

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Lake Road Enterprises, a Washington partnership; and Robert Schimanski, Carol Warsinske King, Author E. Warsinske, Charles A. Warsinske, Donald A. Warsinske, Robert L. Woerner, Ruby Warsinske, Harold E. Warsinske, Martha Warsinske Trust, Mrs. Norman G. Warsinske, Richard J. Warsinske, William Warsinske, Diane Warsinske White, Kirby White, Ethel Warsinske, Stanley H. Brown, and Ann Lunceford; have caused to be platted into Tracts the land shown hereon as Short Plat # 82-201 and described as follows:

That portion of the NW 1/4 and the N 1/2 of NW 1/4 of SW 1/4 of Section 25, T.25 N., R.43 E.W.M. in Spokane County, Washington, described as follows:

Begin at the NE corner of said NW 1/4; thence S 00°26'14"W, along the East line of said NW 1/4; a distance of 925.00 feet to the True Point of Beginning; thence N 64°16'05"W a distance of 150.00 feet; thence N 02°14'40"E a distance of 129.81 feet to the SW corner of Lot 1 Block 1 Valley View Hills Third Addition as recorded in Volume 7 of Plats page 91 in Spokane County, Washington; thence N 64°19'00"W, along the South line of said Third Addition a distance of 61.03 feet to the SE corner of Lot 1 Block 2 in said Third Addition; thence S 02°14'40"W a distance of 129.75 feet to a point lying N 64°16'05"W a distance of 211.05 feet from the True P.O.B.; thence N 64°16'05"W a distance of 137.83 feet; thence N 89°50'00"W a distance of 597.49 feet to a point on a non-tangent curve concave to the Southwest with a radius of 280.00 feet, a radial bearing of N 35°51'30"E and a central angle of 16°11'30"; thence Northwesterly, along the arc, a distance of 79.13 feet to the end of curve; thence N 70°20'00"W a distance of 80.00 feet to the beginning of a curve concave to the Northeast with a radius of 220.00 feet and a central angle of 13°00'00"; thence Northwesterly, along the the arc, a distance of 49.92 feet to the end of curve; thence N 57°20'00"W a distance of 40.00 feet to the NE corner of the Southerly 90.00 feet of Lot 2 Block 5 Valley View Hills First Addition as recorded in Volume 6 of Plats, page 82 in Spokane County, Washington; thence continuing N 57°20'00"W, along the Northerly line of said Southerly 90.00 feet, a distance of 150.00 feet to Westerly line of said Lot 2; thence S 32°40'00"W, along said Westerly line, a distance of 60.00 feet; thence S 57°20'00"E a distance of 150.00 feet to the NE corner of the Southerly 30.00 feet of said Lot 2; thence continuing S 57°20'00"E a distance of 40.00 feet to the beginning of a curve concave to the Northeast with a radius of 280.00 feet and a central angle of 13°00'00"; thence Southeasterly, along the arc, a distance of 63.53 feet to the end of curve; thence S 70°20'00"E a distance of 48.25 feet; thence S 32°40'00"W a distance of 337.58 feet to the intersection with a line bearing S 57°20'00"E from the SE corner of Lot 5 Block 5 in said First Addition; thence N 57°20'00"W a distance of 150.00 feet to the SE corner of said Lot 5; thence N 68°03'00"W, along the Southerly line of said Lot 5, a distance of 111.99 feet to the SW corner of said Lot 5; thence N 89°55'00"W a distance of 30.00 feet; thence N 00°02'00"E a distance of 0.50 feet to the SE corner of Valley View Hills Addition as recorded in Volume 4 of Plats, Page 72 in Spokane County, Washington; thence S 89°53'00"W, along the South line of said Addition, a distance of 30.00 feet to the SE corner of Lot 3 Block 8 in said Addition; thence S 00°02'00"W a distance of 354.15 feet to the beginning of a curve concave to the Northwest with a radius of 229.608 feet and a central angle of 42°28'00"; thence Southwesterly, along the arc, a distance of 170.18 feet to the end of curve; thence S 42°30'00"W a distance of 159.44 feet to the intersection with a line bearing S 54°58'00"E from the SE corner of Lot 4 Block 1 Valley View Hills Fourth Addition as recorded in Volume 8 of Plats, page 35 in Spokane County, Washington; thence N 54°58'00"W a distance of 122.86 feet to the SE corner of said Lot 4; thence continuing N 54°58'00"W, along the Southwesterly line of said Lot 4, a distance of 140.00 feet to the SW corner of said Lot 4 and the Easterly line of Lake Road; thence S 35°05'31"W, along said Easterly line, a distance of 239.57 feet to the beginning of a curve concave to the Northwest, with a radius of 130.00 feet and a central angle of 46°07'38"; thence Southwesterly, along the arc and the Southerly R/W of said Road, a distance of 104.66 feet to the point of intersection with a line bearing N 00°20'00"E from a point described as follows: Begin at the SW corner of said W 1/2 of NW 1/4; thence N 00°20'00"E, along the West line of said W 1/2 a distance of 161.60 feet; thence S 89°00'10"E a distance of 540.00 feet to said point; thence S 00°20'00"W a distance of 781.89 feet to said point; thence S 89°00'10"E a distance of 121.53 feet; thence S 00°43'00"W a distance of 827.87 feet to the South line of said N 1/2 of NW 1/4 of SW 1/4; thence S 88°52'34"E, along said South line, a distance of 666.04 feet to the SE corner of said N 1/2 of NW 1/4 of SW 1/4; thence N 00°20'57"E, along the East line of said NW 1/4 of SW 1/4, a distance of 665.40 feet to the South line of said NW 1/4; thence S 88°53'57"E, along said South line, a distance of 1322.23 feet to the SE corner of said NW 1/4; thence N 00°26'14"E a distance of 1727.23 feet to the True P.O.B. Together with easement for private road purposes recorded under Auditor's Document Number 8405230127 Subject to declaration of covenants recorded May 18, 1984 under Auditor's document number 8405160203 which by reference is made a part hereof. The plattor does hereby grant to THE WASHINGTON WATER POWER COMPANY, a corporation, its successors and assigns, the right of ingress and egress over and along all private roads shown hereon. Also granted is the right to reconstruct, operate and maintain existing electric transmission lines, consisting of line poles or structures and conductor wire as now in place thereon and shown as transmission corridors hereon. It is furthermore granted that said Company shall have the right to erect, construct,

