

FINAL PLAT OF

ARROWHEAD POINT FIRST ADDITION IN THE S1/2 OF SECTION 6, T.26 N., R.43E.W.M. SPOKANE COUNTY, WASHINGTON DECEMBER 1987

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8802100187 Inland Pacific Eng. Co. 56.00 Snell

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that ARROWHEAD POINT, a Washington General Partnership; and CHARLES GATES and BERTHA GATES, his wife; and THE LUKE G. AND BUELETTA M. WILLIAMS TRUST, AS AMENDED 12/31/85, have caused to be platted into Lots, Blocks and streets the land shown hereon, to be known as ARROWHEAD POINT FIRST ADDITION and being that portion of the South Half of Section 6, T.26 N., R.43 E.W.M., Spokane County, Washington, described as follows:

Beginning at the southwest corner of Lot 9, Block 6 of ARROWHEAD POINT, per final plat thereof recorded in Volume 18 of Plats, pages 51 and 52, in the Auditor's Office of said County; thence southeasterly along the southwesterly boundary of said plat the following eleven (11) courses:

- 1) S.50°03'12"E, a distance of 245.18 feet; 2) S.27°48'47"W, a distance of 58.32 feet to the beginning of a non-tangent curve concave to the southwest the radius point of which bears S.00°06'34"W, a distance of 45.00 feet; 3) southeasterly along said curve through a central angle of 45 56'12" an arc distance of 36.08 feet; 4) N.27°48'47"W, a distance of 38.11 feet; 5) S.73°45'45"E, a distance of 130.00 feet; 6) S.43°05'12"E, a distance of 364.96 feet; 7) S.15°24'20"W, a distance of 140.00 feet; 8) S.17°24'20"W, a distance of 50.00 feet; 9) S.72°35'40"E, a distance of 60.00 feet to the beginning of a tangent curve concave to the north having a radius of 493.73 feet; 10) easterly along said curve through a central angle of 4°00'00" an arc distance of 34.47 feet; 11) S.13°24'20"W, a distance of 150.00 feet to the southwest corner of Lot 1, Block 5 of said plat;

thence continuing S.13°24'20"W, along the southerly prolongation of the west line of said Lot 1, Block 5 a distance of 16.12 feet to its intersection with the northeasterly margin of a sixty foot (60') wide utility and access easement, the center line of which is described in the document recorded under Auditor's File No. 8206220264, said point of intersection being the beginning of a non-tangent curve concave to the southwest, the radius point of which curve bears S.49°28'43"W, a distance of 280.00 feet from said point of intersection; thence northwesterly along said northeasterly margin the following two (2) courses:

- 1) northwesterly along said curve through a central angle of 35°24'05" an arc distance of 173.00 feet; 2) N.75°55'22"W, a distance of 57.36 feet; thence S.30°28'00"W, a distance of 31.27 feet to the northwest corner of the parcel shown on the Record of Survey recorded in Volume 32 of Surveys, page 25, in said Auditor's Office; thence S.30°28'00"W, along the west line of said parcel a distance of 201.27 feet; thence N.50°41'52"W, a distance of 127.69 feet; thence N.37°49'30"W, a distance of 147.94 feet; thence N.09°18'58"W, a distance of 129.92 feet; thence N.34°50'29"W, a distance of 175.05 feet; thence N.20°38'00"E, a distance of 192.12 feet; thence N.19°21'08"W, a distance of 165.34 feet; thence N.12°59'53"E, a distance of 81.43 feet; thence N.09°40'18"E, a distance of 76.47 feet to the point of beginning.

Containing 7.875 Acres, more or less.

And they do hereby dedicate to public use forever the streets and roads shown with this plat. Individual driveway access permits are required prior to issuance of a building permit for driveway approaches to the County road system.

All owners of lots in this plat will be members of the ARROWHEAD POINT HOMEOWNERS ASSOCIATION and subject to the Articles of Incorporation and the By-Laws thereof. This plat or any portion thereof and the use of any property therein shall be subject to the terms and conditions of the COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ARROWHEAD POINT, as recorded June 17, 1987 under Auditor's File No. 8706170301.

The Howard Lane private roads, as shown hereon, are easements which provide a means of ingress and egress for those lots within the plat having frontage thereon. This plat is subject to the separate Declaration of Covenants requiring private construction and maintenance of private roads, as recorded Feb 4, 1988, under Auditor's Document No. 8802040178, which by reference is made a part hereof.

