

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that DWIGHT H. DAMON and KAREN K. DAMON, husband and wife, have caused to be platted into Lots, Blocks, Streets and Private Roads the land shown hereon, to be known as THE ESTATES AT SOUTHWOOD PINES and located in that portion of the Northwest 1/4 of Sec. 27, T.25 N., R.44 E., W.M. in the County of Spokane, State of Washington, described as follows:

The South 50.0 Rods (825.00') of the Southwest quarter of the Northwest quarter of Section 27, T. 25 N., R. 44 E., W.M. in the County of Spokane, State of Washington,

EXCEPT that portion thereof platted as GAIL'S PARK ESTATES according to the plat thereof recorded in Book 11 of Plats, page 60 in the Auditor's Office of said county.

AND EXCEPT the West 330.00 feet of the North 300.00 feet of said South 50 Rods of the Southwest quarter of the Northwest quarter.

AND EXCEPT that portion of said South 50.0 Rods described as follows:

Beginning at the Northeast corner of said South 50.0 Rods; thence South along the eastline of said South 50.0 Rods, a distance of 153.01 feet; thence N.39°16'00"W., 200.90 feet to a point on the north line of said South 50.0 Rods distant easterly 129.80 feet from said northeast corner; thence East along said north line, a distance of 129.80 feet to the Point of Beginning.

AND EXCEPT that portion of said South 50.0 Rods described as follows:

Beginning at a point on the north line of said South 50.0 Rods at its intersection with a line drawn parallel with and at a right angle distance of 98.00 feet west of the easterly line of Lot 1 Block 5 of HILLCREST ACRES 1ST ADDITION according to the plat thereof recorded in Book 6 of Plats, Page 66 in said Auditor's office; thence S.20°17'27"E., along the southerly prolongation of said line a distance of 86.25 feet; thence S.89°20'04"E., 121.44 feet; thence N.83°33'51"E., 44.54 feet; thence N.66°48'08"E., 59.69 feet; thence N.36°57'12"E., 59.92 feet to a point on the north line of said South 50.0 Rods at its intersection with the west line of Lot 1, Block 1 of HILLCREST ACRES 2ND ADDITION according to the plat thereof recorded in Book 7 of Plats, Page 41 in said Auditor's office; thence N.88°48'53"W, along the north line of said South 50.0 Rods a distance of 286.54 feet to the point beginning.

AND EXCEPT any portion of said South 50.0 Rods of the Southwest quarter of the Northwest quarter lying within county road right of way for Pines Road on the west and Vercler Road on the east.

TOGETHER WITH that portion of Lot 1, Block 5 of said plat of HILLCREST ACRES 1ST ADDITION lying westerly of a line drawn parallel with and at a right angle distance of 98.00 west of the easterly line of said Lot 1.

And they do hereby dedicate to public use forever Collins Court and two feet (2') of additional right of way for Pines Road, and additional right of way for cul-de-sac radii for Macy Court and 23rd Avenue, as platted and shown hereon. A strip of property eighteen feet (18') in width along the Pines Road frontage is also set aside in reserve as property that may be acquired by Spokane County at the time when arterial improvements are made on Pines Road. No Direct Access from lots to Pines Road shall be allowed. Direct access to Lot 5, Block 1 is restricted to Collins Court. Direct access to Lot 2, Block 3 is restricted to Southwood Lane.

Side yard and rear yard setbacks shall be determined at the time building permits are requested unless these setbacks are specifically drafted on this final plat. The setbacks indicated on this plat may be varied from if proper zoning approvals are obtained.

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 system shall not be authorized.

A 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. Use of private wells and water systems is prohibited.

Lots 1 through 12, Block 3 and Tracts "A", "B", "C", and "D" as shown hereon have been approved with a PUD Overlay Zone. The owners of Lots 1 through 12, Block 3, within this subdivision shall be members of THE ESTATES AT SOUTHWOOD PINES HOMEOWNER'S ASSOCIATION and subject to the Articles of Incorporation and Bylaws thereof.

