

FINAL PLAT OF PINWOOD HILLS FIRST ADDITION

BEING A PART OF THE
 WEST HALF OF THE NORTHEAST QUARTER,
 SECTION 35, TOWNSHIP 27 NORTH,
 RANGE 43 EAST, W.M.
 SPOKANE COUNTY, WASHINGTON

CONDITIONS:

NO MORE THAN ONE (1) DWELLING STRUCTURE SHALL BE PLACED ON ANY LOT, NOR SHALL ANY LOT BE FURTHER SUBDIVIDED FOR THE PURPOSE OF CREATING ADDITIONAL LOTS, OWNERSHIPS OR BUILDING SITES WITHOUT FIRST FILING AND RECEIVING APPROVAL OF A REPLAT.

THE PUBLIC WATER SYSTEM, PURSUANT TO THE WATER PLAN APPROVED BY COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, COUNTY BUILDING & SAFETY DEPARTMENT, AND 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.

SUBJECT TO SPECIFIC APPLICATION APPROVAL AND ISSUANCE OF PERMITS BY THE HEALTH OFFICER, THE USE OF (AN) ON-SITE SEWAGE SYSTEM(S) MAY BE AUTHORIZED.

USE OF PRIVATE WELLS AND WATER SYSTEM IS PROHIBITED.

NO DIRECT ACCESS SHALL BE ALLOWED FROM LOTS TO DAY MOUNT SPOKANE ROAD.

ALL OF THE REQUIREMENTS OF THIS AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER(S), THEIR SUCCESSOR(S) OR ASSIGN(S).

LOT 7, BLOCK 2; AND LOT 13, BLOCK 3; BEING ONE-FOOT (1') WIDE STRIPS AS SHOWN HEREON, ARE HEREBY DEDICATED TO SPOKANE COUNTY AS GENERAL COUNTY PROPERTY, TO BE DEDICATED FOR ROAD PURPOSES FOREVER, AT SUCH TIME AS THE ROADS ARE CONTINUED AS FULL WIDTH RIGHTS OF WAY, OR UNTIL ADJACENT LANDS ARE PLATTED.

THIS PLAT SUBJECT TO EASEMENTS FILED:

- DEC. 11, 1956
U.S. DIST. COURT, CASE NO. 2358
- FEB. 10, 1965
REC. NO. 162563C
- DEC. 15, 1989
REC. NO. 8912150312
- JULY 26, 1939
REC. NO. 398180A

THE OWNER(S) OR SUCCESSOR(S)-IN-INTEREST AGREE TO AUTHORIZE SPOKANE COUNTY TO PLACE THEIR NAME(S) ON A PETITION FOR THE FORMATION OF A ROAD IMPROVEMENT DISTRICT (RID) BY THE PETITION METHOD PURSUANT TO CHAPTER 36.88 RCW, WHICH PETITION INCLUDES THE OWNER(S) PROPERTY, AND FURTHER NOT TO OBJECT, BY THE SIGNING OF A BALLOT, TO THE FORMATION OF A RID BY THE RESOLUTION METHOD PURSUANT TO CHAPTER 36.88 RCW, WHICH RESOLUTION INCLUDES THE OWNER(S) PROPERTY.

IF A RID IS FORMED BY EITHER THE PETITION OR RESOLUTION METHOD, AS PROVIDED FOR IN CHAPTER 36.88 RCW, THE OWNER(S) OR SUCCESSOR(S) FURTHER AGREE: (1) THAT THE IMPROVEMENTS OR CONSTRUCTION CONTEMPLATED WITH THE PROPOSED RID IS FEASIBLE; (2) THAT THE BENEFITS TO BE DERIVED FROM THE FORMATION OF THE RID BY THE PROPERTY INCLUDED THEREIN, TOGETHER WITH THE AMOUNT OF ANY COUNTY PARTICIPATION, EXCEED THE COST AND EXPENSE OF FORMATION OF THE RID; AND (3) THAT THE PROPERTY WITHIN THE PROPOSED RID IS SUFFICIENTLY DEVELOPED. PROVIDED, FURTHER, THE OWNER(S) SUCCESSOR(S) SHALL RETAIN THE RIGHT, AS AUTHORIZED UNDER RCW 36.88.090, TO OBJECT TO ANY ASSESSMENT(S) ON THE PROPERTY AS A RESULT OF THE IMPROVEMENTS CALLED FOR IN CONJUNCTION WITH THE FORMATION OF A RID BY EITHER PETITION OR RESOLUTION METHOD UNDER CHAPTER 36.88 RCW, AND TO APPEAL TO THE SUPERIOR COURT THE DECISION OF THE BOARD OF THE COUNTY COMMISSIONERS AFFIRMING THE FINAL ASSESSMENT ROLE.

