

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WILLIAM JAMES SNOW, AN UNMARRIED PERSON, PARAS CONSTRUCTION, INC., AND WASHINGTON TRUST BANK, HAVE CAUSED TO BE PLATTED INTO TRACTS THE LAND SHOWN HEREON, TO BE KNOWN AS NORTH PARK WEST, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M., IN THE SPOKANE COUNTY, WASHINGTON STATE, DESCRIBED AS FOLLOWS:

THE WESTERLY 659.64 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M., LYING EASTERLY OF PLATTED PORTION;

TOGETHER WITH A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER THE NORTHERLY 65 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M., EXTENDING BETWEEN THE PROPERTY HERINAOW DESCRIBED AND PRIMARY STATE HIGHWAY NO. 2;

SITUATED IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

AND THEY DO HEREBY DEDICATE TO PUBLIC USE FOREVER CAUSEL COURT AS SHOWN ON THIS PLAT

NO DIRECT ACCESS SHALL BE ALLOWED FROM ALL LOTS TO SIERRA WAY, UNTIL SUCH TIME AS AUTHORIZED BY THE COUNTY ENGINEER

THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION SHALL BE MEMBERS OF NORTH PARK WEST DRAINAGE MAINTENANCE ASSOCIATION, A ASSOCIATION CREATED BY DOCUMENT RECORDED DECEMBER 7, 2004 BY THE SECRETARY OF STATE OF THE STATE OF WASHINGTON UNDER U.B.L. NUMBER 602 451 954 AND SUBJECT TO THE ARTICLES OF INCORPORATION AND BYLAWS THEREOF. SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR NORTH PARK WEST, AS RECORDED UNDER AUDITOR'S DOCUMENT NO. 5073834.

TRACT A IS HEREBY DEDICATED TO THE NORTH PARK WEST DRAINAGE MAINTENANCE ASSOCIATION; NO STRUCTURES INCLUDING FENCES SHALL BE CONSTRUCTED THEREON WITHOUT THE EXPRESSED WRITTEN APPROVAL OF SPOKANE COUNTY. THE NORTH PARK WEST DRAINAGE MAINTENANCE ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF CLAIMS AND OTHER LIABILITIES WHICH MAY BECOME DUE FOR SAID TRACT. TRACT A MAY NOT BE SOLD OR TRANSFERRED, AND SHALL BE CONSIDERED SUBSERVIENT ESTATES TO ALL LOTS WITHIN THIS PLAT FOR THE PURPOSE OF REAL ESTATE TAXES. SHOULD THE NORTH PARK WEST DRAINAGE MAINTENANCE ASSOCIATION BE TERMINATED FOR ANY REASON, THE SUCCESSORS IN INTEREST FOR TRACT A SHALL BE THE INDIVIDUAL LOT OWNERS OF LOTS WITHIN THIS PLAT, OR THEIR SUCCESSORS IN INTEREST, WHO ARE MEMBERS OF THE NORTH PARK WEST DRAINAGE MAINTENANCE ASSOCIATION AT THE TIME OF SAID TERMINATION. THE STATUS OF THE AREAS DESIGNATED AS SUBSERVIENT ESTATES FOR TAX PURPOSES CANNOT BE CHANGED WITHOUT FILING A REPLAT.

A 10.00 FOOT WIDE ACCESS EASEMENT ON LOT 5 AS SHOWN HERE ON IS DEDICATED TO THE NORTH PARK WEST DRAINAGE MAINTENANCE ASSOCIATION.

SETBACKS ARE SPECIFICALLY DRAFTED ON THIS FINAL PLAT. SEE SETBACK DETAIL BELOW. THE SETBACKS INDICATED ON THIS PLAT MAY BE VARIED FROM IF PROPER ZONING APPROVALS ARE OBTAIN.

NO DETACHED SINGLE-FAMILY DWELLINGS OR MANUFACTURED HOMES ARE ALLOWED ON LOTS 1 THROUGH 6, 8 AND 9. ALL TRACTS WITH ANY LOT LINE DESIGNATED CENTER DUPLEX LOT LINE SHALL BE RESTRICTED TO ONE COMMON-WALL DWELLING UNIT (ONE-HALF (1/2) DUPLEX), PROVIDED THE DUPLEX COMMON WALL IS ALIGNED OVER OR WITH THE CENTER DUPLEX LOT LINE, AND PROVIDED THAT EACH DUPLEX UNIT (HALF) IS TOTALLY ON ITS SIDE OF THE CENTER LOT LINE WHEN SAID LOT LINE IS EXTENDED VERTICALLY BEYOND THE ROOF LINE.

