

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that Jack Frisby and Lu Detta Frisby, husband and wife have caused to be platted into lots, blocks, and streets the land shown hereon as "SOUTH VIEW ESTATES" and described as follows:

The South 421.00 feet of Tract 235 of PLAT NO. 2 OF PASADENA PARK, as per plat thereof recorded in Volume "S" of Plats, page 25. EXCEPT the West 25.00 feet thereof for Sipple Road. Situate in the County of Spokane, State of Washington.

The public water system, as approved by County and State Health authorities and the local fire district and County Building & Safety Department, and purveyor, will be installed within this plat, and the subdivider will provide for individual domestic water service as well as fire protection to each lot prior to sale of each lot.

No more than one dwelling unit shall be placed on any one lot, nor shall any lot be further subdivided for the purposes of creating additional lots or building sites without filing a replat. Individual driveway access permits are required prior to issuance of a building permit for driveway approaches to the County road system.

The owners, heirs, grantees and assigns, agree to join in the formation of a County Road Improvement District pursuant to R.C.W. 36.88 at such time as a Road Improvement District 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 owner, their heirs, grantees and assigns. Applies to Sipple Road only.

The Owner(s) or Successor(s) in interest agree to authorized the County to place their name(s) on a petition for the formation of a ULID by petition method pursuant to RCW 36.94 which the 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 Chapter 36.94 which includes the Owner(s) property. PROVIDED, this condition shall not prohibit the Owner(s) or Successor(s) from objection 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.

Each dwelling unit shall be double plumbed for connection to future area-wide sewerage collection system.

Use of private wells and water systems is prohibited. Subject to specific application approval and issuance of permits by the Health Officer, the use of an individual on-site sewage systems may be authorized.

The owner of Lot 3 Block 1 shall be held responsible for obstructing, artificially collecting or discharging, the natural drainage flow across or adjacent to his property, and shall assume full responsibility for damage to his or any other property as a result of his obstructing, artificially collecting or discharging, the drainage flow. The subdivider shall inform each purchaser of the responsibility imposed on each property owner for obstructing, artificially collecting or discharging, the drainage flow. By permitting a drainage easement to be platted as shown hereon, Spokane County does not accept the responsibility of maintaining the drainage course nor the responsibility for any damage whatsoever including but not limited to inverse condemnation to any properties due to the drainage flow.

The County of Spokane is hereby granted the right of ingress and egress to all utility and drainage easements adjacent to the public rights of way.

The property owners shall maintain the utility and drainage easements with a permanent live cover of lawn turf, with optional shrubbery and/or trees, which do not obstruct the flow and percolation of storm drainage water. NOTICE TO LOT PURCHASERS, abnormal noise levels may exist within the area, due to nearby light aircraft activity from Felt's Field. An aviation over-flight easement granted to the City of Spokane, Spokane County, and the United States of America exists for this plat and is recorded under Document No. 8410250150.

The plattee hereby dedicates to public use forever the roads and streets as shown on this plat.

**LOT AREAS #2778**

THESE AREAS WERE ROUNDED DOWN TO THE NEAREST 5 SQ. FT.

LOT	BLOCK	AREA
1	1	16,120 SQ. FT.
2	1	14,685 SQ. FT.
3	1	17,235 SQ. FT.
1	2	20,625 SQ. FT.
2	2	22,375 SQ. FT.
3	2	21,425 SQ. FT.

**Q CURVE DATA**

CURVE "A"	CURVE "B"
Δ = 20°00'00"	Δ = 36°00'00"
R = 250.00	R = 250.00
T = 44.08	T = 81.23
L = 87.27	L = 157.08

**LEGEND**

- MON. & CORNERS FOUND (AS NOTED)
- CORNERS SET 1/2" REBAR CAP 706
- ⊙ MONUMENTS SET 1/2" REBAR CAP 706
- SUBDIVISION BOUNDARY

- RP's
- 1) Tack & Tag No. 706 in base of 8" Pine West 22.08 feet
  - 2) Tack & Tag No. 706 in Power Pole S 10° E 27.32 feet
  - 3) Tack & Tag No. 706 in base of 15" Pine S 50° W 67.60 feet

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our seal this 21st day of September, 1984.

*Jack Frisby*  
Jack Frisby

*Lu Detta Frisby*  
Lu Detta Frisby

**BASIS OF BEARING**

The bearing of S 89°59'37" W along the South Line of Tract 235 of Plat No. 2 of Pasadena Park as per R.O.S. filed in Volume 19, Page 20 of Surveys was used as the basis of bearing for this Plat.

**ACKNOWLEDGEMENT**

STATE OF WASHINGTON)SS  
COUNTY OF SPOKANE )

On this 21st day of September, 1984, before me personally appeared Jack Frisby and Lu Detta Frisby, husband and wife, who executed the within and foregoing instrument and acknowledged the same to be their free and voluntary act and deed for the uses and purpose herein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

My commission expires March 31, 1985

*Jan St. George*  
Notary Public in and for the State of Washington

**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 Platting Ordinance.

*Clarence E. Simpson*  
Clarence E. Simpson  
Professional Engineer and Land Surveyor, No. 706

**COUNTY OFFICIALS**

I hereby certify that the required taxes on the herein platted land have been paid this 25th day of November, 1984.

*Skip Challen* by *Karl Kiehn*  
Spokane County Treasurer Deputy

Examined and approved this 2nd day of Nov, 1984

*George Britton* By *Lynnda Brown*  
Spokane County Assessor Deputy

Examined and approved this 2nd day of Nov, 1984

*Bill Linn*  
Spokane County Engineer

Examined and approved this 30th day of October, 1984

*William Mohr*  
Spokane County Utilities Director

Examined and approved this 5th day of November, 1984

*Carl Johnson*  
Spokane County Planning Department Director

Examined and approved this 5th day of November, 1984

*Donal C. Mann R.S. - Co.*  
Spokane County Health District Health Officer

Examined and approved this 6th day of November, 1984

*Heath Kinnaird*  
Spokane County Commissioners Chairman

**FINAL PLAT**

**SOUTH VIEW ESTATES**

A PLAT IN A PORTION OF  
THE SE 1/4 OF SECTION 31, T.26 N., R.44 E.W.M.  
SPOKANE COUNTY, WASHINGTON

FEBRUARY 1984  
SCALE 1" = 50'

CLARENCE E. SIMPSON ENGINEERS, INC.  
SPOKANE, WASHINGTON

#2778