IT IS FURTHER AGREED THAT AT SUCH TIME AS AN RID IS CREATED OR ANY ROAD IMPROVEMENT PROJECT IS SANCTIONED BY SPOKANE COUNTY, THE IMPROVEMENTS REQUIRED (CURB, SIDEWALK, DRAINAGE CONTROL AND PAVING) WILL BE AT THE SOLE EXPENSE OF THE UNDERSIGNED OWNER(S), THEIR HEIRS, GRANTEES AND ASSIGNS WITHOUT PARTICIPATION BY SPOKANE COUNTY.

THE RID WAIVER CONTAINED IN THIS AGREEMENT SHALL EXPIRE AFTER TEN (10) YEARS FROM THE DATE OF EXECUTION BELOW. HOWEVER, THE OWNER(S) OR SUCCESSOR(S) AGREE THAT IF SAID RID WAIVER EXPIRES WITHOUT CONSTRUCTION OF THE REQUIRED IMPROVEMENTS, THE OWNER(S) OR SUCCESSOR(S) AGREE TO CONSTRUCT THE REQUIRED IMPROVEMENTS AT THEIR OWN EXPENSE, PAY TO SPOKANE COUNTY THE THEN ESTIMATED COST OF THE REQUIRED IMPROVEMENTS TO ENABLE THE COUNTY TO COMPLETE THE SAME, OR FURNISH A BOND OR OTHER SECURE METHOD SUITABLE TO THE COUNTY (WHICH MAY INCLUDE THE EXECUTION OF ANOTHER RID WAIVER AGREEMENT), PROVIDING FOR OR SECURING TO THE COUNTY THE ACTUAL CONSTRUCTION OF THE IMPROVEMENTS.

ALL OF THE REQUIREMENTS OF THIS AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER(S), THEIR SUCCESSOR(S) OR ASSIGN(S). THIS STATEMENT APPLIES TO ROADWAY IMPROVEMENTS WHICH, AS A CONDITION OF APPROVAL OF THIS PRELIMINARY PLAT, HAVE BEEN SPECIFIED FOR THE IMPROVEMENT OF DAY MOUNT SPOKANE ROAD.

THE OWNERS HEREBY DEDICATE FOREVER TO SPOKANE COUNTY THE 10 FOOT STRIP ALONG THE DAY MT. SPOKANE ROAD SHOWN HEREON FOR PUBLIC ROAD USE.

SIDE YARD AND REAR YARD SETBACKS SHALL BE DETERMINED AT THE TIME BUILDING PERMITS ARE REQUESTED. THE SETBACKS INDICATED ON THIS SUBDIVISION MAY BE VARIED FROM IF PROPER ZONING APPROVALS ARE OBTAINED.

THE FUTURE ACQUISITION STRIP IS RESERVED FOR ROAD RIGHT OF WAY AND UTILITIES ALONG DAY MT. SPOKANE ROAD. THE 10' FUTURE ACQUISITION STRIP, UNTIL ACQUIRED BY SPOKANE COUNTY, SHALL BE PRIVATE PROPERTY AND MAY BE USED AS ALLOWED IN THE ZONE, EXCEPT ANY IMPROVEMENTS (SUCH AS LANDSCAPING, PARKING, SURFACE DRAINAGE, DRAINFIELDS, SIGNS OR OTHERS) SHALL BE CONSIDERED "INTERIM" USES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR RELOCATING SUCH "INTERIM" IMPROVEMENTS AT THE TIME SPOKANE COUNTY MAKES ROADWAY IMPROVEMENTS AFTER ACQUIRING SAID FUTURE ACQUISITION AREA.

