

FINAL PLAT OF BELLA VISTA

DIVISION NO. 1 BEING A SUBDIVISION OF A PORTION OF THE N.E. 1/4 OF SECTION 2, T.24N., R.44E. W.M. THE S.E. 1/4 OF SECTION 26, T.25N., R.44E. W.M. SPOKANE COUNTY, WASHINGTON

FILED OR RECORDED
REQUEST OF Hilltop Enterprises
MAY 30 2 39 PM '84
WILLIAM E. POKANUE
AUDITOR
SPOKANE COUNTY, WASH.
DEPUTY
55.00 E. Ljung.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, Andrew Pirello; Wirt Pirello; Charles Pirello; Frank Pirello; Joseph C. Pirello and Kathy Jo Pirello, husband and wife; Daniel J. Olson and Sharon A. Olson, husband and wife; Michael W. Silvey and Clare Silvey, husband and wife; Gordon Finch and Marla J. Finch, husband and wife; Reginald M. Denio and Eleanor F. Denio, husband and wife; Hilltop Enterprises, Inc., a Washington corporation; and Lincoln Mutual Savings Bank, a Washington corporation, have caused to be platted into lots, blocks, and streets the land shown hereon as "BELLA VISTA, DIVISION NO. 1 Subdivision" and described as follows:

Government Lot 1 and Government Lot 2 and a portion of Government Lot 6 in Section 2, Township 24 North, Range 44 East, W.M., in Spokane County, Washington, described as follows:

Beginning at the north quarter corner of said Section 2; thence N 89° 47' 08" E along the north line of said Section 2 a distance of 2342.13 feet to the southeast corner of Section 35, Township 25 North, Range 44 East, W.M.; thence S 89° 55' 08" E along said north line a distance of 317.54 feet to the northeast corner of said Section 2; thence S 0° 10' 09" W along the east line of said Section 2 a distance of 1098.40 feet; thence S 89° 47' 08" W a distance of 875.43 feet; thence N 1° 08' 24" W a distance of 400.39 feet; thence N 43° 11' 16" W a distance of 204.99 feet; thence S 89° 47' 08" W a distance of 466.00 feet; thence S 63° 41' 50" W a distance of 682.89 feet; thence S 89° 47' 08" W a distance of 275.31 feet; thence S 0° 12' 52" E a distance of 250.00 feet; thence S 89° 47' 08" W a distance of 274.69 feet to the west line of the northeast quarter of said Section 2; thence N 0° 17' 07" W along said west line a distance of 1100.00 feet to the point of beginning.

EXCEPT the east 528.58 feet of the west 600.00 feet of the north 350.00 feet of combined Government Lots 2 and 6; and,

TOGETHER WITH Tract 220, VERA, according to plat thereof, recorded in Volume 0 of Plats, Page 30, Records of Spokane County, Washington.

SUBJECT TO reservations, provisions, easements, and other rights pertaining to water, water rights, and pipelines as described in instrument recorded under said County Auditor's File No. 303101 and 749914A; and,

SUBJECT TO a temporary cul de sac easement as described in instrument recorded under said County Auditor's File No. 8304070225.

We dedicate to the lot owners, a nonexclusive easement over and across the driveway easements shown hereon for ingress and egress, with the right to make all necessary slopes for cuts and fills upon the lots shown on the plat in the reasonable grading of said driveways.

We further dedicate to the lot owners for the common use by the lot owners, the greenbelt areas shown hereon and designated Tracts A, B, and C for the uses specified herein; and, a community drainfield area easement over, under, and across Lot 1, Block 22, as shown hereon to Spokane County, for as long as a community drainfield is a necessary part of the public sewage system serving this subdivision.

We also dedicate to the utility companies a nonexclusive easement over, under, and across the driveway and utility easements shown hereon and specified herein for the installation and maintenance of utilities.

We also dedicate to the public forever Bella Vista Drive, Ball Drive, and Bella Vista Court, as shown hereon for public road purposes, together with the right to make all necessary slopes for cuts and fills upon the lots shown adjacent to said public roads in the reasonable grading thereof.

We further dedicate to the public forever an additional ten feet of right-of-way adjacent to and abutting the west right-of-way margin of Progress Road, as shown hereon, together with the right to make all necessary slopes for cuts and fills upon Lot 2, Block 22 in the reasonable grading of said Progress Road.

No more than one dwelling unit may be placed on any one lot, nor shall any lot be further subdivided for the purpose of creating additional lots or building sites without filing a replat.

Lot 5, Block 4, as shown hereon, is a one-foot wide strip at the southern terminus of Marcus Drive dedicated as a part of this plat but reserved from public road purposes until such time as the public road system is extended into the adjacent property.

Lot 1, Block 22, shown hereon, is for use as a community drainfield area for as long as a community drainfield is a necessary part of the public sewage system serving this subdivision. Residential use of said lot shall not be permitted as long as said lot is used for community drainfield purposes and until said lot is replatted.

Lot 2, Block 22, shown hereon, shall not be used for residential purposes until said lot is replatted.

The owners of all lots within this subdivision, except the owners of Lots 1 and 2, Block 22, shall be members of the BELLA VISTA HOMEOWNERS ASSOCIATION and subject to the Articles of Incorporation and Bylaws thereof.

A public water system approved by County and State health authorities and the local fire district and purveyor will be installed within this plat, and the subdivider will provide individual domestic water service as well as fire protection to each lot prior to the sale of said lot. Use of private wells and water systems is prohibited.

All lots in this subdivision shall be served by a public sewage system. Lot owners will be responsible for maintaining all wastewater collection and pumping facilities on their lots to the point of connection to a publicly maintained sewerline in a road right-of-way or sewer easement.