THE OWNER, HEIRS OR ASSIGNS OF EACH DWELLING UNIT OF EACH DUPLEX STRUCTURE DO HEREBY AGREE TO RETAIN THE COLOR, TEXTURE AND TYPE OF MATERIALS OF THE DUPLEX EXTERIOR, AND FURTHER AGREE THAT ANY 'CHANGE' TO SAID EXTERIOR SHALL HAVE THE WRITTEN MUTUAL APPROVAL OF BOTH OWNERS OF EACH HALF OF THE DUPLEX PRIOR TO INITIATING CONSTRUCTION OF ANY SUCH 'CHANGE' TO THE EXTERIOR. ANY REPLACEMENT OR ADDITION TO ALL OR PART OF THE DUPLEX STRUCTURE SHALL ALSO REQUIRE MUTUAL APPROVAL. THIS AGREEMENT SHALL RUN WITH EACH ASSOCIATED LOT AND SHALL BE ENFORCED THROUGH CIVIL COURT, AND DOES EXCLUDE SPOKANE COUNTY FROM THE TERMS AND ENFORCEMENT OF SAID AGREEMENT.

DRAINAGE EASEMENTS AS PLATTED AND SHOWN HEREON, WHICH ARE FOR THE PURPOSE OF CONVEYING AND STORING STORMWATER RUNOFF, AND FOR INSTALLING, OPERATING AND MAINTAINING DRAINAGE PONDS AND DRAINAGE FACILITIES WHICH DISPOSE OF AND TREAT STORMWATER RUNOFF, ARE HEREBY GRANTED TO SPOKANE COUNTY AND THE NORTH PARK WEST DRAINAGE MAINTENANCE ASSOCIATION. ALL TRACTS ARE HEREBY DEDICATED TO THE NORTH PARK WEST DRAINAGE MAINTENANCE ASSOCIATION FOR THE PURPOSE OF CONVEYING AND STORING STORMWATER RUNOFF, AND FOR INSTALLING, OPERATING AND MAINTAINING DRAINAGE PONDS AND DRAINAGE FACILITIES THAT DISPOSE OF AND TREAT STORMWATER RUNOFF. A DRAINAGE EASEMENT IS GRANTED TO SPOKANE COUNTY OVER ALL TRACTS FOR INSPECTION AND EMERGENCY MAINTENANCE OF STORMWATER FACILITIES.

SPOKANE COUNTY AND ITS AUTHORIZED AGENTS ARE HEREBY GRANTED THE RIGHT TO INGRESS AND EGRESS TO, OVER AND FROM ALL DRAINAGE EASEMENTS AND TRACTS FOR THE PURPOSES OF INSPECTION AND EMERGENCY MAINTENANCE OF THE DRAINAGE FACILITIES, IF NOT PROPERLY MAINTAINED BY THE PROPERTY OWNER(S) OR THE NORTH PARK WEST DRAINAGE MAINTENANCE ASSOCIATION. SPOKANE COUNTY DOES NOT ACCEPT THE RESPONSIBILITY TO INSPECT OR MAINTAIN DRAINAGE FACILITIES LOCATED OUTSIDE OF PUBLIC RIGHTS-OF-WAY, EXCEPT IN CASES WHERE SPOKANE COUNTY SPECIFICALLY ASSUMES THAT RESPONSIBILITY IN WRITING. NEITHER DOES SPOKANE COUNTY ACCEPT ANY LIABILITY FOR ANY FAILURE BY THE PROPERTY OWNER(S) OR THE NORTH PARK WEST DRAINAGE MAINTENANCE ASSOCIATION TO PROPERLY MAINTAIN SUCH AREAS.

THE PROPERTY OWNER(S) WITHIN THIS PLAT SHALL BE HELD RESPONSIBLE FOR KEEPING OPEN AND MAINTAINING THE SURFACE PATH OF NATURAL OR MAN-MADE DRAINAGE FLOW OVER AND ACROSS THEIR RESPECTIVE PROPERTIES. IF THE PROPERTY OWNER(S) FAIL TO MAINTAIN THE SURFACE PATH OF NATURAL OR MAN-MADE DRAINAGE FLOW, OR DRAINAGE FACILITIES ON PRIVATE PROPERTIES, A NOTICE OF SUCH FAILURE MAY BE GIVEN TO THE PROPERTY OWNER(S). IF NOT CORRECTED WITHIN THE PERIOD INDICATED ON SAID NOTICE, SPOKANE COUNTY HAS THE RIGHT TO CORRECT THE MAINTENANCE FAILURE, OR HAVE IT CORRECTED, AT THE EXPENSE OF THE PROPERTY OWNER(S).