SUBJECT TO DECLARATION OF COVENANTS RECORDED

August 21, 1990 UNDER (DATE)

AUDITOR'S DOCUMENT NUMBER 900210264

WHICH BY REFERENCE IS MADE A PART HEREOF.

COUNTY UTILITIES DEPARTMENT

EXAMINED AND APPROVED THIS 20th DAY OF AUGUST 1990
 [Signature] DIRECTOR, SPOKANE COUNTY UTILITIES

COUNTY ENGINEER

EXAMINED AND APPROVED THIS 20th DAY OF August 1990
 [Signature] SPOKANE COUNTY ENGINEER

COUNTY PLANNING DEPARTMENT

EXAMINED AND APPROVED THIS 21st DAY OF AUGUST 1990
 [Signature] DIRECTOR, SPOKANE COUNTY PLANNING DEPT.

COUNTY HEALTH DISTRICT

EXAMINED AND APPROVED THIS 20th DAY OF August 1990
 [Signature] SPOKANE COUNTY HEALTH OFFICER

COUNTY ASSESSOR

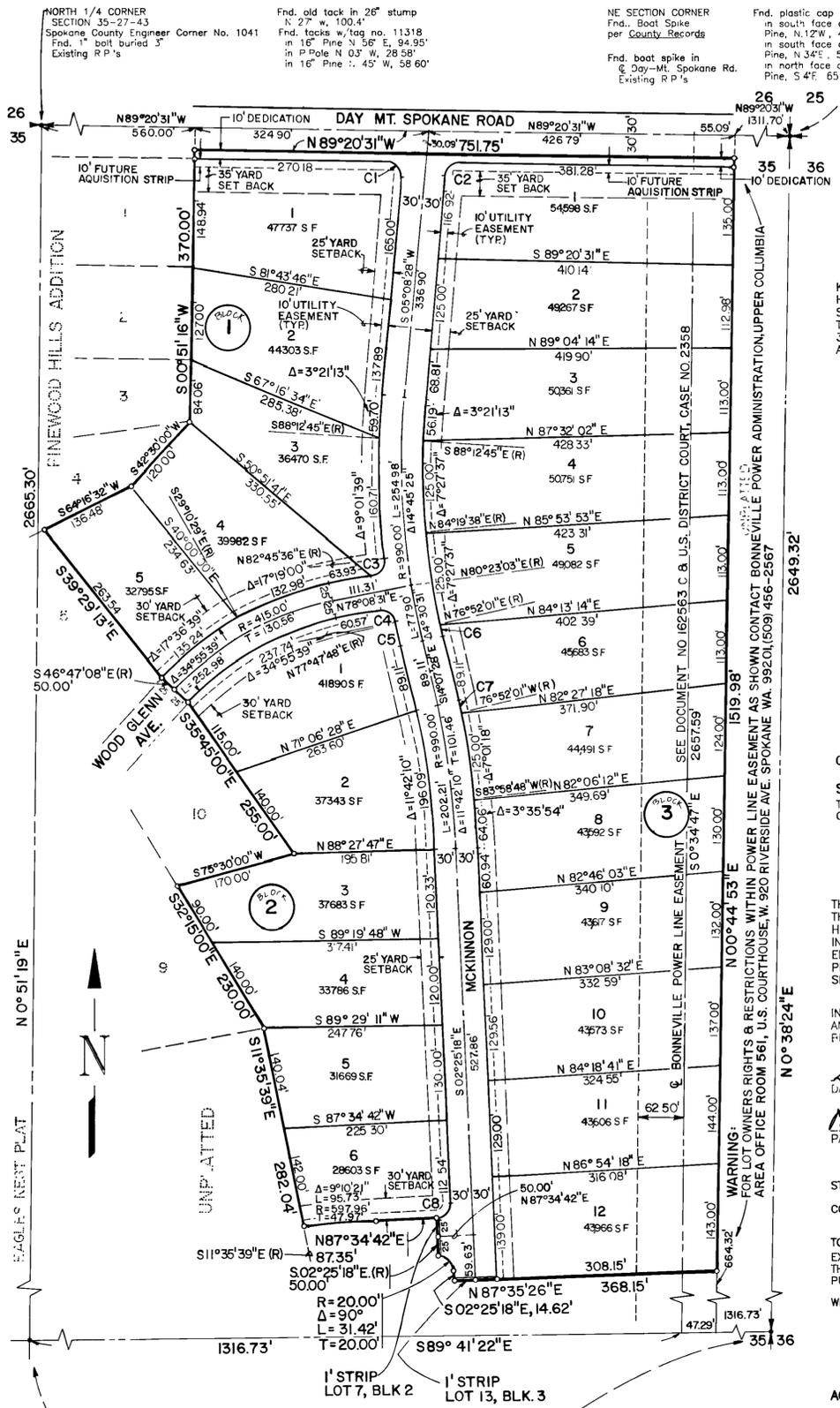
EXAMINED AND APPROVED THIS 20th DAY OF August 1990
 [Signature] SPOKANE COUNTY ASSESSOR BY DEPUTY

