

FINAL PLAT OF

ARROWHEAD POINT IN THE S 1/2 OF SECTION 6, T.26N., R. 43 E.W.M. SPOKANE COUNTY, WASHINGTON FEBRUARY 1987

770720122 FILED... Robert. Heitman JUL 20 1 57 PM '87... 45.00 Acre Plat Book 18 Page 51

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that ARROWHEAD POINT, a Washington General Partnership, and COLUMBIA FEDERAL SAVINGS BANK have caused to be platted into Lots, Blocks, and Streets the land shown hereon, to be known as ARROWHEAD POINT 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 East Quarter Corner of said Section 6; thence N.99°50'30"W along the north line of said South Half of Section 6 a distance of 243.21 feet (243.74 feet, Record) to the westerly margin of Mill Road, as it now exists 60 feet in width; thence S.30°26'58"W, (S.30°28'W., Record) along said westerly margin a distance of 1315.83 feet to the True Point of Beginning; thence continuing S.30°26'58"W, along said westerly margin a distance of 330.00 feet; thence N.59°33'02"W, a distance of 205.00 feet; thence N.30°26'58"E, a distance of 39.16 feet; thence N.59°33'02"W, a distance of 125.00 feet; thence S.80°28'55"W, a distance of 65.74 feet; thence N.63°17'36"W, a distance of 325.27 feet; thence N.51°43'18"W, a distance of 106.90 feet; thence S.97°14'41"W, a distance of 114.79 feet; thence S.81°44'36"W, a distance of 50.58 feet; thence S.79°59'12"W, a distance of 132.91 feet; thence N.13°24'20"E, a distance of 150.00 feet to the beginning of a curve concave to the North, the radius point of which bears N.13°24'20"E, a distance of 493.73 feet; thence westerly along said curve through a central angle of 4°00'00" an arc distance of 34.47 feet; thence N.72°35'40"W, a distance of 60.00 feet; thence N.17°24'20"E, a distance of 50.00 feet; thence N.15°24'20"E, a distance of 110.00 feet; thence N.43°05'12"W, a distance of 364.96 feet; thence N.79°45'45"W, a distance of 130.00 feet; thence S.27°48'47"W, a distance of 38.11 feet to the beginning of a non-tangent curve concave to the Southwest, the radius point of which curve bears S.46°02'46"W, a distance of 45.00 feet from said point of beginning; thence northwesterly along said curve through a central angle of 45°56'12" an arc distance of 36.08 feet; thence N.27°48'47"E, a distance of 58.32 feet; thence N.50°03'12"W, a distance of 245.18 feet; thence N.09°40'18"E, (Record) a distance of 50.13 feet; thence N.05°11'48"E, (Record) a distance of 167.34 feet (163.45 feet, Record) to the North line of said South Half of Section 6; thence S.89°50'30"E, (S.89°48'16"E, Record) along said North line a distance of 886.63 feet; thence S.00°09'30"W, a distance of 359.58 feet; thence S.37°22'33"E, a distance of 64.83 feet; thence S.02°09'35"W, a distance of 125.00 feet; thence S.87°50'25"E, a distance of 179.00 feet; thence N.86°16'36"E, a distance of 151.42 feet; thence S.79°41'57"E, a distance of 119.42 feet; thence S.59°33'02"E, a distance of 105.66 feet; thence S.30°26'58"W, a distance of 330.00 feet; thence S.59°33'02"E, a distance of 125.00 feet; thence S.29°11'47"E, a distance of 57.94 feet; thence S.59°33'02"E, a distance of 125.00 feet; thence N.30°26'58"E, a distance of 40.34 feet; thence S.59°33'02"E, a distance of 205.00 feet to the True Point of Beginning of this legal description.

