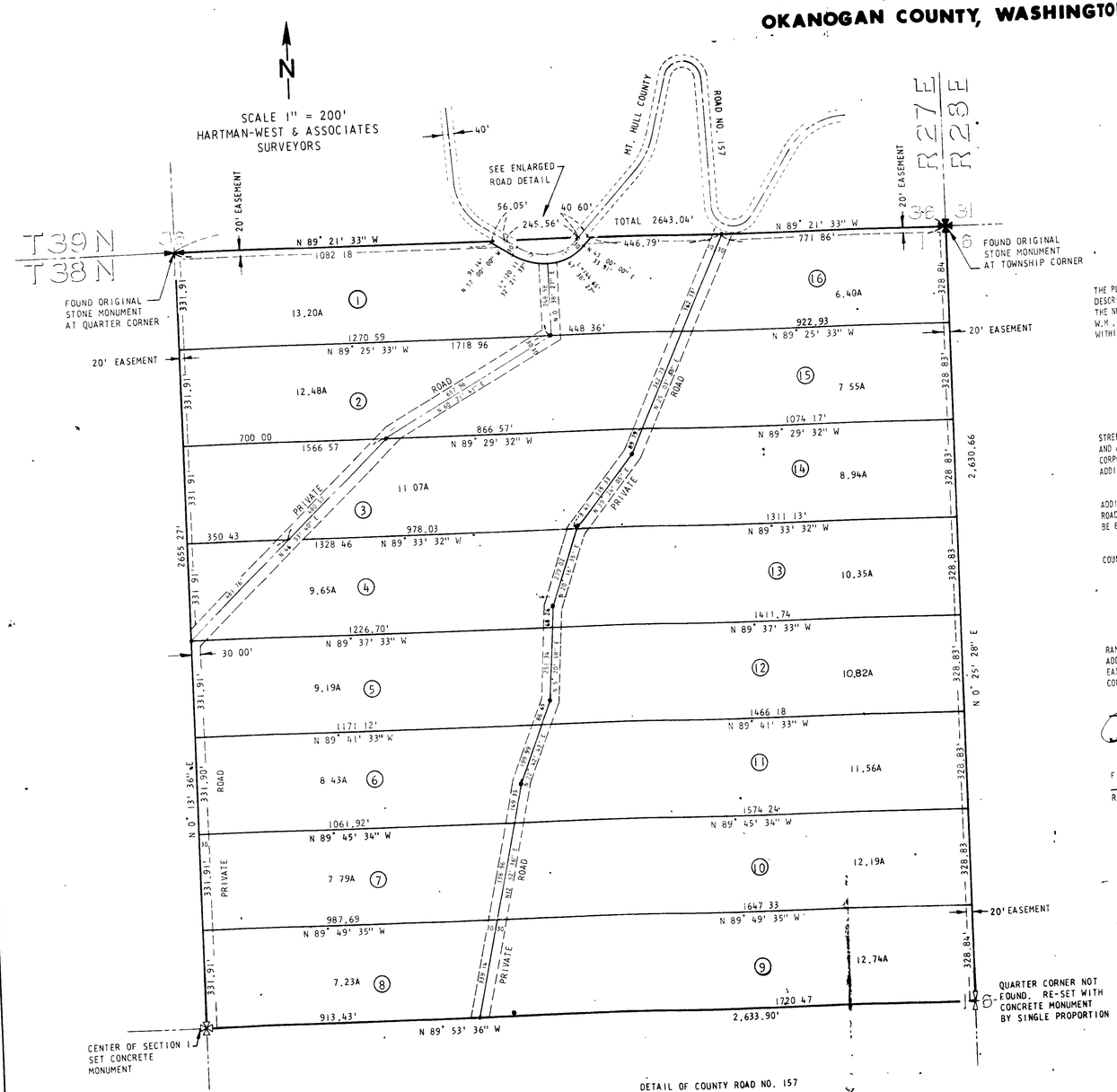
OKANOGAN RIVER RANCHES

DIVISION NO. 2

SECTION 1, TWP 38N, R27E, W.M.

OKANOGAN COUNTY, WASHINGTON



LEGEND.

● INDICATES IRON PIPE MONUMENTS SET AT P.I 'S OF PRIVATE ROADS

⊙ INDICATES IRON PIPE MONUMENTS SET AT P.I.'S OF COUNTY ROADS, AND OTHER LOCATIONS.

NOTE - 10 AND 20 FOOT EASEMENTS SHOWN HEREON ARE FOR COMMUNITY BRIDLE TRAIL

DESCRIPTION

THE PLAT OF OKANOGAN RIVER RANCHES DIVISION NO 2 EMBRACES THE FOLLOWING DESCRIBED PROPERTIES
THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 27 EAST, W.M., SITUATED IN OKANOGAN COUNTY, WASHINGTON; EXCEPT THAT PORTION LYING WITHIN THE RIGHT OF WAY OF THE MT HULL COUNTY ROAD NUMBER 157

RESTRICTIONS & RESERVATIONS

THE COSTS OF CONSTRUCTION, MAINTAINING AND SNOW REMOVAL OF ALL ROADS, STREETS, INCLUDING PRIVATE ROADS, STREETS AND ALLEYS, WITHIN THIS PLAT AND ALL ACCESS ROADS TO THIS PLAT SHALL BE THE OBLIGATION OF A NON-PROFIT CORPORATION COMPOSED OF ALL THE OWNERS OF THE LOTS OF THE PLAT AND OF ANY ADDITIONAL PLATS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS

IN THE EVENT THAT THE OWNERS OF ANY OF THE LOTS OF THIS PLAT OR ANY ADDITIONAL PLATS SHALL PETITION THE COUNTY COMMISSIONERS TO INCLUDE THE ROADS IN THE COUNTY ROAD SYSTEM, IT IS UNDERSTOOD THAT THE ROADS SHALL FIRST BE BUILT UP TO MINIMUM COUNTY STANDARDS BY SAID NON-PROFIT CORPORATION.