Tracts A, B, and C, shown hereon, are greenbelt areas for the common use of all lot owners; and, except for the uses noted herein, are to remain in their natural state for use by said lot owners for passive recreational activities and the installation and maintenance of erosion and drainage control facilities.

Lots with slopes of 25 percent or greater may require special engineering and construction techniques.

All lots are subject to the following construction restriction: Major excavation work (including construction of roads, storm drainage, utilities, and home foundation construction requiring considerable site preparation) will be restricted when soil erosion would be a problem, as determined by the Building Codes Department.

Prior to the issuance of a building permit for any lot, a County road driveway permit must be secured from the County.

Tract C, shown herein, may be used for driveway access to Lots 6 through 13 of Block 2 and Lots 1 through 3 of Block 4. All said lot owners shall share equally in the costs for the maintenance of said driveway across Tract C.

Driveway and utility easement "A" is for the use of Lots 1 through 3 of Block 2, for driveway and utility purposes. Said lots shall share equally in the costs for the construction and maintenance of said driveway.

Utility easement "B" is a 10-foot wide easement lying outside of and adjacent to the right-of-way margins on Bella Vista Drive, Ball Drive, and Bella Court, and is for the use of the utility companies for utility purposes.

Driveway and utility easement "C" is for the use of Lots 4 and 5 of Block 2, for driveway and utility purposes. Said lots shall share equally in the costs for the construction and maintenance of said driveway.

Drainage easements "D," "T," "N," "Y," and "Z" are for the maintenance of drainage facilities. Spokane County has the right of ingress and egress to all drainage easements, common areas, and easement "U" for maintenance purposes.

Driveway and utility easement "E" is for the use of Lots 6 through 13 of Block 2, for driveway and utility purposes. Said lots shall share equally in the costs for the construction and maintenance of said driveway.

Driveway and utility easement "F" is for the use of Lots 1 through 3 of Block 4, for driveway and utility purposes. Said lots shall share equally in the costs for construction and maintenance of said driveway.

Driveway and utility easement "G" is for the use of Lots 6 through 13 of Block 2 and Lots 1 through 3 of Block 4, for driveway and utility purposes. Said lots shall share equally in the costs for construction and maintenance of said driveway.

Utility easements "K," "M," and "P" are for use by the utility companies for utility purposes.

Driveway and utility easement "L" is for the use of Lots 6 through 9 of Block 3, for driveway and utility purposes. Said lots shall share equally in the costs for construction and maintenance of said driveway.

Driveway and utility easement "N" is for the use of Lots 4 and 5 of Block 3, for driveway and utility purposes. Said lots shall share equally in the costs for construction and maintenance of said driveway.

Driveway and utility easement "R" is for the use of Lots 1 through 3 of Block 3, for driveway and utility purposes. Said lots shall share equally in the costs for construction and maintenance of said driveway.

Driveway and utility easement "S" is for the use of Lots 7 and 8 of Block 1, for driveway and utility purposes. Said lots shall share equally in the costs for construction and maintenance of said driveway.

Driveway and utility easement "U" is for the use of Lots 4 through 6 of Block 1, for driveway and utility purposes. Said lots shall share equally in the costs for construction and maintenance of said driveway.

Driveway and utility easement "V" is for the use of Lots 2 and 3 of Block 1, for driveway and utility purposes. Said lots shall share equally in the costs for construction and maintenance of said driveway.

Driveway and utility easement "AA" is for the use of Lots 1 and 2 of Block 22, for driveway and utility purposes. Said lots shall share equally in the costs for construction and maintenance of said driveway.

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 a ULID by petition method pursuant to RCW 36.94 which the 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 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. Within six months after the interceptor is available as indicated in the CWP within 1,000 feet of the Bella Vista sewerage facilities, construction shall be commenced to connect the subdivision sewerage system to the general sewerage system.

The Owner(s) or Successor(s) in interest agree to pay to Spokane County such rates and charges as may be fixed by Spokane County through public hearings for service or benefit obtained by establishment or maintenance of stormwater control facilities for this plat or for any drainage basin of which this plat is a part.

IN WITNESS WHEREOF, we have set our hands this 20th day of April 1984.

Andrew Pirello Andrew Pirello, his separate property
Wirt Pirello Wirt Pirello, his separate property
Charles Pirello Charles Pirello, his separate property
Frank Pirello Frank Pirello, his separate property

IN WITNESS WHEREOF, we have set our hands this 6th day of April 1984.

Joseph C. Pirello Joseph C. Pirello
Kathy Jo Pirello Kathy Jo Pirello
Daniel J. Olson Daniel J. Olson
Sharon A. Olson Sharon A. Olson

Michael W. Silvey Michael W. Silvey
Clare Silvey Clare Silvey
Gordon Finch Gordon Finch
Marla J. Finch Marla J. Finch

IN WITNESS WHEREOF, we have set our hands this 4 day of May 1984.

Reginald M. Denio Reginald M. Denio
Eleanor F. Denio Eleanor F. Denio

IN WITNESS WHEREOF, we have set our hands this 5th day of April 1984.

HILLTOP ENTERPRISES, INC.
Joseph Pirello Officer
Michael W. Silvey Officer

IN WITNESS WHEREOF, we have set our hands this 12 day of April 1984.

LINCOLN MUTUAL SAVINGS BANK
Thomas R. Hansen President
Carol J. Estey and V. P. ... Officer

ACKNOWLEDGEMENTS

STATE OF WASHINGTON }
COUNTY OF SPOKANE } SS

This is to certify that on this 20 day of April 1984, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared ANDREW PIRELLO, WIRT PIRELLO, CHARLES PIRELLO, AND FRANK PIRELLO, to me known to be the persons who executed the foregoing dedication to be their free and voluntary act and deed for the uses and purposes therein mentioned. Witness my hand and official seal the day and year first written above.

