

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that ARROWHEAD POINT, a Washington General Partnership, has caused to be platted into Lots, Blocks, and Streets of the land shown hereon, to be known as ARROWHEAD SOUTH, 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:

Commencing at the Northeast Corner of said SE 1/4 of Section 6; thence N.89°48'27"W. along the north line of said SE 1/4 a distance of 243.74 feet to the westerly margin of Mill Road as it formerly existed 60.00' in width on February 1987; thence S.30°26'58"W. (S.30°28'00"W. - Record), along said westerly margin a distance of 1969.40 feet to the True Point of Beginning, said point being also the True Point of Beginning of the centerline of the road easement described in the Road Easement Agreement dated June 17, 1982 and recorded June 22, 1982 under Auditor's File No. 8206220264; thence N.63°17'36"W. along said easement centerline a distance of 360.60 feet; thence S.30°26'58"W., a distance of 414.93 feet; thence S.63°17'36"E. parallel with said easement centerline, a distance of 360.60 feet to said westerly margin of Mill Road; thence N.30°26'58"E. (N.30°28'00"E. - Record), along said westerly margin, a distance of 414.93 feet to the True Point of Beginning,

EXCEPT any portion lying within the road easement described in Road Easement Agreement dated June 17, 1982 and recorded June 22, 1982 under Auditor's File No. 8206220264;

AND EXCEPT the easterly 5.00 feet as deeded to Spokane County by Statutory Warranty Deed dated January 9, 1992 and filed under Auditor's File No. 9201220284.

And they do hereby dedicate to public use a five foot (5') wide strip along the Northwesterly right of way of Mill Road and they do hereby reserve for future acquisition an additional ten feet (10') in addition to the newly dedicated right-of way along Mill Road together with the right to make all necessary slopes for cuts and fills upon the lots adjacent to said public roads in the reasonable grading thereof. Direct access from individual lots to Mill Road is hereby prohibited.

This subdivision has been approved as a P.U.D. Development. 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 SOUTH HOMEOWNERS ASSOCIATION and subject to the Articles of Incorporation and the By-laws thereof. SUBJECT TO THE DECLARATIONS OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF EASEMENT FOR ARROWHEAD SOUTH HOMEOWNERS ASSOCIATION, as recorded under Auditor's Document No. 9405250269, which by reference is made a part hereof.

The private roads and/or common areas shown on this plat are hereby dedicated to the ARROWHEAD SOUTH HOMEOWNERS ASSOCIATION created by document record MAY 13, 1994 under State UBI No. 601-548-047. Drainage easements over Common Area "C" as platted and shown hereon, for the purpose of installing, operating, and maintaining drainage swales and drainage facilities to dispose of stormwater runoff, are hereby granted to the ARROWHEAD SOUTH HOMEOWNERS ASSOCIATION or successors in interest.

The private roads and common areas cannot be sold or transferred, regardless of any provision in the covenants to the contrary, without expressed approval by Spokane County and shall be considered subservient estates for tax purposes to the other lots created herein. The County of Spokane is hereby granted the right of ingress and egress to all private roads, common areas and/or drainage easements.

The private roads, as shown hereon, are easements which provide a means of ingress and egress for those lots within the Plat having frontage thereon. The private roads contained within the Plat are for the sole use of lots within the Plat until such time as the roadways are approved and established as public roads. Slope easements are hereby granted, with the right to make all necessary slopes for cuts and fills upon the lots adjacent to said private roads in the reasonable grading thereof.

The private roads and drainage easements are subject to separate declarations of covenants as recorded MAY 16, 1994, under Auditor's Document No. 9405180432, and MAY 18, 1994, under Auditor's Document No. 9405180433, which by reference are made a part hereof.

WARNING: Spokane County has no responsibility to build, improve, or maintain or otherwise service the private roads 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, or 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(s), their heirs, successors or assigns including the obligation to participate in the maintenance of the private road as provided herein.

The owners, heirs or assigns of each dwelling unit of each duplex structure do hereby agree to retain the color, texture and type of materials of the duplex exterior and further agree that any change to said exterior shall have the written mutual approval of both owners of each half of the duplex prior to initiating construction of any such change to the exterior. Any replacement or addition to all or part of the duplex structure shall also require mutual approval. This agreement shall run with each associated lot and shall be enforced through civil court, and does exclude Spokane County from the terms and enforcement of said agreement.