COUNTY COMMISSIONERS

THIS FINAL PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON, ON THIS 21st DAY OF August 1990.
 [Signature] CHAIRMAN, SPOKANE COUNTY COMMISSIONERS

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 23rd DAY OF August 1990.
 [Signature] SPOKANE COUNTY TREASURER BY DEPUTY



KNOW ALL MEN BY THESE PRESENTS THAT DAVID H. CLARK AND PATRICIA A. CLARK, HUSBAND AND WIFE, HAVE CAUSED TO BE PLATTED INTO LOTS, BLOCKS, AND STREETS THE LAND SHOWN HEREON TO BE KNOWN AS PINWOOD HILLS, BEING THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 35, T. 27 N., R. 43 E., W.M., SPOKANE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 35; THENCE S.00°51'18"W, 40.00 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF DAY MT. SPOKANE ROAD; THENCE S.89°20'31"E, ALONG SAID RIGHT OF WAY LINE, 560.00 FEET, TO THE NORTHEAST CORNER OF THE PLAT OF PINWOOD HILLS WHICH IS THE TRUE POINT OF BEGINNING; THENCE S.00°51'18"W, ALONG EASTERLY BOUNDARY OF SAID PLAT, 360.00 FEET; THENCE S.42°30'00"W, ALONG EASTERLY BOUNDARY OF SAID PLAT, 120.00 FEET; THENCE S.64°16'32"E, ALONG EASTERLY BOUNDARY OF SAID PLAT, 136.48 FEET; THENCE S.39°29'13"E, ALONG EASTERLY BOUNDARY OF SAID PLAT, 263.54 FEET; THENCE S.46°47'08"E, ALONG EASTERLY BOUNDARY OF SAID PLAT, 50.00 FEET; THENCE S.35°45'00"E, ALONG EASTERLY BOUNDARY OF SAID PLAT, 255.00 FEET; THENCE S.75°30'00"W, ALONG EASTERLY BOUNDARY OF SAID PLAT, 170.00 FEET; THENCE S.32°15'00"E, ALONG EASTERLY BOUNDARY OF SAID PLAT, 230.00 FEET; THENCE S.11°35'39"E, 282.04 FEET, TO THE P.C. OF A CURVE WHOSE CENTER LIES S.11°35'39"E, 597.96 FEET; CENTRAL ANGLE = 310°21'; THENCE NORTHEASTERLY ALONG SAID CURVE, 95.73 FEET TO THE P.T.; THENCE N.87°34'42"E, 87.35 FEET; THENCE S.22°25'18"E, 50.00 FEET TO THE P.C. OF A CURVE WHOSE CENTER LIES S.22°25'18"E, 20.00 FEET; CENTRAL ANGLE = 90°00'00"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 31.42 FEET; THENCE S. 2°25'18"E, 14.62 FEET; THENCE N.87°35'26"E, 368.15 FEET TO THE EAST LINE OF SAID WEST HALF; THENCE N.00°44'53"E, 1519.98 FEET ALONG SAID EAST LINE TO SAID SOUTH RIGHT OF WAY LINE OF DAY MT. SPOKANE ROAD; THENCE N.89°20'31"W, ALONG SAID RIGHT OF WAY LINE, 751.75 FEET; THENCE S.00°51'18"W, 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 25.089 ACRES MORE OR LESS.