Robert M. Gamm
Notary Public in and for the State of Washington, residing at Spokane

This is to certify that on this 6th day of April 1984, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared JOSEPH C. PIRELLO and KATHY JO PIRELLO, husband and wife; DANIEL J. OLSON and SHARON A. OLSON, husband and wife; MICHAEL J. SILVEY and CLARE SILVEY, husband and wife; and GORDON FINCH and MARLA J. FINCH, husband and wife; to me known to be the persons who executed the foregoing dedication to be their free and voluntary act and deed for the uses and purposes therein mentioned. Witness my hand and official seal the day and year first written above.

Robert M. Gamm
Notary Public in and for the State of Washington, residing at Spokane

This is to certify that on this 4th day of May 1984, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared REGINALD M. DENIO and ELEANOR F. DENIO, husband and wife, to me known to be the persons who executed the foregoing dedication to be their free and voluntary act and deed for the uses and purposes therein mentioned. Witness my hand and official seal the day and year first written above.

Robert M. Gamm
Notary Public in and for the State of Washington, residing at Spokane

This is to certify that on this 5th day of April 1984, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Joseph C. Pirello and Kathy Jo Pirello, respectively, of HILLTOP ENTERPRISES, INC., a Washington corporation, the corporation that executed the foregoing dedication to be its free and voluntary act and deed for the uses and purposes therein mentioned. Witness my hand and official seal the day and year first written above.

Robert M. Gamm
Notary Public in and for the State of Washington, residing at Spokane

This is to certify that on this 12th day of April 1984, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Thomas R. Hansen and Carol J. Estey, respectively, of LINCOLN MUTUAL SAVINGS BANK, a Washington corporation, the corporation that executed the foregoing dedication to be its free and voluntary act and deed for the uses and purposes therein mentioned. Witness my hand and official seal the day and year first written above.

Robert M. Gamm
Notary Public in and for the State of Washington, residing at Spokane

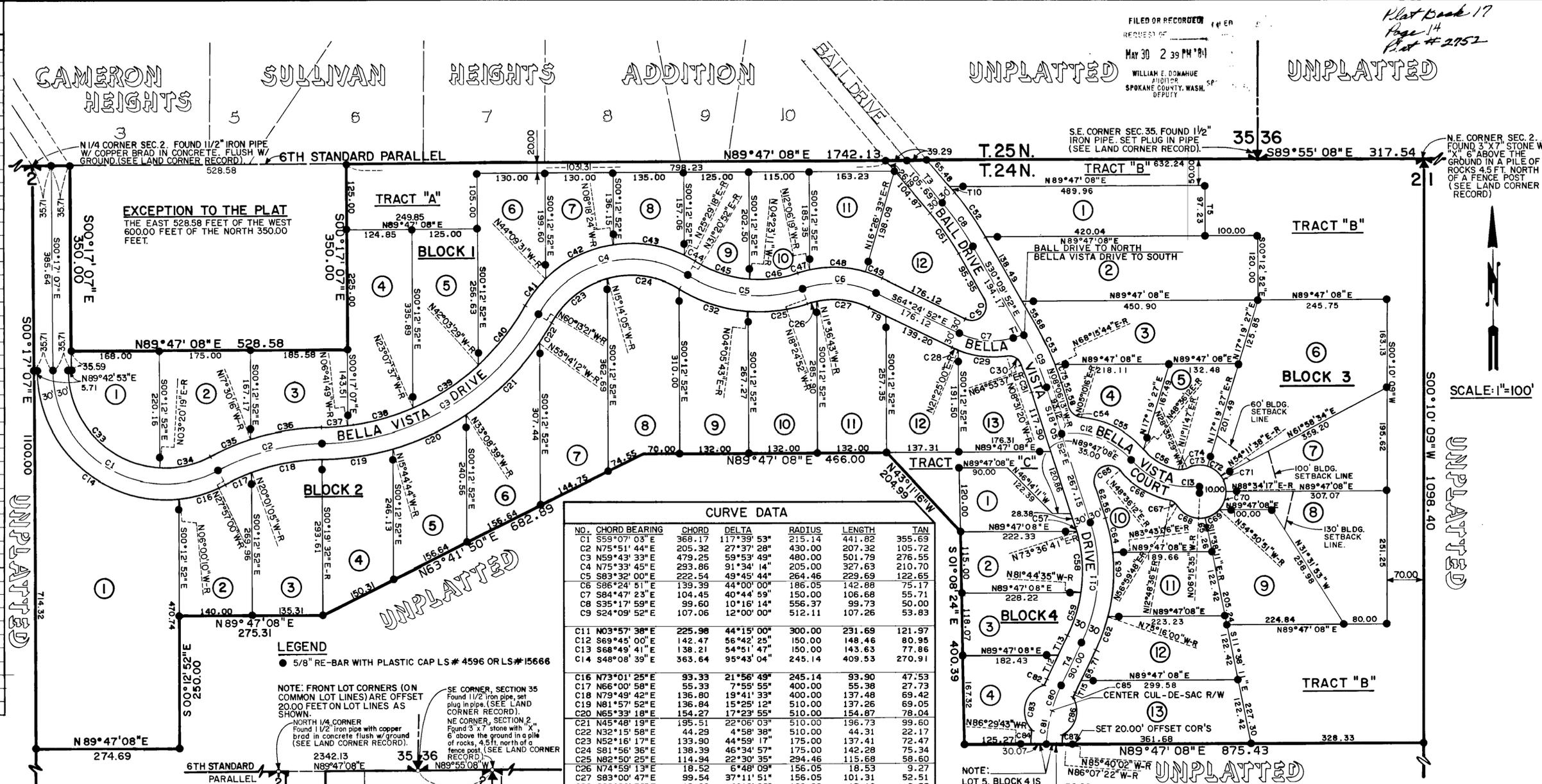
HILL-TOP ENTERPRISES, INC.
ENTRANCO Engineers
ENVIRONMENTAL AND TRANSPORTATION CONSULTANTS
Drawn By: GJA Date: 12-83 Scale: Horiz. 1"=1320'
Checked By: SM Job No.: 84006-40
Approved By: _____
Sheet 1 of 4