Enforcement of the water and sewer systems agreement is a civil matter between each duplex unit owner(s) and not enforced by Spokane County. Easements for the installation, operation and maintenance of water mains are hereby granted to Whitworth Water District No. 2 over the private roads and Tract "C" and over ten foot (10') wide strips over Lots 4, and 5 as shown hereon.

The public water system, pursuant to the WATER PLAN approved by County and State Health authorities, the local fire district, County Department of Buildings 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.

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 disposal systems shall not be authorized. Easements for the installation, operation and maintenance of sewer mains are hereby granted to Spokane County over the private roads and Tract "C" and over ten foot (10') wide strips over Lots 4 and 5 as shown hereon.

The owner(s) or successor(s) in interest agree to authorize the County to place their name(s) on a petition for the formation of ULID by petition method pursuant to RCW 36.94, which petition includes the owner(s)' 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 owner(s)' property. PROVIDED this condition shall not prohibit the owner(s) or successor(s) from objecting 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.

Utility easements are hereby granted over all Private Roads and along a ten foot (10') wide strip in all lots adjoining the Private Roads and public right of way to the serving utility companies for the construction, reconstruction, maintenance and operation of utility. Together with the right to inspect said utility and to trim and/or remove brush and trees which may interfere with the construction, maintenance and operation of same.

IN WITNESS WHEREOF, the aforesaid owners have hereunto set their hand this 16th day of MAY, 1994.

ARROWHEAD POINT
A Washington General Partnership

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

By: Richard C. Nelson
Richard C. Nelson, Partner

By: Rosalie Scott
Rosalie Scott, Partner
by: Robert L. Heitman, Jr.
Attorney in Fact

By: Vance Rogers
Vance Rogers, Partner
by: Robert L. Heitman, Jr.
Attorney in Fact

By: Robert L. Heitman, Jr.
his attorney in fact

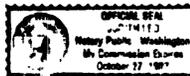
By: Robert L. Heitman, Jr.
his attorney in fact

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
County of Spokane) ss

On this 16th day of MAY, 1994, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared RICHARD C. NELSON, to me known to be the General Partners of ARROWHEAD POINT, a Washington General 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 uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument on behalf of said partnership.

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

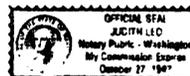


Richard C. Nelson
NOTARY PUBLIC in and for the State of Washington, residing at Spokane
My commission expires 10-27-97

STATE OF WASHINGTON)
County of Spokane) ss

On this 16th day of MAY, 1994, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared ROBERT L. HEITMAN JR., to me known to be the individual described in and who executed the foregoing instrument for himself and as Attorney in Fact of ROSALIE SCOTT and VANCE ROGERS, also therein described, and acknowledged to me that he signed and sealed the same as his voluntary act and deed as the free and voluntary act and deed of the said ROSALIE SCOTT and VANCE ROGERS 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 ROSALIE SCOTT and VANCE ROGERS are now living.

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



Richard C. Nelson
NOTARY PUBLIC in and for the State of Washington, residing at Spokane
My commission expires 10-27-97

AUDITOR'S CERTIFICATE
Filed for record this 7 day of June, 1994 at 9:44 AM in Book 22 of Plats at page 24 at the request of Arrowhead Point

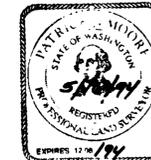
Behrens
Deputy

Bk 22
Pg 24
3189

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 25th day of May, 1994.

James A. Foyt
Director, Spokane County Utilities

SPOKANE COUNTY ENGINEER

Examined and approved this 24th day of May, 1994.

Richard C. Nelson
Spokane County Engineer

SPOKANE COUNTY PLANNING DEPARTMENT

Examined and approved this 31st day of May, 1994.

W. J. Subland
Director, Spokane County Planning Department

SPOKANE COUNTY HEALTH DISTRICT

Examined and approved this 25th day of May, 1994.

John P. Amitt
for Spokane County Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 25 day of MAY, 1994.

S.C. Cooney by Robert J. Filmore
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 15th day of June, 1994.