reconstruct and maintain overhead and/or underground electric distribution lines consisting of wires, poles, anchors, underground electric cable, pad mounted transformers and associated fixtures, over, along, across and under any private road, transmission corridor, or utility easement shown hereon, together with the right to cut trees and brush that interfere with the construction, maintenance and operation of said lines. No more than one dwelling structure 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. **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 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. 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 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. The sponsor will assume no responsibility for provision of water. Subject to specific application approval and issuance of permits by the Health Officer, each lot is authorized the use of an individual onsite sewage system. On site wastewater disposal systems shall be approved by the Spokane County Health Department prior release of building permits and these systems may be of a specifically designed type. **IN WITNESS WHERE OF,** we have hereunto set our hand and affixed our seal this 18TH day of MAY, 1984.

Lake Road Enterprises

Joseph G. Ward
general partner
Robert Schimanski
Robert Schimanski
Arthur E. Warsinske
Arthur E. Warsinske
Donald A. Warsinske
Donald A. Warsinske
Ruby Warsinske
Ruby Warsinske
Martha Warsinske Trust
Martha Warsinske Trust
Richard J. Warsinske
Richard J. Warsinske
Diane Warsinske White
Diane Warsinske White
Ethel Warsinske
Ethel Warsinske
Ann Lunceford
Ann Lunceford
STATE OF WASHINGTON) SS
(COUNTY OF SPOKANE)

Carol Warsinske King
Carol Warsinske King
Charles A. Warsinske
Charles A. Warsinske
Robert L. Woerner
Robert L. Woerner
Harold E. Warsinske
Harold E. Warsinske
Mrs. Norman G. Warsinske
Mrs. Norman G. Warsinske
William Warsinske
William Warsinske
Kirby White
Kirby White
Stanley H. Brown
Stanley H. Brown

ACKNOWLEDGEMENT

On this 18TH day of MAY, 1984, before me personally appeared Joseph G. Ward and Charles R. Potts known to be general partners for Lake Road Enterprises; Joseph G. Ward has power of attorney for the following people, Robert Schimanski, Carol Warsinske King, Arthur E. Warsinske, Charles A. Warsinske, Donald A. Warsinske, Robert L. Woerner, Ruby Warsinske, Harold E. Warsinske, Martha Warsinske Trust, Mrs. Norman G. Warsinske, Richard J. Warsinske, William Warsinske, Diane Warsinske White, Kirby White, Ethel Warsinske, Stanley H. Brown, Ann Lunceford; as the individuals 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 11/20/87. *Shawn R. Harris*
Notary Public in and for the State of Washington, residing at SPOKANE, Washington