SPOKANE COUNTY DOES NOT ACCEPT THE RESPONSIBILITY OF MAINTAINING THE DRAINAGE COURSE ON PRIVATE LOTS NOR THE RESPONSIBILITY FOR ANY DAMAGE 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.

ANY BUILDING THAT IS CONSTRUCTED ON A LOT IN THIS PLAT SHALL BE SET AT SUCH AN ELEVATION SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ANY DRAINAGE ENTRY POINT TO THE BUILDING (INCLUDING BUT NOT LIMITED TO A WINDOW WELL, A WINDOW UNPROTECTED BY A WINDOW WELL, OR A DOORWAY). SAID POSITIVE DRAINAGE SHALL CONSIST OF A MINIMUM SLOPE OF .06 AWAY FROM THE BUILDING FOR A DISTANCE OF AT LEAST 10 FEET FROM THE BUILDING. THE LOTS SHALL BE GRADED SO THAT EITHER A) ALL RUNOFF IS ROUTED AWAY FROM THE BUILDING, AND CONVEYED OVER THE LOT TO A NATURAL DRAINAGE SWALE OR APPROVED DRAINAGE FACILITY, OR B) DRAINAGE INTERCEPTED ON THE LOT IS DISPOSED OF ON THE LOT IN AN APPROVED DRAINAGE FACILITY. ALL DRAINAGE FACILITIES FOR THIS PLAT, INCLUDING ANY '208' SWALES, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE. ANY PROPOSED CHANGES TO THE APPROVED ROAD AND DRAINAGE PLANS MUST BE APPROVED BY THE SPOKANE COUNTY ENGINEER'S OFFICE PRIOR TO CONSTRUCTION OF SAID CHANGES.

THERE MAY EXIST PROPERTIES LOCATED UPHILL AND ADJACENT TO THIS SUBDIVISION THAT PERIODICALLY DISCHARGE STORMWATER RUNOFF ONTO INDIVIDUAL LOTS WITHIN THIS PLAT. STORMWATER RUNOFF FROM NEARBY UPHILL PROPERTIES SHOULD BE EXPECTED, AND DURING SNOW MELT PERIODS OR WET SEASONS THE LOTS MAY BE SUBJECTED TO HIGHER AMOUNTS OF STORMWATER RUNOFF THAN WHAT IS NORMALLY OBSERVED OR ANTICIPATED. BECAUSE STORMWATER RUNOFF FROM ADJACENT PROPERTIES HAVE DISCHARGED ONTO THIS PLAT PRIOR TO DEVELOPMENT, STORMWATER RUNOFF WILL LIKELY CONTINUE TO DO SO AFTER DEVELOPMENT.

