

9303190369  
 Plat # 3115  
 Auditor's Certificate  
 Filed for record this 19 day of March, 1993 at 3:45 P.M. in Book 21 of Plats at page 14 at the request of Arrowhead Point Dev.  
 Book 21  
 page 14

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that ARROWHEAD POINT, a Washington General Partnership, and WASHINGTON TRUST BANK, a Washington Corporation, have caused to be platted into Lots, Blocks, and Streets of the land shown hereon, to be known as ARROWHEAD POINT FOURTH ADDITION, and being that portion of the South Half of Section 6, T.26 N., R.43 E., W.M. in the County of Spokane, State of Washington, described as follows:

Beginning at the Southeast corner of Lot 18, Block 7 of ARROWHEAD POINT FIRST ADDITION as per final plat recorded in Book 18 of Plats, page 63 and 64 in Spokane County Auditor's Office; thence N.13°24'20"E, along the east line of said Lot 18 a distance of 16.12 feet to the Southwest corner of Lot 1, Block 5 of ARROWHEAD POINT as per final plat recorded in Book 18 of Plats, page 51 and 52; thence easterly along the southerly boundary of said ARROWHEAD POINT the following nine (9) courses:

- (1) N.79°59'12"E. a distance of 132.91 feet;
- (2) N.81°44'36"E. a distance of 50.54 feet;
- (3) N.87°14'41"E. a distance of 114.79 feet;
- (4) S.51°43'18"E. a distance of 106.90 feet;
- (5) S.63°17'36"E. a distance of 325.27 feet;
- (6) N.80°28'55"E. a distance of 65.24 feet;
- (7) S.59°33'02"E. a distance of 125.00 feet;
- (8) S.30°26'58"W. a distance of 39.16 feet;
- (9) S.59°33'02"E. a distance of 195.00 feet to the westerly margin of Mill Road per Right of Way Deed recorded January 22, 1992 under Spokane County Auditor's File No. 9201220282; thence S.30°26'58"W, along said westerly margin a distance of 294.22 feet to the northerly margin of a 60' wide access and utility easement as per Auditor's Document No. 8206220284; thence westerly along said northerly margin the following three (3) courses:

- (1) N.63°17'36"W. a distance of 750.49 feet to the beginning of a tangent curve concave to the northeast having a radius of 220.00 feet;
- (2) northwesterly along said curve through a central angle of 49°51'50" an arc distance of 191.46 feet to the beginning of a reverse curve concave to the southwest having a radius of 280.00 feet;
- (3) northwesterly along said reverse curve through a central angle of 27°05'35" an arc distance of 132.40 feet to the point of beginning.

And they do hereby dedicate to public use forever the streets and roads shown within this plat. Direct access from individual lots to Mill Road is hereby prohibited.

Side yard and rear yard setbacks shall be determined at the time building permits are requested. The setbacks indicated on this plat may be varied from if proper zoning approvals are obtained.

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 16, is not dedicated hereby to the general public but is 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 8707070123, 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.

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 16, is not a building site.

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.)

Eighteen foot (18') wide drainage easements, lying adjacent to all public road rights-of-way, except Mill Road and except Lots 3, 4, 5, and 6, Block 16, together with additional drainage easements, in Lot 2, Block 16, as platted and shown hereon, for the purpose of installing, operating, 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 ten foot (10') wide strip in all lots adjoining all public road rights of way and over all of Tract "A", Block 16 as shown hereon. A twenty foot wide easement across Lots 13 and 14, Block 16, and Lots 7 and 8, Block 16 are also granted to Spokane County for the installation, operation, maintenance and repair of a public sanitary sewer.

The twenty foot (20') easement across Lots 13 and 14, Block 16, is hereby granted to Whitworth Water District No. 2 for the installation, operation and maintenance of a water main.

The twenty foot (20') easement across Lots 13 and 14, Block 16, is hereby granted to Washington Water Power Company for the installation, operation and maintenance of a gas main.

IN WITNESS WHEREOF, the said owners have hereunto set their hands or caused their corporate names to be hereunto subscribed and affixed their corporate seal (if any) this 23rd day of February, 1993.

