9109240256

Co Planning

FINAL PLAT OF
PINEWOOD HILLS THIRD 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

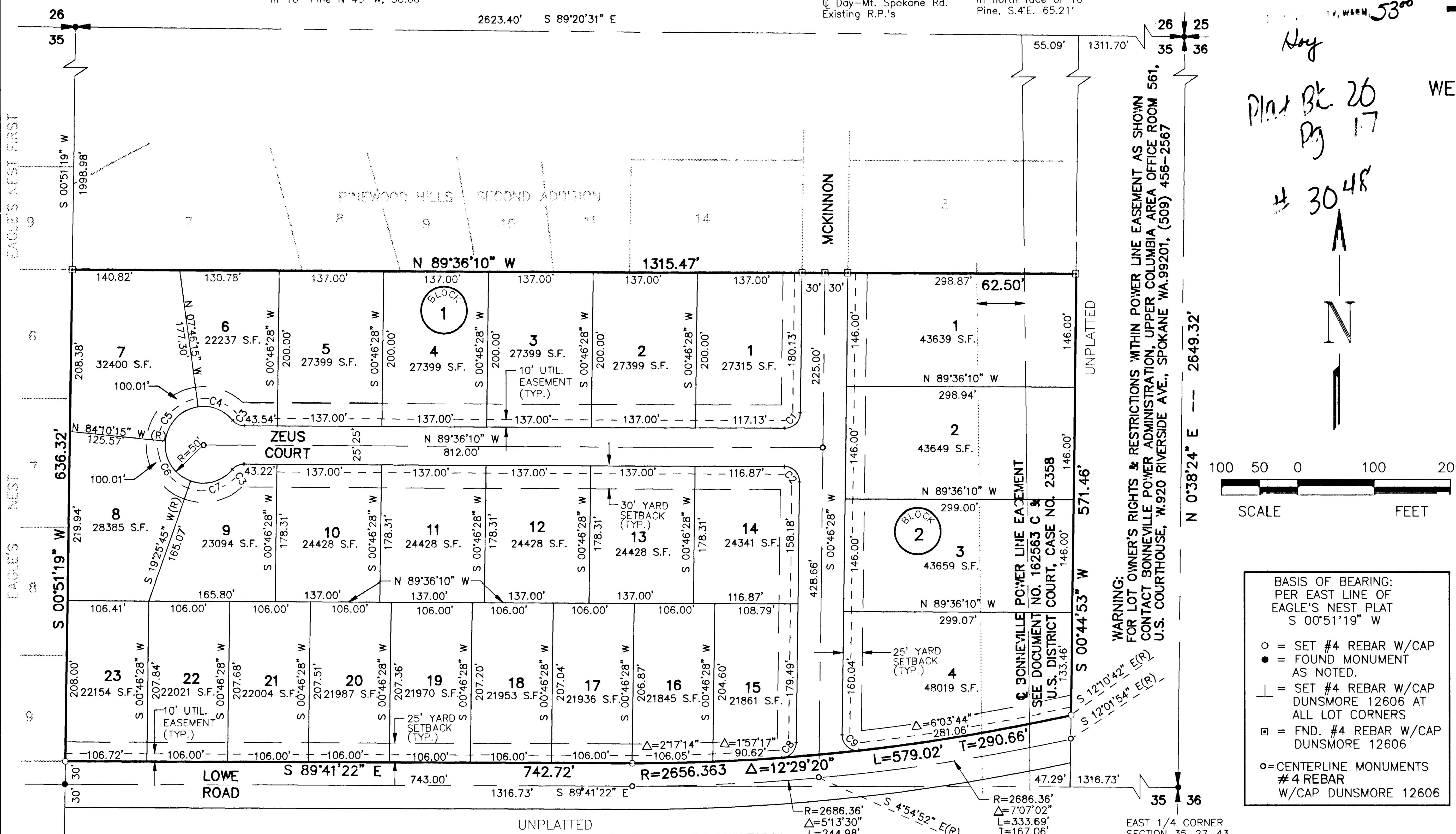
NORTH 1/4 CORNER
SECTION 35-27-43
Spokane County Engineer Corner No. 1041
Fnd. 1" bolt buried 3"
Existing R.P.'s

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
per County Records

Fnd. boat spike in
℄ Day-Mt. Spokane Rd.
Existing R.P.'s

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 16" Pine, S.4°E. 65.21'



Plat Bk. 20
Pg 17

3048

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

EAST 1/4 CORNER
SECTION 35-27-43
Found 3/4" pipe
Existing R.P.'s
Fnd. 8" Pine (Scribed),N.21°54' E., 56.42'
Fnd. 10" Pine stump (Scribed), N.78°28'E., 80.38'
Fnd. tack w/tag no. (12606) in 10" Pine, S.55°51'E., 54.30'
Fnd. tack w/tag no. (12606) in 14" Pine, N.75°36'W., 60.85'