THE PROPERTY OWNER(S) WITHIN THIS PLAT SHALL MAINTAIN ALL NATURAL DRAINAGE CHANNELS, DRAINAGE DITCHES, AND ALL WATER QUALITY SWALES ('208' SWALES) SITUATED ON THEIR RESPECTIVE PROPERTIES, AND ANY PORTION OF A '208' SWALE OR DRAINAGE CONVEYANCE DITCH SITUATED IN A PUBLIC RIGHT-OF-WAY ADJACENT TO THEIR RESPECTIVE PROPERTIES, WITH A PERMANENT GROUND COVER SUCH AS LIVE NATIVE-TYPE DRYLAND GRASSES OR LAWN TURF AS SPECIFIED IN THE CURRENTLY ACCEPTED PLANS ON FILE AT SPOKANE COUNTY ENGINEER'S OFFICE. NO STRUCTURES, INCLUDING FENCES, SHALL BE CONSTRUCTED DIRECTLY OVER OR WITHIN A WATER QUALITY SWALE, NATURAL DRAINAGE CHANNEL OR DRAINAGE DITCH WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SPOKANE COUNTY ENGINEER. PROPERTY OWNER(S) MAINTENANCE RESPONSIBILITIES SHALL INCLUDE, BUT IS NOT LIMITED TO MOWING, IRRIGATING AND KEEPING THE AREA FREE OF DEBRIS. THE NORTH PARK WEST DRAINAGE MAINTENANCE ASSOCIATION IS RESPONSIBLE TO KEEP OPEN AND CLEAN RELATED STORMWATER PIPES AND/OR STRUCTURES; REPLACEMENT OF DRAINAGE FACILITIES AS NEEDED; REMOVING AND DISPOSING OF THE SOIL AND GRASS SOD LOCATED IN DRAINAGE FACILITIES SITUATED WITHIN TRACTS OR COMMON AREAS OR TRACTS, WITH OPTIONAL SHRUBBERY AND/OR TREES, WHICH DO NOT OBSTRUCT THE FLOW AND PERCOLATION OF STORM DRAINAGE WATER IN THE DRAINAGE SWALE AS INDICATED BY THE APPROVED PLANS, MOWING, IRRIGATING AND KEEPING THE AREA FREE OF DEBRIS; REMOVING AND DISPOSING OF THE SOIL AND GRASS SOD LOCATED IN DRAINAGE FACILITIES SITUATED WITHIN TRACTS OR COMMON AREAS AT SUCH TIME SPOKANE COUNTY DEEMS NECESSARY, AND REPLACING THE SOIL AND GRASS SOD. SPOKANE COUNTY DOES NOT ACCEPT THE RESPONSIBILITY TO INSPECT AND/OR MAINTAIN THE DRAINAGE EASEMENTS, NOR DOES SPOKANE COUNTY ACCEPT ANY LIABILITY FOR ANY FAILURE BY THE LOT OWNER(S) OR THE NORTH PARK WEST DRAINAGE MAINTENANCE ASSOCIATION TO PROPERLY MAINTAIN SUCH AREAS. SPOKANE COUNTY IS ONLY RESPONSIBLE FOR MAINTAINING THE STORMWATER STRUCTURES LOCATED WITHIN THE PUBLIC ROW AS SHOWN IN THE FINAL PLAT DOCUMENTS. THE PROPERTY OWNER(S) AND/OR NORTH PARK WEST DRAINAGE MAINTENANCE ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES, WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

THE NORTH PARK WEST DRAINAGE MAINTENANCE ASSOCIATION OR ITS SUCCESSORS IN INTEREST SHALL MAINTAIN ALL DRAINAGE FACILITIES LOCATED IN THE PRIVATE TRACTS OR COMMON AREAS IN CONFORMANCE WITH THE ACCEPTED PLANS AND THE OPERATIONS AND MAINTENANCE MANUAL AS PREPARED BY THE DESIGN ENGINEER, CLC ASSOCIATES, BOTH OF WHICH ARE ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE. MAINTENANCE OF DRAINAGE FACILITIES INCLUDES, BUT IS NOT LIMITED TO, KEEPING OPEN AND CLEANING STORMWATER PIPES, STRUCTURES, DITCHES, DRAINAGE PONDS, SWALES; REPLACEMENT OF DRAINAGE FACILITIES AS NEEDED; MAINTAINING LIVE NATIVE-TYPE DRYLAND GRASSES OR LAWN TURF IN THE POND FACILITIES LOCATED IN COMMON AREAS OR TRACTS, WITH OPTIONAL SHRUBBERY AND/OR TREES, WHICH DO NOT OBSTRUCT THE FLOW AND PERCOLATION OF STORM DRAINAGE WATER IN THE DRAINAGE SWALE AS INDICATED BY THE APPROVED PLANS, MOWING, IRRIGATING AND KEEPING THE AREA FREE OF DEBRIS; REMOVING AND DISPOSING OF THE SOIL AND GRASS SOD LOCATED IN DRAINAGE FACILITIES SITUATED WITHIN TRACTS OR COMMON AREAS AT SUCH TIME SPOKANE COUNTY DEEMS NECESSARY, AND REPLACING THE SOIL AND GRASS SOD. THE NORTH PARK WEST DRAINAGE MAINTENANCE ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES, WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

IF THE NORTH PARK WEST DRAINAGE MAINTENANCE ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST, FAILS TO MAINTAIN THE DRAINAGE FACILITIES IN CONFORMANCE WITH THE ACCEPTED DRAINAGE PLANS AND THE OPERATIONS AND MAINTENANCE MANUAL AS PREPARED BY THE DESIGN ENGINEER ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE, A NOTICE OF SUCH FAILURE MAY BE GIVEN TO THE NORTH PARK WEST DRAINAGE MAINTENANCE ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST, BY THE COUNTY ENGINEER. IF NOT CORRECTED WITHIN THE PERIOD INDICATED ON SAID NOTICE, SPOKANE COUNTY HAS THE RIGHT TO CORRECT THE MAINTENANCE FAILURE, OR HAVE IT CORRECTED, AT THE EXPENSE OF THE NORTH PARK WEST DRAINAGE MAINTENANCE ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST.