ARROWHEAD POINT, a Washington General Partnership

*Richard C. Nelson*  
 RICHARD C. NELSON, Partner

*Rosalie Scott*  
 ROSALIE SCOTT, Partner  
 BY ROBERT L. HEITMAN, JR.  
 ATTORNEY IN FACT

*Robert L. Heitman, Jr.*  
 ROBERT L. HEITMAN, JR., Partner

*Vance Rogers*  
 VANCE ROGERS, Partner  
 BY ROBERT L. HEITMAN, JR.  
 ATTORNEY IN FACT

WASHINGTON TRUST BANK

By: *Robert T. Curtis*  
 Its: *Vice President*

By: *Constance M. Boockroff*  
 Its: *Asst. Vice President*

ACKNOWLEDGMENTS

STATE OF WASHINGTON )  
 ) ss  
 County of Spokane )

On this day personally appeared before me RICHARD C. NELSON 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 23rd day of February, 1993.

*Sharon A. Inman*  
 Sharon A. Inman  
 Notary Public in and for the State of Washington, Residing at Spokane  
 My Commission Expires: 11-30-96

STATE OF WASHINGTON )  
 ) ss  
 COUNTY OF SPOKANE )

On this 23rd day of February, 1993, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared *Robert L. Heitman, Jr. and Constance M. Boockroff*, to me known to be the Vice President & Asst. Vice President of WASHINGTON TRUST BANK, the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed (if any) is the corporation seal of said corporation given under my hand and official seal the day and year first above written.

*Sharon A. Inman*  
 Sharon A. Inman  
 Notary Public in and for the State of Washington, Residing at Spokane  
 My commission expires: 11-30-96

STATE OF WASHINGTON )  
 ) ss  
 County of Spokane )

On this 23rd day of February, 1993, before me personally appeared Robert L. Heitman Jr. to me known to be the individual described in and who executed the foregoing instrument as Attorney in fact for ROSALIE SCOTT and VANCE ROGERS and acknowledged that he signed and sealed the same as his free and voluntary act and deed as Attorney in Fact for said principals for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principals are now living.

*Sharon A. Inman*  
 Sharon A. Inman  
 Notary Public in and for the State of Washington, Residing at Spokane  
 My commission expires: 11-30-96

FINAL PLAT  
 OF  
 ARROWHEAD POINT FOURTH ADDITION  
 BEING A SUBDIVISION IN THE SE 1/4  
 OF SECTION 6, T.26 N., R.43 E., W.M.  
 SPOKANE COUNTY, WASHINGTON

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*  
 Patrick J. Moore, PLS  
 Certificate Number 18091

SPOKANE COUNTY UTILITIES DEPARTMENT

Examined and approved this 9th day of March, 1993

*William W. Dyer*  
 Director, Spokane County Utilities

SPOKANE COUNTY ENGINEER

Examined and approved this 9th day of March, 1993

*R. C. Johnson*  
 Spokane County Engineer

SPOKANE COUNTY PLANNING DEPARTMENT

Examined and approved this 16th day of March, 1993

*W. D. Johnson*  
 Director, Spokane County Planning Department

SPOKANE COUNTY HEALTH DISTRICT

Examined and approved this 15th day of March, 1993

*Gene P. Hilday, P.S.*  
 for Spokane County Health Off. ca.

SPOKANE COUNTY ASSESSOR

Examined and approved this 15th day of March, 1993

*J. C. Cooney, Ripda-Rouse*  
 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 16 day of March, 1993.

*Patricia A. Mumme*  
 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 19 day of March, 1993.

*J. M. Walerton - Acting Sec.*  
 Spokane County Treasurer by Deputy  
*W. Schick*