CENTER 1/4 CORNER
SECTION 35-27-43
Spokane County Engineer Corner No. 1052
Fnd. 1/2" rebar w/cap inside 3/4" I.P.
Existing R.P.'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'
Fnd. tack w/tag no. (809) in 19" Pine
N 34° W, 102.93'

CURVE INFORMATION

NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	89°37'22"	20.00'	31.28'	19.87'
C2	90°22'38"	20.00'	31.55'	20.13'
C3	49°59'41"	20.00'	17.45'	9.33'
C4	58°09'46"	50.00'	50.76'	27.81'
C5	76°24'00"	50.00'	66.67'	39.35'
C6	76°24'00"	50.00'	66.67'	39.35'
C7	69°01'36"	50.00'	60.24'	34.38'
C8	85°17'39"	20.00'	29.77'	18.42'
C9	96°53'26"	20.00'	33.82'	22.56'

CONDITIONS:

THE PUBLIC WATER SYSTEM, PURSUANT 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.

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 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 PETITION INCLUDES THE OWNER(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 36.94 WHICH INCLUDES THE OWNER(S)' PROPERTY, PROVIDED, THIS CONDITION SHALL NOT PROHIBIT THE OWNER(S) OR SUCCESSOR(S) FROM OFJECTING 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.

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.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 11th DAY OF Sept 1991
AT 1:36 P M. IN BOOK 20 OF Plats
AT PAGE 17 AT THE REQUEST OF ______
Lori Belwine COUNTY AUDITOR DEPUTY

SUBJECT TO DECLARATION OF COVENANTS RECORDED
AUGUST 20,1991 UNDER
(DATE)
AUDITOR'S DOCUMENT NUMBER 9108200271
WHICH BY REFERENCE IS MADE A PART HEREOF.

COUNTY UTILITIES DEPARTMENT
EXAMINED AND APPROVED THIS 13TH DAY OF SEPTEMBER, 1991.
DIRECTOR, SPOKANE COUNTY UTILITIES

COUNTY ENGINEER
EXAMINED AND APPROVED THIS 12th DAY OF Sept., 1991.
SPOKANE COUNTY ENGINEER

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

COUNTY HEALTH DISTRICT
EXAMINED AND APPROVED THIS 16TH DAY OF September, 1991.
SPOKANE COUNTY HEALTH OFFICER

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

COUNTY COMMISSIONERS
THIS FINAL PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON, ON THIS 1_ 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 20th DAY OF Sept, 1991.
SPOKANE COUNTY TREASURER BY DEPUTY

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 PINEWOOD HILLS THIRD 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:

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 PINEWOOD HILLS ADDITION, AS PER PLAT RECORDED IN VOLUME 19 OF PLATS, PAGE 19, RECORDS OF SPOKANE COUNTY AND PROPOSED PINEWOOD HILLS SECOND ADDITION, 1998.98 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S.00°51'19"W. ALONG SAID WEST LINE, 636.32 FEET TO A POINT ON THE NORTH RIGHT OF WAY FOR LOWE ROAD; THENCE S.89°41'22"E. ALONG SAID NORTH RIGHT OF WAY, 742.32 FEET; TO THE P.C. OF A CURVE THE LEFT WHOSE CENTER LIES N.00°18'38"E., 2656.363 FEET; CENTRAL ANGLE = 12°29'20"; THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY 579.02 FEET; THENCE N.0°44'53"E. ALONG THE EAST LINE OF SAID WEST HALF, 571.46 FEET; THENCE N.89°36'10"W. ALONG THE SOUTHERLY BOUNDARY OF SAID PINEWOOD HILLS SECOND ADDITION, 1315.47 FEET TO THE TRUE POINT OF BEGINNING.

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.

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.

8/19/91

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 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.

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

DAVID HENRY CLARK

PATRICIA A. CLARK
Po A David H. Clark

STATE OF WASHINGTON) SS
COUNTY OF SPOKANE)

THIS IS TO CERTIFY THAT ON THE 16th 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.

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

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

DORA RUTH VOGT

ROBERT E. VOGT

STATE OF WASHINGTON) SS
COUNTY OF SPOKANE)

THIS IS TO CERTIFY THAT ON THE 16th 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.

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

REVISIONS		Taylor Engineering, Inc. Civil Design and Land Planning (509) 328-3371	SCALE: 1"=100'	1/1
DWN: DMc DATE: 7/17/91 APP:	CK'D: smb DATE: 7/18/91 APP:	FINAL PLAT OF PINEWOOD HILLS THIRD ADDITION	CADD ACCESS NAME: PINEWD4	

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