

9308050233
 Co. Planning
 (Joz)
 582
 BOOIC21
 pg 44
 plat # 3133

AUDITOR'S CERTIFICATE
 Filed for record this 5 day of August, 1993 at 11:28 AM in
 Book 21 of Plate at page 27 at the request of Co. Planning
 Deputy *James J. Studd*

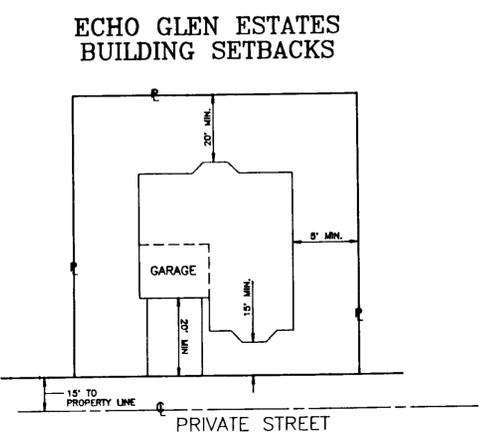
CURVE INFORMATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	100.00'	127.51'	74.07'	119.04'	73.0322°
C2	100.00'	69.83'	36.41'	68.42'	40.0033°
C3	100.00'	57.68'	29.67'	56.88'	33.0254°
C4	75.00'	60.91'	32.25'	59.25'	46.3201°
C5	162.59'	325.39'	253.58'	273.74'	114.3954°
C6	162.59'	95.63'	49.24'	94.26'	33.4159°
C7	162.59'	202.47'	116.73'	189.64'	71.2059°
C8	162.59'	23.28'	13.68'	27.26'	09.3656°
C9	150.00'	108.11'	56.53'	105.79'	41.1748°
C10	240.00'	174.29'	91.19'	170.48'	41.3628°
C11	240.00'	87.09'	44.03'	86.61'	20.4726°
C12	240.00'	87.20'	44.09'	86.72'	20.4902°
C13	85.00'	29.30'	14.80'	29.15'	18.4500°
C14	85.00'	98.30'	55.47'	92.91'	65.1530°
C15	115.00'	27.42'	13.78'	27.36'	13.3944°
C16	115.00'	16.80'	8.42'	16.79'	08.2218°
C17	90.00'	15.84'	7.94'	15.82'	10.0503°
C18	90.00'	21.78'	10.94'	21.72'	13.5146°
C19	20.00'	41.46'	33.81'	34.43'	118.4656°
C20	20.00'	36.42'	25.75'	31.59'	104.2008°
C21	20.00'	22.28'	12.45'	21.14'	63.4921°
C22	177.59'	4.78'	2.39'	4.78'	01.3231°
C23	20.00'	6.78'	3.41'	6.72'	19.2124°
C24	20.00'	23.31'	13.18'	22.01'	66.4633°
C25	20.00'	30.07'	18.69'	27.31'	86.0757°
C26	20.00'	28.86'	17.60'	26.42'	82.4111°
C27	20.00'	18.96'	10.26'	18.26'	54.1853°
C28	20.00'	31.42'	20.00'	28.28'	90.0000°
C29	20.00'	18.96'	10.26'	18.26'	54.1853°
C30	40.00'	8.03'	4.03'	8.02'	11.3023°
C31	40.00'	0.72'	0.36'	0.72'	01.0158°
C32	50.00'	40.13'	21.21'	39.08'	45.5849°
C33	100.00'	70.66'	36.88'	69.20'	40.2916°
C34	100.00'	68.50'	35.65'	67.18'	39.1443°
C35	20.00'	34.13'	22.92'	30.14'	9.7471°
C36	20.00'	28.53'	17.30'	26.17'	81.4341°
C37	20.00'	15.37'	8.09'	15.00'	44.0211°
C38	20.00'	16.38'	8.67'	15.91'	46.5247°

○ RADIAL BEARINGS ○

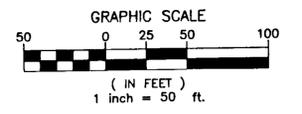
LINE	DIRECTION	DISTANCE
1	S40°18'54"W	15.00'
2	S46°13'39"E	15.00'
3	N47°59'28"W	15.00'
4	N39°39'49"E	15.00'
5	S19°26'38"E	15.00'
6	S13°58'08"W	15.00'
7	N22°20'22"E	15.00'
8	S23°38'27"E	15.00'
9	S13°33'24"E	15.00'
10	S46°48'52"W	15.00'
11	S61°31'26"W	15.00'
12	N73°21'48"E	15.00'
13	S53°14'30"W	15.00'
14	N22°25'22"W	15.00'
15	N59°04'33"E	15.00'
16	S32°15'58"E	15.00'
17	N31°33'23"E	15.00'
18	N30°00'52"E	15.00'
19	N06°05'16"E	15.00'
20	S14°29'58"E	15.00'
21	N71°37'59"E	15.00'
22	S89°37'43"W	15.00'
23	N48°14'33"E	15.00'
24	S41°18'06"E	15.00'
25	S33°58'17"E	15.00'
26	N27°49'23"W	15.00'
27	N15°10'24"E	15.00'
28	N60°18'17"E	15.00'
29	S77°46'44"W	15.00'
30	S56°11'47"E	15.00'
31	S13°11'57"E	15.00'
32	S02°14'29"E	15.00'
33	S33°22'45"E	15.00'
34	S46°53'08"E	15.00'
35	N58°15'34"W	15.00'

