DEDICATION

Know all men by these presents that Sheldon E. Bloomer and Ramona Louise Bloomer, husband and wife, have caused to be platted into Tracts and lots the E 1/2 of the NW 1/4 of Section 25, Township 29 North, Range 42 East, W.M., Spokane County, Washington, EXCEPT the north 30 feet thereof, more particularly described as follows:

Beginning at a point on the east line of said NW 1/4 30 feet south of the north quarter corner of said Section 25, said point being on the south line of Montgomery Road; thence N89°19'W, along the east line of the NW 1/4, 2715.16 feet to the center quarter corner; thence N89°20'30"W along the south line of the NW 1/4, 689.76 feet; thence N0°67'59"W along the west line of the NW 1/4, 404.40 feet to said south line of Montgomery Road; thence East, 462.85 feet to the point of beginning and they do hereby provide Tract "A" as shown herein for future public right of way subject to dedication of covenants recorded o/a 1950 under Auditor's document number 5626, which reference is made a part hereto. An agreement dated Dec. 9, 1980, covering all property within this plat has been filed in the Office of the County Auditor in Volume 550 of Documents, Page 377, under Document Number 908499.

 Owned to property in this plat is subject to mineral rights reserved in the deed from Arco Oil and Gas Company, recorded January 2, 1966, under Auditor's File No. 906617. No more than one dwelling structure shall be placed on any one lot, nor shall any lot be further subdivided for the purpose of creating additional lots or building sites within the plat. Utility easements are hereby granted as shown herein. The portion shall remain as reserved for water. There shall be no direct access to Montgomery Road from Tract "A." Each lot shall be used for individual sewage disposal systems. The owners, heirs, and assigns agree to participate in and maintain any sanitary sewers or septic systems that might be required in the future.

ACKNOWLEDGEMENT

On this day before me personally appeared Sheldon E. Bloomer and Ramona Louise Bloomer, husband and wife, and the individual described in and who executed the within and forgoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, given under my hand and official seal this 23rd day of December, 1980.

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the survey recording act of the State of Washington; all corners have been set and topped LS 731, 1970.

LEGEND:

Set 6" rules w/white line marked "ABC Inc. 731/1315" — - -

WARNING: Spokane County has no responsibility to build, improve, 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 any property, 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, exercise, survey, construct, alter, repair, improve, maintain, provide drainage or snow removal on a private road. This requirement is and shall remain with the land and shall be binding on the owner, their heirs, successors or assigns including the obligation to participate in the maintenance of the private road provided herein.