The Private Roads and Drainage Easements are subject to the separate DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR THE ESTATES AT SOUTHWOOD PINES, as recorded under Auditor's Document No.'s 9208180001 and 9208140060, which by reference is made a part hereof.

The private roads and/or common areas shown on this plat are hereby dedicated to the THE ESTATES AT SOUTHWOOD PINES HOMEOWNERS' ASSOCIATION, created by document recorded May 15, 1992, under State Document No. 601389643.

The private roads and/or common areas cannot be sold or transferred, regardless of any provisions in the covenants to the contrary, and shall be considered subservient estates for tax purposes to the other lots in the Planned Unit Development being Lot 1 through 12, Block 3, created herein. The private road as shown hereon is an easement which provides a means of ingress and egress for those lots within the Planned Unit Development having frontage thereon.

Private roads and drainage easements are subject to the separate DECLARATION OF COVENANT as recorded AUGUST 31, 1992, under Auditor's Document No. 9208310429, which by reference is made a part hereof.

WARNING: Spokane County has no responsibility to build, improve, or maintain or otherwise service the private roads contained within or providing service to the property described in this plat. By accepting this plat or subsequently by allowing a building permit to be issued on property on a private road, Spokane County assumes no obligation for said private road and the owners hereby acknowledge that the County has no obligation of any kind or nature whatsoever to establish, examine, survey, construct, alter, repair, improve, maintain, provide drainage or snow removal on a private road. This requirement is and shall run with the land and shall be binding upon the owner, their heirs, successors or assigns including the obligation to participate in the maintenance of the private road as provided herein.

Drainage Easements, as platted and shown hereon, which are for the purpose of installing, operations, and maintaining drainage swales and drainage facilities to dispose of runoff, are hereby granted to THE ESTATES AT SOUTHWOOD PINES HOMEOWNERS' ASSOCIATION, or successors in interest.

Drainage easements in Lots 1 and 11, Block 1, as platted and shown hereon, which are for the purpose of installing, operating and maintaining drainage swales and drainage facilities to dispose of runoff, are hereby granted to Spokane County. The County of Spokane is hereby granted the right of ingress and egress to all drainage easements adjacent to the public right of way. The property owner shall maintain the drainage swale 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 in the drainage swale as indicated by the approved plans.

Drainage easements, as platted and shown hereon, in the PUD Overlay Boundary, which are for the purpose of installing, operating, and maintaining drainage swales and drainage facilities to dispose of runoff, are hereby granted to THE ESTATES AT SOUTHWOOD PINES HOMEOWNERS ASSOCIATION or successors in interest.

Drainage easements, as platted and shown hereon in Lots 14 and 15, Block 1, which are for the purposes of installing, operating and maintaining drainage swales and drainage facilities to dispose of runoff, are hereby granted to THE ESTATES AT SOUTHWOOD PINES HOMEOWNERS ASSOCIATION. THE ESTATES AT SOUTHWOOD PINES HOMEOWNERS ASSOCIATION, or successors in interest is hereby granted the right of ingress and egress to all drainage facilities. The property owners of said Lots 14 and 15, Block 1, shall maintain the drainage swale 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 in the drainage swale as indicated by the approved plans.

The owners of Lots 1 and 11, Block 1, and Lots 14 and 15, Block 1, shall be held responsible for keeping open and maintaining the path of the natural or man-made drainage flow over and across the property. The property owners or his representative shall inform each succeeding purchaser of all drainage easements on the property and his responsibility for maintaining drainage facilities within said easements.

Prior to issuance of a building permit for Lots 14 and 15, Block 1, a grading and drainage plan stamped by a professional civil engineer, shall be submitted to the Spokane County Engineers for review and approval.

Sight distance easements are hereby granted to Spokane County over portions of Lots 1, 2, 3 and 11, Block 1 and over portions of Tracts "A" and "B" as platted and shown hereon.

