

DECLARATION OF COVENANT REQUIRING PRIVATE CONSTRUCTION AND MAINTENANCE OF SHORT PLAT APPROVED PRIVATE ROAD, AND DEDICATION TO THE COUNTY WHEN REQUIRED.

"Declaration of Covenant

1 "In consideration of the approval by Spokane County of short plat # SP-82-  
2 201, which said plat creates (a lot) ( 19 lots) described as follows:

3  
4 See attached legal  
5

6 the undersigned covenants and agrees that:

7 "1. The owner(s) of the aforescribed property or of any lot which has  
8 been or is subsequently created on said property shall be responsible for the  
9 financing for construction and maintenance of all private roads within said short  
10 plat.

11 "2. The road shall be improved consistent with Spokane County standards  
12 for short plat private roads.

13 "3. Maintenance methods, standards, and financing shall be in a manner  
14 determined by the owners of a majority of the square footage of buildable land within  
15 such aforescribed property.

16 "4. In the event such private road is improved to Spokane County standards  
17 for public streets and the County is willing to accept the dedication of such road,  
18 each lot owner shall execute any documents necessary to accomplish such dedication.

19 "5. Owners of lots within the above referenced short plat who are served  
20 by such road, may sue and recover from any owner of any lot within the short plat  
21 which is similarly served who refuses to participate in the road construction,  
22 financing, and maintenance. Such owners who refuse to share the costs under the  
23 percentage set forth above shall be liable for any attorneys fees.

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

SEE ATTACHED  
PAGE FOR ADDITIONAL OWNERS

Owner  
Joseph H. Ward  
Owner

STATE OF WASHINGTON )  
COUNTY OF SPOKANE ) ss

On this day personally appeared before me Joseph H. Ward +  
Charles R. Potts, Jr., known  
to me to be the individual(s) 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 stated.

Given under my hand and affixed my official seal this 2nd day of May

Sharon  
Notary Public  
In and for the State of Washington,  
residing at Spokane, Washington.



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.41 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 N89°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 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 S32°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 SE 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 61.33 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 S00°02'00"W a distance of 354.13 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 S42°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 S35°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 N 1/2 of NW 1/4; thence N 00°20'00"E, along the West line of said N 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.

FILED OR RECORDED  
 REQUEST OF Joe Ward  
 MAY 18 1 13 PM '84

500

WILLIAM E. DONAHUE  
 AUDITOR  
 SPOKANE COUNTY, WASH.  
 DEPUTY  
 SNELL

5, 1213 Pines Rd 99206

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our seal this 18 day of May, 1984.

Robert Schimanski  
ROBERT SCHIMANSKI

by Joseph Ward

Arthur E. Warsinske  
ARTHUR E. WARSINSKE

by Joseph Ward

Donald A. Warsinske  
DONALD A. WARSINSKE

by Joseph Ward

Ruby Warsinske  
RUBY WARSINSKE

by Joseph Ward

Martha Warsinske Trust  
MARTHA WARSINSKE TRUST

by Joseph Ward

Richard J. Warsinske  
RICHARD J. WARSINSKE

by Joseph Ward

Diane Warsinske White  
DIANE WARSINSKE WHITE

by Joseph Ward

Ethel Warsinske  
ETHEL WARSINSKE

by Joseph Ward

Carol Warsinske King  
CAROL WARSINSKE KING

by Joseph Ward

Charles A. Warsinske  
CHARLES A. WARSINSKE

by Joseph Ward

Robert L. Woerner  
ROBERT L. WOERNER

by Joseph Ward

Harold E. Warsinske  
HAROLD E. WARSINSKE

by Joseph Ward

Mrs. Norman Warsinske  
MRS. NORMAN WARSINSKE

by Joseph Ward

William Warsinske  
WILLIAM WARSINSKE

by Joseph Ward

Kirby White  
KIRBY WHITE

by Joseph Ward

Stanley H. Brown  
STANLEY H. BROWN

by Joseph Ward

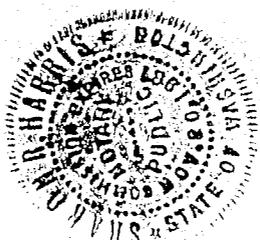
Ann Luncford  
ANN LUNCFORD

by Joseph Ward

STATE OF WASHINGTON )  
  ) ss.  
COUNTY OF SPOKANE )

On this 18 day of May, 1984, before me personally appeared JOSEPH G. WARD; 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 LUNCFORD; 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 purposes herein mentioned.

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



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

My commission expires 11/20/87.