

OWNERS CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT Stanley R. Canter and Donna M. Canter, husband and wife, and Gary L. Britt and Marcia W. Britt, husband and wife and William R. Tomlinson and Inez Tomlinson, husband and wife, John H. Miller and

are the owners of a tract of land in the SE 1/4 and the SW 1/4 Section 28, T29N, R43E W.M. and the NE 1/4 Section 33, T29N, R43E W.M., and the NW 1/4 and SW 1/4 Section 34, T29N, R43E W.M., and the SW 1/4 Section 27, T29N, R43E W.M. all in Spokane County, Washington and have caused it to be laid out into lots and roadways as shown herein and known as SHORT PLAT NO. SP-87-504 and more particularly described as follows:

Beginning at the Southwest Corner of said Section 28; thence N 00°-28'-40"W along the West Line of said SW 1/4 Section 28 a distance of 1521.05 feet; thence N 89°-51'-11"E parallel with the East-West Centerline of said Section 28 a distance of 2003.60 feet; thence N 00°-08'-49"W a distance of 238.10 feet; thence N 89°-51'-11"E a distance of 1237.27 feet to the shoreline of Bailey Lake; thence N 20°-42'-26"E along said shoreline a distance of 305.47 feet to a point of curve; thence along said shoreline on the curve being concave to the South a distance of 691.12 feet to a point of tangent, curve radius being 325.00 feet; thence S37°-27'-06"E along said shoreline a distance of 514.76 feet; thence S68°-42'-34"E along said shoreline a distance of 138.05 feet; thence S 18°-37'-40"E along said shoreline a distance of 86.24 feet; thence S05°-28'-08"W along said shoreline a distance of 950.70 feet; thence leaving said shoreline S 74°-38'-43"E a distance of 124.74 feet; thence N 10°-04'-29"E a distance of 72.36 feet to a point of curve; thence Northeast-ly along the curve being concave to the Southeast a distance of 587.60 feet to a point of tangent, curve radius being 305.00 feet; thence S 59°-32'-33"E a distance of 87.97 feet to a point of curve; thence Southeast-ly along the curve being concave to the Northeast a distance of 249.78 feet, curve radius being 1148.87 feet, curve chord bears S 65°-46'-15"E a distance of 249.29 feet; thence S 74°-13'-05"E a distance of 64.57 feet; thence Southeast-ly along a curve being concave to the Northeast a distance of 52.44 feet to the intersection with the West line of the Southwest Quarter of said Section 27, curve radius being 192.50 feet, curve chord bears S 79°-48'-14"E a distance of 52.28 feet; thence Northeast-ly along the curve being concave to the North-west a distance of 157.01 feet to a point of tangent, curve radius being 192.50 feet, curve chord bears N 69°-01'-31"E a distance of 152.70 feet; thence N 45°-39'-32"E a distance of 119.22 feet to a point of curve; thence Northeast-ly along the curve being concave to the Southeast a distance of 419.04 feet to a point of tangent, curve radius being 740.66 feet; thence N 78°-04'-30"E a distance of 690.64 feet to the intersection with the West Right-of-Way line of the County Road (Findley Road No. 158-0"); thence S 00°-42'-06"E along said Right-of-Way a distance of 66.26 feet; thence S 78°-04'-30"W a distance of 677.74 feet to a point of curve; thence Southwesterly along the curve being concave to the Southeast a distance of 382.27 feet to a point of tangent, curve radius being 675.66 feet; thence S 45°-39'-32"W a distance of 119.22 feet to a point of curve; thence Southwesterly along the curve being concave to the Northwest a distance of 207.09 feet to the inter-section with the East line of the SE 1/4 of said Section 28, curve radius being 257.50 feet, curve chord bears S 68°-41'-53"W a distance of 201.55 feet; thence S 00°-12'-00"E along said East line a distance of 658.01 feet to the Southeast Corner of said Section 28, which is common with the Northeast Corner of said Section 33; thence S 00°-54'-01"E along the East line of the NE 1/4 of said Section 33 a distance of 2481.38 feet; thence N 89°-05'-59"E in said Section 34, a distance of 60.00 feet; thence S 00°-54'-01"E a distance of 150.59 feet; thence S 00°-13'-39"W parallel to the West line of said SW 1/4 of Section 34 a distance of 813.31 feet to a point on a curve at the intersection with the Northwest-ly Right-of-Way of the County Road (Deer Park-Milan Road C.R.P. No. 1273); thence Southwesterly along said Right-of-Way on a curve being concave to the Northwest a distance of 69.81 feet to the intersection with the West line of said SW 1/4 of Section 34, curve radius being 3229.04 feet, curve chord bears S 59°-28'-53"W a distance of 69.81 feet; thence N 00°-13'-39"E along said West line a distance of 848.41 feet to the Southeast Corner of the NE 1/4 of said Section 33; thence S 89°-37'-14"W along the South line of said NE 1/4 of Section 33 a distance of 2676.45 feet to the Southwest Corner of said NE 1/4 of Section 33; thence N 00°-10'-50"W along the West line of said NE 1/4 of Section 33 a distance of 2636.64 feet to the South Quarter Corner of said Section 28; thence N 89°-44'-09"W along the South line of said SW 1/4 of Section 28, a distance of 2639.98 feet to the Point of Beginning;