AREA DATA

DESCRIPTION	SQ. FT.	ACRES
PLAT		57.79
TRACT "A"		1.08
"B"		5.64
"C"	21,272	
BLOCK 1 LOT 1	30,738	
LOT 2	34,999	
LOT 3	28,070	
LOT 4		1.02
LOT 5	37,637	
LOT 6	36,999	
LOT 7	20,718	
LOT 8	18,863	
LOT 9	23,180	
LOT 10	22,741	
LOT 11	24,878	
LOT 12	30,584	
BLOCK 2 LOT 1		3.29
LOT 2	33,789	
LOT 3	38,590	
LOT 4	36,100	
LOT 5	33,630	
LOT 6	37,312	
LOT 7		1.05
LOT 8		1.06
LOT 9	37,331	
LOT 10	35,933	
LOT 11	36,985	
LOT 12	30,782	
LOT 13	26,517	
BLOCK 3 LOT 1		1.01
LOT 2		1.34
LOT 3		1.10
LOT 4	21,339	
LOT 5	24,808	
LOT 6		1.64
LOT 7	35,227	
LOT 8	42,048	
LOT 9	39,360	
LOT 10	21,862	
LOT 11	24,329	
LOT 12	31,086	
LOT 13	39,194	
BLOCK 4 LOT 1	18,930	
LOT 2	26,382	
LOT 3	24,698	
LOT 4	23,399	
LOT 5	60	
BLOCK 22 LOT 1		6.69
LOT 2		2.96

FILED OR RECORDED
MAY 30 2 39 PM '81
WILLIAM E. DOMAHE
SPOKANE COUNTY, WASH.
DEPUTY

Plat Book 17
Page 14
Book # 2752
UNPLATTED
UNPLATTED
S.E. CORNER SEC. 35, FOUND 1/2" IRON PIPE, SET PLUG IN PIPE (SEE LAND CORNER RECORD).
N.E. CORNER SEC. 2, FOUND 3" X 7" STONE W/ 6" ABOVE THE GROUND IN A PILE OF ROCKS 4.5 FT. NORTH OF A FENCE POST (SEE LAND CORNER RECORD)