SHOULD THE NORTH PARK WEST DRAINAGE MAINTENANCE ASSOCIATION BE TERMINATED FOR ANY REASON, THE SUCCESSORS IN INTEREST SHALL BE THE INDIVIDUAL LOT OWNER(S), OR THEIR SUCCESSORS IN INTEREST, WHO ARE MEMBERS OF THE NORTH PARK WEST DRAINAGE MAINTENANCE ASSOCIATION AT THE TIME OF SAID TERMINATION. THE SUCCESSORS IN INTEREST SHALL SHARE EQUALLY IN THE RESPONSIBILITY AND COST OF MAINTAINING SAID DRAINAGE FACILITIES.

THE TRACTS AND COMMON AREAS CANNOT BE SOLD OR TRANSFERRED AND SHALL BE CONSIDERED SUBSERVIENT ESTATES FOR TAX PURPOSES TO THE OTHER LOTS CREATED HEREIN. THE STATUS OF THE AREAS DESIGNATED AS SUBSERVIENT ESTATES FOR TAX PURPOSES CANNOT BE CHANGED WITHOUT FILING A REPLAT.

THE DEVELOPER, PROPERTY OWNERS, AND HOMEOWNERS' ASSOCIATION WAIVE ANY AND ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARISING FROM THE CONSTRUCTION, OWNERSHIP OR MAINTENANCE OF PUBLIC FACILITIES. THIS WAIVER INCLUDES CLAIMS OF ANY NATURE, INCLUDING BUT NOT LIMITED TO PERSON AND REAL PROPERTY DAMAGES AS WELL AS ANY INVERSE CONDEMNATION CLAIMS.

THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND IN PERPETUITY, AND SHALL BE BINDING UPON THE OWNER(S), THEIR HEIRS, SUCCESSORS AND ASSIGNS, INCLUDING THE OBLIGATION TO PARTICIPATE IN THE MAINTENANCE OF THE DRAINAGE FACILITIES PROVIDED HEREIN.

ENFORCEMENT OF THE WATER AND SEWER SYSTEMS AGREEMENT IS A CIVIL MATTER BETWEEN EACH DUPLEX UNIT OWNER(S) AND NOT ENFORCED BY SPOKANE COUNTY.

UTILITY EASEMENTS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED FOR THE USE OF SERVING UTILITIES COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF THEIR RESPECTIVE FACILITIES, TOGETHER WITH THE RIGHT TO PROHIBIT CHANGES IN GRADE OVER INSTALLED UNDERGROUND FACILITIES AND THE RIGHT TO TRIM AND/OR REMOVE TREES, BUSHES, LANDSCAPING AND TO PROHIBIT STRUCTURE THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE, AND SAVE OPERATION OF THE SAME.

IN ADDITION, THE SERVING UTILITY COMPANIES RESERVE THE RIGHT TO SERVE THE INDIVIDUAL DUPLEX UNITS AS SAID UTILITY LINES MAY PASS THROUGH ONE DUPLEX LOT OR INDIVIDUAL UNIT.

PUBLIC SEWERS SHALL BE CONSTRUCTED TO PROVIDE FOR THE CONNECTION OF EACH PARCEL TO THE COUNTY'S SYSTEM OF SEWERAGE. THE USES ON PROPERTIES WITHIN THE PROJECT SHALL BE REQUIRED TO CONNECT TO THE SEWER AND PAY APPLICABLE CHARGES PER THE SPOKANE COUNTY SANITARY SEWER ORDINANCE. SEWER CONNECTION PERMITS SHALL BE REQUIRED.

A PUBLIC SEWER SYSTEM WILL BE MADE AVAILABLE FOR THE PLAT AND INDIVIDUAL SERVICE WILL BE PROVIDED TO EACH LOT PRIOR TO SALE. USE OF INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL NOT BE AUTHORIZED.