INCLUDING such portion of the bed of Bailey Lake as will fall within said premises under the law of boundaries;

BE IT FURTHER KNOWN THAT:

- (1). A 15.00 foot strip of land as shown herein, around portions of the plat perimeter and interior lot lines is reserved as a recreational and utility easement for purposes defined in the Declaration of Covenants.
(2). The Tract "X" private roads contained within this plat are for the sole use of (a) the parcels within this plat, (b) the areas designat-ed thereon as "Area A-1" and "Area A-2" and (c) ingress and egress for the Washington State Department of Natural Resources to adjacent lands for fire protection purposes, until such time as the roadway is improved and established as a public road.
(3). The roadways are designated as common areas and shall be owned undi-vided and the responsibility of each lot owner, equally at 1/44th per lot. This applies to all lots which are not designated as Common Area lots as defined in No. (4) below.
(4). Lot 5, Block One and Lot 2, Block Two and Lot 14, Block Two and Lot 1, Block Four are designated as common areas and shall be owned undivided at 1/44th per lot, for the remaining lots, and shall be for the sole use of the lot owners and the areas shown hereon as "Area A-1" and "Area A-2". Total area of common area lots is 85.08 Acres more or less.
(5). All common areas shall be governed by the rules and regulations as set forth in the Declaration of Covenants as recorded for this plat. All common areas may also be used for public utility purposes.
(6). DELETED
(7). Ten foot (10.00') wide utility easements adjoining all interior and back lot lines are hereby granted. That the fifteen foot (15.00') strip shown thereon as recreational easement is also reserved as a utility easement. That all roadway common areas are also reserved as utility easements.
(8). No more than one dwelling structure be placed on any lot nor shall any lot be further subdivided for the purpose of creating additional lots, ownerships, or building sites without first filing a replat.
(9). Individual driveway access permits are required prior to issuance of a building permit for driveway approaches to the County road system.

- (10). The owner(s) or successor(s) in interest agree to authorize Spokane County to place their name(s) on a petition for the formation of a Road Improvement District (RID) by the petition method pursuant to Chapter 36.88 RCW, which petition includes the owner(s) property, and further not to object, by the signing of a ballot, the formation of a RID by the resolution method pursuant to Chapter 36.88 RCW, which resolution includes the owner(s) property. If a RID is formed by either the petition or resolution method, as provided for in Chapter 36.88 RCW, the owner(s) or successor(s) further agree: (1) that the improvements or construction contemplated within the proposed RID is feasible. (2) that the benefits to be derived from the formation of the RID by the property included therein, together with the amount of any County participation, exceeds the cost and expense of formation of the RID, and (3) that the property within the proposed RID is sufficiently developed. Provided, further, the owner(s) or succe-ssor(s) shall retain the right, as authorized under RCW 36.88.090, to object to any assessment(s) on the property as a result of the im-provements called for in conjunction with the formation of a RID by either petition or resolution method under Chapter 36.88 RCW and to appeal to the Superior Court the decision of the Board of County Commissioners affirming the final assessment roll. It is further agreed that at such time as a RID is created or any Road Improvement Project is sanctioned by Spokane County, the im-provements required (curb, sidewalk, drainage control, and paving) will be at the sole expense of the undersigned owner, their heirs, grantees and assigns without participation by Spokane County. The RID waiver contained in this agreement shall expire after ten (10) years from the date of execution below. However, the owner(s) or successor(s) agree that if said RID waiver expires without con-struction of the required improvements, the owner(s) or successor(s) agree to construct the required improvements at their own expense; pay to Spokane County the then estimated cost of the required im-provements to enable the County to complete the same; or furnish a bond or other secure method suitable to the County (which may include the execution of another RID waiver agreement), providing for or securing to the County the actual construction of the improvements. All of the requirements of this agreement shall run with the land and shall be binding upon the owner(s), their successor(s) or assign(s). "This is applicable to improvements to Findley Road."
(11). The owners of lots within this plat are subject to private road documents as recorded under Instrument No. 9006070273, dated 6-3-1999 which by reference is made a part hereof.
(12). 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 accept-ing 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, main-tain, provide drainage or snow removal on private road. This re-quirement is and shall run with the land and shall be binding upon the owner, their heirs, successors or assigns including the obliga-tion to participate in the maintenance of the private road as provid-ed herein.
(13). The private roads as shown hereon are jointly owned common areas which provide a means of ingress and egress for those lots within the plat having frontage thereon, and areas designated on the plat as "Area A-1" and "Area A-2".
(14). Subject to specific application approval and issuance of permits by the Health Officer, the use of individual on site sewage disposal systems may be authorized. NOTE: Special construction requirements may be necessary for the installation of on site sewage disposal systems.
(15). The sponsor will assume no responsibility for the provision of domes-tic use water.
(16). Certain lots are affected by the 100 year flood elevation plans. No floor elevation shall be lower than one (1) foot above the elevation shown on the plat. Lots affected are Lots 1, 13, 15, 16, & 17, Block Two and Lots 1, 2, 3, 4, & 6, Block One. Owners will be required to have the floor elevation certified prior to building. Datum shall be based from Bench Marks as shown for this plat.
(17). The owners of lots within this plat are granted a drainage easement for Bailey Lake high water control as recorded under Instrument No. 8903010128, dated March 1, 1989, which by reference is made a part hereof.
(18). Lots 5, 6, 7, 8, 9, 12, & 13, Block Two and Lots 2 & 3, Block Three and Lots 7 through 21, Block Five, as shown herein, are designated as "NON-BUILDABLE" until such time as a ground water study satisfactory to meet the requirements of Spokane County Planning Department and Spokane County Health Department is provided.

