

7911260108 Plat Book 15
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Welfland Inc.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that William A. Caldwell and Lila N. Caldwell, husband and wife, and Bancshares Mortgage Company, a corporation organized under the laws of the State of Washington, and Welfland Inc., a corporation organized under the laws of the State of Washington, have caused to be platted into lots, blocks, and streets the land shown hereon as "MICA VIEW 2ND ADDITION" and described as follows:

That portion of the Northwest quarter of Section 21, T. 25 N., R. 45 E.W.M. in Spokane County, Washington described as follows:
Beginning at the Northwest corner of Section 21, thence Southerly along the West line to the Southwest corner of the North half of the Northwest quarter; thence Easterly along the South line of the North half of the Northwest quarter to a point 127.7 feet West of the Southeast corner of the North half of the Northwest quarter, measured along said South line; thence Northerly to a point on the North line of the Northwest quarter 124.1 feet West of the North quarter corner, measured along said North line; thence Westerly along said North line to the Point of Beginning. Except the North 10 feet, and except the West 20 feet, and except the South 10 feet.

No more than one detached dwelling structure shall 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.
A public water system as approved by County and State Health Authorities, the local fire district, and the water purveyor (purveyor) will be installed within this plat, and the subdivider will provide for individual domestic water service as well as fire protection to each of prior to sale of each lot.
The plattee does hereby dedicate forever the streets shown hereon for public road purposes.

CURVE DATA

Road	Easement	"A"	"B"
Lot 9, Block 1 and Lot 7, Block 2, as shown hereon, is dedicated to Spokane County, as GENERAL COUNTY PROPERTY, TO BE DEDICATED FOR ROAD PURPOSES FOREVER AT SUCH TIME AS THE ROAD IS CONTINUED AS A FULL WIDTH RIGHT OF WAY OR ADJACENT LANDS PLATTED			
Lot 4, Block 1 and Lot 2, Block 3. These temporary Cul-de-sac easements are granted for road purposes until such time as the road is continued as a full width right of way, at which time they will be vacated.		21° 30' 00"	11° 32' 22"
A 100 foot wide easement is hereby provided on the lots as shown to be used by Pacific Gas Transmission Company. No buildings or structures of any kind are to be placed upon Pacific Gas Transmission Company's 100 foot right of way.		342.36/8	334.81
No leaching fields, septic tanks, drainfields, reservoirs, or other water impoundments are to be placed on Pacific Gas Transmission Company's 100 foot right of way.		65.00	42.71
Any fence installed across Pacific Gas Transmission Company's 100 foot right of way must have a minimum of one 16-foot gate installed by the party constructing the fence. The location of the gate shall be designated by Pacific Gas Transmission Company.		128.47	94.97

Any new public road crossings of Pacific Gas Transmission Company's 100 foot right of way must make provisions for protection of the pipeline(s) from the added external loading caused by the vehicular traffic using the roadway. Pacific reserves the right to design and install the necessary pipeline protection, if any; however, the cost of design and installation shall be borne by the proponent of the new public roadway. An agreement between the parties on payment and other land rights is necessary prior to the commencement of any road crossing construction.
Pacific Gas Transmission Company requests a 48-hour notice prior to the commencement of any excavation or other work which could result in damage to Pacific's pipeline(s).
The number of animals shall be limited to the types and numbers allowed in Agricultural Suburban Zoning.
The owner, his grantees and assigns agree to not protest intensive agricultural pursuits adjacent to this plat.
Each lot is authorized the use of an individual on-site sewage disposal system.
The owner, his grantees and assigns agree to enter into and not oppose a Road Improvement District on Henry Road.
The type of fence across the North line of Block 1 shall be limited to barbed wire or woven wire fencing.
The owners of Lots 2, 3, 4, 5, 6, 7 and 8, Block 3 shall be held responsible for obstructing and artificially collecting or discharging the natural or manmade drainage flow across or adjacent to their property. The property owner 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. Spokane County does not accept the responsibility of maintaining the drainage courses on private lots within drainage easements or flood plain areas nor the responsibility for any drainage, whatsoever, including but not limited to inverse condemnation to any properties due to deficient construction and/or maintenance of drainage courses in drainage easements on private property. The owners of Lots 2, 3, 4, 5, 6, 7 and 8, Block 3 are advised that the drainage easement shown hereon is subject to siting. The owners are responsible for maintaining the ditch at the cross section and grade shown on the plans on file at the County Engineer's Office. The owners of Lots 2, 3, 4, 5, 6, 7 and 8, Block 3 shall make an annual inspection of the drainage ditch across their property and, if siltation has occurred, the silt deposits shall be removed and the cost shall be shared equally by said lot owners.
The owners of Lot 3, Block 1 and Lots 2, 19, 20, 21, 22, and 24, Block 2 shall, prior to closing, inform all future purchasers of said lots, of the gas transmission easement on said lots and of all restrictions on lots due to said easement.
IN WITNESS WHEREOF, we have hereunto set our hand and affixed our seal this 10th day of OCTOBER, 1979.