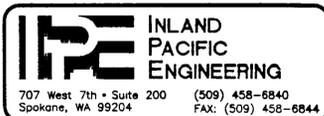
Steven Hasson
Chairman, Spokane County Commissioners

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 7 day of June, 1994.

Leida M. Walston
Spokane County Treasurer by Deputy

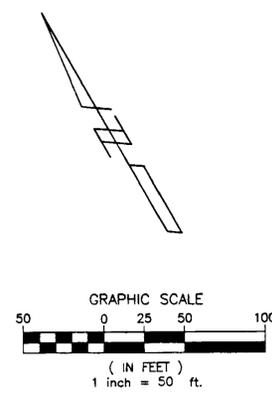
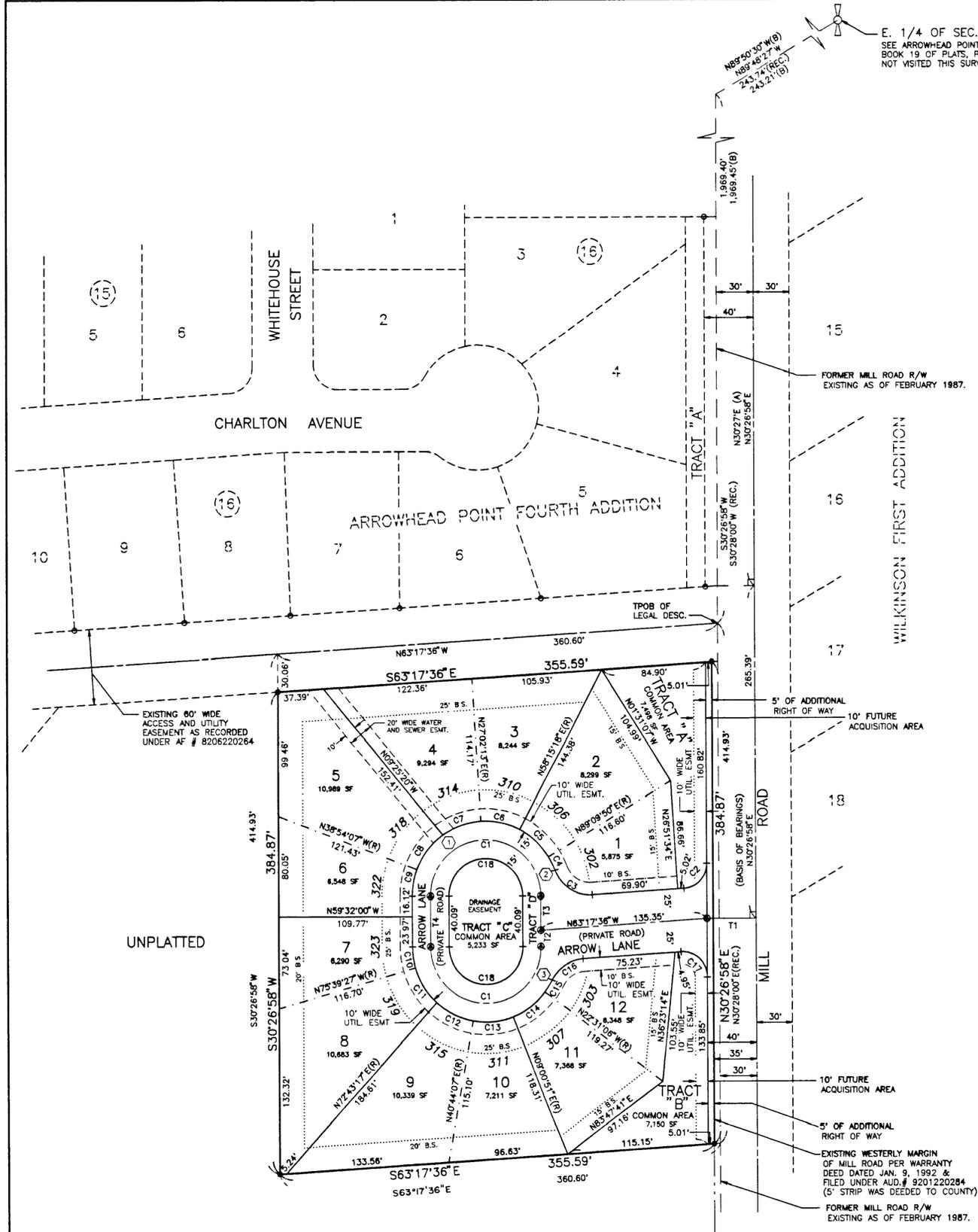
FINAL PUD PLAT
OF
ARROWHEAD SOUTH
LOCATED IN THE SE 1/4
OF SECTION 6, T.26N., R.43E., W.M.
SPOKANE COUNTY, WASHINGTON