8405300168

COUNTY AUDITOR

FILED OR RECORDED
REQUEST OF *Spokane Co.*
MAY 30 1 04 PM '84 *Planning*
WILLIAM E. DONAHUE
AUDITOR
SPOKANE COUNTY, WASH.
DEPUTY

35.00 *Snell*

SP BK 3 Pg 15

COUNTY ENGINEER

EXAMINED AND APPROVED
THIS 21ST DAY OF May, 1984
William E. Donahue
SPOKANE COUNTY ENGINEER

COUNTY HEALTH OFFICER

EXAMINED AND APPROVED
THIS 17TH DAY OF May, 1984
Daryl E. Gray, R.S.
SPOKANE COUNTY HEALTH OFFICER

COUNTY TREASURER

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREON PLATTED LAND HAVE BEEN FULLY PAID THIS 13 DAY OF May, 1984
Dee Skip Chilbert, Linda Martin
SPOKANE COUNTY TREASURER DEPUTY

COUNTY PLANNING

EXAMINED AND APPROVED
THIS 30TH DAY OF May, 1984
John W. Heron
SHORT PLAT ADMINISTRATOR

COUNTY ASSESSOR

EXAMINED AND APPROVED
THIS 30 DAY OF May, 1984
George Britton, Linda House
SPOKANE COUNTY ASSESSOR DEPUTY

COUNTY UTILITIES

DIRECTOR EXAMINED AND APPROVED
THIS 17TH DAY OF MAY, 1984
James A. Leat
SPOKANE COUNTY UTILITIES DIRECTOR

CLARENCE E. SIMPSON ENGINEERS
N. 909 ARGONNE ROAD
SPOKANE, WASHINGTON

**SPOKANE COUNTY
SHORT PLAT
82-201**

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SEC. 25, T. 25N, R. 43 E.W.M.

RP'S
 1) NAIL & TAG NO. 706 IN 14" PINE WEST 55.63'
 2) NAIL & TAG NO. 706 IN 11" PINE NW 50.95'
 3) 5/8" REBAR SET IN CONCRETE NORTH 46.00'

REQUEST OF _____
 May 30 1 05 PM '91
 WILLIAM E. DONAHUE
 AUDITOR
 SPOKANE COUNTY, WASH.
 DEPUTY

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act at the request of Joseph G. Ward.

Richard L. Simpson

BASIS OF BEARING

The bearing of S 00°26'14" W along the East line of the Northwest 1/4 of Section 25, T.25 N., R. 43 E.W.M. was used as the basis of bearing for this plat.

LEGEND

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

Q CURVE DATA

CURVE #1"	CURVE #2"	CURVE #3"
Δ = 42°28'00"	Δ = 100°00'00"	Δ = 48°00'00"
R = 259.608	R = 250.00	R = 250.00
T = 100.87	T = 297.94	T = 111.31
L = 192.42	L = 436.33	L = 209.44
CURVE #4"	CURVE #5"	CURVE #6"
Δ = 13°00'00"	Δ = 23°20'00"	Δ = 37°00'00"
R = 250.00	R = 250.00	R = 250.00
T = 28.48	T = 51.62	T = 83.65
L = 56.72	L = 101.81	L = 161.44