Handwritten signatures of Stanley R. Canter, Donna M. Canter, Gary L. Britt, Marcia W. Britt, John H. Miller, and Inez Tomlinson with their printed names below.

SURVEYORS 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 Stan Canter.

Handwritten signature of Earl E. Sanders, P.L.S. 18740

Earl E. Sanders, P.L.S. 18740

6-7-90

9007270321

COUNTY AUDITOR

REQUEST OF Bear Creek Crossing
JUL 27 2 41 PM '90
WILLIAM W. DURTSCHI
AUDITOR
SPOKANE COUNTY, WASH.

6800 Simpson
Short Plat Book 7
Pg 2
(1 of 4)

COUNTY ENGINEER

EXAMINED AND APPROVED THIS 19th DAY OF July, 1990.

Handwritten signature of P. C. Johnson, SPOKANE COUNTY ENGINEER

COUNTY HEALTH OFFICER

EXAMINED AND APPROVED THIS 20th DAY OF July, 1990.

Handwritten signature of Pamela Neefee, SPOKANE COUNTY HEALTH OFFICER

COUNTY TREASURER

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREON PLATTED LAND HAVE BEEN FULLY PAID THIS 27th DAY OF July, 1990.

Handwritten signature of DE Ship Chelberg by A. Beach, SPOKANE COUNTY TREASURER DEPUTY

COUNTY PLANNING

EXAMINED AND APPROVED THIS 20th DAY OF July, 1990.

Handwritten signature of Sue Hordmishi, SHORT PLAT ADMINISTRATOR

COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 20th DAY OF July, 1990.

Handwritten signature of George Britton by Michael L. O'Neill, SPOKANE COUNTY ASSESSOR DEPUTY

COUNTY UTILITIES DIRECTOR

EXAMINED AND APPROVED THIS 19th DAY OF July, 1990.

Handwritten signature of William J. Durtschi, SPOKANE COUNTY UTILITIES DIRECTOR

K.A. DURTSCHI & ASSOCIATES, INC.
P.O. BOX 700
HAYDEN LAKE, IDAHO 83835

SPOKANE COUNTY SHORT PLAT 87-504

STATE OF WASHINGTON
COUNTY OF WA
On this 25th day of April, 1989, before me personally appeared Stanley R. Canter and Donna M. Canter, husband and wife, Gary L. Britt and Marcia W. Britt, husband and wife, and William R. Tomlinson and Inez Tomlinson, husband and wife, John H. Miller and Margaret F. Miller, husband and wife, and Robert W. Tomlinson; 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.
Handwritten signature of Notary Public, My commission expires 1-30-92, Residing in Pocatello.

