

DECLARATION OF ANNEXATION  
FOR  
ARROWHEAD POINT  
A RESIDENTIAL DEVELOPMENT

This Declaration of Annexation ("Annexation"), is made on the date hereinafter set forth, by ARROWHEAD POINT, a Washington general partnership, ("Declarant"), with reference to the following facts:

- A. Declarant is the owner of a certain tract of land located in Spokane County, Washington, which property is more particularly described as Exhibit "A" attached hereto and incorporated herein by this reference (the "Annexation Property").
- B. Declarant intends to incorporate the annexation property into a common plan of development for "Arrowhead Point", a residential development and declarant intends to improve the annexation property by constructing certain residential improvements and related facilities.
- C. Declarant intends by this document to impose upon the annexation property the mutually beneficial restrictions imposed by the Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for "Arrowhead Point" a residential development, recorded under Auditor's No. 8706170301 on June 17, 1987, and by this reference said document is incorporated herein.
- D. Declarant intends by this document to impose on the Community Association the duty of maintenance of the 208' drainage easement in Lot 10, Block 7, of Arrowhead Point First Addition, as platted and shown on the final plat of said Addition recorded in Volume 18 of Plats, Pages 62 & 63.

Declarant hereby declares that the annexation property shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied, sold and improved subject to the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for "Arrowhead Point" a residential development, incorporated herein, all of which is for the purpose of enhancing and protecting the value and attractiveness of the annexation property. All of said limitations, covenants, conditions, restrictions, and easements shall constitute covenants which shall run with the land and shall be perpetually binding upon declarant and its successors-in-interim and assigns, and all parties having or acquiring any right, title or interest in or to any part of the annexation property.

The undersigned, being the Declarant herein, has executed this Declaration of March 1, 1988.

DECLARANT:

ARROWHEAD POINT, a Washington  
General Partnership

By Robert L. Heitman, Jr.  
Robert L. Heitman, Partner

By Richard C. Nelson  
Richard C. Nelson, Partner

LEGAL DESCRIPTION  
Arrowhead Point 1st Addition

A parcel of land in the South Half of Section 6, T.26 N., R.43 E.W.M., IN 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"E. 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;

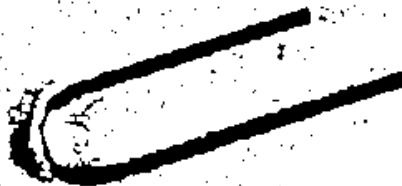
thence continuing S.13°24'20"W. along the southerly prolongation of the west line of said Lot 1, Block 5 a distance of 16.12 feet to its intersection with the northeasterly margin of a sixty foot (60') wide utility and access easement, the centerline of which is described in the document recorded under 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.

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REQUESTED BY Robert Aestman

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WILLIAM F. DORRANCE

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AUDITOR

SPOKANE COUNTY, WASH.

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in 8205 Division

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