

SHORT PLAT NO. 79-119

SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 26 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN
SPOKANE COUNTY, WASHINGTON

DATE: DEC. , 1979

SCALE: 1" = 200'

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT FLOYD W. CLEMENTS AND GLORIA M. CLEMENTS, HUSBAND AND WIFE, HAVE CAUSED TO BE PLATTED INTO LOTS AND ROADS THE LANDS SHOWN HEREON TO BE KNOWN AS SHORT PLAT NO. 79-119 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 26 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON.

EXCEPTIONS AND COVENANTS:

1. NO MORE THAN ONE DWELLING UNIT SHALL BE PLACED ON ANY ONE LOT NOR SHALL ANY LOT BE FURTHER SUBDIVIDED FOR THE PURPOSE OF CREATING ADDITIONAL LOTS OR BUILDING SITES WITHOUT FILING A REPLAT.
2. EACH LOT IS AUTHORIZED THE USE OF INDIVIDUAL ON SITE SEWAGE DISPOSAL SYSTEMS.
3. THE PLAT SPONSOR ASSUMES NO RESPONSIBILITY FOR THE PROVISION OF DOMESTIC WATER.
4. THE PROPERTY SHOWN HEREON SHALL BE SUBJECT TO RESTRICTIONS OF RECORD AS PER AUDITORS FILE NO. 8103170033 WHICH IS INCORPORATED HEREIN BY REFERENCE.
5. THE OWNERS OF TRACTS A, E, F, G, AND H SHALL BE HELD RESPONSIBLE FOR OBSTRUCTING AND ARTIFICIALLY COLLECTING OR DISCHARGING THE NATURAL OR MANMADE FLOW ACROSS OR ADJACENT TO THEIR PROPERTY.
6. SPOKANE COUNTY DOES NOT ACCEPT THE RESPONSIBILITY OF MAINTAINING THE DRAINAGE COURSES ON PRIVATE LOTS WITHIN DRAINAGE EASEMENTS NOR THE RESPONSIBILITY FOR ANY DRAINAGE, WHATSOEVER, INCLUDING BUT NOT LIMITED TO INVERSE CONDEMNATION TO ANY PROPERTIES DUE TO DEFICIENT CONSTRUCTION AND/OR MAINTENANCE OF DRAINAGE COURSES IN DRAINAGE EASEMENTS ON PRIVATE PROPERTY. (SEE NOTE)

NOTE: 1' STRIPS SHOWN HEREON ARE HEREBY DEDICATED TO SPOKANE CO. ACCESS TO ADJACENT PROPERTY IS PROHIBITED UNLESS APPROVED BY SPOKANE CO. THE TRACT X ROAD IS FOR THE SOLE USE OF PARCELS AS SHOWN HEREON UNTIL SUCH TIME AS IT IS ESTABLISHED AS A PUBLIC ROAD.

NOTE: THE DEVELOPER SHALL BE HELD RESPONSIBLE TO INFORM ALL PROSPECTIVE PURCHASERS ON THE SALES AGREEMENT OF THE DRAINAGE EASEMENTS ACROSS TRACTS A, E, F, G, AND H, AND OF POSSIBLE RESTRICTIONS TO THE LOCATION OF IMPROVEMENTS.

NOTE: THE OWNER, HIS HEIRS OR SUCCESSORS SHALL JOIN AND PARTICIPATE IN, AND NOT OPPOSE OR PROTEST THE FORMATION OR LEGAL ASSESSMENTS FOR A U.L.I.D.* PURSUANT TO R.C.W. CHAPTER 36.94.

IN WITNESS WHEREOF THE SAID INDIVIDUALS HAVE SET THEIR HANDS THIS 28th DAY OF August, 1980.

Floyd W. Clements
Floyd W. Clements

Gloria M. Clements
Gloria M. Clements

8106030063
COUNTY AUDITOR OR RECORDER
REQUEST OF *County Planning*
JUN 3 11 44 AM '81
VERNON W. LAMBERT
SPOKANE COUNTY, WASH.
DEPUTY
XXX
Krell SHORT PLAT BOOK 2
PAGE 19

COUNTY ENGINEER
EXAMINED AND APPROVED THIS
1st DAY OF May, 1981.
SPOKANE COUNTY ENGINEER
R. P. Brown

COUNTY HEALTH OFFICER
EXAMINED AND APPROVED THIS
4th DAY OF May, 1981.

SPOKANE COUNTY HEALTH OFFICER
Daryl E. May, R.S.

COUNTY TREASURER
I, HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREON PLATTED LAND HAVE BEEN FULLY PAID THIS 3rd DAY OF June, 1981.
SPOKANE COUNTY TREASURER-DEPUTY
Don W. Brown - Debbie Allert