WARNING: Spokane County has no responsibility to build, improve, maintain or otherwise service the private road contained within or providing service to the property described in this plat. By accepting this plat or subsequently by allowing a building permit to be issued on property on a private road, Spokane County assumes no obligation for said private road and the owners hereby acknowledge that the County has no obligation of any kind or nature whatsoever to establish, examine, survey, construct, alter, repair, improve, maintain, provide drainage or snow removal on a private road. This requirement is and shall run with the land and shall be binding upon the owner, their heirs, successors or assigns, including the obligation to participate in the maintenance of the private road as provided herein.

Subject to NOTICES TO THE PUBLIC NO. 6 (R.I.D. Agreement) as recorded under Auditor's Documents No. 8706300350, 8707060134, and 8707070129, which by reference are made a part hereof.

A public sewer system will be made available for the plat and individual service will be provided to each lot prior to sale. Use of individual on-site sewage systems shall not be authorized. The owners or successors in interest agree to authorize the County to place their names on a petition for the formation of a ULID by petition method pursuant to RCW 36.94 which the petition includes the Owners' property and further not to object by the signing of a protest petition against the formation of a ULID by resolution method pursuant to RCW Chapter 36.94 which includes the owners' property. PROVIDED, this condition shall not prohibit the owners or successors from objection to any assessment(s) on the property as a result of improvements called for in conjunction with the formation of a ULID by either petition or resolution method under RCW Chapter 36.94.

Spokane County is hereby granted an easement for the construction, maintenance, and operation of a sanitary sewer system over, under and across the Howard Lane private roads and over, under, and across a fifty-five foot (55') wide utility easement in Lots 9 and 10, Block 7, and over, under, and across the utility easement in the southeast portion of Lot 8, as shown hereon. The private driveway in Lot 10, Block 7, shall be constructed in accordance with the plan shown on the approved street plan for Center Court. Spokane County is hereby granted the right to use that portion of said driveway lying within said fifty-five foot wide utility easement for the established maintenance and operation of the sanitary sewer system. Whitworth Water District No. 2 is also hereby granted an easement for the construction, maintenance, and operation of water lines over, under, and across said private roads and over, under, and across said fifty-five foot wide utility easement. Public utility easements over the private road easements shown hereon, and over a strip of land five (5) feet in width in all lots adjoining all public road rights of way and over a strip of land five (5) feet in width adjoining all private road easements, as shown hereon, are hereby granted to the serving public utilities. Private sewer easements, for the construction, maintenance, and operation of sewer service lines are hereby granted over, under, and across Lot 10, Block 7, as shown hereon, for the benefit of Lot 9, Block 7, and over, under, and across Lot 17, Block 7, as shown hereon, for the benefit of Lot 18, Block 7.

The public water system, pursuant to the WATER PLAN approved by County and State Health authorities, the local fire district, County Building & Safety Department and water purveyor will be installed within this plat, and the subdivider/sponsor will provide for individual domestic water service as well as fire protection to each lot and prior to issuance of a building permit for each lot. Use of private wells and water systems is prohibited. Water service for this plat shall be provided in accordance with the Coordinated Water System plan for Spokane County, as amended.

No more than one dwelling structure shall be placed on any one lot, nor shall any lot be further subdivided for the purposes of creating additional lots, ownerships, or building sites without first filing a replat. Tract "A", Block 7 is not a building site. Owners of Lots 1 through 5, inclusive, of Block 7 shall have an undivided 1/5th interest in Tract "A", Block 7, and shall be responsible for payment of taxes, claims and other liabilities which may become due for said Tract "A".

The owners or successors in interest agree to join in any County approved Stormwater Management Program and to pay such rates and charges as may be fixed through public hearings for service or benefit obtained by the planning, design, constructing, maintaining or operation of stormwater control facilities. The owners or successors in interest will provide enhanced '2008' stormwater drainage controls should it be established that the residential use of this property is degrading water quality of the springs and wells in the area.

Drainage easements, lying adjacent to public rights-of-way, in Lot 1, Lot 10, Lot 11, Lot 17, and over the North 20.00 feet of the West 24.47 feet of Lot 18, Block 7, as platted and shown hereon, for the purpose of installing, operating, and maintaining drainage swales and drainage facilities to dispose of runoff, are hereby granted. The County of Spokane is hereby granted the right of ingress and egress to all drainage easements adjacent to the public rights-of-way. The property owner shall maintain the drainage swale with a permanent live cover of lawn turf which does not obstruct the flow and percolation of storm drainage water in the drainage swale as indicated on the approved plans of adjacent streets. The property owner or his representative shall inform each succeeding purchaser of all drainage easements on the property and his responsibility for maintaining drainage facilities within said easements. Drywells with said private drainage easements, as shown on the approved private road plans, shall be maintained as part of the private roads.

