

NORTH 1/4 CORNER SECTION 35-27-43 Spokane County Engineer Corner No. 1041 Fnd. 1" bolt buried 3" Existing R.P.'s

Fnd. old tack in 26" stump N 27° W, 100.4' Fnd. tacks w/tag no. 11318 in 16" Pine N 56° E, 94.95' in P.Pole N 03° W, 28.58' in 16" Pine N 45° W, 58.60'

NE SECTION CORNER Fnd. Boat Spike in per County Records

Fnd. plastic cap & nail in south face of 20" Pine, N.12°W., 47.02' in south face of 20" Pine, N.34°E., 52.01' in north face of 18" Pine, S.4°E., 65.21'

9109240255 Co Planning

FINAL PLAT OF PINWOOD HILLS SECOND 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

AUDITOR'S CERTIFICATE FILED FOR RECORD THIS 11th DAY OF Sept 1991 AT 11:52 A.M. IN BOOK 22 OF 1122 AT PAGE 11 AT THE REQUEST OF

Spokane COUNTY AUDITOR DEPUTY

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.

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.

LOT 4, BLOCK 2; BEING A ONE-FOOT (1') WIDE STRIP AS SHOWN GENERAL, IS 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.

THE OWNER(S) OR SUCCESSOR(S) IN INTEREST AGREE TO AUTHORIZE THE COUNTY TO PLACE THEIR NAME(S) ON A PETITION FOR THE FORMATION OF ULID BY PETITION METHOD PURSUANT TO RCW 36.94, WHICH INCLUDES THE OWNER(S)'S PROPERTY, AND FURTHER NOT TO OBJECT BY THE SIGNING OF A PROTEST PETITION AGAINST THE FORMATION OF A ULID BY RESOLUTION METHOD PURSUANT TO RCW CHAPTER 36.94 WHICH INCLUDES THE OWNER(S)'S PROPERTY. PROVIDED THIS CONDITION SHALL NOT PROHIBIT THE OWNER(S) OR SUCCESSOR(S) FROM OBJECTING TO ANY ASSESSMENT(S) ON THE PROPERTY AS A RESULT OF IMPROVEMENTS CALLED FOR IN CONJUNCTION WITH THE FORMATION OF A ULID BY EITHER PETITION OR RESOLUTION METHOD UNDER RCW CHAPTER 36.94.

SUBJECT TO DECLARATION OF COVENANTS RECORDED AUGUST 20, 1991 UNDER (DATE)

AUDITOR'S DOCUMENT NUMBER 9108200270 WHICH BY REFERENCE IS MADE A PART HEREOF.

COUNTY UTILITIES DEPARTMENT

EXAMINED AND APPROVED THIS 15th DAY OF September 1991
William DeWitt
 DIRECTOR, SPOKANE COUNTY UTILITIES

COUNTY ENGINEER

EXAMINED AND APPROVED THIS 12th DAY OF Sept 1991
P. C. Harman
 SPOKANE COUNTY ENGINEER

COUNTY PLANNING DEPARTMENT

EXAMINED AND APPROVED THIS 17th DAY OF Sept 1991
W. D. Hubbard
 DIRECTOR, SPOKANE COUNTY PLANNING DEPT.

COUNTY HEALTH DISTRICT

EXAMINED AND APPROVED THIS 16th DAY OF September 1991
Michael A. V. ...
 SPOKANE COUNTY HEALTH OFFICER