Containing 23.03 acres, more or less

And they do hereby dedicate to public use forever the streets and roads shown within this plat, including ten feet of additional right of way for Mill Road as shown hereon. Lot 7, Block 3; and Lots 20 and 21, Block 4; and Lot 2, Block 5; and Lot 19, Block 6, being one-foot (1') wide strips as shown hereon, are hereby dedicated to Spokane County as general county property, to be dedicated for road purposes forever, at such time as the roads are continued as full width rights of way, or until adjacent lands are platted. Individual driveway access permits are required prior to issuance of a building permit for driveway approaches to the County road system. 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 thereon shall be subject to and restricted by the terms and conditions of the COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ARROWHEAD POINT, as recorded June 17, 1987 under Auditor's File No. 870620304, which by reference is made a part hereof. Tract "C", Block 1 and Tract "D", Block 2, as shown hereon, are not dedicated hereby to the general public but are dedicated solely to the common use and enjoyment of homeowners in this plat for landscaping, utilities, recreation, and other related activities, except as otherwise provided herein or in the COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ARROWHEAD POINT.

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, except that Lot 2, Block 1 and Lot 2, Block 2 shall be duplex lots. Tract "A", Block 6; Tract "C", Block 1; and Tract "D", Block 2 are not building sites. Owners of Lots 11 through 13, inclusive, and 15 through 17, inclusive, of Block 6 shall have an undivided 1/6th interest in Tract "A", Block 6, and shall be responsible for payment of taxes, claims and other liabilities which may become due for said Tract "A". Tract "B" is hereby dedicated to Spokane County as general County property to be used as the site of a sewer pump station.

Thirteen (13) feet wide drainage easements, lying adjacent to public rights-of-way, together with additional drainage easements in Lot 1, Block 3; and Lots 5 and 8 and 15, Block 4; and Lots 4 and 12 and 13, Block 6; as said additional drainage easements are shown hereon, and together with drainage easements over all of Tract "C", Block 1; and all of Tract "D", Block 2; and all of Tract "B", Block 6; 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.

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 '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.

The private roads, Wilson Lane and Washington Lane, 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 June 24, 1987, under Auditor's Document No. 870620154, 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.

Private drainage easements in Lots 12 and 13, Block 4, and Lots 8 and 9 and 10, Block 6, 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, are 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.

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 Wilson Lane and Washington Lane private roads, as shown hereon. Whitworth Water District No. 2 is hereby granted an easement for the construction, maintenance, and operation of water lines over, under, and across said private roads. Public utility easements over the private road easements shown hereon; and over a strip of land five (5) feet in width in all lots and tracts 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; and over strips of land ten (10) feet in width in Lot 2, Block 1 and Lot 2, Block 2, as shown hereon; and over all of Tract "C", Block 1 and all of Tract "D", Block 2; and over a strip of land five (5) feet in width along the curved portion of the southerly line of Lot 10, Block 6, as shown hereon, are hereby granted to the serving public utilities.

Subject to NOTICE TO THE PUBLIC NO. 6 (R.I.D. Agreement) as recorded June 30, July 6 and July 7, 1987, under Auditor's Document Nos 8706300350, 8707060134, 8707070129, which by reference is made a part hereof.

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 17th day of June, 1987.

ARROWHEAD POINT, a Washington General Partnership. Richard C. Nelson, as Partner; David C. Henry, as Partner.

Robert L. Heitman, Jr., as Partner.

COLUMBIA FEDERAL SAVINGS BANK

By: Robert A. Heitman, Jr. (Signature); By: (Signature)

ACKNOWLEDGMENT

STATE OF WASHINGTON ) On this day personally appeared before me RICHARD C. NELSON, DAVID C. HENRY, and ROBERT L. HEITMAN, JR., ss 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 17th day of June, 1987.