AUDITOR'S CERTIFICATE
Filed for record this 7 day of June, 1994 at 9:44 a.m.
Book 222 of Plats at page 655 at the request of Arrowhead Point

R. Petersen
Deputy

Bk 22
Pg 25
3189



LEGEND

- - FND. 1/2" REBAR W/ YPC STAMPED "MOORE 18091" PER FINAL PLAT OF ARROWHEAD FOURTH ADDITION UNLESS OTHERWISE NOTED.
- - ANGLE POINT IN BOUNDARY
- ⊕ - LOT CORNER
- ⊙ - CENTERLINE MONUMENT
- B.S. - BUILDING SETBACK
- - - - LOT LINE APPROVED FOR ZERO SIDE YARD SETBACK PER P.U.D. APPROVAL
- (A) WILKINSON FIRST ADDITION, BOOK 3, PAGE 82
- (B) ARROWHEAD POINT ADDITION, BOOK 18, PAGE 52.
- (C) ARROWHEAD POINT FOURTH ADDITION, BOOK 21, PAGES 14 AND 15.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	45.00'	141.37'	-	90.00'	180°00'00"
C2	20.00'	30.11'	18.73'	27.35'	86°15'26"
C3	30.00'	38.58'	22.55'	36.06'	73°52'21"
C4	60.00'	11.95'	6.00'	11.93'	11°24'54"
C5	60.00'	32.37'	16.59'	31.98'	30°54'32"
C6	60.00'	32.69'	16.76'	32.29'	31°13'05"
C7	60.00'	33.50'	17.20'	33.07'	31°59'24"
C8	60.00'	35.55'	18.31'	35.03'	33°56'57"
C9	60.00'	21.61'	10.92'	21.49'	20°37'53"
C10	60.00'	16.89'	8.50'	16.83'	16°07'27"
C11	60.00'	33.11'	16.99'	32.69'	31°37'16"
C12	60.00'	33.50'	17.20'	33.06'	31°59'10"
C13	60.00'	33.22'	17.05'	32.80'	31°43'16"
C14	60.00'	33.02'	16.94'	32.61'	31°31'57"
C15	60.00'	11.28'	5.66'	11.27'	10°48'30"
C16	30.00'	31.42'	17.32'	30.00'	60°00'00"
C17	20.00'	32.72'	21.35'	29.19'	93°44'34"
C18	30.00'	94.25'	-	60.00'	180°00'00"

BASIS OF BEARINGS

THE BEARING OF N.30°26'58"E. ALONG THE CENTERLINE OF MILL ROAD, AS SHOWN ON THE FINAL PLAT OF ARROWHEAD POINT RECORDED IN BOOK 18 OF PLATS, PAGE 52, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

SURVEYOR'S NOTES

1. THE AREA OF THE SUBDIVISION IS 3.14 ACRES.
2. THE AREA OF THE PRIVATE ROAD TRACT IS 17,179 SF (0.39 AC.)

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".

TANGENT TABLE

LINE	DIRECTION	DISTANCE
T1	N59°33'02"W	40.00'
T2	N30°28'00"E	12.98'
T3	S30°28'00"W	27.11'
T4	S30°28'00"W	40.09'

RADIAL BEARINGS

NO.	RADIAL BEARINGS
1	S04°57'10"E
2	S79°25'15"E
3	S33°17'36"E

FINAL PUD PLAT
OF
ARROWHEAD SOUTH
LOCATED IN THE SE 1/4
OF SECTION 6, T.26N., R.43E., W.M.
SPOKANE COUNTY, WASHINGTON

INLAND PACIFIC ENGINEERING
707 West 7th • Suite 200 (509) 458-6840
Spokane, WA 99204 FAX: (509) 458-6844