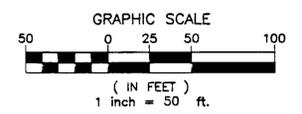
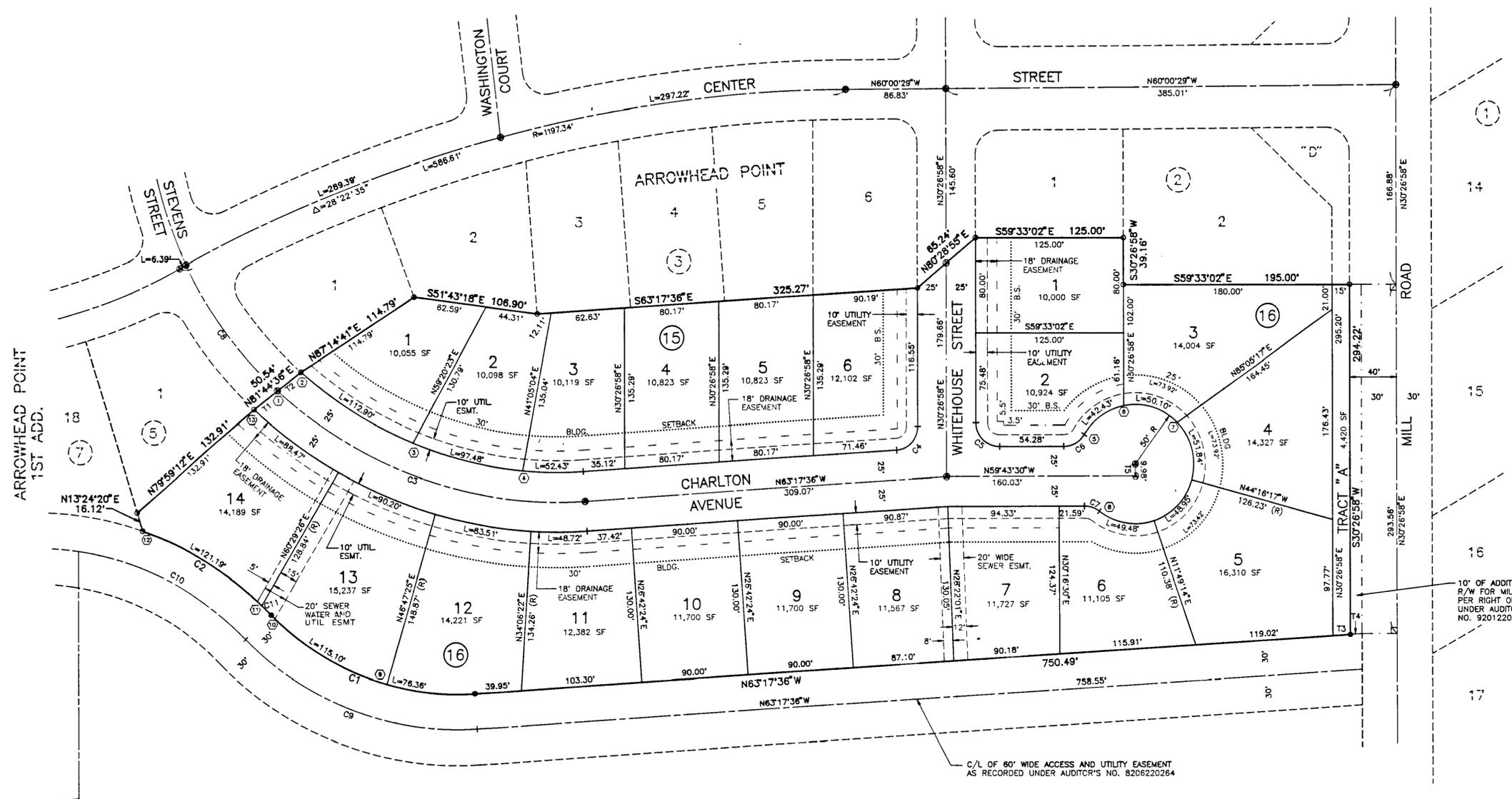
INLAND PACIFIC  
 ENGINEERING  
 South 25 Altamont Spokane, Washington  
 (509) 535-1410 99202

Mar 19 1993

AUDITOR'S CERTIFICATE  
 Filed for record this 19 day of March, 1993 at 3:45 in  
 Book 21 of Plats at page 15 at the request of Arrowhead Point, Inc.

