

FINAL PLAT OF ARROWHEAD POINT THIRD ADDITION

BEING A SUBDIVISION IN THE SE 1/4 OF SECTION 6, T.26 N., R.43 E., W.M. SPOKANE COUNTY, WASHINGTON MAY 1990

5800 Sampson Plat Book 19 Pg 37 (top 2) # 29978

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that ARROWHEAD POINT, a Washington General Partnership; and WASHINGTON TRUST BANK, have caused to be platted into Lots, Blocks, and Streets the land shown hereon, to be known as ARROWHEAD POINT THIRD ADDITION, and being that portion of the Southeast Quarter of Section 6, T.26N.,R.43 e.w.m., Spokane County, Washington, bounded as follows:

On the Northeast by the southwesterly boundary of ARROWHEAD POINT SECOND ADDITION, per final plat recorded in Volume 18 of Plats, page 93, in the Spokane County Auditor's Office; on the Southeast by the northwesterly margin of Mill Road, as it now exists 60 feet in width; and on the Southwest and on the Northwest by the northeasterly boundary of ARROWHEAD POINT, per final plat recorded in Volume 18 of Plats, pages 51 and 52, in said Auditor's Office.

TOGETHER WITH that portion of said Southeast Quarter bounded as follows:

On the North by the north line of said Southeast Quarter; on the Southeast by the northwesterly margin of Mill Road, as it now exists 60 feet in width; and on the South and on the West by the northeasterly boundary of said ARROWHEAD POINT SECOND ADDITION.

EXCEPT that portion thereof described as follows:

Beginning at the intersection of the northwesterly margin of Mill Road, as it now exists 60 feet in width, and of the northerly line of said Southeast Quarter; thence S.30°26'58"W. along said northwesterly margin a distance of 124.46 feet; thence N.39°39'00"W. a distance of 139.90 feet to said northerly line of the Southeast Quarter; thence S.89°50'30"E. along said northerly line a distance of 152.34 feet to the point of beginning.

Situate in the County of Spokane, State of Washington

And they do hereby dedicate to public use forever the streets and roads shown within this plat, including ten feet (10') of additional right of way along Mill Road. Direct access from individual lots to Mill Road is hereby prohibited.

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 and restriction by the terms and conditions of the COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ARROWHEAD POINT, as recorded June 17, 1987 under Auditor's File No. 8706170301 Tract "A", Block 12 and Tract "B", Block 14, are not dedicated hereby to the general public but are hereby dedicated solely to the use and common enjoyment of homeowners in the ARROWHEAD POINT HOMEOWNERS ASSOCIATION for landscaping, utilities, recreation, and other related activities, except as otherwise provided herein or in said COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ARROWHEAD POINT.

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.

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 prior to sale of 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 12 and Tract "B", Block 14, are not building sites.

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, construction, maintaining or operation of stormwater control facilities. The owners or successors in interest will provide enhanced 208' 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.

Sixteen foot (16') wide drainage easements, lying adjacent to all public road rights-of-way, except Mill Road, together with additional drainage easements, in Lots 8 and 9, Block 12, and Lot 6, Block 14, 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. Spokane County will maintain the drywells, as shown on the approved road plans, located in said easements.

Utility easements are hereby granted to the serving utility companies over a five foot (5') wide strip in all lots adjoining all public road rights of way and over all of Tract "A", Block 12 and all of Tract "B", Block 14 as shown hereon. In Lot 15, Block 12, the five foot wide utility easement is also granted to Spokane County for the installation, operation, maintenance and repair of the public sanitary sewer.

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 16th day of MAY, 1990.

by: ARROWHEAD POINT, a Washington General Partnership

Richard C. Nelson, Partner; Robert L. Heitman, Jr., Partner; David C. Henry, Partner

By: WASHINGTON TRUST BANK

Robert T. Curtis, Vice President

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, PLS Certificate Number 18091

SPOKANE COUNTY UTILITIES DEPARTMENT

Examined and approved this 15th day of JUNE, 1990

William Adley, Director, Spokane County Utilities

SPOKANE COUNTY ENGINEER

Examined and approved this 18th day of June, 1990

R. P. Schumann, Spokane County Engineer

SPOKANE COUNTY PLANNING DEPARTMENT

Examined and approved this 19th day of June, 1990

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

SPOKANE COUNTY HEALTH DISTRICT

Examined and approved this 18th day of June, 1990

Steven P. Hardy, R.S., for Spokane County Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 18th day of June, 1990

Leo Sutton, Spinda Price, Spokane County Assessor by Deputy

THE BOARD OF COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 20 day of June, 1990.

