

FINAL PLAT OF FOREST HILLS THIRD ADDITION BEING A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 13, T.26N., R.42E., W.M. SPOKANE COUNTY, WASHINGTON DECEMBER 1989 PHASE ONE

R. Howe
53rd Sampson
PLAT BOOK 19
Pg 64
3003

DEDICATION:

BE IT KNOWN BY THESE PRESENTS that MELVIN G. LEAVITT and CAROL W. LEAVITT, husband and wife, have caused to be platted into one lot the lands shown hereon to be known as FOREST HILLS 3rd ADDITION and described as follows:

All that certain real property situated in the Southwest quarter of the Northeast quarter of Section 13, Township 26 North, Range 42 East, W.M., Spokane County, Washington, being particularly described as follows:

COMMENCING at the Northwesterly corner of Lot 1, Block 9, FOREST HILLS SECOND ADDITION, as recorded in Plat Book 8 at page 21, records of said Spokane County; thence from said point of commencement South 0°29'00" East, along the Westerly line of said Lot 1 and the Southerly extension thereof, 230.74 feet; thence Northwesterly along a curve the center of which bears North 9°57'31" East 500.00 feet, through a central angle of 16°20'01" and an arc distance of 142.54 feet to the point of BEGINNING; thence from said point of beginning and continuing along said curve through a central angle of 11°27'33" and an arc distance of 100.00 feet; thence leaving said curve South 15°57'32" West 56.00 feet; thence South 46°38'08" West 131.16 feet to a point on the Easterly line of the West half of the West half of said Southwest quarter of the Northeast quarter; thence South 64°30'22" East 165.14 feet (170.06, record); thence North 15°57'32" East 168.54 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement 50 feet in width for ingress, egress, road and utility purposes over, under, and across the following described property situated in the Southwest quarter of the Northeast quarter of Section 13, Township 26 North, Range 42 East, W.M., Spokane County, Washington, being particularly described as follows:

COMMENCING at the Northwesterly corner of Lot 1, Block 9, FOREST HILLS SECOND ADDITION, as recorded in Plat Book 8 at Page 21, records of said Spokane County; thence South 0°29'00" East, along the Westerly line of said Lot 1 and the Southerly extension thereof, a distance of 179.80 feet to the point of BEGINNING; thence from said point of beginning and continuing South 0°29'00" East 50.94 feet; thence Northwesterly along a curve the center of which bears North 9°57'31" East 500.00 feet, through a central angle of 30°08'59" and an arc distance of 263.11 feet; thence tangent to the preceding curve North 49°53'30" West 127.60 feet to a point on the Easterly line of the West half of the West half of said Southwest quarter of the Northeast quarter; thence North 0°40'45" West, along said Easterly line, 23.41 feet to a point on the Southeasterly right-of-way line of North Five Mile Road, a county road 60 feet in width; thence North 53°48'00" East, Five Mile Road, a county road 60 feet in width; thence leaving said right-of-way line south 49°53'30" East 135.02 feet; thence along a tangent curve to the left having a radius of 450.00 feet, through a central angle of 28°58'27" and an arc distance of 227.56 feet to the point of beginning.

WARNING: Spokane County has no responsibility to build, improve, maintain or otherwise service the private roads contained within, or provide 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. The requirement is and shall run with the land and shall be binding upon the owners, their heirs, successors or assigns, including the obligation to participate in the maintenance of the private road as provided herein.

The owner(s) or successor(s) in interest agree to join in any County approved stormwater management program and to pay such rates and charges as may be fixed through public hearings for service or benefit obtained by the planning, design, constructing, maintaining, or operation of stormwater control facilities.

The owner(s) or successor(s) in interest of Lot 1, Block 1, agree to allow relocation of their approach at such time as the Tract "X" becomes a public road.

Lot 1, Block 1, shall be required to connect to the public sewer system when available.

Parcel "A" of the unplatted land shall be reserved for drainfield easement in accordance with Auditor's Document No. 900290391 until such time as Lot 1, Block 1, is connected to a public sewer system.

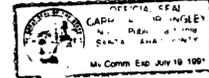
The owner(s) or successor(s) in interest agree to maintain a clear and unobstructed access to the fire hydrant located near the NE corner of Lot 1, Block 1.

IN WITNESS WHEREOF the aforesaid persons do hereby affix their signatures.

Melvin G. Leavitt *Carol W. Leavitt*
MELVIN G. LEAVITT CAROL W. LEAVITT

ACKNOWLEDGEMENT

I certify that I know or have satisfactory evidence that MELVIN G. LEAVITT and CAROL W. LEAVITT signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.
Dated: October 8, 1990



Carrie A. Cordingley
Notary Public
My appointment expires: 7-19-91

SURVEYOR'S CERTIFICATE

I hereby certify that this map correctly represents a survey made under my direction in conformance with the requirements of the Spokane County Subdivision Ordinance.



J. Paul Ramer
J. PAUL RAMER, P. E. & L. S.
Certificate No. 10018

COUNTY ENGINEER

EXAMINED AND APPROVED THIS 26 DAY OF October, 1990.

D. Sampson
SPOKANE COUNTY ENGINEER

COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 14 DAY OF October, 1990.

George Britton by M. E. Wank
DEPUTY, SPOKANE COUNTY ASSESSOR

COUNTY UTILITIES DIRECTOR

EXAMINED AND APPROVED THIS 26 DAY OF October, 1990.

James A. Lund
SPOKANE COUNTY UTILITIES DIRECTOR

COUNTY HEALTH DISTRICT

EXAMINED AND APPROVED THIS 27 DAY OF October, 1990.