*J. Behrent*  
 Deputy

Book 21  
 page 15



- LEGEND**
- FND. 1/2" REBAR #4 YPC STAMPED "MOORE 18091" PER FINAL PLATS OF ARROWHEAD POINT & ARROWHEAD POINT 1ST. ADDITION, UNLESS OTHERWISE NOTED.
  - FND. 1/2" REBAR W/ YPC STAMPED "MOORE 18091" SET AS CENTERLINE MONUMENT PER FINAL PLATS OF ARROWHEAD POINT & ARROWHEAD POINT 1ST ADDITION, UNLESS OTHERWISE NOTED.
  - ▲ SET 1/2" REBAR W/ YPC STAMPED "MOORE 18091" (UNLESS OTHERWISE NOTED) AS:
  - ANGLE POINT IN BOUNDARY
  - └ LOT CORNER
  - CENTERLINE MONUMENT
  - B.S. BUILDING SETBACK

**SURVEYOR'S NOTES**

- 1.) THE AREA OF THE SUBDIVISION IS 6.86 ACRES.
- 2.) FOR ADDITIONAL SURVEY INFORMATION CONCERNING THE LOCATION OF MILL ROAD AND THE 60' WIDE ACCESS & UTILITY EASEMENT ALONG THE SOUTH BOUNDARY, SEE THE FINAL PLAT OF ARROWHEAD POINT.

**BASIS OF BEARINGS**  
 THE BASIS OF BEARINGS FOR THIS MAP IS THE BEARING SYSTEM OF THE FINAL PLAT OF ARROWHEAD POINT.

**ACCURACY STATEMENT**  
 THIS SURVEY WAS PERFORMED USING A TOPCON GTS 3C TEN-SECOND THEODOLITE AND ELECTRONIC DISTANCE METER. FIELD TRAVERSE METHODS USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".

ARROWHEAD POINT  
 1ST ADD.

WILKINSON FIRST ADDITION

UNPLATTED

○ RADIAL BEARINGS ○

| NUMBER | RADIAL BEARING |
|--------|----------------|
| 1      | N72°22'25"E    |
| 2      | N72°43'25"E    |
| 3      | N52°57'19"E    |
| 4      | N35°53'14"E    |
| 5      | S29°42'19"E    |
| 6      | S18°54'53"W    |
| 7      | S76°19'14"W    |
| 8      | N68°30'57"E    |
| 9      | N46°35'37"E    |
| 10     | N76°34'14"W    |
| 11     | S74°16'38"W    |
| 12     | S49°28'39"W    |
| 13     | N7°55'38"E     |

TANGENT TABLE

| LINE | DIRECTION   | DISTANCE |
|------|-------------|----------|
| T1   | N8°14'43"E  | 25.25'   |
| T2   | N8°14'43"E  | 25.29'   |
| T3   | N63°17'36"W | 15.03'   |
| T4   | N63°17'36"W | 10.02'   |
| T5   | N30°16'30"E | 9.98'    |

CURVE TABLE

| CURVE | RADIUS  | LENGTH  | TANGENT | CHORD   | DELTA     |
|-------|---------|---------|---------|---------|-----------|
| C1    | 220.00' | 191.48' | 102.27' | 185.48' | 49°51'50" |
| C2    | 280.00' | 132.40' | 67.48'  | 131.17' | 27°05'35" |
| C3    | 352.23' | 286.88' | 151.92' | 278.99' | 46°39'42" |
| C4    | 20.00'  | 30.11'  | 18.73'  | 27.35'  | 86°15'26" |
| C5    | 20.00'  | 31.48'  | 20.06'  | 28.33'  | 90°10'28" |
| C6    | 20.00'  | 20.94'  | 11.54'  | 19.99'  | 59°58'49" |
| C7    | 20.00'  | 13.35'  | 6.93'   | 13.10'  | 38°14'27" |
| C8    | 352.23' | 132.8'  | 66.98'  | 131.41' | 2°30'05"  |
| C9    | 250.00' | 217.57' | 116.23' | 210.77' | 49°51'50" |
| C10   | 250.00' | 165.07' | 85.67'  | 162.09' | 37°49'53" |
| C11   | 280.00' | 11.21'  | 5.60'   | 11.21'  | 02°17'36" |

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

*David J. M...*  
 3/13/93

**FINAL PLAT OF ARROWHEAD POINT FOURTH ADDITION**  
 BEING A SUBDIVISION IN THE SE 1/4 OF SECTION 6, T.26 N., R.43 E.W.M. SPOKANE COUNTY, WASHINGTON