THE USE OF PRIVATE WELLS 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, THE COUNTY DIVISION OF BUILDING AND PLANNING AND THE WATER PURVEYOR, SHALL BE INSTALLED WITHIN THIS SUBDIVISION AND THE APPLICANT 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 TO EACH LOT.

A PIPELINE EASEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 8303110156, EXISTS ALONG THE SOUTH LINE OF LOT 8 AND THE WEST LINE OF LOTS 8 AND 9 AND TRACT 'A' OF THIS PLAT. NO SPECIFIC WIDTH OR LOCATION IS NOTED IN THE EASEMENT DOCUMENT.

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HERETO SUBSCRIBED THIS 6th DAY OF January 2005

William James Snow  
WILLIAM JAMES SNOW

STATE OF WASHINGTON )  
COUNTY OF SPOKANE ) SS

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT WILLIAM JAMES SNOW, AN UNMARRIED PERSON, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 6th DAY OF January 2005

Betty L. Wacemke  
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON RESIDING AT Spokane  
MY COMMISSION EXPIRES 11-15-05

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HERETO SUBSCRIBED THIS 6th DAY OF January 2005

PARAS CONSTRUCTION, INC.

BY: George A. Paras  
President

STATE OF WASHINGTON )  
COUNTY OF ) SS

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT George A. Paras IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE FREEDOM AND VOLUNTARY ACT OF SUCH CORPORATION, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 6 DAY OF January 2005

Betty L. Wacemke  
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON RESIDING AT Spokane  
MY COMMISSION EXPIRES 11-15-05

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HERETO SUBSCRIBED THIS 7th DAY OF January 2005

WASHINGTON TRUST BANK  
A WASHINGTON CORPORATION

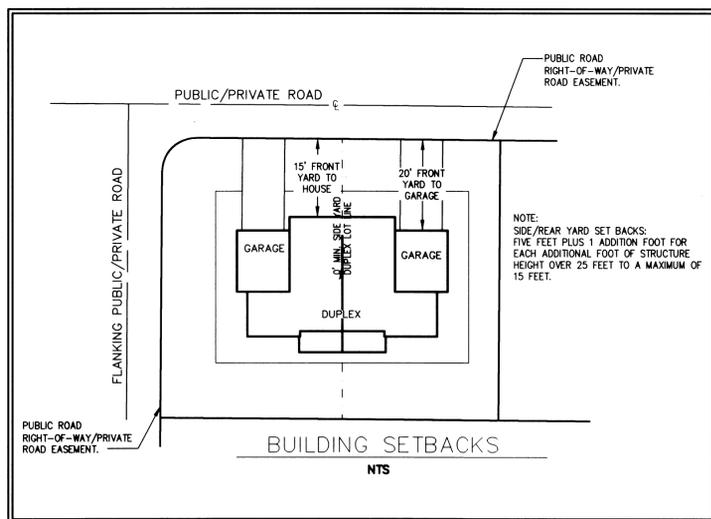
BY: Paul Koenigs  
SUP

STATE OF WASHINGTON )  
COUNTY OF ) SS

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT Paul Koenigs IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 7th DAY OF January 2005

Keri R. Schroeder  
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON RESIDING AT Spokane  
MY COMMISSION EXPIRES 10/27/07



SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 31st DAY OF MAY 2005  
AT 1:00 P.M., IN BOOK 31 OF PLATS AT PAGE 13-20  
AT THE REQUEST OF William James Snow

Michael E. Moore  
SPOKANE COUNTY AUDITOR BY DEPUTY

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.



Michael E. Moore  
MICHAEL E. MOORE, PLS  
CERTIFICATE NUMBER 35157

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 17th DAY OF JANUARY 2005

James R. ...  
SPOKANE COUNTY DIVISION OF UTILITIES

SPOKANE COUNTY ENGINEER

EXAMINED AND APPROVED THIS 29th DAY OF March 2005

...  
SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

EXAMINED AND APPROVED THIS 31st DAY OF MARCH 2005

John ...  
DIRECTOR, SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 31st DAY OF March 2005

...  
FOR SPOKANE REGIONAL HEALTH DISTRICT

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 31st DAY OF March 2005

...  
SPOKANE COUNTY ASSESSOR BY DEPUTY

THE BOARD OF COUNTY COMMISSIONERS OF SPOKANE, WASHINGTON

THIS PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON, ON THIS 12th DAY OF APRIL 2005

