P. Book 19 PAGE 20 # 2961

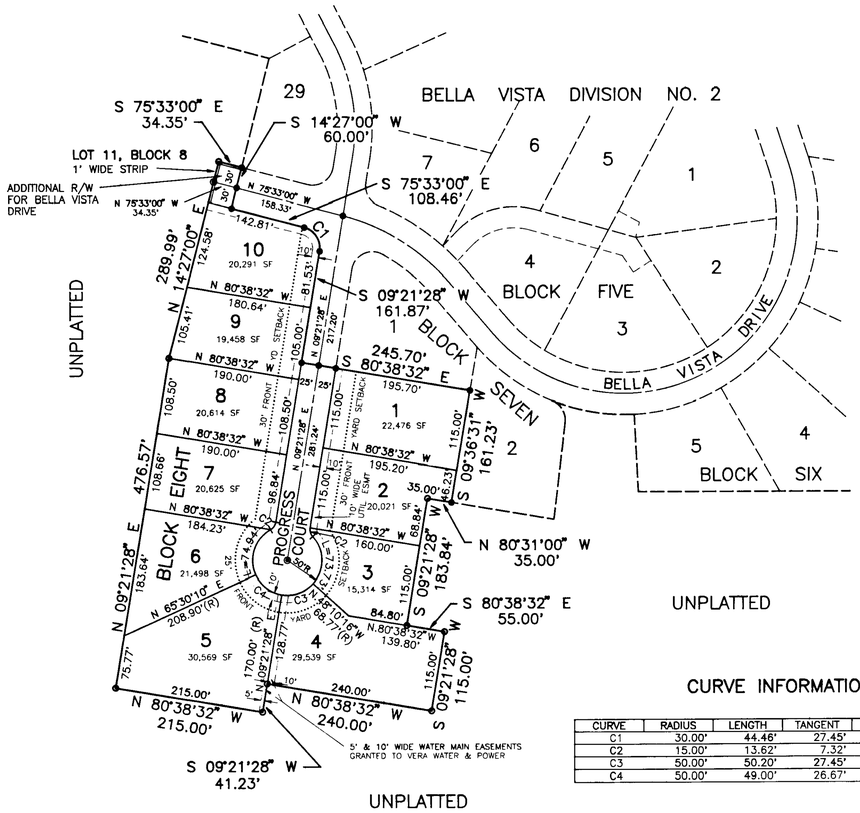
9003070158

RECORDED FILED FOR Greenstone Mar 7 1 57 PM 1990 Corp. 53.00 Sampson

FINAL PLAT OF BELLA VISTA DIVISION NO. 3

LOCATED IN THE NORTHEAST 1/4
OF SECTION 2, T.24 N., R.44 E., W.M.
SPOKANE COUNTY, WASHINGTON
FEBRUARY 1990

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



SCALE: 1" = 100'

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)

LEGEND

- ● FND. 1/2" REBAR W/ YPC STAMPED "MOORE 18091" PER FINAL PLAT OF BELLA VISTA DIVISION NO. 2, UNLESS OTHERWISE NOTED.

SET 1/2" REBAR WITH YPC STAMPED "MOORE 18091", UNLESS OTHERWISE NOTED, AS:

- ○ ANGLE POINT IN BOUNDARY
- ● CENTERLINE MONUMENT
- ┬ LOT CORNER

NOTES

1. THE BASIS OF BEARINGS FOR THIS MAP IS THE BEARING SYSTEM OF THE FINAL PLAT OF BELLA VISTA DIVISION NO. 3
2. THE AREA OF THE SUBDIVISION IS 5.556 ACRES.
3. ACCURACY STATEMENT – THIS SURVEY WAS PERFORMED USING A TOPCON GTS 2 SIX-SECOND THEODOLITE AND ELECTRONIC DISTANCE METER. FIELD TRAVERSE METHODS WERE USED PER WAC 332-130-90 SECTION "C".

CURVE INFORMATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	30.00'	44.46'	27.45'	40.50'	84°54'28"
C2	15.00'	13.62'	7.32'	13.16'	52°01'12"
C3	50.00'	50.20'	27.45'	48.12'	57°31'44"
C4	50.00'	49.00'	26.67'	47.06'	56°08'42"

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that WASHINGTON MUTUAL SAVINGS BANK has caused to be platted into Lots, Blocks, and Streets the land shown hereon, to be known as BELLA VISTA DIVISION NO. 3 and being a parcel of land in the Northeast Quarter of Section 2, T.24 N., R.44 E., W.M., in Spokane County, Washington, described as follows:

Beginning at the southwest corner of Lot 29, Block 5 of BELLA VISTA DIVISION NO. 2, per final plat recorded in Volume 19 of Plats, pages 4 and 5, in the Spokane County Auditor's Office; thence southeasterly along the southwesterly boundary of said final plat the following six (6) courses:

(1.) S.14°27'00"W. a distance of 60.00 feet;
(2.) S.75°33'00"E. a distance of 108.46 feet to the beginning of a curve concave to the southwest having a radius of 30.00 feet;
(3.) southeasterly along said curve through a central angle of 84°54'28" an arc distance of 44.46 feet;
(4.) S.09°21'28"W. a distance of 161.87 feet;
(5.) S.80°38'32"E. a distance of 245.70 feet;
(6.) S.09°36'31"W. a distance of 161.23 feet to the southwest corner of Lot 2, Block 7 of said BELLA VISTA DIVISION NO. 2; thence N.80°31'00"W. a distance of 35.00 feet; thence S.09°21'28"W. a distance of 183.84 feet; thence S.80°38'32"E. a distance of 55.00 feet; thence S.09°21'28"W. a distance of 115.00 feet; thence N.80°38'32"W. a distance of 240.00 feet; thence S.09°21'28"W. a distance of 41.23 feet; thence N.80°38'32"W. a distance of 215.00 feet; thence N.09°21'28"E. a distance of 476.57 feet; thence N.14°27'00"E. a distance of 289.99 feet; thence S.75°33'00"E. a distance of 34.35 feet to the point of beginning.

Situate in the County of Spokane, State of Washington

And they do hereby dedicate to public use forever the streets and roads shown within this plat, 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. Lot 11, Block 8, being a one-foot (1') wide strip as shown hereon, is hereby dedicated to Spokane County as general county property, to be dedicated for road purposes forever, at such time as the road is continued as full width right of way, or until adjacent lands are platted.

No more than one dwelling structure shall be placed on any one lot; nor shall any lot be further subdivided for the purpose of creating additional lots, ownerships or building sites without filing a replat. Side yard and rear yard setbacks shall be determined at the time building permits are requested. The setbacks indicated on this subdivision may be varied from if proper zoning approvals are obtained.

A public water system as approved by County and State health authorities, and the local fire district, and the water supplier (purveyor) will be installed within the plat, and the subdivider will provide for individual domestic water service as well as fire protection to each lot prior to sale of each lot. Use of private wells and water systems is prohibited. Any water service for this plat shall be provided in accordance with the Coordinated Water System Plan for Spokane County.

A public sewer system will be made available for the plat and individual service will be provided to each lot prior to sale. The use of individual on-site sewage systems shall not be authorized. 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 public sewer easement. 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 R.C.W. 36.94 which the petition includes the owners' property and further not to object by signing of a protest petition against the formation of a ULID by resolution method pursuant to R.C.W. 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 R.C.W. Chapter 36.94.

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.

The owners of all lots within this subdivision shall be members of the BELLA VISTA HOMEOWNERS ASSOCIATION and subject to the Articles of Incorporation and Bylaws thereof. SUBJECT to the DECLARATION OF PROTECTIVE COVENANTS OF BELLA VISTA ESTATES as recorded under Auditor's Document No. 8405100121.

The owner(s) or Successor(s) in interest are subject to the separate agreement and declaration of covenant relating to maintenance of stormwater control facilities as recorded March 2, 1990 under Auditor's Document No. 9003020236, which by reference is made a part hereof.

