

PLAT #1766

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That Calinoma Company a corporation of California, Harold F. Peters and Lois Peters husband and wife, and Allen Koeqler and Marie Koeqler formerly Marie Peters, have caused to be plotted and laid off into lots, blocks and streets the land shown hereon to be known as FOREST HILLS FIRST ADDITION, said land being:

Part of the S.E. 1/4 of the N.E. 1/4 of Section 13 T. 26 N. R. 42 E. W.M. in Spokane County Washington, described as: Beginning on the east line of said subdivision at the most southerly corner of Lot 1 of Block 3 of Forest Hills Addition; thence along said line S. 0° 49' W., 371.15 feet; thence N. 58° 45' W., 741.16 feet; thence N. 64° 20' W., 322.59 feet to the easterly line of the 75 foot wide Pacific Northwest Pipe Line Corporation easement; thence along said east line N. 19° 20 1/2' E., 321.94 feet to the southwesterly corner of Lot 5 in Block 2 of aforesaid Forest Hills Addition; thence along the southwesterly boundary of said Addition as follows: (1) S. 64° 20' E., 373.65 feet and (2) S. 58° 45' W., 568.77 feet to the point of beginning; ALSO the easterly 375 feet of aforesaid pipe line easement lying between Toni Ray Drive and the south line of Block 6 hereon; ALSO a strip of land 50 feet wide in the N.W. 1/4 of the N.E. 1/4, the S.W. 1/4 of the N.E. 1/4 and the S.E. 1/4 of the N.E. 1/4 of said Section 13 to provide right of way for Toni Rae Drive, to serve as a connecting road from the westerly side of said plat Northwest to North Five Mile Road, the center line of said 50 foot wide strip being described as: Beginning in the center line of said North Five Mile Road at station 190+00.5 of the survey thereof; thence S. 39° 33' E., 383.39 feet; thence S. 88° 50' E., 391.77 feet to the beginning of a tangent curve to the right having a radius of 113.33 feet; thence along said curve Southeasterly a distance of 122.48 feet thru a central angle of 61° 56' to the beginning of a reverse curve to the left having a radius of 113.33 feet; thence along said curve Southeasterly a distance of 122.48 feet thru a central angle of 61° 56'; thence S. 88° 50' E., 296.39 feet to the beginning of a tangent curve to the right having a radius of 176.04 feet; thence along said curve Easterly a distance of 75.28 feet thru a central angle of 24° 30'; thence S. 64° 23' E., 2.87 feet to the easterly line of the aforesaid pipe line easement, in the center of Toni Ray Drive lying between Block 5 and Block 6 hereof and as shown hereon.

The roadway drives shown hereon are hereby dedicated to the public for use as public roads. Domestic water will be provided for each lot in this plat prior to the sale of any such lots. A five (5) foot wide easement is hereby reserved along the rear lot lines of all lot lines in this plat for public utility purposes. No more than one detached dwelling structure may be constructed on any one lot in this plat. The westerly 375 feet of Lot 5 in Block 6 hereof lying within the side lines of the 75 foot wide Pacific Northwest Pipe Line Corporation easement shall be subject to all of the terms and conditions of said easement and no building structures may be erected thereon.

IN WITNESS WHEREOF the said corporation has caused its corporate name to be subscribed and its corporate seal to be affixed this 14th day of December, 1963 and the said persons have caused their signatures to be affixed this 24th day of February, 1964.

CALINOMA COMPANY

By Mary Joseph President
By Carl J. Howes Secretary

Harold F. Peters
Lois E. Peters
Marie Koeqler
formerly Marie Peters

ACKNOWLEDGMENTS

State of California } ss
County of Santa Clara }
On this 16th day of December, 1963, before the undersigned Notary Public in and for the State of California, duly commissioned, personally appeared Mary Joseph and Carl J. Howes, to me known to be the President and Secretary respectively of Calinoma Company, 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 an oath stated that they were authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation. Witness my hand and official seal hereto affixed, the day and year first above written.

State of Washington } ss
County of Spokane }
On this 24th day of February, 1964, before me a Notary Public in and for the above named County and State, personally appeared Harold F. Peters and Lois E. Peters, and Marie Koeqler formerly Marie Peters, to me known to be the persons who executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said persons for the uses and purposes therein mentioned. Witness my hand and official seal hereto affixed, the day and year first above written.

LAND SURVEYOR'S CERTIFICATE

I Philip L. Sargent, a Registered Land Surveyor, hereby certify that this map represents a true and correct record of the survey and field notes and work performed by me or under my direction and that all lot corners, lot and block stakes and monuments shown hereon have been placed on the ground.
Dated this 14th day of December, 1963.