...  
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 27th DAY OF May 2005

Linda M. ...  
SPOKANE COUNTY TREASURER BY DEPUTY



FINAL PLAT  
OF  
NORTH PARK WEST  
LOCATED IN THE SOUTHEAST QUARTER OF  
SECTION 19, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M.,  
SPOKANE COUNTY, WASHINGTON

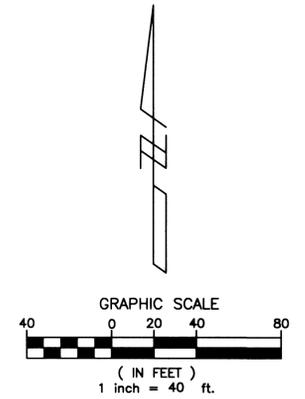
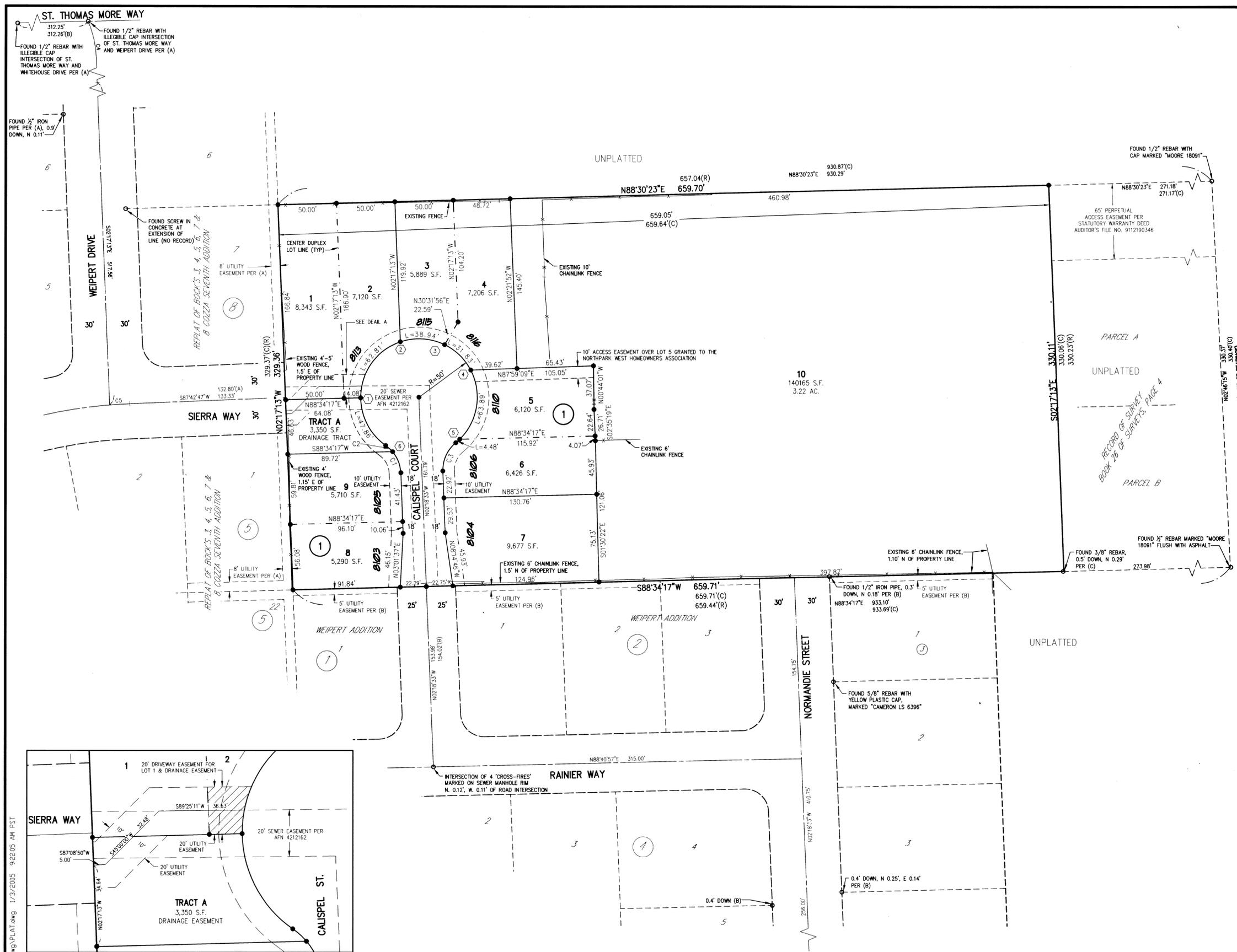
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CLC ASSOCIATES  
12730 E. MIRABELL PKWY. SUITE 100  
SPOKANE VALLEY  
WASHINGTON 99216  
P 509 458 6840  
F 509 438 6844  
CLC@SBO.COM  
ARCHITECTURE  
ENGINEERING PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