CURVE DATA

NO.	CHORD BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S59°07'03"E	368.17	117°39'53"	215.14	441.92	355.69
C2	N75°51'44"E	205.32	27°37'28"	430.00	207.32	105.72
C3	N59°43'33"E	479.25	59°53'49"	480.00	501.79	276.55
C4	N75°33'45"E	293.86	91°34'14"	205.00	327.63	210.70
C5	S83°32'00"E	222.54	49°45'44"	264.46	229.69	122.65
C6	S86°24'51"E	139.39	44°00'00"	186.05	142.88	75.17
C7	S84°47'23"E	104.45	40°44'59"	150.00	106.68	55.71
C8	S35°17'59"E	99.60	10°16'14"	556.37	99.73	50.00
C9	S24°09'52"E	107.06	12°00'00"	512.11	107.26	53.83
C10	N89°47'08"E	1742.13				
C11	N03°57'38"E	225.98	44°15'00"	300.00	231.69	121.97
C12	S69°45'00"E	142.47	56°42'25"	150.00	148.46	80.95
C13	S68°49'41"E	138.21	54°51'47"	150.00	143.63	77.86
C14	S48°08'39"E	363.64	95°43'04"	245.14	409.53	270.91
C15	N89°47'08"E	466.00				
C16	N73°01'25"E	93.33	21°56'49"	245.14	93.90	47.53
C17	N66°00'58"E	55.33	7°55'55"	400.00	55.38	27.73
C18	N79°49'42"E	136.80	19°41'33"	400.00	137.48	69.42
C19	N81°57'52"E	136.84	19°25'12"	510.00	137.26	69.05
C20	N65°33'18"E	154.27	17°23'55"	510.00	154.87	78.04
C21	N45°48'19"E	195.51	22°06'03"	510.00	196.73	99.60
C22	N32°15'58"E	44.29	4°58'38"	510.00	44.31	22.17
C23	N52°16'17"E	133.90	44°59'17"	175.00	137.41	72.47
C24	S81°56'36"E	138.39	46°34'57"	175.00	142.28	75.34
C25	N82°50'25"E	114.94	22°30'35"	294.46	115.68	58.60
C26	N74°59'13"E	18.52	6°48'09"	156.05	18.53	9.27
C27	S83°00'47"E	99.54	37°11'51"	156.05	101.31	52.51
C28	S66°29'56"E	13.09	4°10'08"	180.00	13.10	6.55
C29	S83°33'10"E	92.98	29°56'20"	180.00	94.06	48.13
C30	S61°48'52"E	29.89	73°24'57"	25.00	32.03	18.64
C31	S21°38'07"E	58.38	6°56'31"	482.11	58.41	29.24
C32	S72°16'43"E	138.74	27°15'09"	294.46	140.06	71.38
C33	S43°28'24"E	253.42	86°22'34"	185.14	279.11	173.79
C34	N77°41'40"E	99.85	31°17'19"	185.14	101.10	51.85
C35	N67°16'22"E	83.75	10°26'44"	460.00	83.86	42.05
C36	N81°05'06"E	137.41	17°10'44"	460.00	137.92	69.48
C37	N86°29'19"E	50.02	6°22'17"	450.00	50.04	25.05
C38	N75°05'17"E	128.60	16°25'47"	450.00	129.04	64.97
C39	N57°24'27"E	148.01	18°55'53"	450.00	148.69	75.03
C40	N38°51'35"E	142.07	18°09'52"	450.00	142.66	71.94
C41	N37°48'34"E	65.67	16°03'50"	235.00	65.89	33.16
C42	N63°46'03"E	144.66	35°51'08"	235.00	147.05	76.02
C43	S81°24'33"E	136.61	33°47'42"	235.00	138.61	71.39
C44	S61°34'55"E	24.02	5°51'34"	235.00	24.03	12.03
C45	S72°07'59"E	109.31	26°57'41"	234.46	110.33	56.21
C46	N82°59'09"E	92.69	22°48'03"	234.46	93.30	47.28
C47	N74°44'24"E	23.78	6°18'33"	216.05	23.79	11.91
C48	S87°49'53"E	106.54	28°32'52"	216.05	107.65	54.97
C49	S69°59'09"E	34.44	21°58'34"	216.05	34.48	17.28
C50	N42°42'38"E	52.70	145°45'00"	27.57	70.14	89.49
C51	S35°17'59"E	94.23	10°16'14"	526.37	94.36	47.30
C52	S35°17'59"E	104.97	10°16'14"	586.37	105.11	52.70
C53	S25°57'04"E	79.66	8°25'36"	542.11	79.73	39.94
C54	S51°29'48"E	27.47	66°39'52"	25.00	29.09	16.44
C55	S63°06'46"E	133.20	43°25'56"	180.00	136.45	71.69
C56	S60°06'00"E	76.36	37°24'25"	120.00	78.35	40.63
C57	S17°16'35"E	8.37	1°46'33"	270.00	8.37	4.19
C58	S04°03'57"E	115.25	24°38'43"	270.00	116.14	58.98
C59	S17°10'16"W	83.68	17°49'43"	270.00	84.02	42.35
C60	N20°24'34"E	65.28	11°21'08"	330.00	65.38	32.80
C61	N04°13'33"E	120.36	21°00'55"	330.00	121.04	61.21
C62	S12°13'23"E	68.32	11°52'58"	330.00	68.44	34.34
C63	N60°13'10"E	55.20	156°46'04"	28.18	77.09	137.09
C64	S59°17'36"E	110.63	35°47'36"	180.00	112.45	58.13
C65	S55°05'48"E	18.81	44°11'12"	25.00	19.28	10.15
C66	S87°19'11"E	56.38	68°37'58"	50.00	59.89	34.13
C67	N56°45'23"E	36.92	43°12'40"	50.00	37.71	19.80
C68	N16°51'43"E	31.38	36°34'52"	50.00	32.92	16.53
C69	N18°37'02"W	29.55	34°22'39"	50.00	30.00	15.47
C70	N54°14'28"E	31.62	36°52'12"	50.00	32.18	16.67
C71	N84°21'59"E	39.01	45°54'56"	50.00	40.07	21.18
C72	N81°18'09"E	17.01	39°47'16"	25.00	17.36	9.05
C73	S19°57'04"E	33.81	3°34'24"	542.11	33.81	16.91

LEGEND

● 5/8" RE-BAR WITH PLASTIC CAP LS # 4596 OR LS # 15666

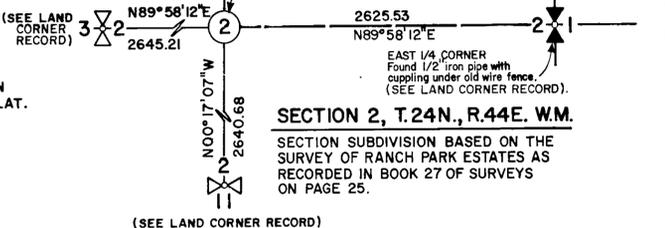
NOTE: FRONT LOT CORNERS (ON COMMON LOT LINES) ARE OFFSET 20.00 FEET ON LOT LINES AS SHOWN.
SE CORNER, SECTION 35 Found 1/2" iron pipe, set plug in pipe. (SEE LAND CORNER RECORD).
NE CORNER, SECTION 2, Found 3" x 7" stone with "X" 6" above the ground in a pile of rocks, 4.5 ft. north of a fence post. (SEE LAND CORNER RECORD).

CURVE DATA

CURVE NO.	CURVE	CHORD BEARING	CHORD	Δ	R	L	T
C 80	409.44	S21°05'25"W	52.24	9°59'26"	300.00	52.31	26.22
C 81	435.62	S09°59'10"W	63.85	12°13'04"	300.00	63.97	32.11
C 82	721.65	S24°44'05"W	15.56	2°42'06"	330.00	15.56	7.78
C 83	654.66	S16°05'42"W	83.74	11°3'43'22"	50.00	99.24	76.59
C 84	655.72	S06°09'20"W	30.52	5°18'05"	330.00	30.53	15.28
C 85	657.67	N25°07'12"E	9.10	1°55'52"	270.00	9.10	4.55
C 86	656.66	N16°05'42"E	75.71	98°24'48"	50.00	85.88	57.94
C 87	674.66	N06°11'03"E	17.45	3°42'10"	270.00	17.45	8.73

BASIS OF BEARINGS

THE BEARING OF N 89° 47' 08" E ON THE 6TH STANDARD PARALLEL BETWEEN THE QUARTER CORNER OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 44 EAST, W.M., AND THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 44 EAST, W.M., AS PER PLAT OF SULLIVAN HEIGHTS ADDITION, WAS USED AS THE BASIS OF BEARING FOR THIS PLAT.



