

# CAPE LABELLE RANCHES

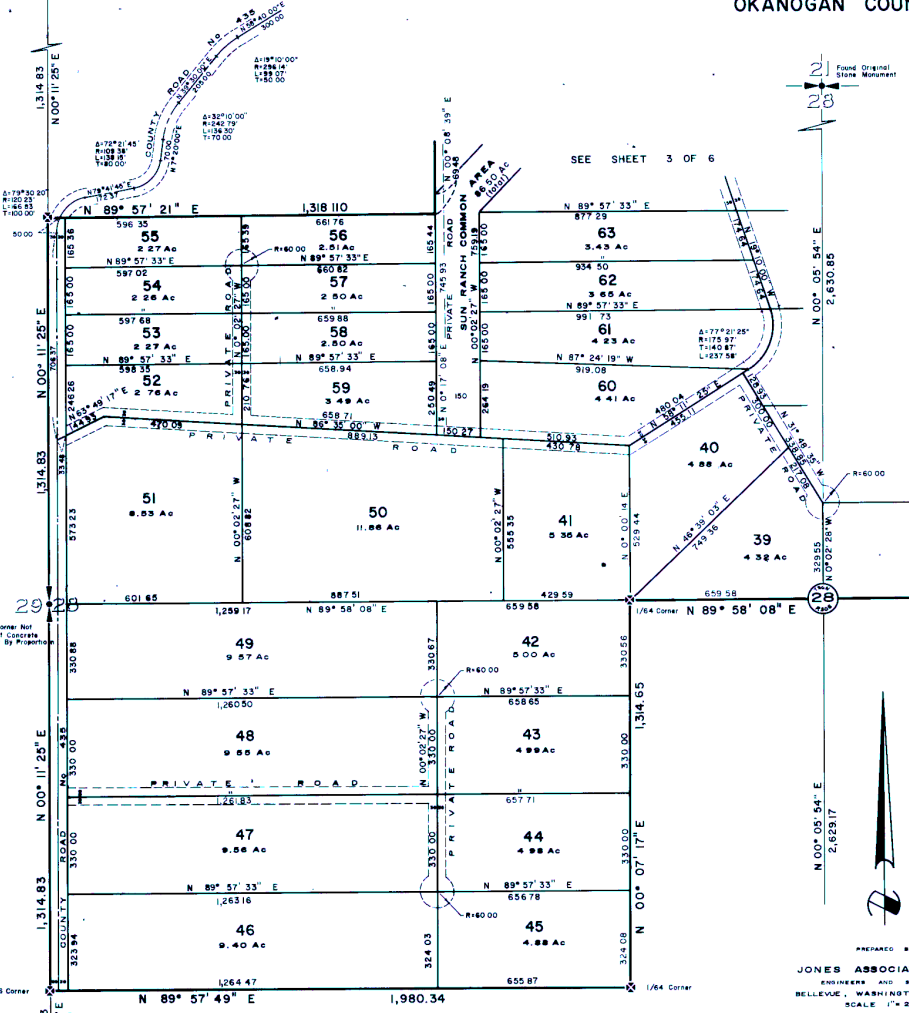
## OF SUN RANCH

PORTIONS OF SECTIONS 21, 22, 23, 27 & 28  
TOWNSHIP 36 NORTH, RANGE 30 EAST, W.M.

OKANOGAN COUNTY, WASHINGTON

20 21  
29 28

21  
28



28  
33

**DISPOSAL FACILITY**  
A COUNTY APPROVED SOLID WASTE DISPOSAL FACILITY WILL BE PROVIDED AND MAINTAINED BY THE OWNERS ASSOCIATION FOR ALL LOT OWNERS IN THIS PLAT SAID FACILITY SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 31 EAST, W.M.