RECEIVED

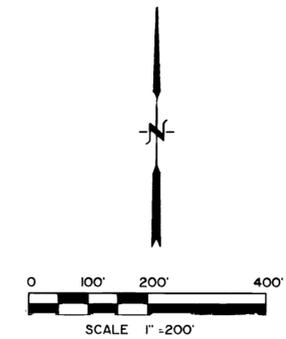
900727032

SHORT PLAT SP-87-504
SHEET 2 OF 4

Short Plat Bk 7
Pg 3
(2 of 4)

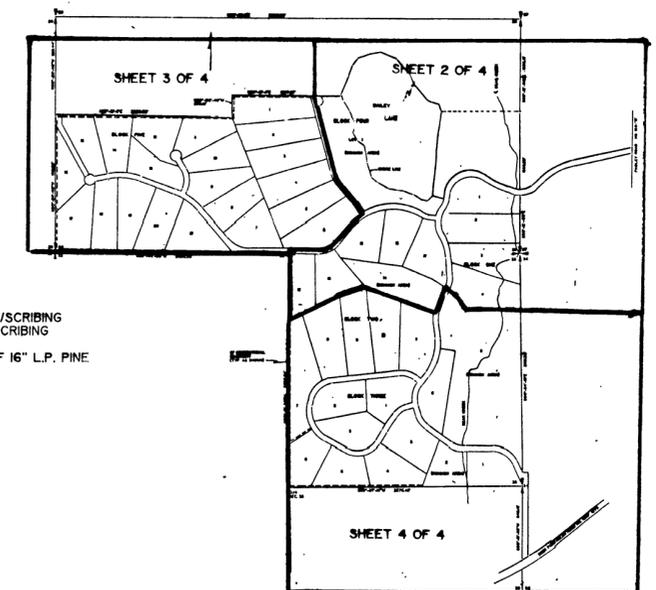
E1/4 COR. SEC. 28
ANGLE IRON W/4X4 WOOD POST
NEW:
NAIL IN BLAZED FACE OF 16" FIR
S29°W, 14.3'
EXIST.
L.S. WASHER IN FACE OF 18" PINE STUMP
S66°E, 22.3'
NEW:
NAIL IN BLAZED FACE OF 6" PINE
N34°W, 19.9'

PROJECT OF
MAY 27 2 41 PM 1999
WILLIAM J. ...
SPOKANE, IDAHO



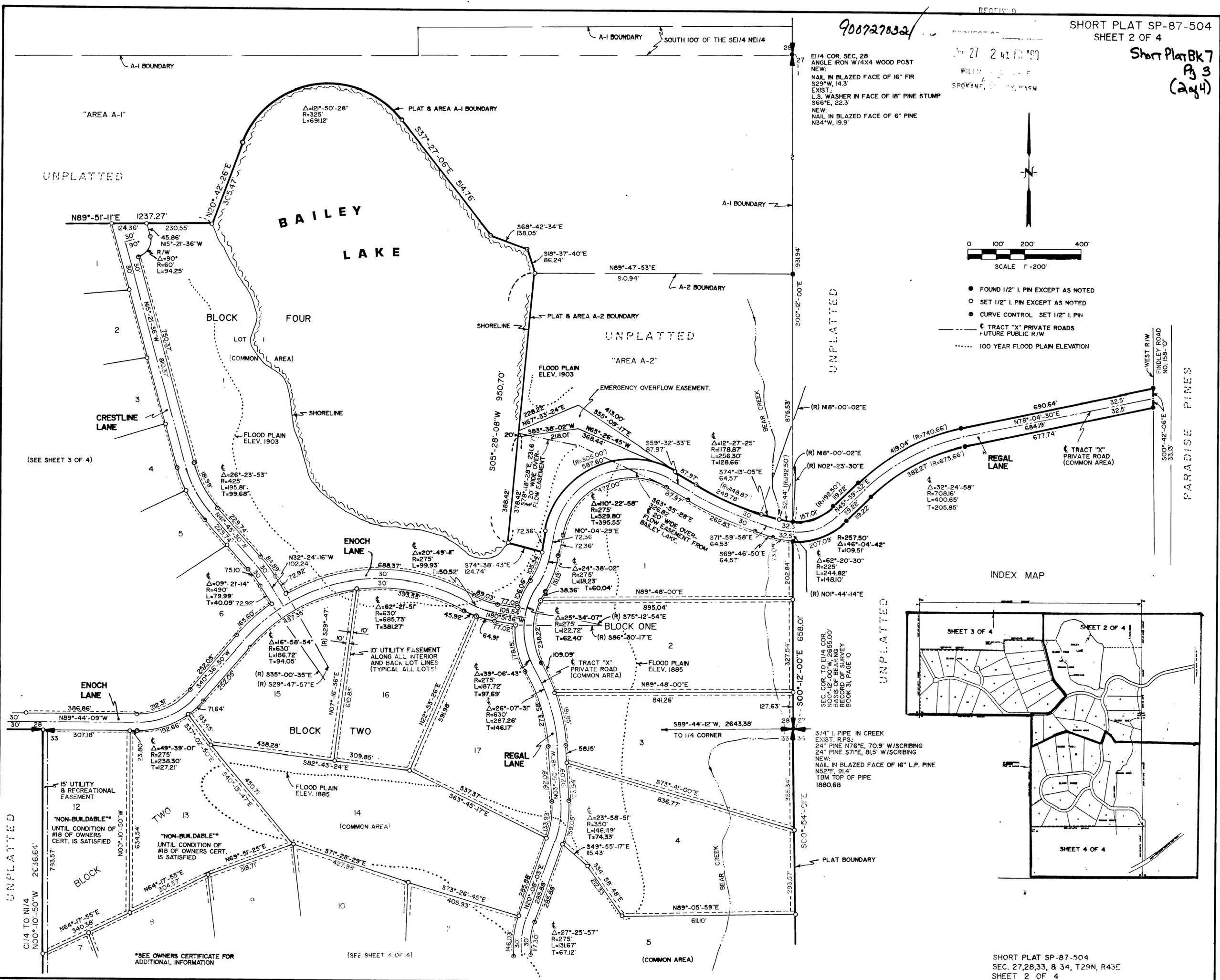
- FOUND 1/2" I. PIN EXCEPT AS NOTED
- SET 1/2" I. PIN EXCEPT AS NOTED
- CURVE CONTROL SET 1/2" I. PIN
- ⊕ TRACT "X" PRIVATE ROADS
- - - FUTURE PUBLIC R/W
- 100 YEAR FLOOD PLAIN ELEVATION