Steven P. Hollibaugh, R.S.
SPOKANE COUNTY HEALTH DISTRICT

COUNTY PLANNING DEPARTMENT

EXAMINED AND APPROVED THIS 30 DAY OF October, 1990.

W. D. Hill
SPOKANE COUNTY PLANNING DIRECTOR

COUNTY TREASURER

I hereby certify that the required taxes on the hereon platted land have been fully paid this 14 day of October, 1990.

DE "Shi" Chilling by A. Leach
SPOKANE COUNTY TREASURER

COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS 4 DAY OF October, 1990.

[Signature]
CHAIRPERSON, BOARD OF COMMISSIONERS

LEGEND

- FOUND 3/8" REBAR

NOTE:

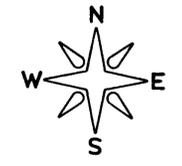
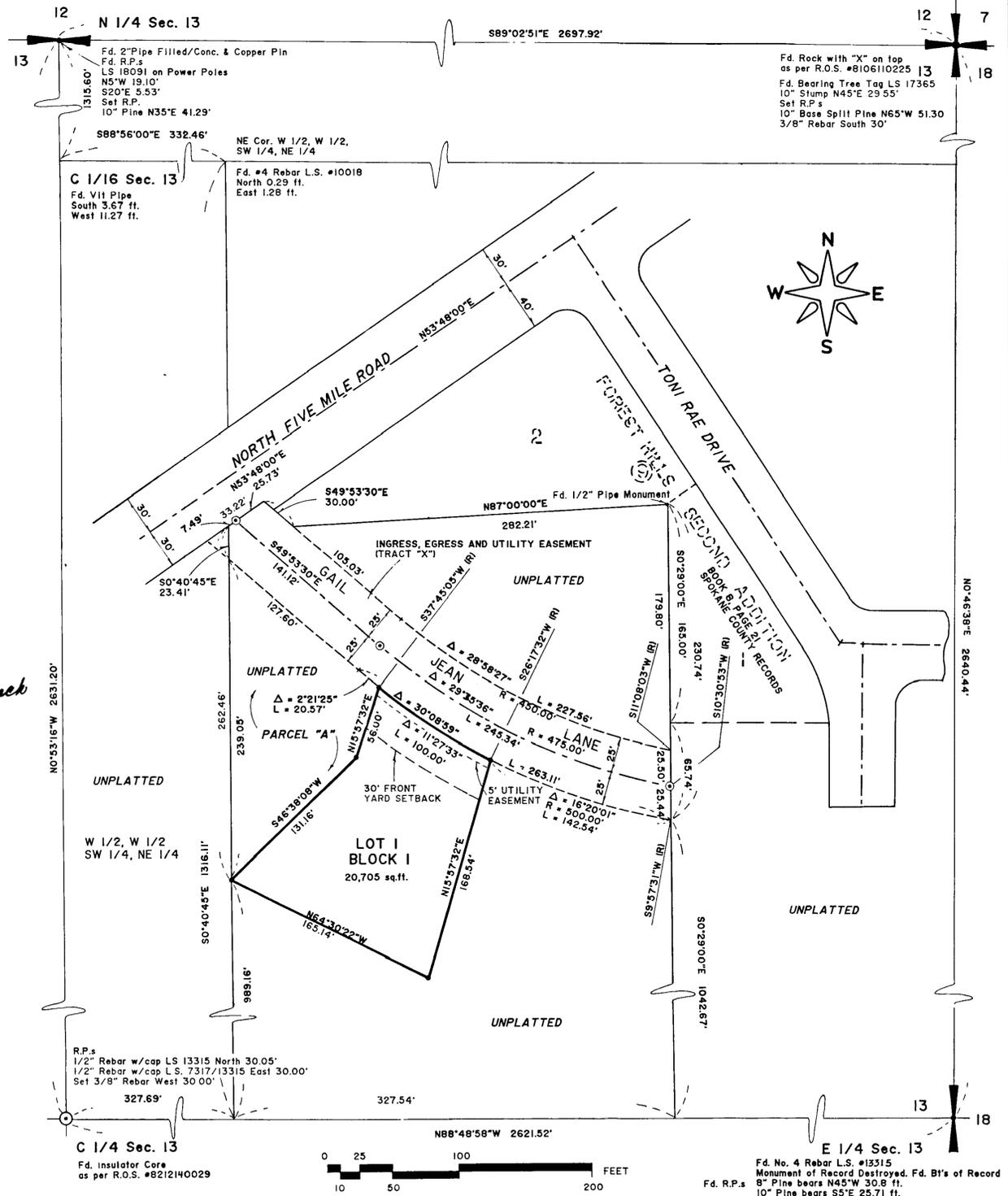
ALL FOUND MONUMENTATION PER R.O.S. #8507230205 BOOK 37, PAGE 28 SPOKANE COUNTY RECORDS

EQUIPMENT AND PROCEDURES

The survey performed hereon was by use of a 10 second theodolite, distance meter, survey tape and plumb bobs. The procedure followed was by field traverse. The boundary closure was within legal limits.

BASIS OF BEARING

S0°29'00"E WESTERLY LINE LOT 1, BLOCK 9 FOREST HILLS SECOND ADDITION BOOK 8, PAGE 21 SPOKANE COUNTY RECORDS



J. PAUL RAMER & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
N. 10115 NEWPORT HWY., SPOKANE, WASHINGTON 99208 (509) 467-5261

Fd. No. 4 Rebar L.S. #13315
Monument of Record Destroyed. Fd. Bl's of Record
8" Pine bears N45°W 30.8 ft.
10" Pine bears S5°E 25.71 ft.
12" Pine LS 13315 N55°E 20.35'