Patricia A. Murray, Chairman, Spokane County Commissioners

SPOKANE 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 20th day of June, 1990

DE Ship Chilling, by A. Beach, Spokane County Treasurer by Deputy

ACKNOWLEDGMENTS

STATE OF WASHINGTON } ss County of Spokane }

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

GIVEN under my hand and seal this 15th day of May, 1990

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

STATE OF WASHINGTON } ss County of Spokane }

On this 16th day of May, 1990, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Robert T. Curtis and of WASHINGTON TRUST BANK, the corporation that executed the foregoing instrument, and acknowledged the said corporation for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

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

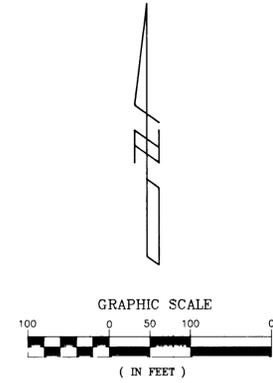


INLAND PACIFIC ENGINEERING South 25 Altamont Spokane, Washington (509) 535-1410 99202

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Pg 38  
(2 of 2)  
# 2978



EAST 1/4 CORNER SECTION 6-26-43  
SPOKANE CO. ENGINEER'S CORNERS  
NO. S 409, 2560, & 2704  
FOUND STONE W/ "X" AND R.P.'S PER  
FINAL PLAT OF ARROWHEAD POINT



○ RADIAL BEARINGS ○

NUMBER	RADIAL BEARING
1	S38°59'10"E
2	S23°32'01"E
3	S10°02'55"E
4	S02°52'33"W
5	S46°33'16"E
6	S23°51'24"E
7	N53°26'07"E
8	S19°32'43"E
9	S18°54'45"W
10	N41°59'11"E
11	N80°26'40"E

CURVE INFORMATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	520.37'	33.86'	16.94'	33.85'	03°43'41"
C2	495.37'	153.23'	77.23'	152.62'	17°43'23"
C3	495.37'	59.55'	29.81'	59.52'	06°53'16"
C4	495.37'	212.78'	108.06'	211.15'	24°36'39"
C5	375.69'	195.47'	100.00'	193.27'	29°48'39"
C6	20.00'	17.45'	9.33'	16.90'	49°59'41"
C7	20.00'	31.42'	20.00'	28.28'	90°00'00"
C8	400.69'	19.84'	9.92'	19.84'	02°50'12"
C9	400.69'	3.95'	1.97'	3.95'	00°33'53"
C10	50.00'	19.81'	10.04'	19.68'	22°41'52"
C11	350.69'	30.44'	15.23'	30.43'	04°58'24"
C12	350.69'	42.72'	21.38'	42.69'	06°58'45"
C13	50.00'	33.56'	17.44'	32.93'	38°27'28"
C14	50.00'	33.56'	17.44'	32.93'	38°27'28"

- LEGEND**
- FND. 1/2" REBAR W/ YPC STAMPED "MOORE 18091" PER FINAL PLATS OF ARROWHEAD POINT & ARROWHEAD POINT SECOND ADDITION, UNLESS OTHERWISE NOTED
  - SET 1/2" REBAR WITH YPC STAMPED "MOORE 18091", UNLESS OTHERWISE NOTED, AS:
  - ANGLE POINT IN BOUNDARY
  - CENTERLINE MONUMENT
  - ┆ LOT CORNER
  - B.S. BUILDING SETBACK

- NOTES**
1. THE BASIS OF BEARINGS FOR THIS MAP IS THE BEARING SYSTEM OF THE FINAL PLAT OF ARROWHEAD POINT
  2. THE AREA OF THE SUBDIVISION IS 10.277 ACRES.
  3. FOR ADDITIONAL SURVEY INFORMATION CONCERNING THE NORTH LINE OF THE SE 1/4 AND MILL ROAD, SEE THE FINAL PLAT OF ARROWHEAD POINT.

**ACCURACY STATEMENT**

THIS SURVEY WAS PERFORMED USING A TOPCON GTS 2 SIX SECOND THEODOLITE AND ELECTRONIC DISTANCE METER. FIELD TRAVERSE METHODS USED WERE PER WAS 332-130-90 SECTION "C".

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**ARROWHEAD POINT THIRD ADDITION**

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