CONTINUED



BASIS OF BEARINGS
 THE BEARING OF S00°00'07"E ALONG THE EAST BOUNDARY LINE OF ECHO GLEN WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

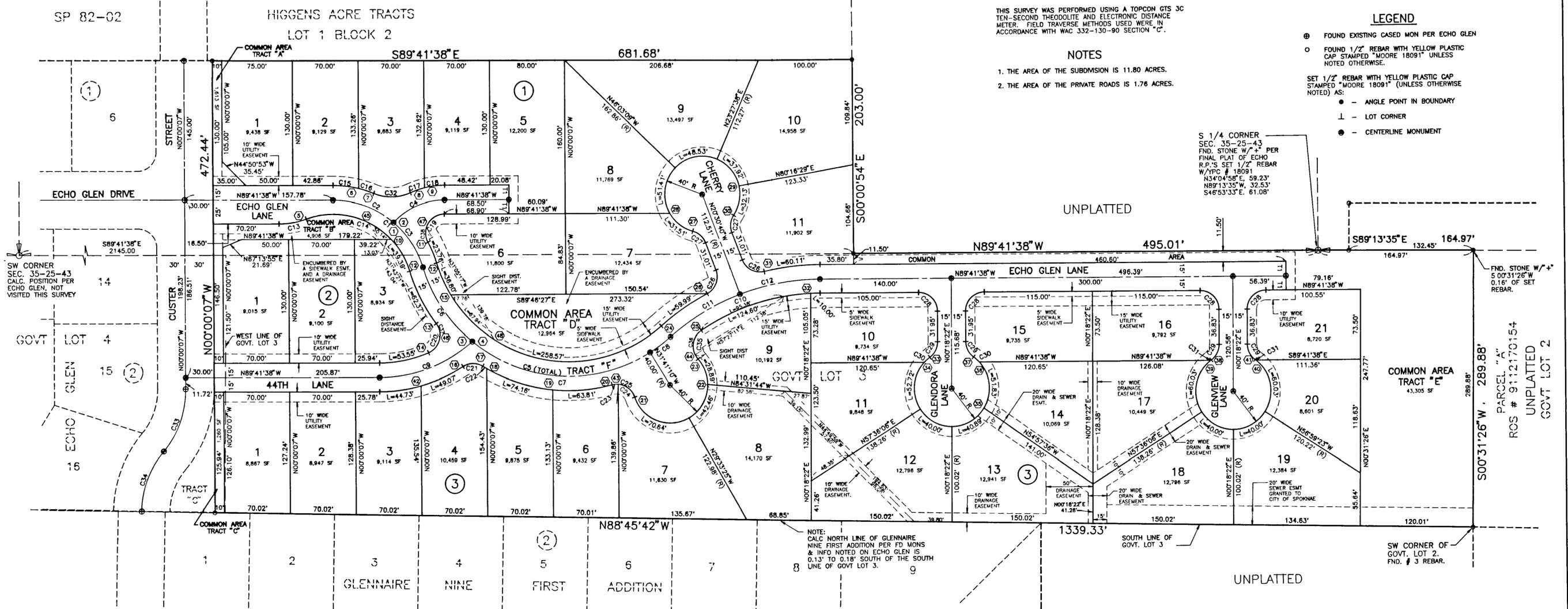
ACCURACY STATEMENT
 THIS SURVEY WAS PERFORMED USING A TOPCON GTS 3C TEN-SECOND THEODOLITE AND ELECTRONIC DISTANCE METER. FIELD TRAVERSE METHODS USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".



- LEGEND**
- ⊕ FOUND EXISTING CASED MON PER ECHO GLEN
 - FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "MOORE 18091" UNLESS NOTED OTHERWISE.
 - SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "MOORE 18091" (UNLESS OTHERWISE NOTED) AS:
 - - ANGLE POINT IN BOUNDARY
 - ⊥ - LOT CORNER
 - - CENTERLINE MONUMENT

- NOTES**
- THE AREA OF THE SUBMISSION IS 11.80 ACRES.
 - THE AREA OF THE PRIVATE ROADS IS 1.76 ACRES.

