

9007300079

RECORDED
FILED
MAY 29 1990
SPOKANE COUNTY WASH.

Short Plat Book 7
Pg 7
(pg 2 of 2)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Mt. St. Michael's Scholasticate, an Oregon Corporation; Catholic Bishop of Spokane, a Washington Corporation; Holy Names Foundation, a Washington Corporation; Richard Elston and Marcella Elston, husband and wife; and Alex Schoen and Elaine Schoen, husband and wife have caused to be platted into tracts the land shown hereon, to be known hereafter a SPOKANE COUNTY SHORT PLAT 89-605, said land being located in the NW 1/4 of the NW 1/4 of Section 13 and the NE 1/4 of the NE 1/4 of Section 14 all in T. 26N., R. 42E., W.M. in Spokane County, Washington and being more particularly described as follows:

Commencing at the Southwest corner of the E 1/2 of the NE 1/4 of said Section 14; thence N. 00°48'22"E along the West line of said E 1/2 of the NE 1/4 of the NE 1/4, a distance of 20.00 feet to the True Point of Beginning; thence continuing N.00°48'22"E along said West line, a distance of 319.32 feet; thence S.89°11'38"E, a distance of 170.00 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 140.00 feet (from which point of beginning a radial line of said curve bears S.40°29'24"W.); thence southeasterly along said curve through a central angle of 33°22'51", an arc distance of 81.57 feet; thence S.82°53'27"E, a distance of 341.18 feet to the beginning of a curve concave to the south having a radius of 225.00 feet; thence easterly along said curve through a central angle of 8°48'00" an arc distance of 34.56 feet; thence S.74°05'27"E, a distance of 90.83 feet to the beginning of a curve concave to the west having a radius of 90.00 feet; thence southerly along said curve through a central angle of 136°46'20" an arc distance of 214.84 feet; thence S. 62°40'53"W a distance of 78.50 feet to the east line of the NE 1/4 of said Section 14; thence S.00°51'46"W, along said line, a distance of 10.00 feet to the north line of the south 20.00 feet of said NE 1/4 of the NE 1/4; thence N.89°48'58"W, along said line, a distance of 654.53 feet to the True Point of Beginning.

Situate in the County of Spokane, State of Washington

and they do hereby dedicated to public use forever ten feet (10') of additional right of way for Connaught Road, as shown hereon. SUBJECT to a PUBLIC NOTICE NO. 4 as recorded May 29, 1990 under Auditor's File No. 9005290298.

No more than one (1) dwelling structure shall be placed on any one lot; nor shall any lot be further subdivided for the purpose of creating additional lots, ownerships or building sites without first filing and receiving approval of a replat. Side yard and rear yard setbacks shall be determined at the time building permits are requested. The setbacks indicated on this subdivision may be varied from if proper zoning approvals are obtained.

The owners or successors in interest agree to authorize the County to place their names on a petition for the formation of a Road Improvement District (RID) for Connaught Road by the petition method pursuant to Chapter 36.88 RCW, which petition includes the owners' property, and further not to object, by the signing of a ballot, to the formation of a RID by the resolution method pursuant to Chapter 36.88 RCW, which resolution includes the owners' property. If a RID is formed by either the petition or resolution method as provided for in Chapter 36.88 RCW, the owners or successors 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 successor(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 improvements 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 improvements required (curb, sidewalk, drainage control, and paving) will be at the sole expense of the undersigned owner(s), 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 construction 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 improvements 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).

Subject to specific application approval and issuance of permits by the Health Officer, the use of individual on-site sewage systems may be authorized. The owners or successors in interest agree to authorize the County to place their names on a petition for the formation of ULID by petition method pursuant to R.C.W. 36.94 which the petition includes the owners' property and further not to object by signing of a protest petition against the formation of a ULID by resolution method pursuant to R.C.W. Chapter 36.94 which includes the owners' property. PROVIDED, this condition shall not prohibit the owners or successors 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 R.C.W. Chapter 36.94.

Each new dwelling unit shall be double plumbed for connection to future area-wide collection systems.

The sponsor will assume no responsibility for the provision of domestic-use water. Water service shall be by a non-public private system owned and operated by the tract owner and serving a single tract. No individual well or water system shall be developed on each tract within 100' of the designated area reserved for location of on-site sewage disposal systems.