The County of Spokane is hereby granted the right of ingress and egress to all private roads, common areas and/or drainage easements.

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.

Utility easements are hereby granted to the serving utility companies over the private road easements, and over a ten foot (10') wide strip adjoining all public road rights of way and the margins of private roads, as shown hereon. An easement for the installation, operation, and maintenance of a sanitary sewer is hereby granted to Spokane County over the private road easements shown hereon and across the southerly 20.00 feet of Lot 13, Block 1 and Lot 8, Block 3, and across Tract "D", as shown hereon. A sewer easement is hereby granted across Lot 9, Block 3, Tract "D" and Lot 2, Block 2, for the benefit of said Lot 2 and Lot 1, Block 2.

Utility easements over Tract "B", Lot 8, Block 3, and Lot 13, Block 1, are hereby granted to Washington Water Power Company as shown hereon. Easements for Sidewalks are hereby granted to Spokane County as shown hereon.

IN WITNESS WHEREOF, the aforesaid owners have hereunto set their hand this 31st day August, 1992.

DWIGHT H. DAMON

KAREN K. DAMON

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
County of Spokane) ss

On this 31st day of August, 1992, before me personally appeared DWIGHT H. DAMON and KAREN K. DAMON, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington, residing at Spokane
My commission expires 7/31/96

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____, 19____ at _____ M. in
Book _____ of Plats at page _____ at the request of _____

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.

Patrick J. Moore
Patrick J. Moore, PLS
Certificate Number 18091



SPOKANE COUNTY UTILITIES DEPARTMENT

Examined and approved this 24th day of SEPTEMBER, 1992

Director, Spokane County Utilities

SPOKANE COUNTY ENGINEER

Examined and approved this 1st day of Sept, 1992

Spokane County Engineer

SPOKANE COUNTY PLANNING DEPARTMENT

Examined and approved this 21st day of SEPTEMBER, 1992

for Director, Spokane County Planning Department

SPOKANE COUNTY HEALTH DISTRICT

Examined and approved this 8th day of September, 1992

for Spokane County Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 24th day of September, 1992

Spokane County Assessor by Deputy

SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 9th day of Sept, 1992.