INDEX MAP



SEC. COR. TO E1/4 COR.
BASIS OF BEARING
RECORD OF SURVEY
BOOK 31, PAGE 10

3/4" I. PIPE IN CREEK
EXIST. R.P.S.
24" PINE N76°E, 70.9' W/SCRIBING
24" PINE S71°E, 81.5' W/SCRIBING
NEW:
NAIL IN BLAZED FACE OF 16" L.P. PINE
N52°E, 31.4'
TBM TOP OF PIPE
1880.68



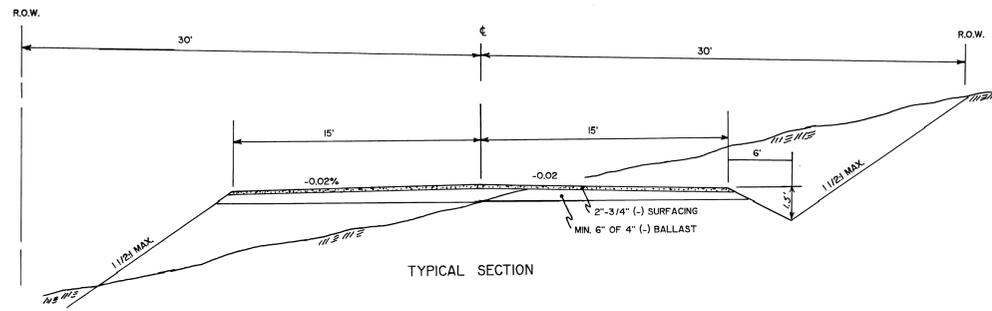
*SEE OWNERS CERTIFICATE FOR
ADDITIONAL INFORMATION

(SEE SHEET 4 OF 4)