FINAL PLAT OF BELLA VISTA

DIVISION NO. 1
BEING A SUBDIVISION OF A PORTION OF THE N.E. 1/4 OF SECTION 2, T.24N., R.44E. W.M. THE S.E. 1/4 OF SECTION 26, T.25N., R.44E. W.M. SPOKANE COUNTY, WASHINGTON

TANGENT DATA

NO.	BEARING	DISTANCE
T1	N74°50'09"E	20.70
T2	N63°11'02"E	41.66
T3	S40°26'06"E	105.69
T4	N26°05'08"E	90.00
T5	S00°52'12"E	97.23
T9	S64°24'52"E	36.93
T10	S40°26'06"E	14.84
T12	N26°05'08"E	47.39
T13	N26°05'08"E	42.61
T15	N26°05'08"E	24.29

REV. #1 MODIFY BLOCK 2, LOTS LM DEC 15-83

HILL-TOP ENTERPRISES, INC.

ENTRANCO Engineers
ENVIRONMENTAL AND TRANSPORTATION CONSULTANTS

Drawn By: [Signature] Date: 8/83
Scale: Horiz. 1"=100'
Vert. N/A

Checked By: [Signature] 10/83
Approved By: [Signature]

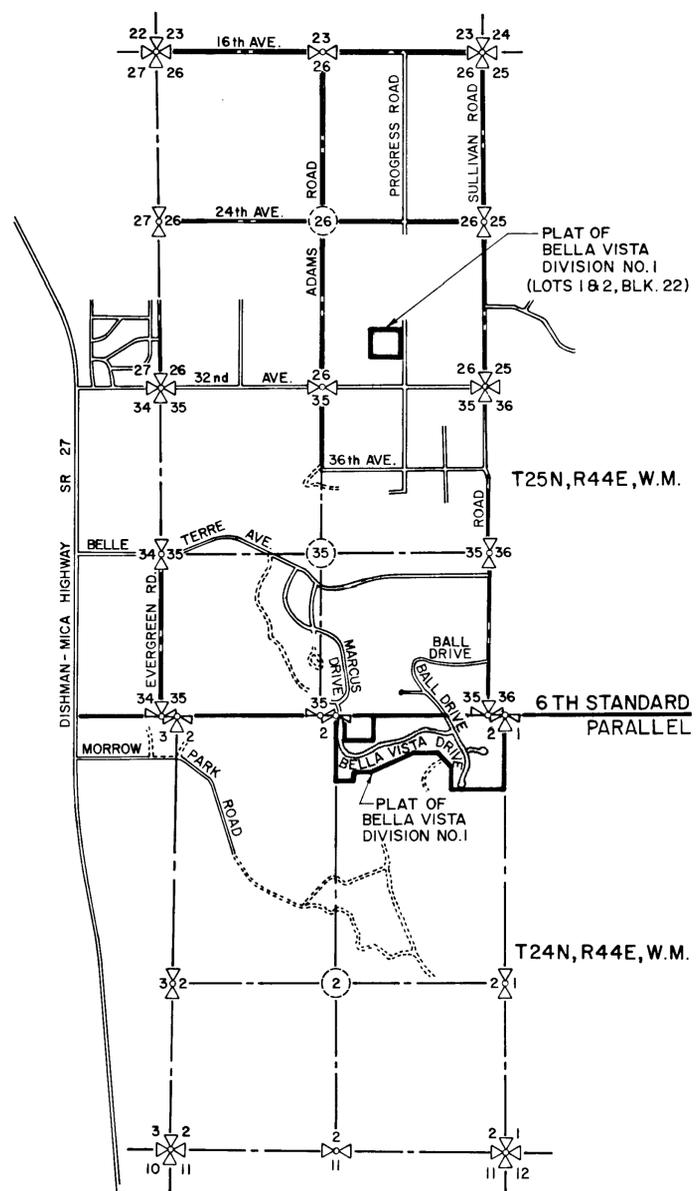
Job No. 84006-40

Sheet 2 of 4

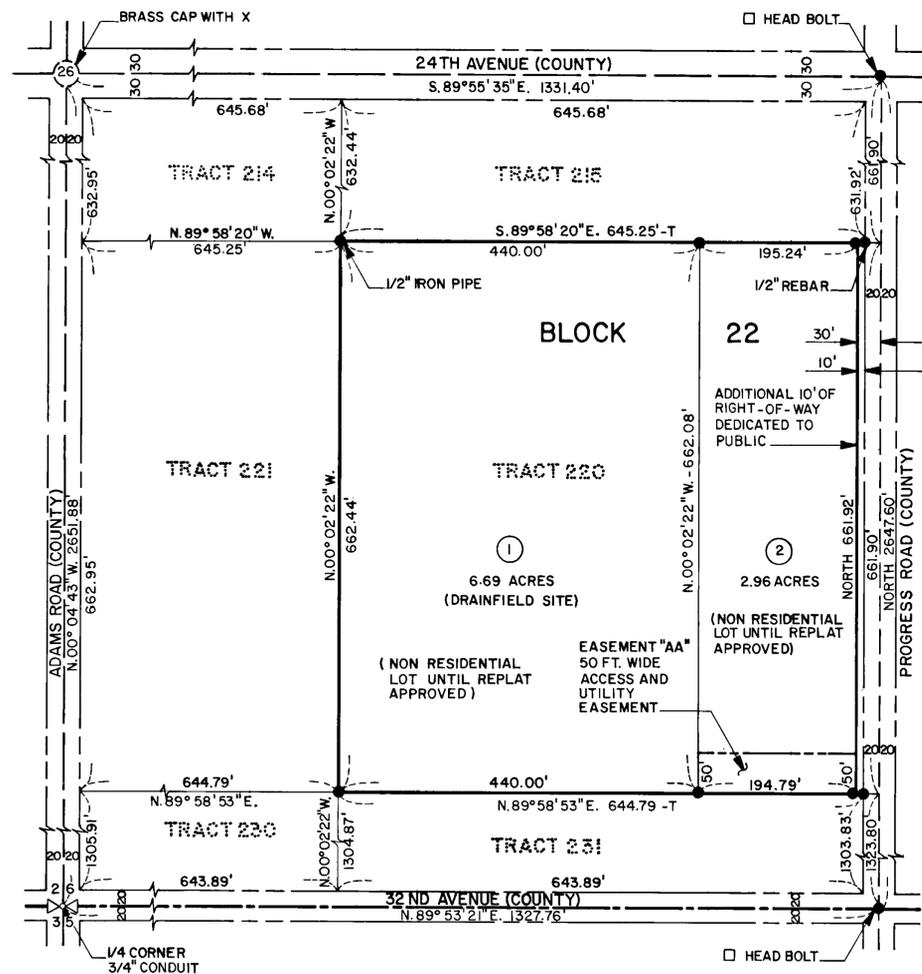
FINAL PLAT OF BELLA VISTA

DIVISION NO. 1
 BEING A SUBDIVISION OF A PORTION OF
 THE N.E. 1/4 OF SECTION 2, T.24N., R.44E. W.M.
 THE S.E. 1/4 OF SECTION 26, T.25N., R.44E. W.M.
 SPOKANE COUNTY, WASHINGTON

8405300215
 FILED OR RECORDED
 REQUEST OF Hill-Top Enterprises Plat # 2752
 MAY 30 2 39 PM '94
 WILLIAM E. DONAHUE
 AUDITOR
 SPOKANE COUNTY, WASH.
 DEPUTY
W. Young
 55



VICINITY MAP
 SCALE: 1" = 1320 FT.



NOTE:
 SURVEY AND MERIDIAN SHOWN
 HEREON PER SURVEY RECORDED
 IN SURVEY BOOK 20, OF SURVEYS
 PAGE 98 RECORDS OF SPOKANE
 COUNTY.



LEGAL DESCRIPTION
 TRACT 220 OF VERA AS
 RECORDED IN VOLUME 0 OF
 PLATS ON PAGE 30 RECORDS
 OF SPOKANE COUNTY.

LEGEND
 ● SET 5/8" REBAR WITH PLASTIC
 CAP L.S. # 15666 (UNLESS