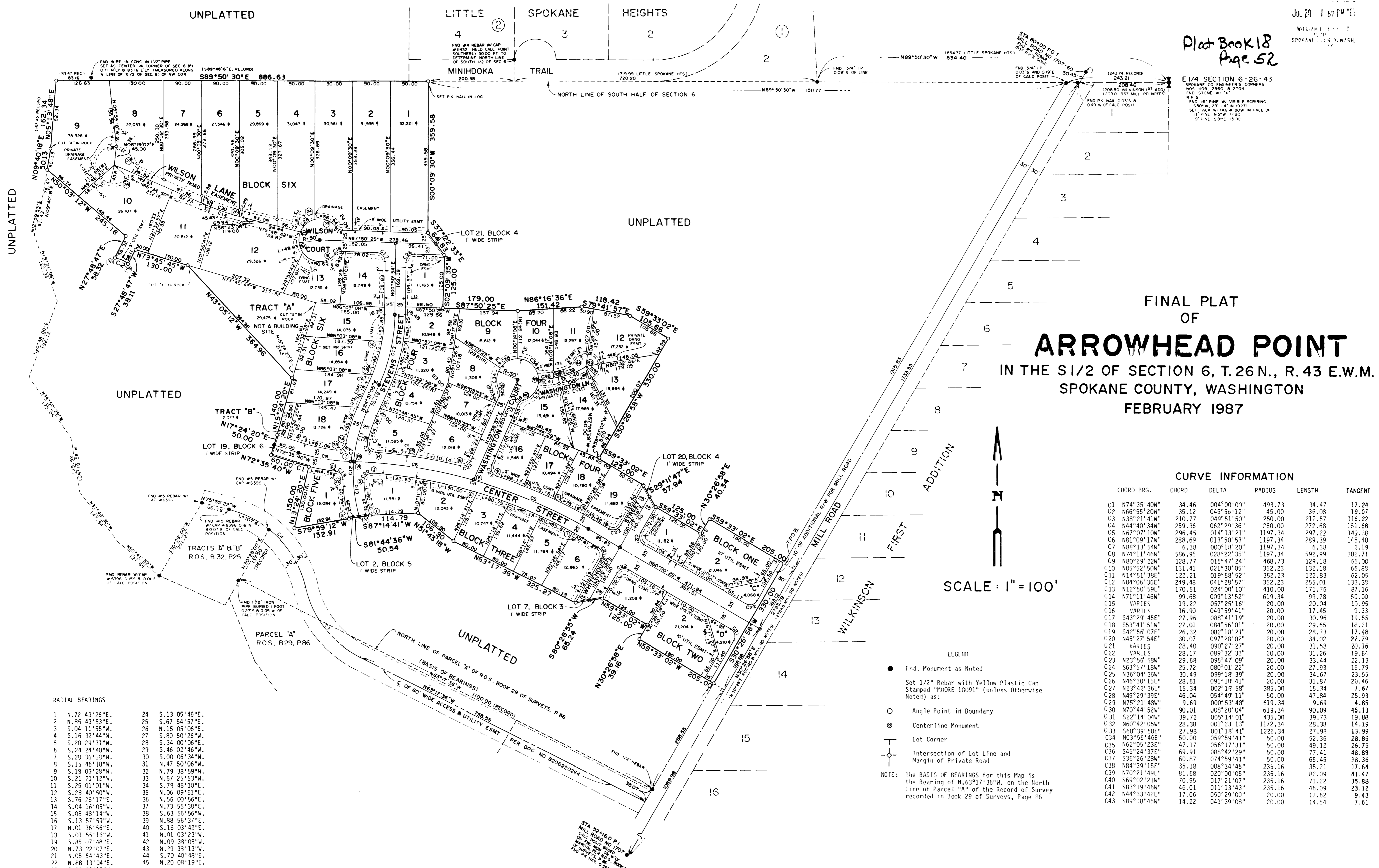
Patrick J. Moore, Notary Public in and for the State of Washington, residing at Spokane

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 19091. COUNTY UTILITIES DEPARTMENT: Examined and approved this 19th day of July, 1987. Director, Spokane County Utilities. COUNTY ENGINEER: Examined and approved this 7th day of July, 1987. Spokane County Engineer. COUNTY PLANNING DEPARTMENT: Examined and approved this 7th day of July, 1987. Director, Spokane County Planning Department. COUNTY HEALTH DISTRICT: Examined and approved this 19th day of July, 1987. Pamela Senter, for Spokane County Health Officer. COUNTY ASSESSOR: Examined and approved this 16th day of July, 1987. Spokane County Assessor by Deput. COUNTY COMMISSIONERS: This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 7th day of July, 1987. 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 20th day of July, 1987. Spokane County Treasurer by Deput.