SHORT PLAT SP-87-504
SEC. 27, 28, 33, & 34, T29N, R43E
SHEET 2 OF 4

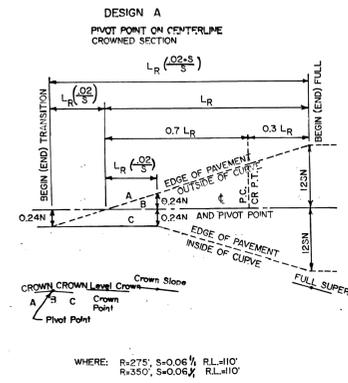
SHORT PLAT NO. SP 87-504

"BAILEY LAKE" ROADWAY PLANS

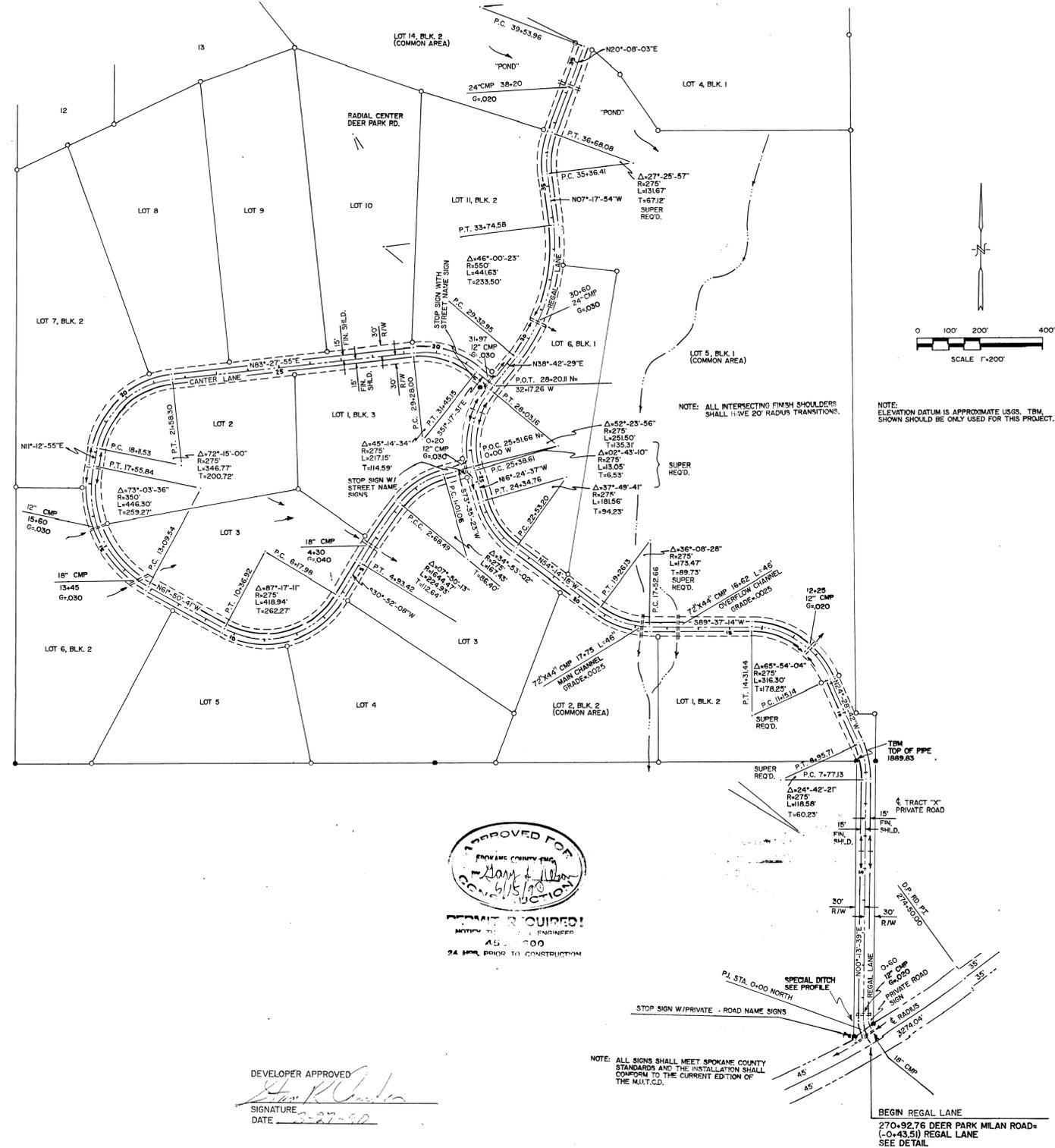
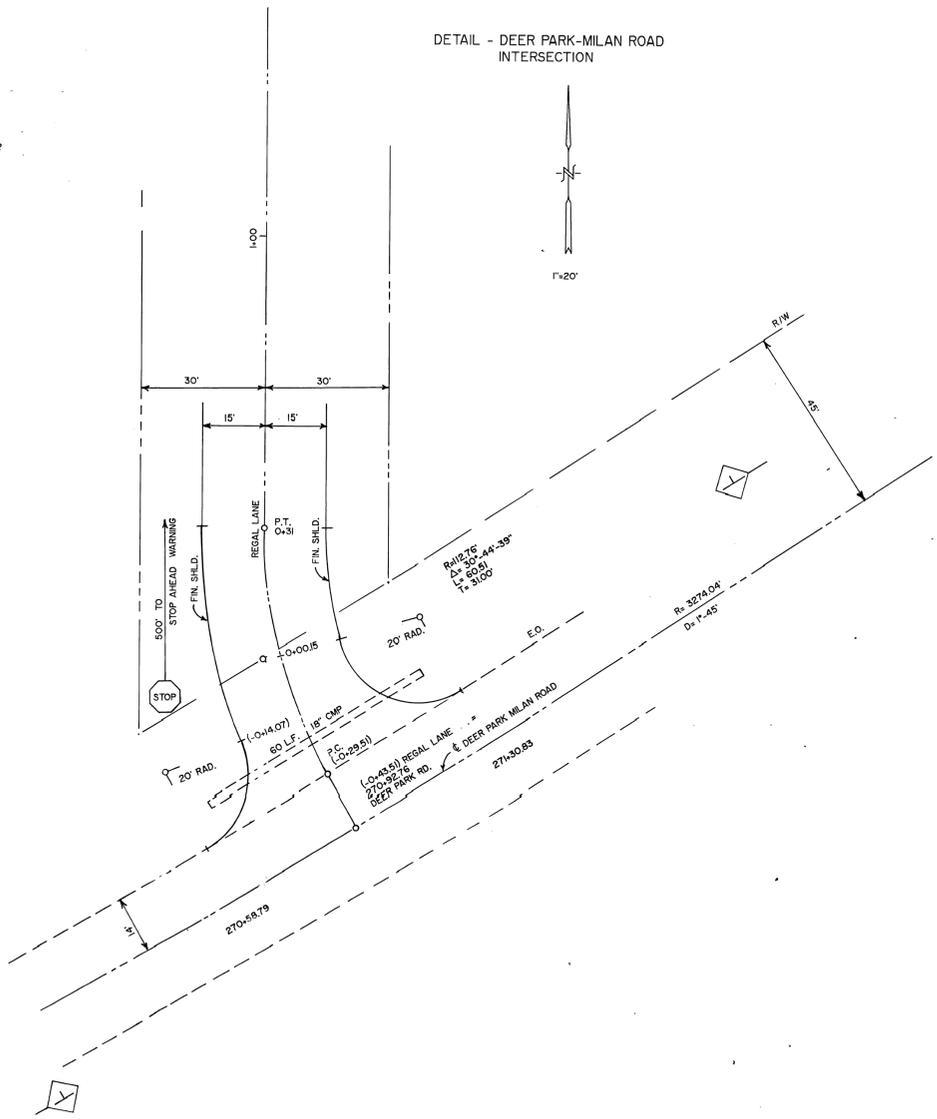