**MONUMENTATION NOTES**  
1 ALL TRACT CORNERS ARE STAKED WITH 1/2"x24" IRON BAR WITNESSED BY A 2"x2"x30" MARKER STAKE.  
2 ALL COUNTY ROAD CENTERLINE TANGENT TO CURVE IN THIS PLAT SAID FACILITY SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 31 EAST, W.M. SET BELOW GRADE AND REFERENCED.  
3 ALL PLAT CORNERS SHOWN TRULY ARE 18" CONCRETE MONUMENTS WITH BRASS PINS

PREPARED BY  
**JONES ASSOCIATES, INC.**  
ENGINEERS AND SURVEYORS  
BELLEVUE, WASHINGTON 98004  
SCALE 1"=200'

### LEGAL DESCRIPTION

THE PLAT OF CAPE LABELLE RANCHES OF SUN RANCH EMBRACES THE FOLLOWING DESCRIBED PROPERTIES:  
THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOGETHER WITH THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22 TOGETHER WITH THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23 TOGETHER WITH THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 27 TOGETHER WITH THE NORTHWEST QUARTER AND THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 ALL IN TOWNSHIP 36 NORTH, RANGE 30 EAST, W.M., OKANOGAN COUNTY, WASHINGTON CONTAINING AN AREA OF 1,293.485 ACRES MORE OR LESS EXCEPT THOSE PORTIONS LYING WITHIN THE RIGHT OF WAY OF COUNTY ROAD NO. 435 AS DESCRIBED ON THE PLAT  
SUBJECT TO AN EASEMENT GRANTED TO THE PUBLIC UTILITY DISTRICT NO. 1 OF FERRY COUNTY TO CONSTRUCT AND MAINTAIN AN ELECTRIC TRANSMISSION SYSTEM BY DEED RECORDED UNDER AUDITORS FILE NO. 438227 IN VOL. 151, PAGE 178, RECORDS OF OKANOGAN COUNTY, WASHINGTON

### 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 BE CONSTRUCTED AND MAINTAINED BY A NON-PROFIT CORPORATION TO BE KNOWN AS "SUN RANCH OWNERS ASSOCIATION" COMPOSED OF ALL THE OWNERS OF THE TRACTS 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  
THE OWNERS OF THE LOTS IN THIS AND ANY ADDITIONAL PLATS OF SUN RANCH, THEIR INVITEES AND LICENSEES, ARE HEREBY GRANTED AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS ALL PRIVATE ROAD RIGHTS OF WAY DESIGNATED ON THIS PLAT AND ALL ADDITIONAL PLATS OF SUN RANCH, WHICH EASEMENTS OF INGRESS AND EGRESS SHALL BE APPURTENANT TO EACH TRACT, PROVIDED HOWEVER, THAT THE OWNERS ASSOCIATION, KNOWN AS SUN RANCH OWNERS ASSOCIATION, RESERVED TO THEMSELVES THEIR HEIRS, SUCCESSORS, AND ASSIGNS, THE RIGHT TO GRANT SUCH OTHER RIGHTS OF WAY AND EASEMENTS FOR SUCH PURPOSES AND USES, ACCESS FOR FIRE FIGHTING AGENCIES AND THEIR EQUIPMENT, AND ON SUCH TERMS AND CONDITIONS AS THEY DEEM ADVISABLE  
INDIVIDUAL TRACT SEWAGE DISPOSAL SYSTEMS SHALL REQUIRE THE REVIEW AND APPROVAL BY PERMIT OF THE OKANOGAN COUNTY HEALTH DEPARTMENT PRIOR TO CONSTRUCTION. INSTALLATION OF THIS PLAT SHALL BE THE OBLIGATION OF A NON-APPROVED ABSORPTION AREAS IN TRACT GRADIENTS OF 0% TO 0.5% SLOPES, PROVIDING HOWEVER THAT THE ABSORPTION AREA CONTAINS A SUFFICIENT DEPTH OF PERMEABLE SOILS. DIRECTION FOR MAKING PERCOLATION TESTS ON PROPOSED ABSORPTION AREAS MAY BE OBTAINED FROM THE OKANOGAN HEALTH DEPARTMENT.  
COMMON AREA SHALL BE OWNED, DEVELOPED AND MAINTAINED IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS WHICH ARE A PART OF THIS PLAT

### ADDITIONAL RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS, THAT THIS PLAT OF CAPE LABELLE RANCHES OF SUN RANCH, OKANOGAN COUNTY, WASHINGTON, IS SUBJECT ADDITIONAL RESTRICTIONS ENTITLED "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" FOR PLATS OF SUN RANCH WHICH ARE FILED WITH THE OKANOGAN COUNTY AUDITOR AND WHICH ARE HEREBY MADE A PART OF THIS PLAT  
*James E. Greene* *James E. Greene*  
OKANOGAN COUNTY AUDITOR OKANOGAN COUNTY AUDITOR