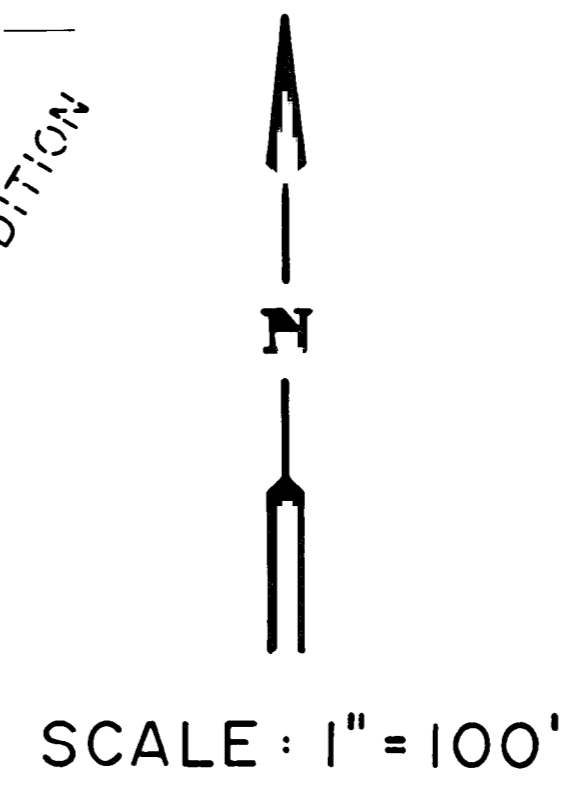


Inland Pacific Engineering Company, South 25 Altamont, Spokane, Washington, 509 535-1410, 99202

E 1/4 SECTION 6-26-43  
SPOKANE COUNTY ENGINEER'S CORNERS  
NO. 12090 MILL RD. (ST. ADD)  
NO. 12090 MILL RD. (ST. ADD)  
FIND STONE W. 1/2  
R 2 S  
FIND 1/2" PINE W. VISIBLE SCRIBING.  
5.00" W. 25' 4" IN 1927  
SET TACK W/ TAG #809 IN FACE OF  
11" PINE N. 25' W. 15' 0"  
9" PINE S. 8' E. 15' 0"



FINAL PLAT  
OF  
**ARROWHEAD POINT**  
IN THE S 1/2 OF SECTION 6, T. 26 N., R. 43 E. W.M.  
SPOKANE COUNTY, WASHINGTON  
FEBRUARY 1987