 OTHERWISE NOTED)

SPOKANE COUNTY UTILITIES DEPARTMENT
 Examined and approved this 25th day of May 1984.
Thomas A. Hunt
 Director, Spokane County Utilities Department

SPOKANE COUNTY COMMISSIONERS
 Examined and approved this 29 day of May 1984.
Frank Leonard
 Chairman, Board of County Commissioners, Spokane County

SPOKANE COUNTY HEALTH DISTRICT
 Examined and approved this 25th day of May 1984.
Frank E. Jones, R.S.
 County Health Officer

SPOKANE COUNTY ENGINEER
 Examined and approved this 29th day of May 1984.
William J. ...
 County Engineer

SPOKANE COUNTY TREASURER
 This is to certify that all taxes hereto levied and which have become a lien
 upon the lands herein described have been fully paid on this 25th day of
May 1984.
5-30-84 date
Sp. Chiller
 Treasurer, Spokane County

SPOKANE COUNTY PLANNING DEPARTMENT
 Examined and approved this 29th day of May 1984.
W. J. ...
 Planning Director

SPOKANE COUNTY ASSESSOR
 Examined and approved this 29th day of MAY 1984.
George Britton
 County Assessor

SURVEYOR'S CERTIFICATE
 These maps (sheets 2 and 3 of 4) correctly represent a survey made by me or
 under my direction in conformance with the requirements of the Spokane County
 Platting Ordinance.
Larry D. Morrow
 Professional Land Surveyor
 Certificate No. 15666
 Date 15 MARCH 84



HILL-TOP ENTERPRISES, INC.	
ENTRANCO Engineers ENVIRONMENTAL AND TRANSPORTATION CONSULTANTS	
Drawn By: <i>GLR</i>	Date: <u>12-83</u>
Scale: Horiz. 1"=100'	Vert. N/A
Checked By: <i>SM</i>	Date: <u>12-83</u>
Approved By:	Job No.: 84006-40
Sheet <u>3</u>	of <u>4</u>