TRACT "X" PRIVATE ROAD FUTURE PUBLIC RIGHT-OF-WAY
SPOKANE COUNTY SEMI-RURAL B RURAL PRIVATE ROAD
DESIGN STANDARDS (ROLLING TO MOUNTAINOUS)
ALL ROADWAYS WITHIN THE PLAT ARE COMMON AREA.

NOTE: THESE PLANS PROVIDE HORIZONTAL AND VERTICAL ALIGNMENT IN ACCORDANCE WITH CURRENT COUNTY STANDARDS. THE ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE CONSTRUCTION METHODS.



DETAIL - DEER PARK-MILAN ROAD INTERSECTION



PERMIT REQUIRED!
NOTIFY THE COUNTY ENGINEER
45 000
24 HRS. PRIOR TO CONSTRUCTION

DEVELOPER APPROVED
[Signature]
SIGNATURE
DATE 12-27-90

NOTE: ALL SIGNS SHALL MEET SPOKANE COUNTY STANDARDS AND THE INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF THE MUTCD.

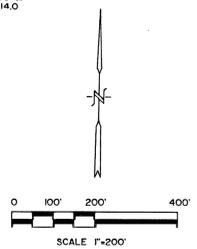
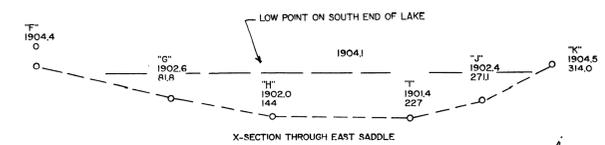
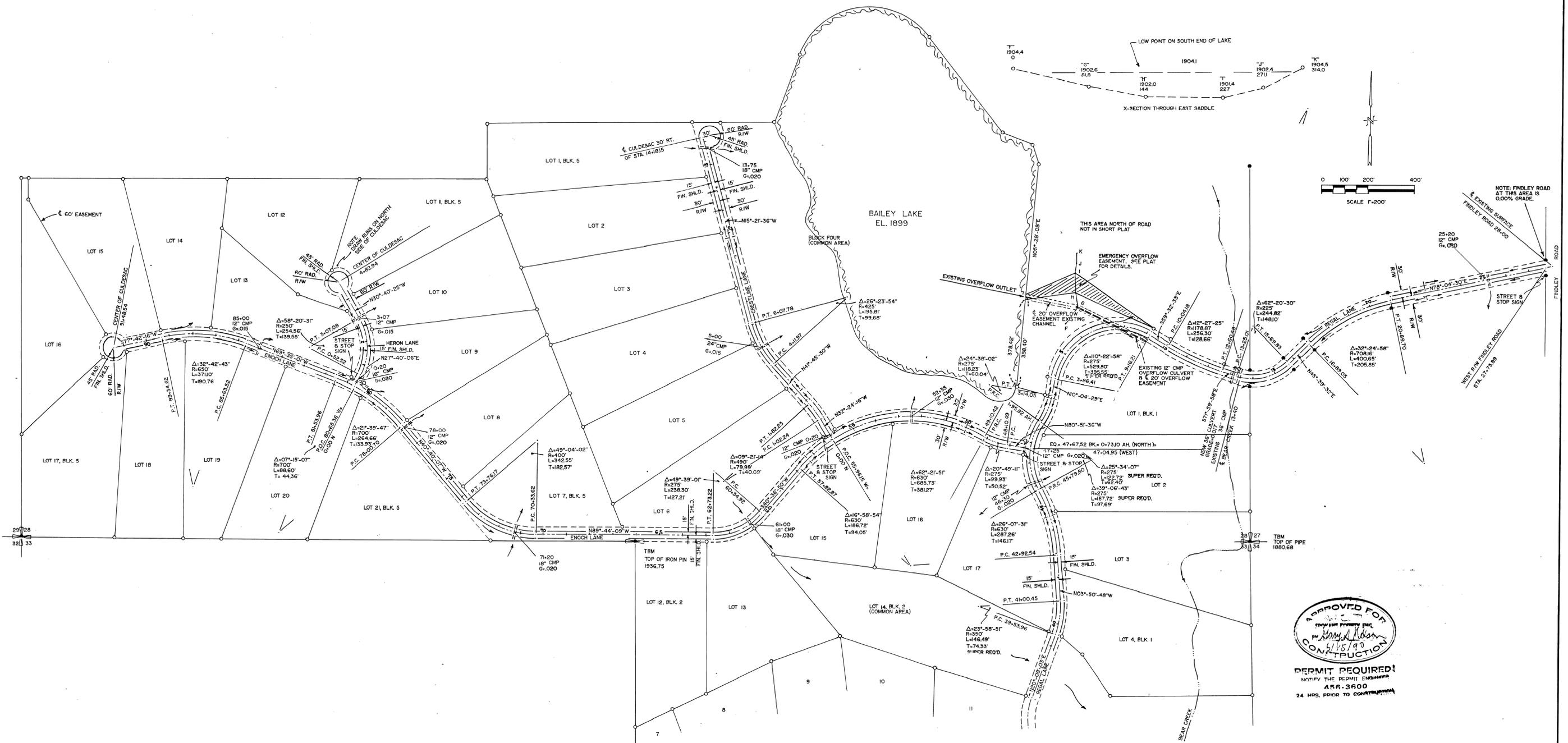
TAYLOR ENGINEERING
W. 55 MISSION AVE., SUITE 101
SPOKANE, WASHINGTON 99201
(509) 328-3371

K.A. DURTSCHI & ASSOC., INC.
P.O. BOX 700
HAYDEN LAKE, IDAHO 83835
(208) 772-2233
SHORT PLAT NO. SP 87-504
"BAILEY LAKE"



SHORT PLAT NO. 87-504

"BAILEY LAKE" ROADWAY PLANS



APPROVED FOR CONSTRUCTION
 PERMIT REQUIRED!
 NOTIFY THE PERMIT ENGINEER
 A.S. - 3600
 24 HRS. PRIOR TO CONSTRUCTION

DEVELOPER APPROVED
 SIGNATURE
 DATE

TAYLOR ENGINEERING
 W. 55 MISSION AVE., SUITE 101
 SPOKANE, WASHINGTON 99201
 (509) 328-3371
 K.A. DURTSCHI & ASSOC., INC.
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