### EXAMINED & APPROVED

THIS 27<sup>th</sup> DAY OF MARCH, 1970 *James E. Greene*  
OKANOGAN COUNTY HEALTH OFFICER

### EXAMINED & APPROVED

THIS 2<sup>nd</sup> DAY OF April, 1970 *Charles W. Merte*  
OKANOGAN COUNTY ENGINEER

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT LIVING ENVIRONMENTS OF WASHINGTON INC A WASHINGTON CORPORATION, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED AND METROPOLITAN MORTGAGE AND SECURITIES COMPANY INC AND BILES-COLEMAN LUMBER COMPANY THE UNDERSIGNED MORTGAGEES, 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 EASEMENTS OF WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR ANY HIGHWAY PURPOSE, ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS, BLOCKS, TRACTS, ETC., ON PUBLIC STREETS AND ROADS SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL STREETS, AVENUES, PLACES, ETC SHOWN THEREON  
IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS AND SEALS THIS 1<sup>st</sup> DAY OF March, 1970, A.D.  
*James E. Greene* *James E. Greene*  
PRESIDENT LIVING ENVIRONMENTS OF WASH. PRESIDENT METROPOLITAN MORTGAGE AND SECURITIES  
*James E. Greene* *James E. Greene*  
SECRETARY LIVING ENVIRONMENTS OF WASH. ASSISTANT SECRETARY METRO. M. and S. MORTGAGE  
*James E. Greene* *James E. Greene*  
VICE PRESIDENT AND SECRETARY BILES-COLEMAN LUMBER CO. ASST. SECRETARY BILES-COLEMAN LUMBER CO.

### ACKNOWLEDGEMENTS

STATE OF WASHINGTON  
COUNTY OF OKANOGAN  
ON THIS 23<sup>rd</sup> DAY OF MARCH, 1970 A.D. BEFORE ME PERSONALLY APPEARED GARY F LINDEN, CHARLES W MERTEL, CHARLES H SANDIFER, REUEL SWANSON, BRYANT R RINN AND DONALD CHRISTENSEN TO ME KNOWN TO BE THE RESPECTIVE OFFICERS OF THE CORPORATIONS AS DESIGNATED ABOVE WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGED SUCH DEDICATION TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THEIR RESPECTIVE CORPORATIONS AND THAT THEY WERE AUTHORIZED TO EXECUTE SUCH DEDICATION FOR THE USES AND PURPOSES THEREIN MENTIONED WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN  
*James E. Greene*  
JAMES E. GREENE  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT BELLEVUE WASHINGTON

### ENGINEERS CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF CAPE LABELLE RANCHES OF SUN RANCH IS BASED ON ACTUAL SURVEY AND SUBDIVISION OF PORTIONS OF SECTION 21, 22, 23, 27 & 29, TOWNSHIP 36 NORTH, RANGE 30 EAST, W.M. THAT THE MONUMENTS WILL BE SET AND LOT AND BLOCK CORNERS STAKED ON THE GROUND  
*Duane T. Hartman*  
DUANE T. HARTMAN  
LICENSED LAND SURVEYOR  
CERTIFICATE NO. 0915

### TREASURERS CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES, AS PRESCRIBED BY LAW ON THE HEREIN PROPERTY HAVE BEEN PAID IN FULL  
THIS 2<sup>nd</sup> DAY OF March, 1970 *James E. Greene*  
OKANOGAN COUNTY TREASURER

### EXAMINED & APPROVED

PASSED THIS \_\_\_ DAY OF \_\_\_, 1970, AT OKANOGAN, WASHINGTON  
BOARD OF COUNTY COMMISSIONERS  
OKANOGAN COUNTY, WASHINGTON  
BY *John Carlson*  
CHAIRMAN  
*Ed Woodman*  
COMMISSIONER  
*Jack Shantz*  
COMMISSIONER  
(SEAL) ATTEST *David Johnson*  
COUNTY AUDITOR AND EX-OFFICIO CLERK OF THE BOARD

### RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE OKANOGAN COUNTY BOARD OF COUNTY COMMISSIONERS THIS 4 DAY OF April, A.D. 1970 AT 9:20 A.M. MINUTES PAST 11 O'CLOCK A.M. AND RECORDED IN VOLUME H OF PLATS, ON PAGE 6, RECORDS OF OKANOGAN COUNTY, WASHINGTON Section 1  
*David Johnson*  
OKANOGAN COUNTY AUDITOR