A private drainage easement in Lot 14, Lot 15, and Lot 16, Block 7, as platted and shown hereon, for the purpose of installing, operating, and maintaining drainage swales and drainage facilities to dispose of runoff from the private roads, is hereby granted. The property owner shall maintain the drainage swale with a permanent live cover of lawn turf which does not obstruct the flow of storm drainage water in the drainage swale as indicated on the approved plans of the private roads. The property owner or his representative shall inform each succeeding purchaser of all drainage easements on the property and his responsibility for maintaining drainage facilities within said easements. Drywells with said private drainage easements, as shown on the approved private road plans, shall be maintained as part of the private roads.

Owners of Lot 3 and Lot 10, Block 7, shall be held responsible for keeping open and maintaining the flow of storm drainage water through the culvert running under Howard Lane over and across their property. The property owner shall inform each succeeding purchaser of this requirement and his responsibility for complying with it.

IN WITNESS WHEREOF, the said owners have hereunto set their hands or caused their corporate name to be hereunto subscribed and affixed their corporate seal (if any) this 4th day of February, 1988.

By: ARROWHEAD POINT, a Washington General Partnership. Richard C. Nelson, Partner; Davis C. Henry, Partner; Robert L. Helman, Jr., Partner; Charles Gates, Partner; Bertha M. Gates, Partner.

By: THE LUKE G. AND BUELETTA M. WILLIAMS TRUST, AS AMENDED 12/31/85. Ethel M. Schuerman, Co-Trustee; Seattle First National Bank, Co-Trustee.

By: Trust Real Estate Officer. Judy A. Clark, Trust Real Estate Officer.

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Spokane County Subdivision Ordinance.



Patrick J. Moore, RLS, Certificate Number 18091

COUNTY UTILITIES DEPARTMENT

Examined and approved this 9th day of February, 1988.

William M. DeWitt, Director, Spokane County Utilities

COUNTY ENGINEER

Examined and approved this 8th day of February, 1988.

D. P. Schumann, Spokane County Engineer

COUNTY PLANNING DEPARTMENT

Examined and approved this 9th day of February, 1988.

W. D. Hubbard, Director, Spokane County Planning Department

COUNTY HEALTH DISTRICT

Examined and approved this 9th day of February, 1988.

Janice Heister, Spokane County Health Officer

COUNTY ASSESSOR

Examined and approved this 9th day of February, 1988.

S. Charlene Conroy, Spokane County Assessor by Deputy

COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 9th day of February, 1988.

Chairman, Spokane County Commissioners

COUNTY TREASURER

I do hereby certify that all taxes which have been levied and become chargeable against the land shown within this map have been fully paid this 10th day of February, 1988.

Kip Chiberg, Spokane County Treasurer by Deputy

ACKNOWLEDGMENTS

STATE OF WASHINGTON ) On this day personally appeared before me RICHARD C. NELSON, DAVID C. HENRY, and ROBERT L. HELMAN, County of Spokane ) ss. JR., to me known to be the individuals described in the foregoing instrument as and known to me to be partners of ARROWHEAD POINT, a Washington General Partnership, the partnership that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said partnership, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument on behalf of said partnership.

GIVEN under my hand and official seal this 4th day of February, 1988.

Notary Public in and for the State of Washington, residing at Spokane.

STATE OF WASHINGTON ) On this 9th day of February, 1988, personally appeared before me CHARLES County of ) ss. GATES and BERTHA M. GATES, his wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington, residing at Spokane.

STATE OF WASHINGTON ) On this 4th day of February, 1988, personally appeared before me ETHEL M. SCHUERMAN, County of Spokane ) ss. to me known to be the individual described in and who executed the within and foregoing instrument as Co-Trustee of the Luke G. and Bueletta M. Williams Trust, as amended 12/31/85, and acknowledged that she signed the same as her free and voluntary deed as Co-Trustee, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington, residing at Spokane.

STATE OF WASHINGTON ) On this 4th day of February, 1988, before me, the undersigned, a notary public in and for the State of Washington, personally appeared D. THASINGER and JUDY A. CLARK to me known to be the U.S. DEPT. OF JUSTICE, respectively of SEATTLE FIRST NATIONAL BANK, the corporation that, as Co-Trustee of the Luke G. and Bueletta M. Williams Trust, as Amended 12/31/85, executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation as Co-Trustee for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

GIVEN under my hand and official seal the day and year first above written.

Notary Public, in and for the State of Washington, Residing at Spokane.

Inland Pacific Engineering Company South 25 Altamont Spokane, Washington 509 535-1410 99202