S 1/4 CORNER SEC. 35-25-43 FND. STONE W/4" PER FINAL PLAT OF ECHO R.P.'S SET 1/2" REBAR W/YPC # 18091 N34°04'58"E, 59.23' N89°13'35"W, 32.53' S46°53'33"E, 61.08'



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



FINAL PUD PLAT OF ECHO GLEN ESTATES
 BEING A SUBDIVISION IN UNPLATTED PORTIONS OF THE S 1/2 OF SECTION 35, T.25N., R.43E., W.M. & GOV'T. LOTS 3 & 4, SECTION 2, T.24N., R.43E., W.M. SPOKANE COUNTY, WASHINGTON

a 308050233
 C. Planning
 (2 of 2)
 Book 21
 page 45
 Plat # 3133

AUDITOR'S CERTIFICATE

Filed for record this 5 day of August, 1993 at 12:00 M. in
 Book 21 of Plats at page 45 at the request of C. Planning

January K. Stettin
 Deputy

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that R. AREND DAWSON and DARLENE S. DAWSON, husband and wife; and ROGER F. RAMM and CATHY H. RAMM, husband and wife, have caused to be platted into Lots, Blocks, and Private Road the land shown hereon, to be known as ECHO GLEN ESTATES, being a subdivision of unplatted portions of the SW 1/4 of Section 35, T.25 N., R.43 E., W.M., and of Government Lots 3 and 4 in Section 2, T.24 N., R.43 E., W.M., in the County of Spokane, State of Washington described as follows:

That portion of the following described Parcel "A" in the Southwest Quarter of Section 35, T.25 N., R.43 E., W.M. lying east of the final plat of ECHO GLEN according to the plat thereof filed under Book 20 of Plats, pages 49 and 50, Spokane County Auditor's Office, Spokane County, State of Washington.

PARCEL "A"

BEGINNING at the Southwest corner of said Section; thence East along the South line thereof a distance of 130 Rods; thence North on a line parallel with the West line of said Section, a distance of 203.00 feet; thence West on a line parallel with the South line of said Section, 130 Rods to the West line of said Section; thence South along the West line of said Section, 203.00 feet to the Point of Beginning;

TOGETHER WITH Government Lot 3 of Section 2, T.24 N., R.43 E., W.M. in said County,

ALSO TOGETHER WITH that portion of Government Lot 4, of Section 2, T.24 N., R.43 E., W.M. in said County, lying East of said final plat of ECHO GLEN

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 unless these setbacks are specifically drafted on this final plat. The fifteen foot (15') front yard setback drafted on this final plat is for residential structures only. All garages, attached or detached, shall maintain a minimum twenty foot (20') front/flanking yard setback. The setbacks indicated on this subdivision may be varied from if proper zoning approvals are obtained.

The owners of all lots within this subdivision shall be members of the ECHO GLEN ESTATES P.U.D. SUBDIVISION HOMEOWNER'S ASSOCIATION and subject to the Articles of Incorporation and Bylaws thereof. SUBJECT to the DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR ECHO GLEN ESTATES, as recorded under Auditor's Document No. 9305250514, which by reference is made a part hereof.

The private roads and/or common areas shown on this plat are hereby dedicated to the ECHO GLEN ESTATES P.U.D. SUBDIVISION HOMEOWNER'S ASSOCIATION, created by document recorded April 15, 1993 under State U. B. I. Number 601-462-327. The private roads and/or common areas cannot be sold or transferred, regardless of any provisions in the covenants to the contrary, 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 easement. Drainage easements, as platted and shown hereon, which are for the purpose of installing, operating, and maintaining drainage swales and drainage facilities to dispose of runoff, are hereby granted to the ECHO GLEN ESTATES P.U.D. SUBDIVISION HOMEOWNER'S ASSOCIATION. The owners of Lots 1 through 11, Block 1, Lots 1 through 3, Block 2 and Lots 1 through 21, Block 3, shall be held responsible for keeping open and maintaining the path of the natural or man-made drainage flow over and across the property. The property owners 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.

The lowest building opening, including basement opening, for any building on Lots 1 through 11, Block 1, Lots 1 through 3, Block 2 and Lots 1 through 21, Block 3, shall be high enough to allow a minimum slope of 3% away from the building in 10 feet. All drainage shall be routed away from the building to natural drainages or other lawful drainage features.

An approved lot grading plan exists for Lots 7 through 18, Block 3. Grading must conform to said plan on file in the Spokane County Engineer's Office.