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 9th day of Sept, 1992

Spokane County Treasurer by Deputy

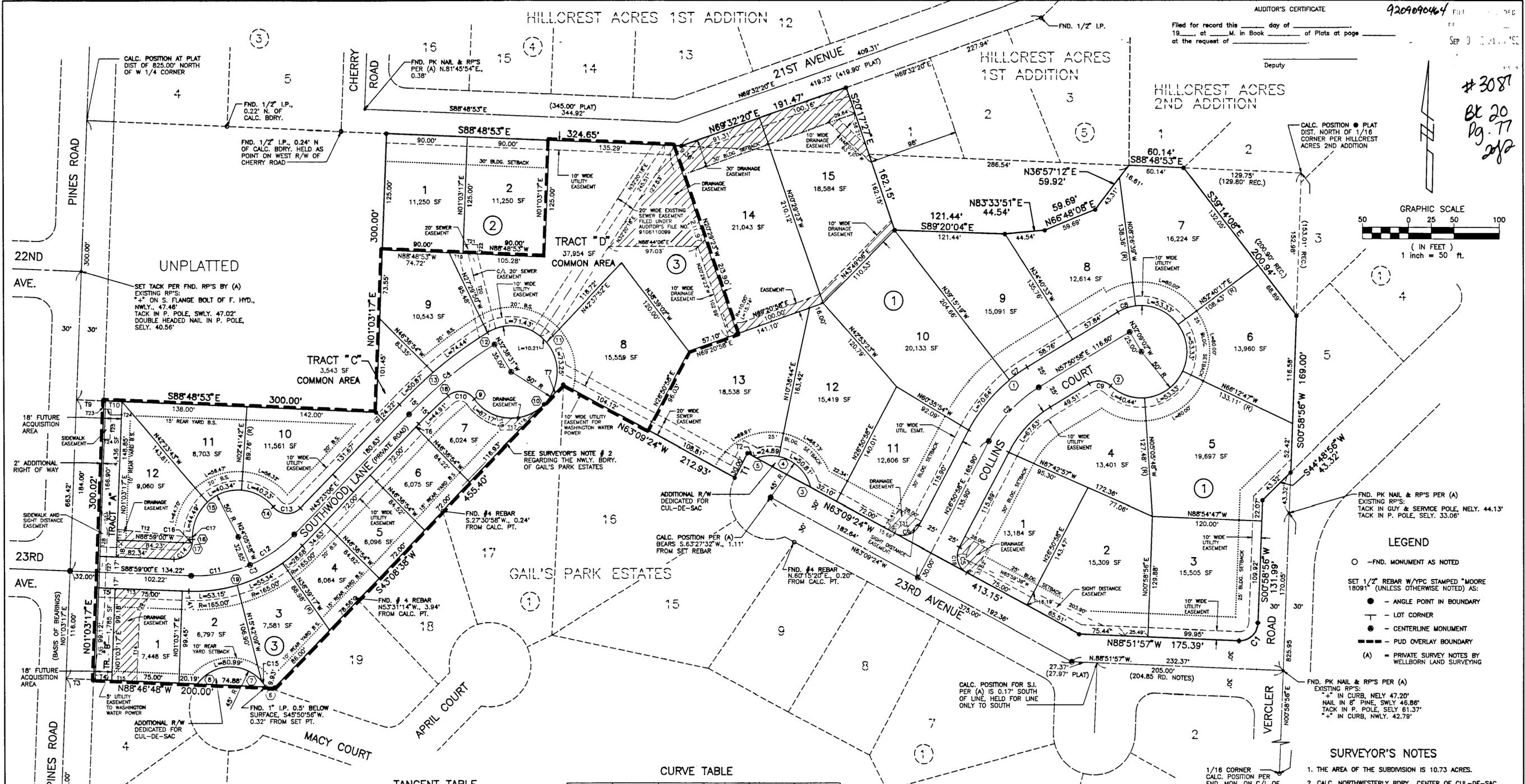
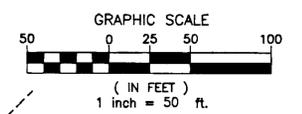
FINAL PLAT AND P.U.D.
OF
THE ESTATES AT SOUTHWOOD PINES
LOCATED IN THE SW 1/4 OF THE NW 1/4
OF SECTION 27, T.25 N., R.44 E.W.M.
SPOKANE COUNTY, WASHINGTON

INLAND PACIFIC
ENGINEERING
South 25 Altamont Spokane, Washington
(509) 535-1410 99202

20/76 10/2

920909044

#3081
 Blk 20
 Pg. 77
 2/2



- LEGEND**
- - FND. MONUMENT AS NOTED
 - SET 1/2" REBAR W/IPC STAMPED "MOORE 18091" (UNLESS OTHERWISE NOTED) AS:
 - - ANGLE POINT IN BOUNDARY
 - - LOT CORNER
 - - CENTERLINE MONUMENT
 - - PUD OVERLAY BOUNDARY
 - (A) - PRIVATE SURVEY NOTES BY WELLBORN LAND SURVEYING

- SURVEYOR'S NOTES**
1. THE AREA OF THE SUBDIVISION IS 10.73 ACRES.
 2. CALC. NORTHWESTERLY BDRY. CENTER OF CUL-DE-SAC AND C/L OF 23RD AVE. OF GAIL'S PARK ESTATES USING PLAT ANGLES & DISTANCES COMMENCING AT THE W 1/4 CORNER AND USING C/L OF PINES ROAD AS BASIS OF BEARINGS.
 3. THE ACRES OF SOUTHWOOD LAND IS 29,136 S.F. (.67 AC.)

