00 FEET, SOUTHWEST CORNER OF SAID E/4 NW/4, THENCE N 2°45'45"E, 264.00 FEET; THENCE N 87°24'15"E, 1350.00 FEET; THENCE S 2°35'45"E, 264.00 FEET; THENCE N 87°24'15"E, 1075.00 FEET; MORE OR LESS, TO ALONG SAID MEAN HIGH WATER LINE OF THE PEND OREILLE RIVER; THENCE SOUTHWESTERLY ALONG SAID MEAN HIGH WATER LINE TO THE INTERSECTION OF A LINE EXTENDED S 87°24'15"W, 200.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE FOLLOWING COVENANTS SHALL BE PART OF THIS PLAT:

1. ALL LOTS IN THE SUBDIVISION KNOWN AS 7-DEVILS WEST SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS.
 2. ALL RESIDENTS SHALL BE CONNECT TO SEPTIC TANKS AND SHALL COMPLY WITH THE STATE OF WASHINGTON AND COUNTY OF PEND OREILLE LAWS.
 3. IT SHALL BE THE RESPONSIBILITY OF EACH OWNER TO PROVIDE HIS OWN WATER FACILITIES.
 4. THE DEDICATORS RESERVE SUCH EASEMENTS AS MAY BE NECESSARY OVER AND ALONG EACH LOT IN THIS SUBDIVISION FOR ALL PUBLIC FACILITIES.
 5. NOT MORE THAN ONE (1) FAMILY RESIDENTIAL UNIT AND TWO (2) AUXILIARY BUILDINGS MAY BE SITUATED ON ONE LOT. ALL BUILDINGS CONSTRUCTED SHALL HAVE LIVEABLE SPACE COMPLETED WITHIN TWO (2) YEARS OF THE START OF CONSTRUCTION. THE EXTERIOR OF SAID BUILDINGS SHALL BE MAINTAINED IN SUCH A MANNER AS TO PRESERVE THE AREA IN A REASONABLE NATURAL STATE, NO TREES OVER 6 INCHES IN DIAMETER MAY BE REMOVED OR CUT DOWN EXCEPT AS NECESSARY FOR GOOD BUILDING SITE AND LAND MAINTENANCE, NOT FOR COMMERCIAL PURPOSES, OR CLEANING OF THE LOT AREA.
 7. NO HUNTING, OR TRAPPING, OR SETTING OUT OF POISONS WILL BE ALLOWED IN PLATTED AREAS.
 8. LOTS, COMMON GROUND, BUILDINGS, TRAILERS, ROADS, ETC., SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION TO PROTECT HEALTH, SAFETY, AND GENERAL WELFARE OF PROPERTY OWNERS, AND TO PRESERVE, PROTECT, AND ENHANCE THE ECOLOGICAL BASE AND ESTHETIC BEAUTY OF THE SUBDIVISION.
 9. NO BUILDING, TRAILER, OR CAMPER SHALL BE SET CLOSER THAN 25 FEET TO ANY PROPERTY LINE.
 10. NO LOT IN THE SUBDIVISION SHALL BE FURTHER SUBDIVIDED.
11. THERE IS HEREBY CREATED THE 7-DEVILS WEST RECREATION ASSOCIATION, MEMBER-SHIP OF WHICH SHALL CONSIST OF THE DEDICATORS AND THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION. OWNERS OF ALL LOTS WITHIN 7-DEVILS WEST (AN UNRECORDED SHORT PLAT ON FILE IN THE PEND OREILLE COUNTY ENGINEER'S UNRECORDED FUTURE SUBDIVISIONS LOCATED IN THE E/4 NW/4 OF SAID SECTION 13 OFFICE) AND THAT PART OF THE N/2 SW/4 OF SAID SECTION 13 LYING EAST OF WASHINGTON STATE HIGHWAY NO. 6, (SR. NO. 31) AND LYING NORTH OF CUSICK CREEK AND LYING WESTERLY OF THE MILWAUKEE ROAD, WITH EACH INDIVIDUAL OWNER DESIGNATING A FULL VOICE AND VOTE IN THE BUSINESS OF SAID ASSOCIATION. THE DEDICATORS HEREBY DELEGATE TO SAID ASSOCIATION THE RIGHT TO ADOPT SUCH FORM OF ORGANIZATION AS MEMBERS SHALL DETERMINE BY MAJORITY VOTE. THE ASSOCIATION IS HEREBY GRANTED THE POWER TO ADVANCE THE INTERESTS OF THE ASSOCIATION, AND SUCH REASONABLE REGULATIONS AS MAY BE REQUIRED BY PEND OREILLE COUNTY AND/OR WASHINGTON STATE HEREINAFTER BE REQUIRED BY PEND OREILLE COUNTY AND/OR WASHINGTON STATE REGULATION. AUTHORITY AS DEEMED NECESSARY BY A MAJORITY VOTE OF THE ASSOCIATION.