Philip L. Sargent
Registered Land Surveyor

SPOKANE COUNTY ROAD ENGINEER

Examined and approved this 25th day of May, 1964.
John W. Aramith
Spokane County Road Engineer

SPOKANE COUNTY ASSESSOR

Examined and approved this 26th day of May, 1964.
W. A. Lee
Spokane County Assessor by Deputy

SPOKANE COUNTY TREASURER

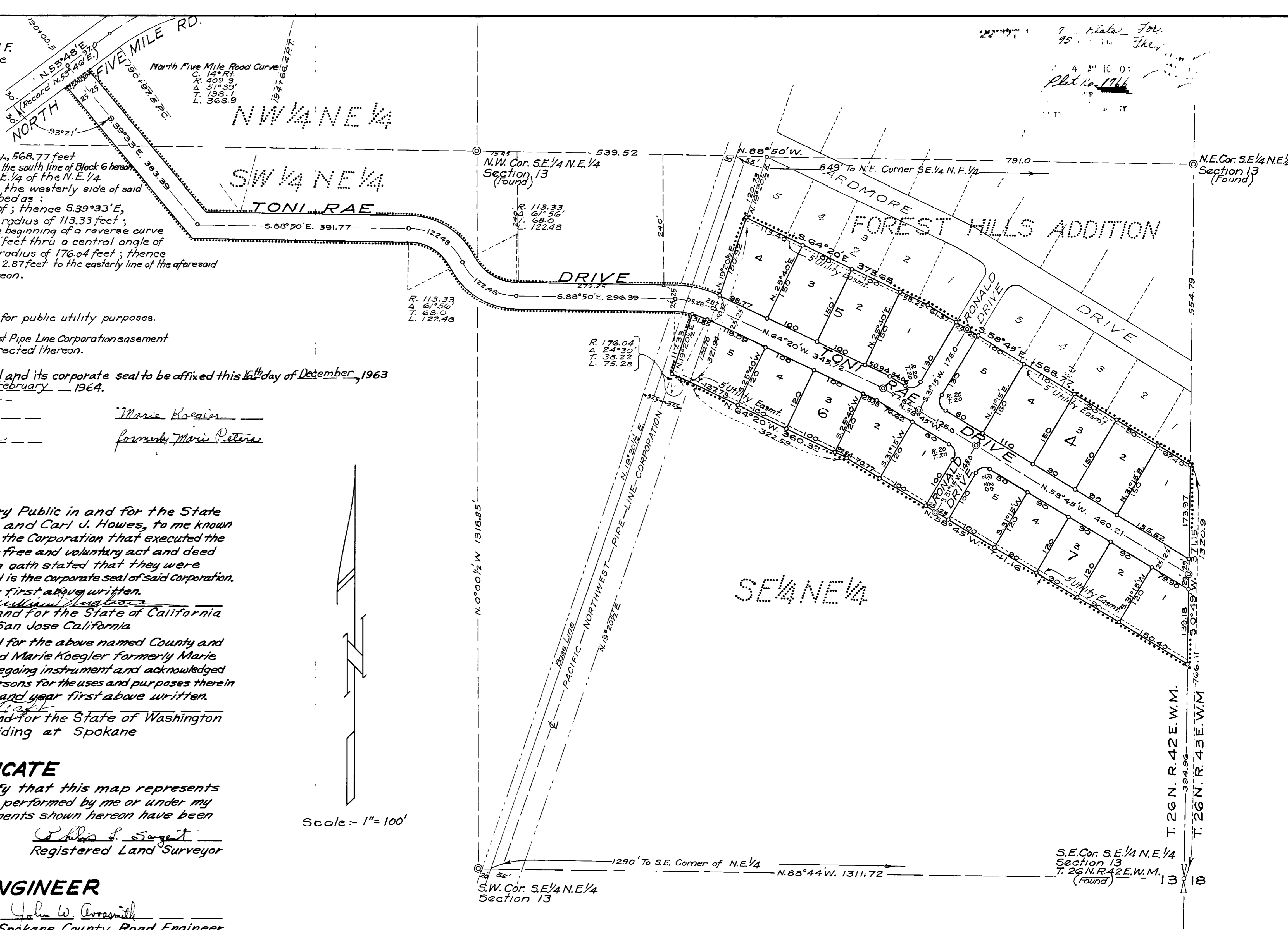
I hereby certify that the required taxes on the herein platted land have been fully paid, this 4th day of May, 1964.
Charles R. Baker
Spokane County Treasurer

SPOKANE COUNTY PLANNING COMMISSION

Examined and approved this 25th day of May, 1964.
Hugh R. Baker
Chairman Spokane County Planning Commission

SPOKANE COUNTY COMMISSIONERS

Examined and approved this 26th day of May, 1964.
Philip L. Sargent
Chairman Board of County Commissioners



Scale: 1" = 100'

LEGEND
● Iron Pipe Lot Corners
⊙ Standard Monuments
----- Plat Boundary
All bearings shown on this plat conform with and are relative to the bearings shown on the plat of Forest Hills Addition

BOUNDARY TRAVERSE					
COURSE	DISTANCE	LATITUDE		DEPARTURE	
		N.	S.	E.	W.
S. 0° 49' W.	371.15		371.11		5.29
N. 58° 45' W.	741.16	384.49			633.63
N. 64° 20' W.	322.59	139.72			290.76
N. 19° 20 1/2' E.	321.94		303.76	106.62	
S. 64° 20' E.	373.65			161.84	336.78
S. 58° 45' E.	568.77			295.06	486.25
		827.97	828.01	929.65	929.68

FINAL PLAT FOREST HILLS FIRST ADDITION

PART OF NE 1/4
SECTION 13 T. 26 N. R. 42 E. W.M.
SPOKANE COUNTY, WASHINGTON

PHILIP L. SARGENT - REGISTERED LAND SURVEYOR
W. 1012 GARLAND AVE. SPOKANE, WASHINGTON
SCALE: 1" = 100' DECEMBER 14, 1963

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