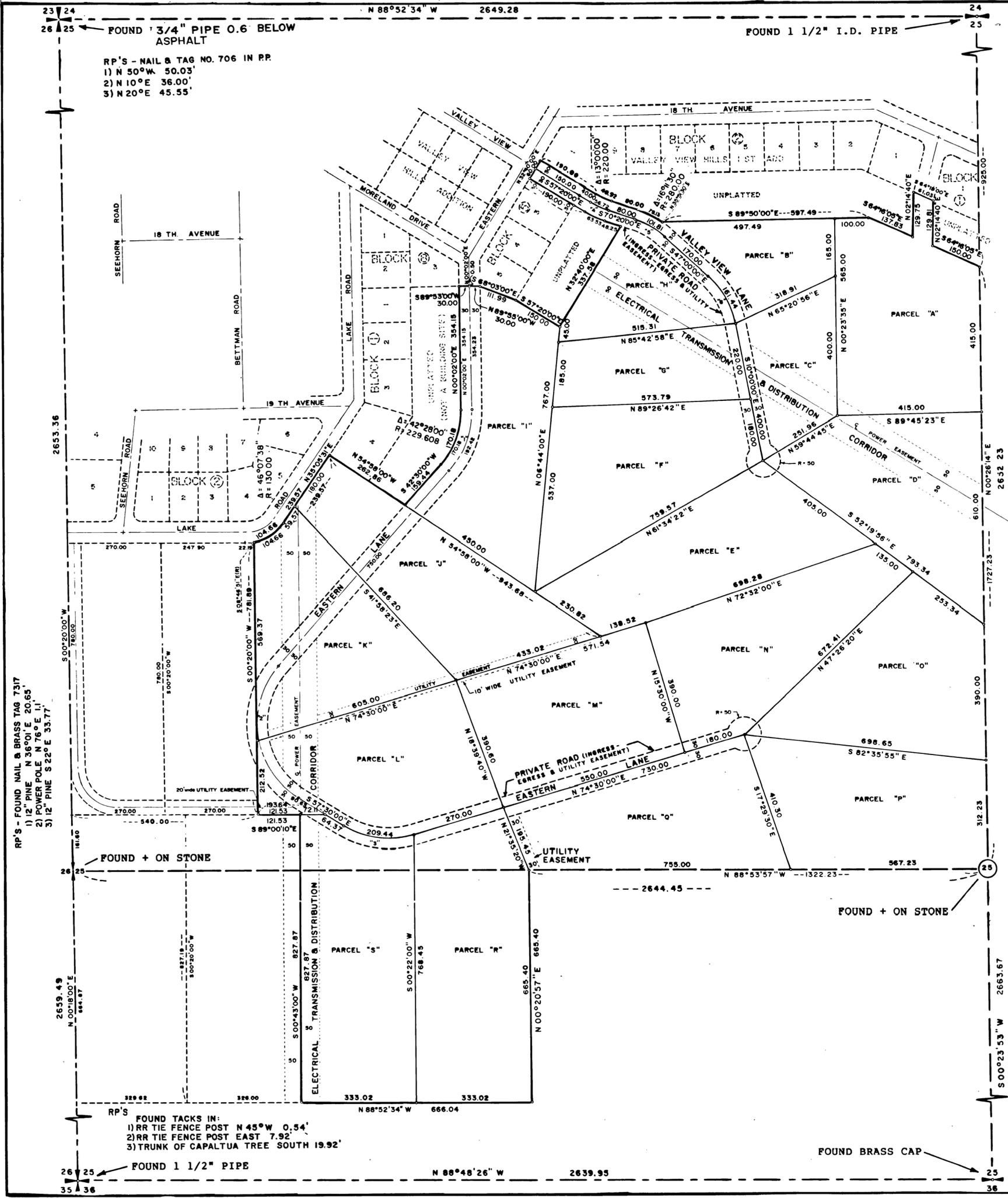
SCALE 1" = 200'

CLARENCE E. SIMPSON ENGINEERS
 N. 909 ARGONNE ROAD
 SPOKANE, WASHINGTON

SPOKANE COUNTY
 SHORT PLAT
 82-201

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SEC. 25, T. 25N, R. 43E.W.M.



RP'S - NAIL & TAG NO. 706 IN RP.
 1) N 50°W 50.03'
 2) N 10°E 36.00'
 3) N 20°E 45.55'

RP'S - FOUND NAIL & BRASS TAG 7317
 1) 1/2" PINE N 36°01'E 20.65'
 2) POWER POLE N 76°5'E 11'
 3) 1/2" PINE S 22°E 33.77'

RP'S FOUND TACKS IN:
 1) RR TIE FENCE POST N 45°W 0.54'
 2) RR TIE FENCE POST EAST 7.92'
 3) TRUNK OF CAPALTUA TREE SOUTH 19.92'

RP'S
 1) CUT X ON GRANITE ROCK
 S 30°W 101.49' (SLOPE)
 2) FOUND BRASS MON
 N 10°E 59.14' (SLOPE)
 3) CUT X IN GRANITE ROCK
 S 40°E 117.45' (SLOPE)