Utility easements are hereby granted to the serving utility companies over under, and across a ten-foot wide strip adjoining all public road rights of ways. Vera Water and Power is hereby granted an easement for a water line over Lots 4 and 5, Block 8, as shown hereon.

IN WITNESS WHEREOF, the aforesaid owners have hereunto set their hands this 7th day of February, 1990.

WASHINGTON MUTUAL SAVINGS BANK

By: [signature]

Its: Vice President

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.

[signature]
Patrick J. Moore, PLS
Certificate Number 18091

2/8/90

COUNTY UTILITIES DEPARTMENT

Examined and approved this 2ND day of MARCH, 1990.

[signature]
Director, Spokane County Utilities

COUNTY ENGINEER

Examined and approved this 5th day of March, 1990.

[signature]
Spokane County Engineer

COUNTY PLANNING DEPARTMENT

Examined and approved this 6th day of March, 1990.

[signature]
Director, Spokane County Planning Department

COUNTY HEALTH DISTRICT

Examined and approved this 2ND day of March, 1990.

[signature], R.S.
for Spokane County Health Officer

COUNTY ASSESSOR

Examined and approved this 2 day of March, 1990.

[signature]
Spokane County Assessor by Deputy

COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 6 day of MARCH, 1990.

[signature]
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 7th day of March, 1990.

[signature]
Spokane County Treasurer by Deputy

STATE OF WASHINGTON)
County of King } ss

On this 7th day of February, 1990, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Sean T. Sullivan to me known to be the Vice President of WASHINGTON MUTUAL SAVINGS BANK, the corporation that executed the 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 the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

[signature]
Notary Public in and for the State of Washington
Residing at Issaquah
My commission expires Nov 15, 1993

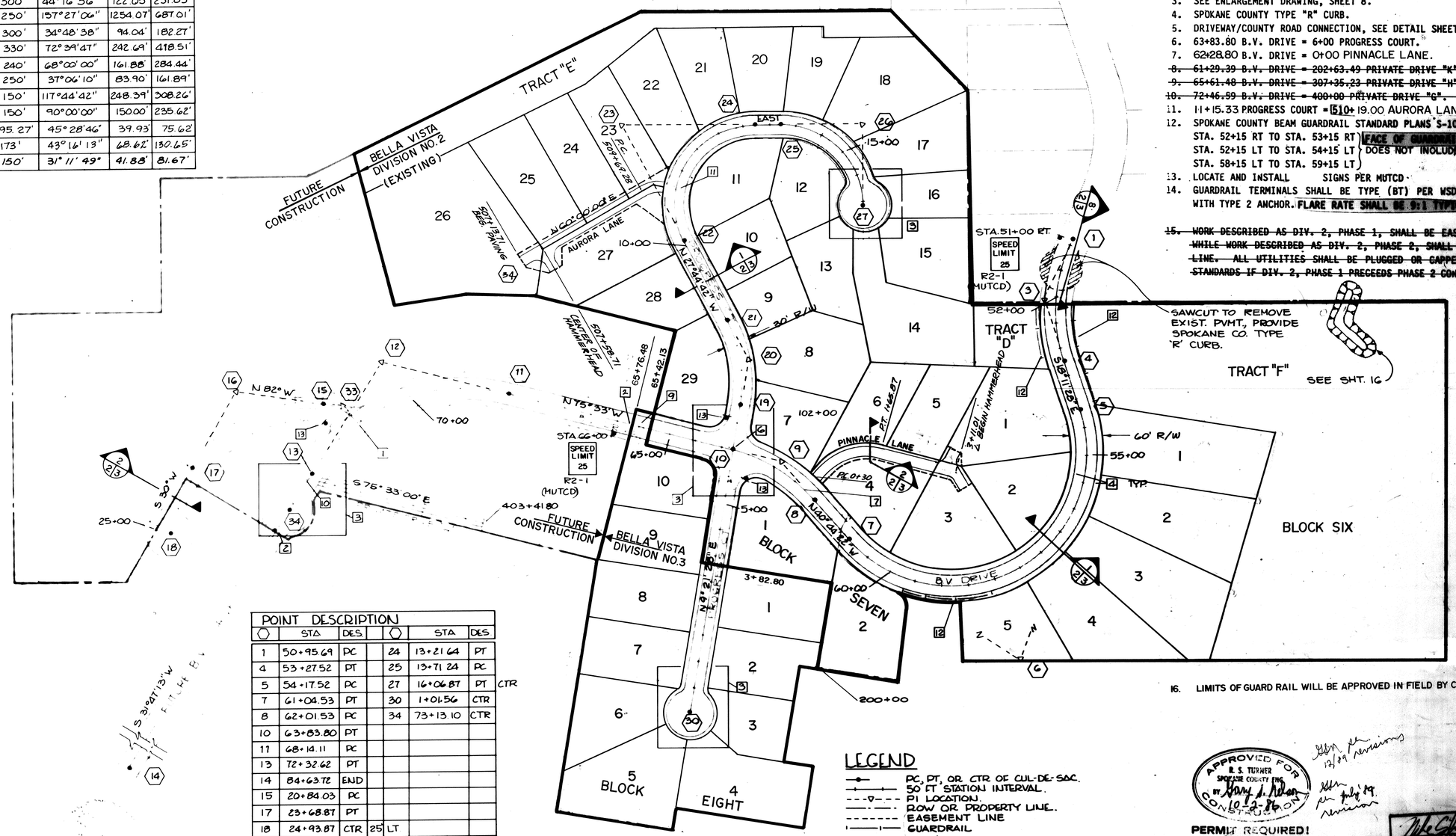
Int.	Date	Dwg.	Eng.