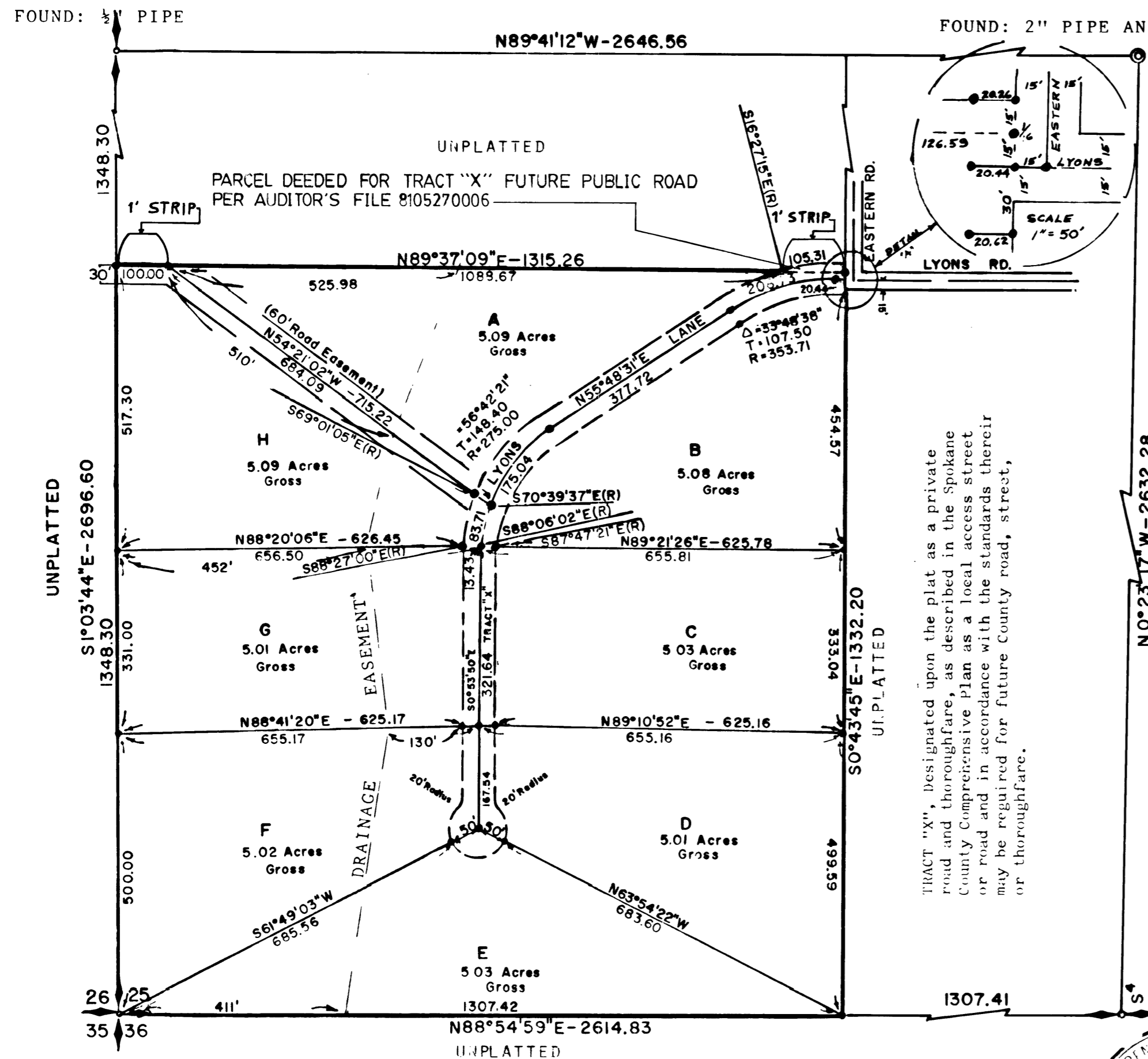
COUNTY PLANNING
EXAMINED AND APPROVED THIS
3rd DAY OF June, 1981.

SHORT PLAT ADMINISTRATOR
Paul F. Jensen

COUNTY ASSESSOR
EXAMINED AND APPROVED THIS
2nd DAY OF June, 1981.

SPOKANE COUNTY ASSESSOR-DEPUTY
George Britton by Estelle Lorniski

SPOKANE COUNTY SHORT PLAT
NO. 79-119
SECTION 25 TWP 26N RANGE 43E, WM
Assessors Parcel No. 25633-9027



FOUND: 2" PIPE AND B.T.'s OF RECORD
C-See R/S Book 15, Page 56.

ACKNOWLEDGEMENT

STATE OF WASHINGTON) ON THIS 28th DAY OF August, 1980,
COUNTY OF SPOKANE) BEFORE ME PERSONALLY APPEARED
FLOYD W. CLEMENTS AND GLORIA M. CLEMENTS, HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUALS THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID INDIVIDUALS FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

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

WARNING: Spokane County has no responsibility to build, improve, maintain, or otherwise service the private road 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 owners, their heirs, successors or assigns including the obligation to participate in the maintenance of the private road as provided herein.

COUNTY UTILITIES DIRECTOR
EXAMINED AND APPROVED THIS
DAY OF May, 1981.

COUNTY UTILITIES
Lawrence V. Dunsmore

SURVEYORS CERTIFICATE

This map correctly represents a survey made by me or under my supervision in conformance with the requirements of the survey recording act at the request of *Floyd Clements* and certifies that all corners have been set.

Lawrence V. Dunsmore
Lawrence V. Dunsmore, L.S.
License No. 12606



FOUND: BRASS CAP MONUMENT
SEE LCR BOOK 1, PAGE 35.

LEGEND: FOUND CORNER ---
SET 1/2" REBAR WITH PLASTIC CAP MARKED-DUNSMORE-12606 ---
PLAT BOUNDARY ---
BASE BEARING--N89°54'59" E ASSUMED FOR THE SOUTH LINE OF THE SOUTHWEST QUARTER.

* U.L.I.D. = UTILITY LOCAL IMPROVEMENT DISTRICT.