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	20.00'	31.47'	20.05'	28.32'	90°09'07"
C2	150.00'	81.16'	41.60'	80.17'	31°00'00"
C3	150.00'	124.70'	66.21'	121.14'	47°37'54"
C4	498.83'	121.65'	61.13'	121.35'	13°58'23"
C5	20.00'	31.42'	20.00'	28.29'	90°00'22"
C6	20.00'	31.41'	20.00'	28.28'	89°59'38"
C7	175.00'	24.04'	12.04'	24.02'	07°52'16"
C8	50.00'	20.69'	10.49'	20.54'	23°42'23"
C9	20.00'	25.62'	14.91'	23.90'	73°23'54"
C10	20.00'	32.93'	21.57'	29.33'	94°19'39"
C11	150.00'	65.75'	33.41'	65.23'	25°06'58"
C12	150.00'	58.95'	29.86'	58.57'	22°30'55"
C13	20.00'	33.30'	21.98'	29.59'	95°24'20"
C14	20.00'	29.41'	18.09'	26.83'	84°15'39"
C15	45.00'	7.51'	3.76'	7.50'	09°33'31"
C16	20.00'	3.93'	1.97'	3.93'	11°16'07"
C17	50.00'	2.36'	1.18'	2.36'	02°42'08"
C18	20.00'	22.72'	12.76'	21.52'	65°04'44"

BASIS OF BEARINGS

THE BEARING OF N01°03'17"E ALONG THE CENTERLINE OF PINES ROAD, AS SHOWN ON THE FINAL PLAT OF GAIL'S PARK ESTATES WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

ACCURACY STATEMENT

THIS SURVEY WAS PERFORMED USING A TOPCON GTS J3 TEN-SECOND THEODOLITE AND ELECTRONIC DISTANCE METER. FIELD TRAVERSE METHODS USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".

TANGENT TABLE

LINE	DIRECTION	DISTANCE
T1	N26°50'36"E	30.00'
T2	S63°09'24"E	11.46'
T3	S88°48'48"E	30.00'
T4	S88°48'48"E	18.00'
T5	S88°58'00"E	18.00'
T6	S43°23'06"W	4.71'
T7	S43°08'38"W	29.91'
T8	S46°38'54"E	12.52'
T9	S88°48'53"E	30.00'
T10	S88°48'53"E	18.00'
T11	S01°03'17"W	11.70'
T12	S85°17'43"E	84.23'
T13	S88°59'00"E	40.75'
T14	N01°03'17"E	69.19'
T15	S88°48'48"E	28.00'
T16	N43°08'30"E	38.50'
T17	N87°33'52"E	20.99'
T18	N16°56'14"W	6.38'
T19	S88°48'53"E	20.90'
T20	S15°23'06"E	87.40'
T21	S88°48'53"E	16.03'
T22	N01°03'17"E	10.00'
T23	N01°03'17"E	8.73'
T24	S88°56'43"E	8.40'
T25	N01°03'17"E	32.50'
T26	S17°07'57"E	28.83'
T27	N01°03'17"E	90.51'
T28	N01°03'17"E	72.63'
T29	N04°01'21"E	32.67'
T30	S08°52'07"W	66.20'
T31	S87°35'03"W	40.91'

RADIAL BEARINGS

LINE	DIRECTION
1	S40°01'18"E
2	N41°14'52"E
3	N76°01'58"E
4	S10°20'24"W
5	S21°20'47"E
6	S57°33'38"W
7	S48°00'07"W
8	S53°07'14"E
9	N53°01'50"E
10	N46°51'22"W
11	S49°12'23"W
12	S32°38'31"E
13	S40°58'35"E
14	S48°47'25"W
15	S43°31'41"E
16	N82°28'14"E
17	S83°14'39"E
18	S41°17'49"E
19	N17°26'21"W

FINAL PLAT AND P.U.D. OF THE ESTATES AT SOUTHWOOD PINES
 LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 27, T.25 N., R.44 E.W.M. SPOKANE COUNTY, WASHINGTON

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