SITE LAYOUT
BASE MAP

LOT LAYOUT

CURVE DATA					
⬡	PI STA	R	Δ	T	L
3	52+17.74	300'	44°16'36"	122.05'	231.83'
6	66+71.59	250'	157°27'06"	1254.07'	687.01'
9	62+95.58	300'	34°08'38"	94.04'	182.27'
12	70+56.80	330'	72°39'47"	242.69'	418.51'
16	22+45.91	240'	68°00'00"	161.88'	284.44'
20	7+70	250'	37°06'10"	83.90'	161.89'
23	12+61.77	150'	117°44'42"	248.39'	308.26'
26	15+21.24	150'	90°00'00"	150.00'	235.62'
33	20+48.34	95.27'	45°28'46"	39.93'	75.62'
34	506+84.73	173'	43°16'13"	68.62'	130.65'
35	509+63.14	150'	31°11'49"	41.88'	81.67'

T24 N. R. 44 E. W.M.



POINT DESCRIPTION						
⬡	STA	DES.		⬡	STA	DES.
1	50+95.69	PC		24	13+21.64	PT
4	53+27.52	PT		25	13+71.24	PC
5	54+17.52	PC		27	16+06.87	PT CTR
7	61+04.53	PT		30	1+01.56	CTR
8	62+01.53	PC		34	73+13.10	CTR
10	63+83.80	PT				
11	68+14.11	PC				
13	72+32.62	PT				
14	84+63.72	END				
15	20+84.03	PC				
17	23+68.87	PT				
18	24+93.87	CTR	25	LT		
19	6+86.10	PC				
21	8+47.99	PT				
22	10+13.38	PC				

NOTES:

1. ~~71+07.68 B.V. DRIVE = 20+08.41 PRIVATE DRIVE "W".~~ (DELETED)
2. 65+76.48 B.V. DRIVE - END PAVED ROADWAY, BEGIN GRAVEL DRIVE.
3. SEE ENLARGEMENT DRAWING, SHEET 8.
4. SPOKANE COUNTY TYPE "R" CURB.
5. DRIVEWAY/COUNTY ROAD CONNECTION, SEE DETAIL SHEET 8.
6. 63+83.80 B.V. DRIVE = 6+00 PROGRESS COURT.
7. 62+28.80 B.V. DRIVE = 0+00 PINNACLE LANE.
8. ~~61+29.39 B.V. DRIVE = 202+63.49 PRIVATE DRIVE "K".~~ (DELETED)
9. ~~65+61.48 B.V. DRIVE = 307+35.23 PRIVATE DRIVE "H".~~ (DELETED)
10. ~~72+46.59 B.V. DRIVE = 400+00 PRIVATE DRIVE "G".~~ (DELETED)
11. 11+15.33 PROGRESS COURT = 510+19.00 AURORA LANE.
12. SPOKANE COUNTY BEAM GUARDRAIL STANDARD PLANS S-10, S-11, S-12.
    STA. 52+15 RT TO STA. 53+15 RT
    STA. 52+15 LT TO STA. 54+15 LT
    STA. 58+15 LT TO STA. 59+15 LT
    } FACE OF GUARDRAIL SHALL BE 2' [illegible] DOES NOT INCLUDE END SECTIONS.
13. LOCATE AND INSTALL SIGNS PER MUTCD.
14. GUARDRAIL TERMINALS SHALL BE TYPE (BT) PER WSDOT STANDARD PLAN C-4 WITH TYPE 2 ANCHOR. FLARE RATE SHALL BE 9:1 TYPICAL.
15. ~~WORK DESCRIBED AS DIV. 2, PHASE 1, SHALL BE EAST OF INDICATED LINE, WHILE WORK DESCRIBED AS DIV. 2, PHASE 2, SHALL BE WEST OF INDICATED LINE. ALL UTILITIES SHALL BE PLUGGED OR CAPPED PER SPOKANE COUNTY STANDARDS IF DIV. 2, PHASE 1 PRECEEDS PHASE 2 CONSTRUCTION.~~ (DELETED)
16. LIMITS OF GUARD RAIL WILL BE APPROVED IN FIELD BY COUNTY ENG.

LEGEND

- PC, PT, OR CTR OF CUL-DE-SAC.
- 50' FT STATION INTERVAL.
- PI LOCATION.
- ROW OR PROPERTY LINE.
- EASEMENT LINE
- GUARDRAIL
- LOT NUMBER
- POINT
- NOTE
- PLAT BOUNDARY
- 304+75.9 STATIONING
- STOP SIGN M.U.T.C.D. R1-1 24×24/ SPEED SIGN R2-1
- B.V. DRIVE BELLA VISTA DRIVE

APPROVED FOR CONSTRUCTION
R. S. TURNER
SPOKANE COUNTY ENG.
BY Gary L. Nelson
10-2-86

PERMIT REQUIRED!
NOTIFY THE COUNTY ENGINEER
455-3600
24 HRS. PRIOR TO CONSTRUCTION

Stop per 12/89 revisions
Stop per July '89 revision

Mike Gilbert V.P. Hill Top
DEVELOPER APPROVAL
DATE 10/2/86

REVISED DEC. 1989

Inland Pacific Engineering
South 25 Altamont Spokane, Washington 98202
509 535-1416

RICHARD L. MASON STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER
2/5/90
For 12/89 Revisions

2-5-90
Developer's Approval Date
President, Greenstone Corporation

No.	Date	By	Ckd.	Appr.	Revision
6	12-89	MJB			BELLA VISTA DIVISION NO.3
5	7-89	EWC			LOT LINES & PER REVISED FINAL PLAT, AURORA & PINNACLE LANES
4	9-86	LSK			COUNTY REVIEW
3	9-86	STV			REVISED PER SPOKANE COUNTY REVIEW
1	9-85	GLR			REVISED PER SPOKANE COUNTY REVIEW

JOHN T. BANNON STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER

LEONAR[illegible] STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER

Approved By:

Drawn By: L.S.K. Date: 6-1-85
Designed By: L.S.K. 6-1-85
Checked By: [illegible] 7-15-85
Approved By:

ENTRANCO Engineers
ENVIRONMENTAL AND TRANSPORTATION CONSULTANTS
BELLEVUE WASHINGTON

Scale: Horiz. 1"=100' Vert. NA
Job No.: 85034-65

HILL-TOP ENTERPRISES, INC.
BELLA VISTA DIVISION 3
SITE LAYOUT PLAN

Sheet 1 of 8 Bella Vista Division