COUNTY ASSESSOR

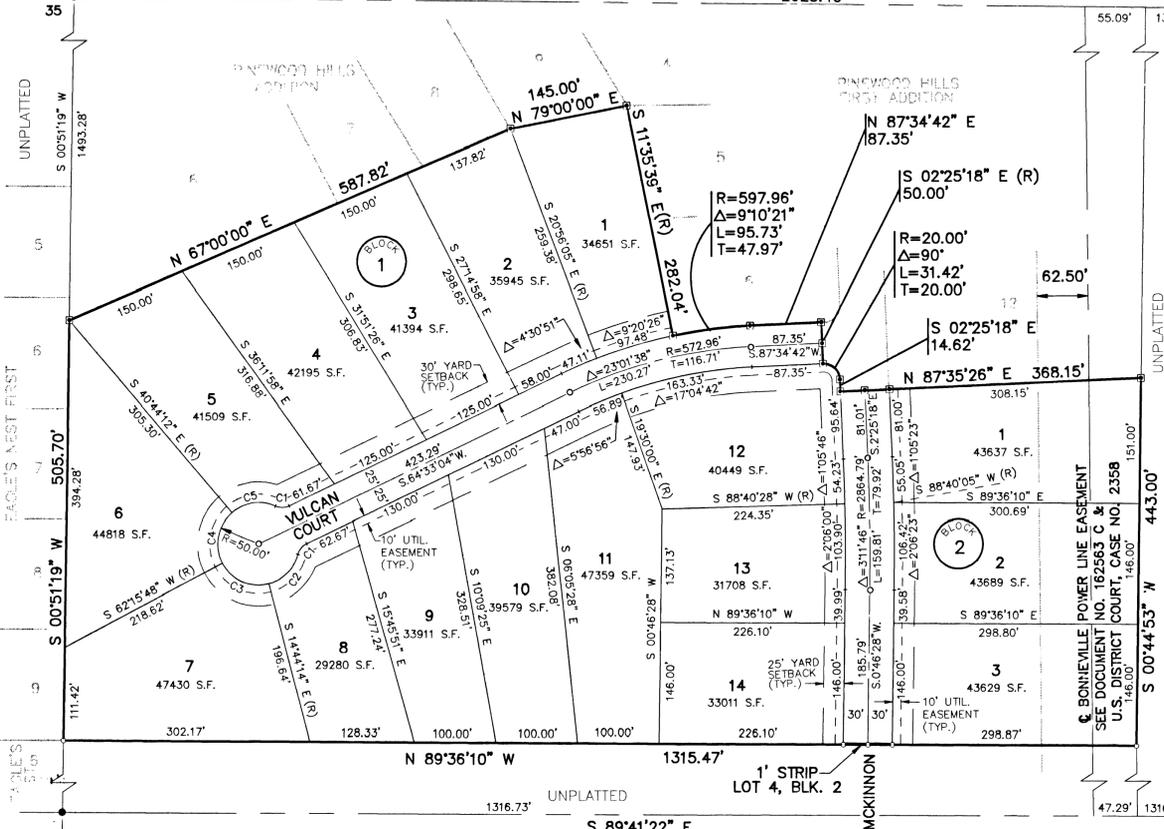
EXAMINED AND APPROVED THIS 16th DAY OF Sept 1991
J. ...
 SPOKANE COUNTY ASSESSOR BY DEPUTY

COUNTY COMMISSIONERS

THIS FINAL PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON, ON THIS 11th DAY OF Sept 1991
...
 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 16th DAY OF Sept 1991
Debbie Chilling by ...
 SPOKANE COUNTY TREASURER BY DEPUTY



WARNING: FOR LOT OWNERS RIGHTS & RESTRICTIONS WITHIN POWER LINE EASEMENT AS SHOWN CONTACT BONNEVILLE POWER ADMINISTRATION, UPPER COLUMBIA AREA OFFICE ROOM 561, U.S. COURTHOUSE, N. 920 RIVERSIDE AVE., SPOKANE WA 99201, (509) 456-2567

BASIS OF BEARING: PER EAST LINE OF EAGLE'S NEST PLAT S 00°51'19" W

- = SET #4 REBAR W/CAP
- = FOUND MONUMENT AS NOTED.
- ┌ = SET #4 REBAR W/CAP DUNSMORE 12606 AT ALL LOT CORNERS
- = FND. #4 REBAR W/CAP DUNSMORE 12606
- = CENTERLINE MONUMENTS #4 REBAR W/CAP DUNSMORE 12606

NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	49°59'41"	20.00'	17.45'	9.33'
C2	60°42'24"	50.00'	52.98'	29.28'
C3	77°00'00"	50.00'	67.19'	39.77'
C4	77°00'01"	50.00'	67.19'	39.77'
C5	65°16'58"	50.00'	56.98'	32.03'

KNOW ALL MEN BY THESE PRESENTS THAT DAVID H. CLARK AND PATRICIA A. CLARK, HUSBAND AND WIFE, DORA RUTH VOGT, JANETTE MARI WALLER, WHO AQUIRED TITLE AS JANETTE MARI VOGT, JON CAREY VOGT, AND WILLIAM ROBERT VOGT, EACH AS THEIR SEPARATE ESTATES, HAVE CAUSED TO BE PLATTED INTO LOTS, BLOCKS, AND STREETS THE LAND SHOWN HEREON TO BE KNOWN AS PINWOOD HILLS SECOND ADDITION, 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:

THIS SUBDIVISION HAS BEEN MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OF THE 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.

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 35; THENCE S.00°51'19" W. ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION, SAID LINE ALSO BEING THE WESTERLY BOUNDARY OF PINWOOD HILLS ADDITION, 1493.28 FEET TO THE TRUE POINT OF BEGINNING; THENCE N.67°00'00"E. ALONG THE SOUTHERLY BOUNDARY OF SAID ADDITION, 587.82 FEET; THENCE N.79°00'00"E. ALONG THE SOUTHERLY BOUNDARY OF SAID ADDITION, 145.00 FEET; THENCE ALONG THE BOUNDARY OF PINWOOD HILLS FIRST ADDITION THE FOLLOWING COURSES AND DISTANCES; 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 = 91°0'21"; THENCE NORTHEASTERLY ALONG SAID CURVE, 95.73 FEET TO THE P.T.; THENCE N.87°34'42"E., 87.35 FEET; THENCE S.2°25'18"E., 50.00 FEET TO THE P.C. OF A CURVE WHOSE CENTER LIES S.2°25'18"E., 20.00 FEET, CENTRAL ANGLE = 90°0'00"; 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 LEAVING SAID PLAT BOUNDARY, S.00°44'53"W. ALONG SAID EAST LINE, 443.00 FEET; THENCE N.89°36'10"W., 1315.47 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE N.00°51'19"W., ALONG SAID WEST LINE, 505.70 FEET TO THE TRUE POINT OF BEGINNING.

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

David Henry Clark
 DAVID HENRY CLARK

Patricia A. Clark
 PATRICIA A. CLARK

STATE OF WASHINGTON) THIS IS TO CERTIFY THAT ON THE 11th DAY OF August 1991, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED *David Henry Clark*

TO ME KNOWN TO BE DAVID HENRY CLARK, HAVING POWER OF ATTORNEY OVER PATRICIA A. CLARK 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.

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

Dora Ruth Vogt
 DORA RUTH VOGT

Robert E. Vogt
 ROBERT E. VOGT

STATE OF WASHINGTON) THIS IS TO CERTIFY THAT ON THE 11th DAY OF August 1991, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED *Dora Ruth Vogt & Robert E. Vogt*

TO ME KNOWN TO BE DORA RUTH VOGT AND ROBERT E. VOGT, HAVING POWER OF ATTORNEY OVER JANETTE MARI WALLER, WHO AQUIRED TITLE AS JANETTE MARI VOGT AND JON CAREY VOGT, & WILLIAM ROBERT VOGT 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.

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.



Lawrence V. Dunsmore
 LAWRENCE V. DUNSMORE
 L.S. 12606

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.

REVISIONS	SCALE: 1" = 100'
Taylor Engineering, Inc. Civil Design and Land Planning (509) 328-3371	1
FINAL PLAT OF PINWOOD HILLS SECOND ADDITION	CADD ACCESS NAME: PINW03
DWN: Dms DATE: 7/29/91 APP: _____	
CK'D: Smb DATE: 7/29/91 APP: _____	