**CURVE INFORMATION**

CHORD BRG.	CHORD	DELTA	RADIUS	LENGTH	TANGENT
C1	N74°35'40W"	34.46	004°00'00"	493.73	34.47
C2	N66°55'20W"	35.12	045°56'12"	45.00	36.08
C3	N38°21'41W"	210.77	049°51'50"	250.00	217.57
C4	N44°40'34W"	259.36	062°29'36"	250.00	272.68
C5	N67°07'10W"	296.45	014°13'21"	1197.34	297.22
C6	N81°09'17W"	288.69	013°50'53"	1197.34	289.39
C7	N08°18'20W"	6.38	000°18'20"	1197.34	6.38
C8	N74°11'46W"	586.95	028°22'35"	1197.34	592.99
C9	N80°29'22W"	128.77	015°47'24"	468.73	129.18
C10	N05°52'50W"	131.41	021°30'05"	352.23	132.18
C11	N14°51'38E"	122.21	019°58'52"	352.23	122.83
C12	N04°06'36E"	249.48	041°28'57"	352.23	255.01
C13	N12°50'59E"	170.51	024°00'10"	410.00	171.76
C14	N71°11'46W"	99.68	009°13'52"	619.34	99.78
C15	VARIABLES	19.22	05°25'15"	20.00	20.04
C16	VARIABLES	16.90	04°59'41"	20.00	17.45
C17	S43°29'45E"	27.96	088°41'19"	20.00	30.96
C18	S53°41'51W"	27.01	084°56'01"	20.00	29.65
C19	S42°56'07E"	26.32	082°18'21"	20.00	28.73
C20	N45°27'54E"	30.07	097°28'02"	20.00	34.02
C21	VARIABLES	28.40	090°27'27"	20.00	31.53
C22	VARIABLES	28.17	089°32'33"	20.00	31.26
C23	N23°56'58W"	29.68	095°47'09"	20.00	33.44
C24	S63°57'18W"	25.72	080°01'22"	20.00	27.93
C25	N36°04'36W"	30.49	099°18'39"	20.00	34.67
C26	N46°30'15E"	28.61	091°18'41"	20.00	31.87
C27	N23°42'36E"	15.34	002°16'58"	385.00	15.34
C28	N49°29'39E"	46.04	054°49'11"	50.00	47.84
C29	N75°21'48W"	9.69	000°53'48"	619.34	9.69
C30	N70°44'52W"	90.01	008°20'04"	619.34	90.09
C31	S22°14'04W"	39.72	009°14'01"	435.00	39.73
C32	N60°42'05W"	28.38	001°23'13"	1172.34	28.38
C33	S60°39'50E"	27.99	001°18'41"	1222.34	27.99
C34	N03°56'46E"	50.00	059°59'41"	50.00	52.36
C35	N62°05'23E"	47.17	056°17'31"	50.00	49.12
C36	S45°24'37E"	69.91	088°42'29"	50.00	77.41
C37	S36°26'29W"	60.87	074°14'41"	50.00	65.25
C38	N84°39'15E"	35.18	008°34'45"	235.16	35.21
C39	N70°21'49E"	81.68	020°00'05"	235.16	82.09
C40	S69°02'21W"	70.95	017°21'07"	235.16	71.22
C41	S83°19'46W"	46.01	011°13'43"	235.16	46.09
C42	N44°33'42E"	17.06	050°29'00"	20.00	17.62
C43	S89°18'45W"	14.22	041°39'08"	20.00	14.54

- LEGEND**
- Fnd. Monument as Noted
  - Set 1/2" Rebar with Yellow Plastic Cap Stamped "MOORE 18091" (unless Otherwise Noted) as:
  - Angle Point in Boundary
  - ⊙ Centerline Monument
  - ⊕ Lot Corner
  - ⊕ Intersection of Lot Line and Margin of Private Road
- NOTE:** The BASIS OF BEARINGS for this Map is the Bearing of N. 63°17'36"W. on the North Line of Parcel "A" of the Record of Survey recorded in Book 29 of Surveys, Page 86

**RADIAL BEARINGS**

1	N.72 43'26"E.	24	S.13 05'46"E.
2	N.95 43'53"E.	25	S.67 54'57"E.
3	S.04 11'55"W.	26	N.15 05'06"E.
4	S.16 32'48"W.	27	S.80 50'26"W.
5	S.20 29'31"W.	28	N.56 00'56"E.
6	S.74 24'40"W.	29	S.46 02'46"W.
7	S.29 36'13"W.	30	S.00 06'34"W.
8	S.15 46'10"W.	31	N.47 50'06"W.
9	S.19 09'28"W.	32	N.79 38'59"W.
10	S.21 21'12"W.	33	N.67 25'53"W.
11	S.25 01'01"W.	34	S.79 46'10"E.
12	S.29 40'50"W.	35	N.06 09'51"E.
13	S.76 25'17"E.	36	N.56 00'56"E.
14	S.04 16'05"W.	37	N.73 55'38"E.
15	S.08 48'14"W.	38	S.63 56'56"W.
16	S.13 57'59"W.	39	N.88 56'37"E.
17	N.01 36'56"E.	40	S.16 03'42"E.
18	S.01 55'16"W.	41	N.01 03'23"W.
19	S.85 07'48"E.	42	N.09 33'09"W.
20	N.73 29'07"E.	43	N.29 33'13"W.
21	N.05 54'43"E.	44	S.70 40'48"E.
22	N.88 13'04"E.	45	N.20 08'19"E.
23	S.52 09'17"W.		

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