SPOKANE COUNTY AUDITOR'S CERTIFICATE  
FILED FOR RECORD THIS 31st DAY OF May 20 25  
AT 9:08 A.M. IN BOOK 31 OF PLATS AT PAGE 19-20  
AT THE REQUEST OF William James Shaw  
SPOKANE COUNTY AUDITOR BY DEPUTY

PLAT #3731



CURVE TABLE

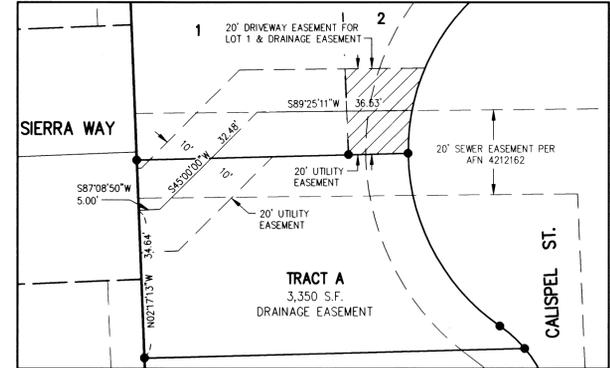
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	30.00'	19.90'	10.33'	19.54'	38°00'38"
C2	30.00'	7.92'	3.98'	7.89'	15°07'09"
C3	30.00'	27.82'	15.00'	26.83'	53°07'48"
C4	1000.00'	221.08'	110.99'	220.63'	12°40'00"
C5	409.30'	17.21'(A)	8.61'	17.21'	22°4'34"

RADIAL BEARINGS

LINE	BEARING
1	N88°24'13"E
2	N18°37'21"W
3	S25°59'40"W
4	N62°28'08"E
5	N44°15'02"W
6	S49°40'45"W

**BASIS OF BEARINGS**  
THE BASIS OF BEARING FOR THIS PLAT IS THE ASSUMED BEARING OF NORTH 02°46'15" WEST BETWEEN THE FOUND MONUMENTS MARKING THE EAST LINE OF PARCEL A AND B OF THE RECORD OF SURVEY RECORDED IN BOOK 26 OF SURVEYS, PAGE 4.

**ACCURACY STATEMENT:**  
THIS SURVEY WAS PERFORMED USING A TRIMBLE 5603 DR200 +3 SECOND TOTAL STATION. FIELD TRAVERSE METHODS USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".

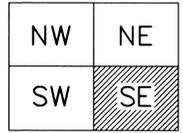


**CLC ASSOCIATES**  
12730 E. MIRABEAU PKWY. SUITE 100  
SPOKANE VALLEY WASHINGTON 99216  
P 509 458 6840 F 509 458 6844 CLCASSOC.COM  
ARCHITECTURE ENGINEERING PLANNING LANDSCAPE ARCHITECTURE LAND SURVEYING

- LEGEND**
- -FOUND 1/2" INSIDE DIAMETER IRON PIPE UNLESS OTHERWISE NOTED
  - -SET 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "MEM 35157", OR LEAD PLUG WITH WASHER MARKED "MEM 35157" AT ACTUAL CORNER.
  - - - CENTER DUPLEX LOT LINE

**REFERENCES**

- A) REPLAT OF BLOCK'S 3, 4, 5, 6, 7 & 8 OF COZZA SEVENTH ADDITION, RECORDED IN BOOK 5 OF PLATS, PAGE 99.
- B) WEIPERT ADDITION, RECORDED IN BOOK 8 OF PLATS, PAGE 27.
- C) RECORD OF SURVEY, RECORDED IN BOOK 26 OF SURVEYS, PAGE 4.
- (R) STATUTORY WARRANTY DEED PER AUDITOR'S FILE NO. 9112190346



SHEET 2 OF 2

**FINAL PLAT OF NORTH PARK WEST**  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON