ROOSEVELT LAKE RANCH DIVISION 5
A PORTION OF
GOVERNMENT LOTS 3, 5, & 6
IN SECTION 7,
T 27 N R 35 E WM
AND PORTIONS OF GOVERNMENT LOTS 2 & 4,
& THE SW 1/4 OF THE NE 1/4,
& THE NE 1/4 OF THE NW 1/4,
& THE SE 1/4 OF SECTION 18,
T 27 N R 35 E WM
LINCOLN COUNTY, WASHINGTON

NOTES APPLICABLE TO ALL LOTS OF THIS PLAT:

1. NO TRACT OR LOT AS APPROVED ON THE FINAL PLAT SHALL BE FURTHER DIVIDED WITHOUT THE PRIOR APPROVAL OF THE COUNTY CONSISTENT WITH PLATTING REQUIREMENTS

2. PRIOR TO CONSTRUCTION, PLACEMENT OR DEVELOPMENT OF ANY STRUCTURE REQUIRING A PERMIT WITHIN THIS PLAT, A PERMIT SHALL BE SECURED FROM THE LINCOLN COUNTY BUILDING DEPARTMENT.

3. DEVELOPMENT WITHIN 200 FEET OF THE HIGH WATER MARK OF LAKE ROOSEVELT SHALL BE CONSISTENT WITH THE LINCOLN COUNTY SHORELINE MASTER PROGRAM.

4. A PUBLIC WATER SYSTEM HAS BEEN APPROVED FOR USE WITHIN THE PLAT. SAID SYSTEM IS TO BE OPERATED IN ACCORDANCE WITH WAC 246-290 – GROUP A PUBLIC WATER SYSTEMS. THE DRILLING OF INDIVIDUAL PRIVATE WELLS IS PROHIBITED.

5. PRIVATE COVENANTS ARE ON FILE WITH LINCOLN COUNTY.

NOTES APPLICABLE TO ALL LOTS OF THIS PLAT:(CONTINUED)

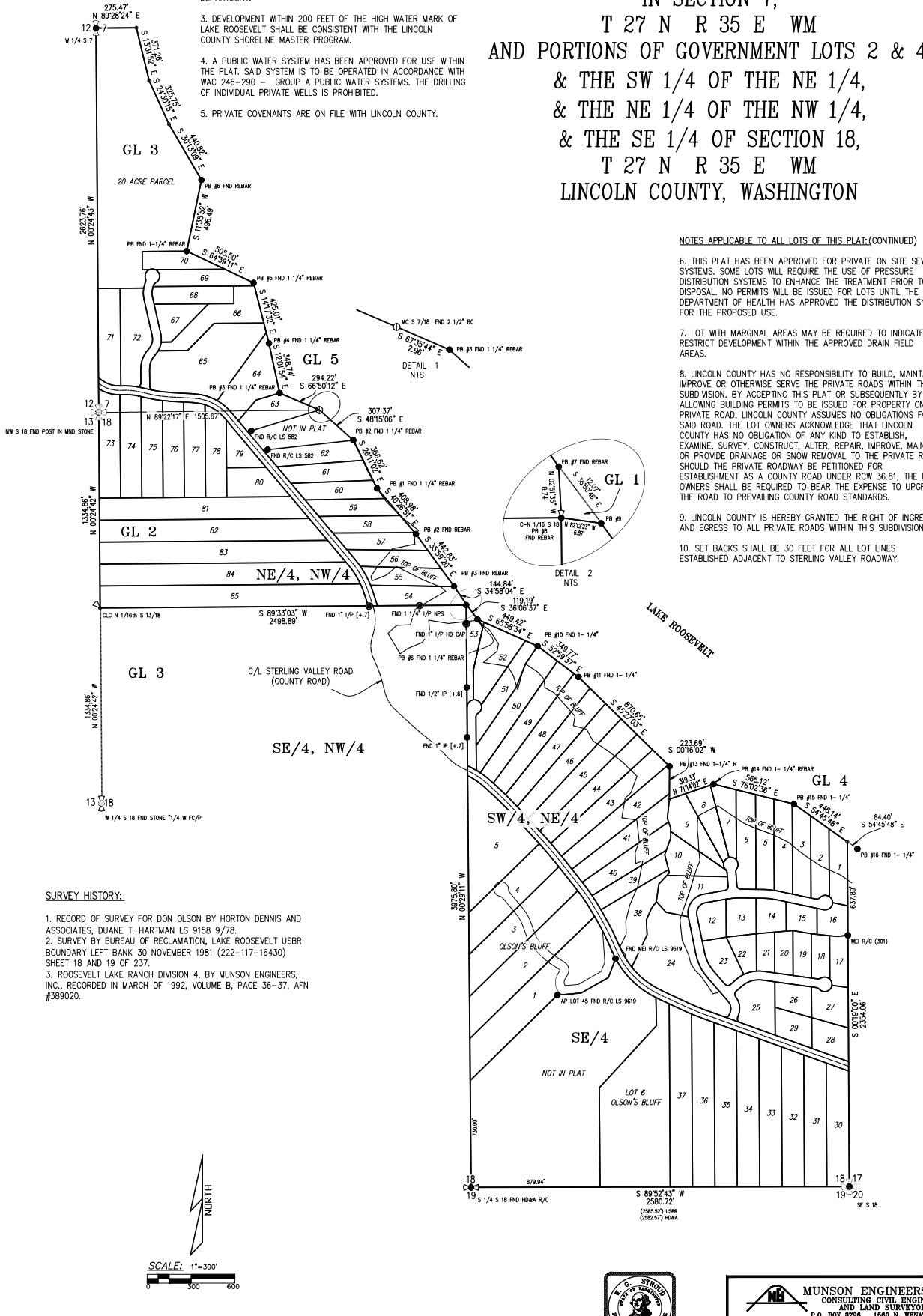
6. THIS PLAT HAS BEEN APPROVED FOR PRIVATE ON SITE SEWAGE SYSTEMS. SOME LOTS WILL REQUIRE THE USE OF PRESSURE DISTRIBUTION SYSTEMS TO ENHANCE THE TREATMENT PRIOR TO DISPOSAL. NO PERMITS WILL BE ISSUED FOR LOTS UNTIL THE DEPARTMENT OF HEALTH HAS APPROVED THE DISTRIBUTION SYSTEM FOR THE PROPOSED USE.

7. LOT WITH MARGINAL AREAS MAY BE REQUIRED TO INDICATE AND RESTRICT DEVELOPMENT WITHIN THE APPROVED DRAIN FIELD AREAS.

8. LINCOLN COUNTY HAS NO RESPONSIBILITY TO BUILD, MAINTAIN, IMPROVE OR OTHERWISE SERVE THE PRIVATE ROADS WITHIN THIS SUBDIVISION. BY ACCEPTING THIS PLAT OR SUBSEQUENTLY BY ALLOWING BUILDING PERMITS TO BE ISSUED FOR PROPERTY ON A PRIVATE ROAD, LINCOLN COUNTY ASSUMES NO OBLIGATIONS FOR SAID ROAD. THE LOT OWNERS ACKNOWLEDGE THAT LINCOLN COUNTY HAS NO OBLIGATION OF ANY KIND TO ESTABLISH, EXAMINE, SURVEY, CONSTRUCT, ALTER, REPAIR, IMPROVE, MAINTAIN OR PROVIDE DRAINAGE OR SNOW REMOVAL TO THE PRIVATE ROAD. SHOULD THE PRIVATE ROADWAY BE PETITIONED FOR ESTABLISHMENT AS A COUNTY ROAD UNDER RCW 36.81, THE LOT OWNERS SHALL BE REQUIRED TO BEAR THE EXPENSE TO UPGRADE THE ROAD TO PREVAILING COUNTY ROAD STANDARDS.

9. LINCOLN COUNTY IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS TO ALL PRIVATE ROADS WITHIN THIS SUBDIVISION.

10. SET BACKS SHALL BE 30 FEET FOR ALL LOT LINES ESTABLISHED ADJACENT TO STERLING VALLEY ROADWAY.



SURVEY HISTORY:

1. RECORD OF SURVEY FOR DON OLSON BY HORTON DENNIS AND ASSOCIATES, DUANE T. HARTMAN LS 9158 9/78.
2. SURVEY BY BUREAU OF RECLAMATION, LAKE ROOSEVELT USBR BOUNDARY LEFT BANK 30 NOVEMBER 1981 (222-117-16430) SHEET 18 AND 19 OF 237.
3. ROOSEVELT LAKE RANCH DIVISION 4, BY MUNSON ENGINEERS, INC., RECORDED IN MARCH OF 1992, VOLUME B, PAGE 36-37, AFN #389020.

STATE OF WASHINGTON
W. C. STROUD
20093
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 16 JUNE 2002

MUNSON ENGINEERS, INC.
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS
P.O. BOX 3798 1560 N. WENATCHEE AVE.
WENATCHEE, WA 98807
(509) 663-0544 FAX (509) 663-0546
WEB PAGE: www.munsonengineers.com EMAIL: wgstroud@televar.com

ROOSEVELT LAKE RANCH
DIVISION 5

DATE:3 FEBRUARY 1999	SCALE: 1"=300'
DRAFT: 30 NOVEMBER 2000 pm	DRAWN: WGS/ARR
ACAD NO: 8100SB	SHEET: 2 OF 5

30 NOVEMBER 2000
ACAD:L:\LT\8100SB\8100SB.DWG