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.
 [Signature] LAWRENCE V. DUNSMORE
 L.S. 12606

THIS SUBDIVISION HAS BEEN MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OF LAND SO DIVIDED. THE SIGNATORIES HEREOF HEREBY CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY PARTIES HAVING ANY INTEREST IN THE LANDS SO DIVIDED; AND THAT THE PROPERTY SHOWN HEREON IS NOT ENCUMBERED BY ANY DELINQUENT TAXES OR ASSESSMENTS. THE OWNERS ADOPT THE PLAN OF LOTS, BLOCKS, AND STREETS SHOWN HEREON, AND HEREBY DEDICATE TO SPOKANE COUNTY FOR PUBLIC USE FOREVER THE STREETS, AS SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HAND AND AFFIXED OUR SEAL THIS DAY OF OUR SIGNATURES FELLOW

[Signature] DAVID HENRY CLARK
 DAVID HENRY CLARK
 [Signature] PATRICIA A. CLARK
 PATRICIA CLARK

STATE OF WASHINGTON } SS THIS IS TO CERTIFY THAT ON THE 21st DAY OF
 COUNTY OF SPOKANE } 1990, BEFORE ME,
 THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED DAVID HENRY CLARK

TO ME KNOWN TO BE OWNER
 EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

[Signature] NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
 RESIDING IN SPOKANE

ACCURACY STATEMENT (WAC 332-130-100)
 THIS SURVEY WAS PERFORMED USING A SIX SECOND ZEISS TH-43, AND A TOP CON DMS-1 ELECTRONIC DIST. METER. FIELD TRAVERSE METHODS USED WERE AS PER WAC 332-130-090 PART C.

CURVE INFORMATION

NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	94°28'59"	20.00'	32.98'	21.63'
C2	85°31'01"	20.00'	29.85'	18.49'
C3	85°22'55"	20.00'	29.80'	18.45'
C4	89°39'17"	20.00'	31.30'	19.88'
C5	01°55'16"	1020.00'	34.20'	17.10'
C6	00°59'29"	960.00'	16.61'	8.31'
C7	01°04'58"	1020.00'	19.28'	9.64'
C8	90°00'00"	20.00'	31.42'	20.00'

REVISIONS		SCALE	1=100'

FINAL PLAT OF
 PINWOOD HILLS FIRST ADDITION

CENTER 1/4 CORNER
 SECTION 35-27-43
 Spokane County Engineer Corner No. 1052
 Fnd. 2" rebar w/cap inside 3/4" IP, from RP's
 Existing RP's
 Fnd. nail in base of 30" Pine
 N 84° E, 50.60' (on slope)
 Fnd. nail in 25" Pine, S 27° W, 46.32'
 Fnd. tack in P. Pole, N 2° E, 45.45'
 New RP's
 Set tack w/tag no. (809) in 19" Pine
 N 34° W, 102.93'

EAST 1/4 CORNER
 SECTION 35-27-43
 Found 3/4" pipe
 Existing RP's
 Fnd. 8" Pine (Scribed), N 21° 54' E., 56.42'
 Fnd. 10" Pine (Scribed), N 78° 28' E., 80.70'
 Fnd. tack w/tag no. (12606) in 10" Pine,
 S 55° 5' E., 54.10'
 Fnd. tack w/tag no. (12606) in 14" Pine,
 N 75° 36' W., 60.85'

SCALE
 100 50 0 100
 FEET

LEGEND
 BA° OF BEARING:
 EAST LINE OF
 EAGLE'S NEST PLAT
 ○ = SET REBAR WITH CAP
 ● = FOUND MONUMENT
 AS NOTED.
 = SET #4 REBAR W/CAP
 DUNSMORE 12606 AT
 ALL LOT CORNERS