12. THAT THERE SHALL BE INCLUDED WITH THE CONVEYANCE OF EACH LOT WITHIN THIS SUBDIVISION, LOTS WITHIN 7-DEVILS WEST (AN UNRECORDED SHORT PLAT ON FILE IN THE PEND OREILLE COUNTY ENGINEER'S OFFICE) AND FUTURE SUBDIVISIONS LOCATED IN THE E/4 NW/4 OF SAID SECTION 13 AND THAT PART OF THE N/2 SW/4 OF SAID SECTION 13 LYING EAST OF WASHINGTON STATE HIGHWAY NO. 6 (SR. NO. 31), LYING NORTH OF CUSICK CREEK AND LYING WESTERLY OF THE MILWAUKEE ROAD, AND EXCLUSIVES, PERPETUAL RIGHT OF EASEMENT IN COMMON, WITH THE DEDICATORS, AND ALL THE PRESENT AND FUTURE OWNERS OF SAID LOTS, AS HEREBY STATED, THE USE AND ENJOYMENT OF THE COMMON GROUND HEREBY ESTABLISHED BY THE DEDICATORS FOR THE COMMON BENEFIT OF SAID LOT OWNERS. THE FOLLOWING LAND IS HEREBY ESTABLISHED AS COMMON GROUND:

A. LOT 1, BLOCK D, OF THE "SECOND ADDITION TO 7-DEVILS WEST."

13. 7-DEVILS WEST RECREATION ASSOCIATION OR ANY MEMBER THEREOF SHALL HAVE THE RIGHT TO PREVENT OR STOP THE VIOLATION OF THE ABOVE RULES AND REGULATIONS BY INJUNCTION OR OTHER LAW-ADOPTED PROCEDURE, AND TO RECOVER ANY DAMAGES RESULTING FROM SUCH VIOLATION.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF April, 1973.

W. Clay Logue
W. CLAY LOGUE
PRESIDENT—SEVEN DEVILS RANCHE INC.

Ramona Lee Logue
RAMONA LEE LOGUE
SECRETARY—SEVEN DEVILS RANCHE INC.

Charles Sandifur
CHARLES SANDIFUR
PRESIDENT—METROPOLITAN MORTGAGE & SECURITY CO. INC.

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF Pend Oreille

THIS IS TO CERTIFY THAT ON THIS 13 DAY OF April, 1973, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED, PERSONALLY APPEARED W. CLAY LOGUE, PRESIDENT, RAMONA LEE LOGUE, SECRETARY, SEVEN DEVILS RANCHE INC., CHARLES SANDIFUR, PRESIDENT, METROPOLITAN MORTGAGE & SECURITY CO. INC., A WASHINGTON CORPORATION, TO ME KNOWN AS THE INDIVIDUAL WHOSE NAME IS SET FORTH IN THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE HAD READ AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Notary Seal
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Helena