FINAL PLAT OF BELLA VISTA

DIVISION NO. 1

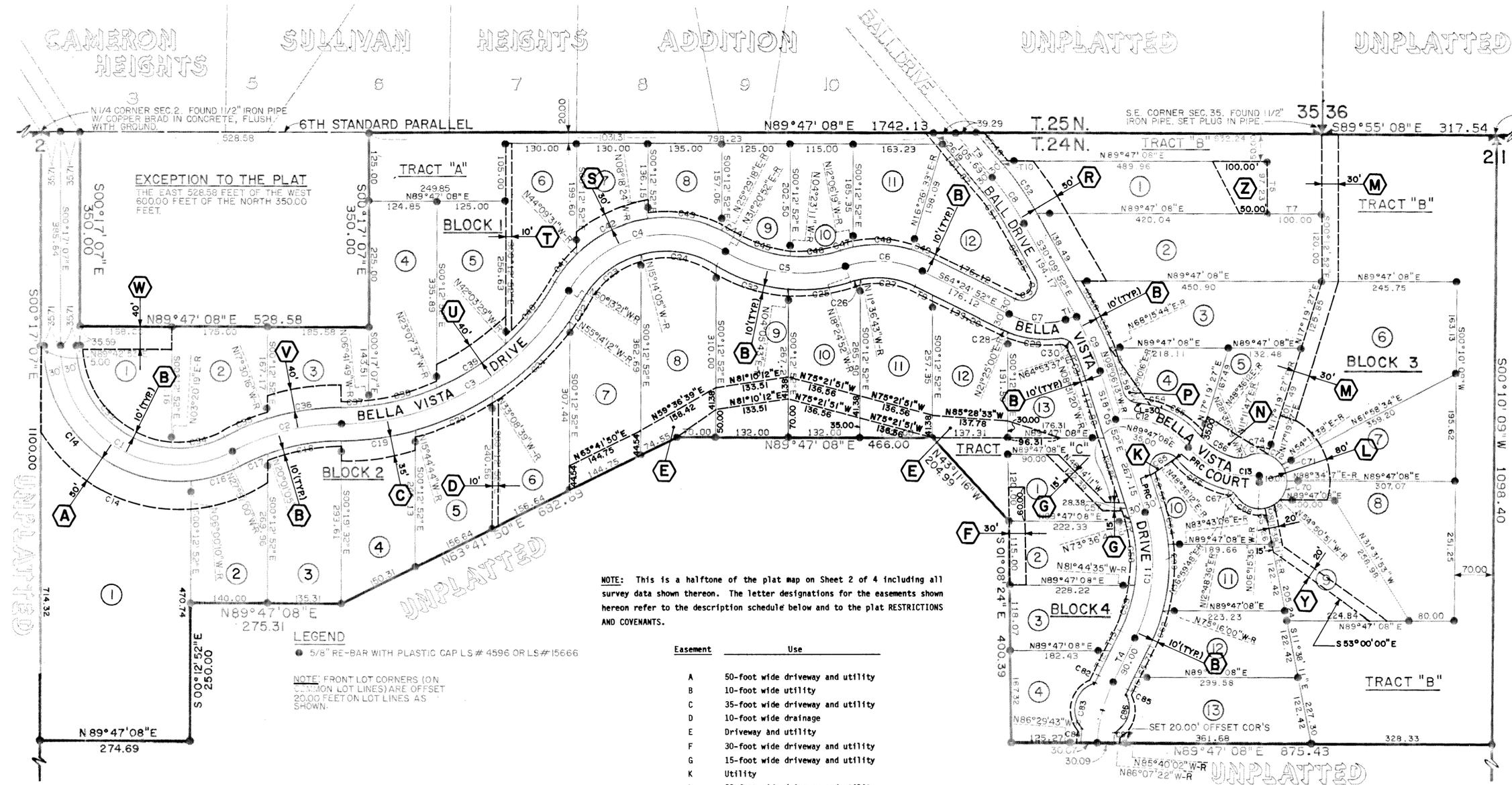
BEING A SUBDIVISION OF A PORTION OF THE N.E. 1/4 OF SECTION 2, T.24N., R.44E. W.M. THE S.E. 1/4 OF SECTION 26, T.25N., R.44E. W.M. SPOKANE COUNTY, WASHINGTON

FILED & RECORDED
PROJECT AS
MAY 30 2 39 PM '91
WILLIAM E. DONAHUE
AUDITOR
SPOKANE COUNTY, WASH.
DEPUTY

Plat Book 17
Page 16
Plat # 2752



SCALE: 1"=100'



NOTE: This is a halftone of the plat map on Sheet 2 of 4 including all survey data shown thereon. The letter designations for the easements shown hereon refer to the description schedule below and to the plat RESTRICTIONS AND COVENANTS.

LEGEND
● 5/8" RE-BAR WITH PLASTIC CAP LS # 4596 OR LS # 15666

NOTE: FRONT LOT CORNERS (ON COMMON LOT LINES) ARE OFFSET 20.00 FEET ON LOT LINES AS SHOWN.

Easement	Use
A	50-foot wide driveway and utility
B	10-foot wide utility
C	35-foot wide driveway and utility
D	10-foot wide drainage
E	Driveway and utility
F	30-foot wide driveway and utility
G	15-foot wide driveway and utility
K	Utility
L	80-foot wide driveway and utility
M	30-foot wide utility
N	Driveway and utility
P	Utility
R	50-foot wide driveway and utility
S	30-foot wide driveway and utility
T	10-foot wide drainage
U	40-foot wide driveway and utility
V	40-foot wide driveway and utility
W	40-foot wide drainage
Y	20-foot wide drainage
Z	Drainage

REV. #1 MODIFY BLOCK 2, LOTS LM DEC 15-83

HILL-TOP ENTERPRISES, INC.

ENTRANCO Engineers
ENVIRONMENTAL AND TRANSPORTATION CONSULTANTS

Drawn By: STV	Date: 12-83	Scale: Horiz. 1"=100'	Sheet 4 of 4
Checked By: STV	Date: 12-83	Vert. N/A	
Approved By:		Job No. 84006-40	