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. Private roads and drainage easements are subject to the separate DECLARATION OF COVENANT as recorded 1122 1993 under Auditor's Document No. 9307220331, which by reference is 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.

Sight distance easements, as platted and shown hereon, are hereby granted to Spokane County and its authorized agents for the sole purpose of allowing a clear view sight distance triangle over and across the easements. The owners of said lots agree not to obstruct or in any manner allow any obstacle to block this clear view triangle. Spokane County and its authorized agents are hereby granted the right of ingress and egress to, over, and from said easements for the purpose of inspection and emergency maintenance of the sight distance area. If the property owner fails to maintain the sight distance area in reasonable conformance with the approved plans on file in the Office of the Spokane County Engineer, a notice will be given to the property owner. If not corrected after ten (10) days, Spokane County has the right to correct the maintenance failure or have it corrected. All costs involved will be charged to the property owner.

A public sewer system will be made available for ECHO GLEN ESTATES, and individual service will be provided to each lot/tract prior to sale. Use of individual on-site sewage disposal systems shall not be authorized. The use of private well and water systems is prohibited. The public water system, pursuant to the WATER PLAN approved by County and State Health authorities, the local fire protection district, County Department of Buildings, and the water purveyor, shall be installed within this subdivision, and the subdivider/sponsor shall 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.

Sewer Easements and Water Easements are hereby granted over all private road easements to the ECHO GLEN ESTATES P.U.D. SUBDIVISION HOMEOWNER'S ASSOCIATION. Sewer Easements are hereby granted to the ECHO GLEN ESTATES P.U.D. SUBDIVISION HOMEOWNER'S ASSOCIATION over Lots 13, 14, 17, 18, 19 and Tract "E" Block 3, as platted and shown hereon. A twenty foot (20') wide sewer easement is hereby granted to the City of Spokane for future sewer hook-up over Lots 18, 19, and Tract "E", Block 3, as platted and shown hereon. Storm Drainage Easements are hereby granted over Lots 8, 9, 11, 12, 13, 14, 17 and 18, Block 3, as platted and shown hereon.

Sidewalk Easements are hereby granted as platted and shown hereon. Tract "B", Block 2 is encumbered by a sidewalk easement.

Utility easements are hereby granted to the serving utility companies over the private road easements, and over a ten foot (10') wide strip adjoining all public road rights of way and the margins of private roads. Fifteen foot (15') wide Utility easement are hereby granted to the serving utility companies over Lots 6 and Tract "D", Block 1, Lots 9, 10, 15, and 16, Block 3 as platted and shown hereon.

IN WITNESS WHEREOF, the aforesaid owners have hereunto set their hand this 21 day of July, 1993.

R. Arend Dawson
 R. AREND DAWSON

Darlene S. Dawson
 DARLENE S. DAWSON

Roger F. Ramm
 ROGER F. RAMM

Cathy H. Ramm
 CATHY H. RAMM

STATE OF WASHINGTON)
) ss
 County of Spokane)

On this 21 day of July, 1993, before me personally appeared R. AREND DAWSON and DARLENE S. DAWSON, husband and wife, to me know to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

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

Janice Olick
 NOTARY PUBLIC in and for the State of
 Washington, residing at Spokane
 My commission expires 2-1-95

STATE OF WASHINGTON)
) ss
 County of Spokane)

On this 21 day of July, 1993, before me personally appeared ROGER F. RAMM and CATHY H. RAMM, husband and wife, to me know to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

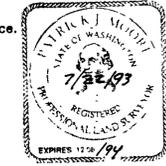
Given under my hand and official seal the day and year last above written.

Janice Olick
 NOTARY PUBLIC in and for the State of
 Washington, residing at Spokane
 My commission expires 2-1-95

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 23rd day of July, 1993.

William A. Stettin
 Director, Spokane County Utilities

SPOKANE COUNTY ENGINEER

Examined and approved this 23rd day of July, 1993.

R. L. Saemann
 Spokane County Engineer

SPOKANE COUNTY PLANNING DEPARTMENT

Examined and approved this 3RD day of August, 1993

W. J. Fullard
 Director, Spokane County Planning Department

SPOKANE COUNTY HEALTH DISTRICT

Examined and approved this 27th day of July, 1993.

Don P. H. Daily, P.S.
 for Spokane County Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 26 day of July, 1993

Sc Cooney by C. Fischer
 Spokane County Assessor by Deputy

SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 5 day of August, 1993.

Catricia A. Mummery
 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 22 day of August, 1993

P. J. McLean
 Spokane County Treasurer by Deputy

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

FINAL PUD PLAT OF
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 BEING A SUBDIVISION IN UNPLATTED PORTIONS
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 SPOKANE COUNTY, WASHINGTON