William A. Caldwell, Lila N. Caldwell, F.V. Seipp, James W. Sullivan
William A. Caldwell, Lila N. Caldwell, F.V. Seipp, James W. Sullivan
President, Vice President, Executive Vice President

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE)
On this 10th day of OCTOBER, 1979 before me personally appeared James W. Sullivan known to be Executive Vice President of Bancshares Mortgage Company, and William A. Caldwell and Lila N. Caldwell, husband and wife, and F.V. Seipp and A.J. Wolff, Jr., known to be president and vice president of Welfland, Inc., who executed the within and foregoing instrument and acknowledged the same to be their free and voluntary act and deed for the uses and purposes herein mentioned. The officers of Welfland, Inc. each on oath stated that they were authorized to execute said instrument and the seal affixed is the corporate seal of said corporation.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

ENGINEER'S CERTIFICATE

I, Clarence E. Simpson, a licensed Civil Engineer and Land Surveyor, hereby certify that this plat represents a true copy of the official record and survey made by me, and that the lot corners and monuments have been set.
Clarence E. Simpson
Professional Engineer and Land Surveyor

COUNTY OFFICIALS

I hereby certify that the required taxes on the herein platted land have been paid this 26th day of Nov, 1979.
Examined and approved this 17th day of Oct, 1979
Examined and approved this 18th day of Oct, 1979
Examined and approved this 19th day of Oct, 1979
Examined and approved this 19th day of Oct, 1979
Examined and approved this 22nd day of Oct, 1979
Examined and approved this 19th day of Oct, 1979

The bearing of N 07° 26' 10" W along Henry Road, as per Mica View 1st Addition, was used as the basis of bearing for this plat.

LEGEND

- MON. & CORNERS FOUND (AS NOTED)
- CORNERS SET 1/2" REBAR CAP 706
- SPOKANE COUNTY STANDARD MONUMENT
- SUBDIVISION BOUNDARY

MARCH 1979
SCALE 1"=100'

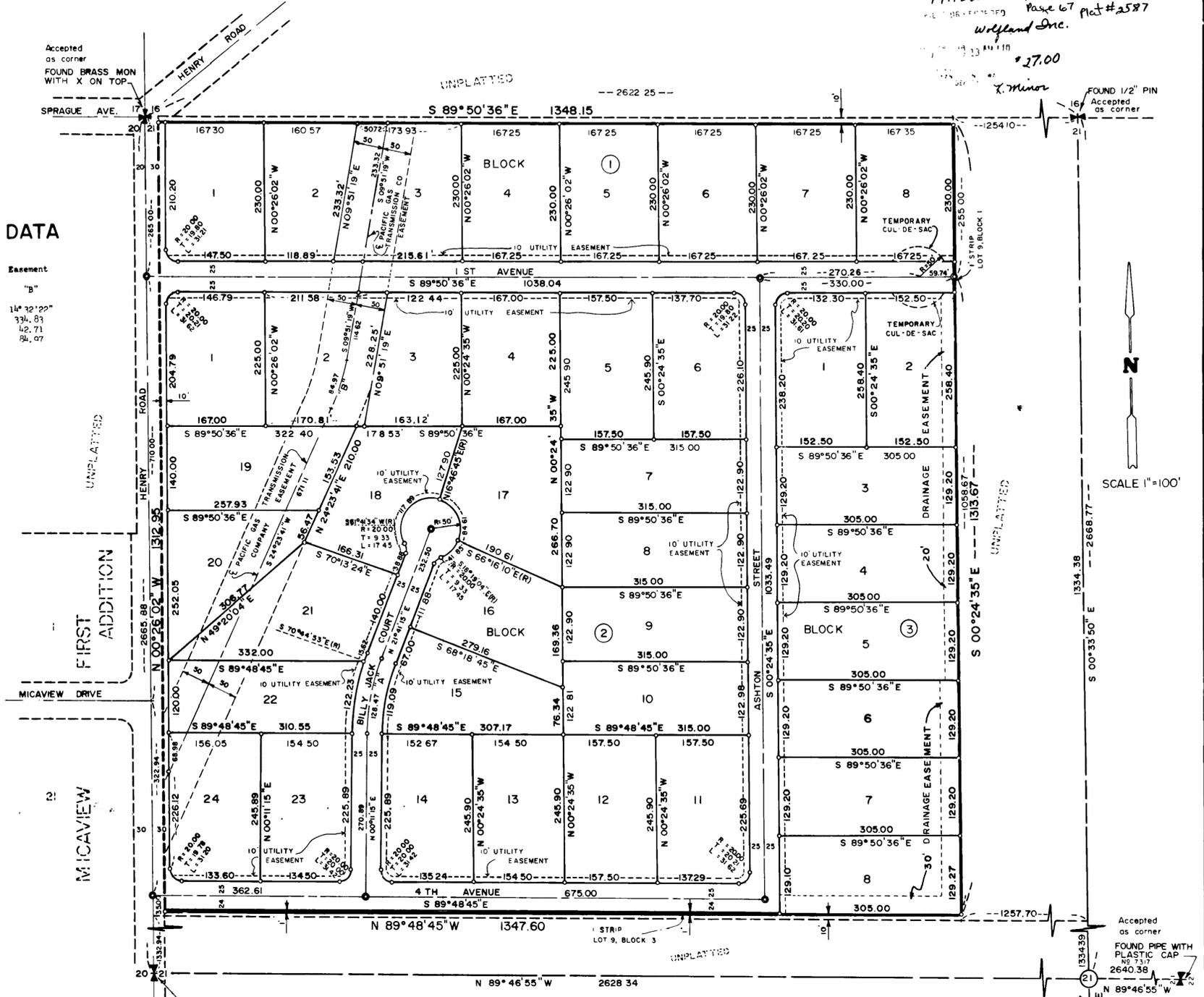
FINAL PLAT

MICA VIEW 2ND ADDITION

A PLAT IN A PORTION OF
THE N 1/2 OF THE NW 1/4 OF SECTION 21, T. 25 N., R. 45 E.W.M

SPOKANE COUNTY, WASHINGTON

CLARENCE E. SIMPSON ENGINEERS, INC.
SPOKANE, WASHINGTON



SCALE 1"=100'