IN ADDITION TO THE ABOVE IT SHALL NOT BE INCUMBENT ON OKANOGAN COUNTY TO PROVIDE FLOOD PROTECTION ON ANY AREA SO INVOLVED.

ADDITIONAL RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS, THAT THIS PLAT OF OKANOGAN RIVER RANCHES DIVISION NO. 2. OKANOGAN COUNTY, WASHINGTON, IS SUBJECT TO ADDITIONAL RESTRICTIONS ENTITLED DECLARATION OF RESTRICTIONS, COVENANTS & EASEMENTS FOR OKANOGAN RIVER RANCHES WHICH ARE FILED WITH THE OKANOGAN COUNTY AUDITOR AND WHICH ARE HEREBY MADE A PART OF THIS PLAT.

Harold Tabor — Stuart E Rogers

THIS IS TO CERTIFY THAT THE ABOVE MENTIONED RESTRICTIONS HAVE BEEN FILED THIS 14 DAY OF July, 1969, AT 47 MINUTES PAST 10 O'CLOCK A.M., IN VOLUME ___ OF DEEDS, PAGE Filed Misc File 567758 RECORDS OF OKANOGAN COUNTY, WASHINGTON

Harriet Johnson
OKANOGAN COUNTY AUDITOR

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES, AS PRESCRIBED BY LAW, ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN PAID IN FULL
THIS 24th DAY OF June, A.D., 1969

Benner Z. Taylor
OKANOGAN COUNTY TREASURER

EXAMINED & APPROVED

THIS 25 DAY OF June, A.D., 1969 — OKANOGAN COUNTY HEALTH OFFICER
THIS 14 DAY OF July, A.D., 1969 — OKANOGAN COUNTY ROAD ENGINEER
THIS 14 DAY OF July, A.D., 1969 — BOARD OF COUNTY COMMISSIONERS OKANOGAN COUNTY, WASHINGTON

ATTEST: Harriet Johnson
CLERK OF THE BOARD

BY Jack Abramson
CHAIRMAN

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT VICTOR LESAMIZ, JR. AND LOLA LESAMIZ, HIS WIFE, THE UNDERSIGNED, OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, AND OKANOGAN RIVER RANCHES, A **JOINT VENTURE** THE UNDERSIGNED CONTRACT PURCHASERS OF SAID LAND, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, AVENUES, EXCEPT THOSE SPECIFICALLY DESIGNATED AS PRIVATE ROADS, PLACES AND SEWER EASEMENTS OF WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR ANY HIGHWAY PURPOSES; ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS, BLOCKS, TRACTS, ETC . SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL STREETS, AVENUES, PLACES, ETC , SHOWN THEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUT HANDS AND SEALS THIS ___ DAY OF ___ A D., 1969

OWNERS IN FEE SIMPLE

Stuart E Rogers
CONTRACT PURCHASERS

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
COUNTY OF OKANOGAN) SS

THIS IS TO CERTIFY THAT ON THIS 23 DAY OF June A D , 1969, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED VICTOR LESAMIZ, JR AND LOLA LESAMIZ, HIS WIFE, STUART E ROGERS AND DONALD S OLSON, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED

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

JAMES E GREENE
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING BELLEVUE, WASHINGTON

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF OKANOGAN RIVER RANCHES DIVISION NO 2 IS BASED ON ACTUAL SURVEY AND SUBDIVISION OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 27 EAST, W.M., THAT THE DISTANCES AND COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY, THAT THE MONUMENTS HAVE BEEN SET AND LOT AND BLOCK CORNERS STAKED ON THE GROUND

DUANE T HARTMAN
LICENSED LAND SURVEYOR
CERTIFICATE NO 09158

APPROVALS

PASSED THIS 14 DAY OF July, 1969, AT OKANOGAN, WASHINGTON

BOARD OF COUNTY COMMISSIONERS
OKANOGAN COUNTY, WASHINGTON

BY Jack Abramson
CHAIRMAN

COMMISSIONER

COMMISSIONER

(SEAL)

ATTEST: Harriet Johnson
COUNTY AUDITOR AND EX-OFFICIO CLERK OF THE BAORD

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE OKANOGAN COUNTY BOARD OF COMMISSIONER, THIS 14 DAY OF July, A.D., 1969, AT 47 MINUTES PAST 10 O'CLOCK A M., AND RECORDED IN VOLUME 4 OF PLATS, ON PAGE 41. RECORDS OF OKANOGAN COUNTY, WASHINGTON

Harriet Johnson
OKANOGAN COUNTY AUDITOR
567758
RECEIVING NO.

BY ___
DEPUTY COUNTY AUDITOR