A 20.00 foot wide easement for drainage is granted to Spokane County across Tract "A" as shown hereon.

The owners or successors in interest agree to join in any County approved stormwater management program and to pay such rates and charges as may be fixed through public hearings for service or benefit obtained by the planning, design, constructing, maintaining, or operation of stormwater control facilities.

By: Richard Elston
RICHARD ELSTON
By: Marcella Elston
MARCELLA ELSTON
By: Alex Schoen
ALEX SCHOEN
By: Elaine Schoen
ELAINE SCHOEN
By: Catholic Bishop of Spokane
CATHOLIC BISHOP OF SPOKANE
By: Mt. St. Michael's Scholasticate
MT. ST. MICHAELS SCHOLASTICATE
By: Holy Names Foundation
HOLY NAMES FOUNDATION

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
County of Spokane) ss

On this day personally appeared before me RICHARD ELSTON and MARCELLA ELSTON, husband and wife, and ALEX SCHOEN and ELAINE SCHOEN, husband and wife, to me known to be the individuals 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 mentioned.

GIVEN under my hand and official seal this 14th day of May, 1990.

Mary C. Hummel
Notary Public in and for the State of Washington Residing at Spokane

STATE OF WASHINGTON)
County of Spokane)

On this 29th day of May, 1990, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Richard Elston and Marcella Elston to me known to be the owners and owners respectively, of the CATHOLIC BISHOP OF SPOKANE, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned and on oath stated that they are authorized to execute the said instrument and the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Mary C. Hummel
Notary Public in and for the State of Washington Residing at Spokane

STATE OF OREGON)
County of _____) ss

On this 21st day of May, 1990, before me, the undersigned, a Notary Public in and for the State of Oregon, duly commissioned and sworn, personally appeared Patricia B. O'Leary and Maryanne Blunt to me known to be the owners and owners respectively, of the MT. ST. MICHAELS SCHOLASTICATE, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned and on oath stated that they are authorized to execute the said instrument and the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Mary C. Hummel
Notary Public in and for the State of Oregon Residing at Spokane WASH

STATE OF WASHINGTON)
County of Spokane) ss

On this 21st day of May, 1990, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Maryanne Blunt and Truusuk to me known to be the owners and owners respectively, of the HOLY NAMES FOUNDATION, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned and on oath stated that they are authorized to execute the said instrument and the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Mary C. Hummel
Notary Public in and for the State of Washington Residing at Spokane



SHORT PLAT NO.89-605
LOCATED IN THE NE 1/4 OF SECTION 14, T.26N., R.42.,W.M. SPOKANE COUNTY, WASHINGTON
FEBRUARY 1990

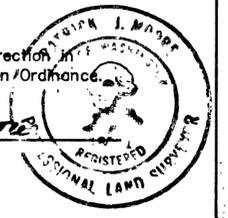
9007300079

COUNTY AUDITOR
REQUEST OF *Co Planning*
JUL 30 10 14 AM '90
WILLIAM G. ENNIS
SPOKANE COUNTY, WASH.
Free 5800
SHORT PLAT Book 7
Pg 6
(1 of 2)

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Spokane County Subdivision Ordinance.

Patrick J. Moore
Patrick J. Moore, RLS
Certificate Number 18091



COUNTY UTILITIES DEPARTMENT

Examined and approved this 15th day of JUNE, 1990

William D. ...
Director, Spokane County Utilities

COUNTY ENGINEER

Examined and approved this 18th day of June, 1990

P. C. ...
Spokane County Engineer

COUNTY PLANNING DEPARTMENT

Examined and approved this 30th day of July, 1990

John W. Peterson, Jr.
Director, Spokane County Planning Department

COUNTY HEALTH DISTRICT

Examined and approved this 30th day of July, 1990

Steven P. ...
for Spokane County Health Officer

COUNTY ASSESSOR

Examined and approved this 30 day of July, 1990

Leo Britton, Linda ...
Spokane County Assessor by Deputy

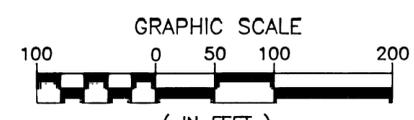
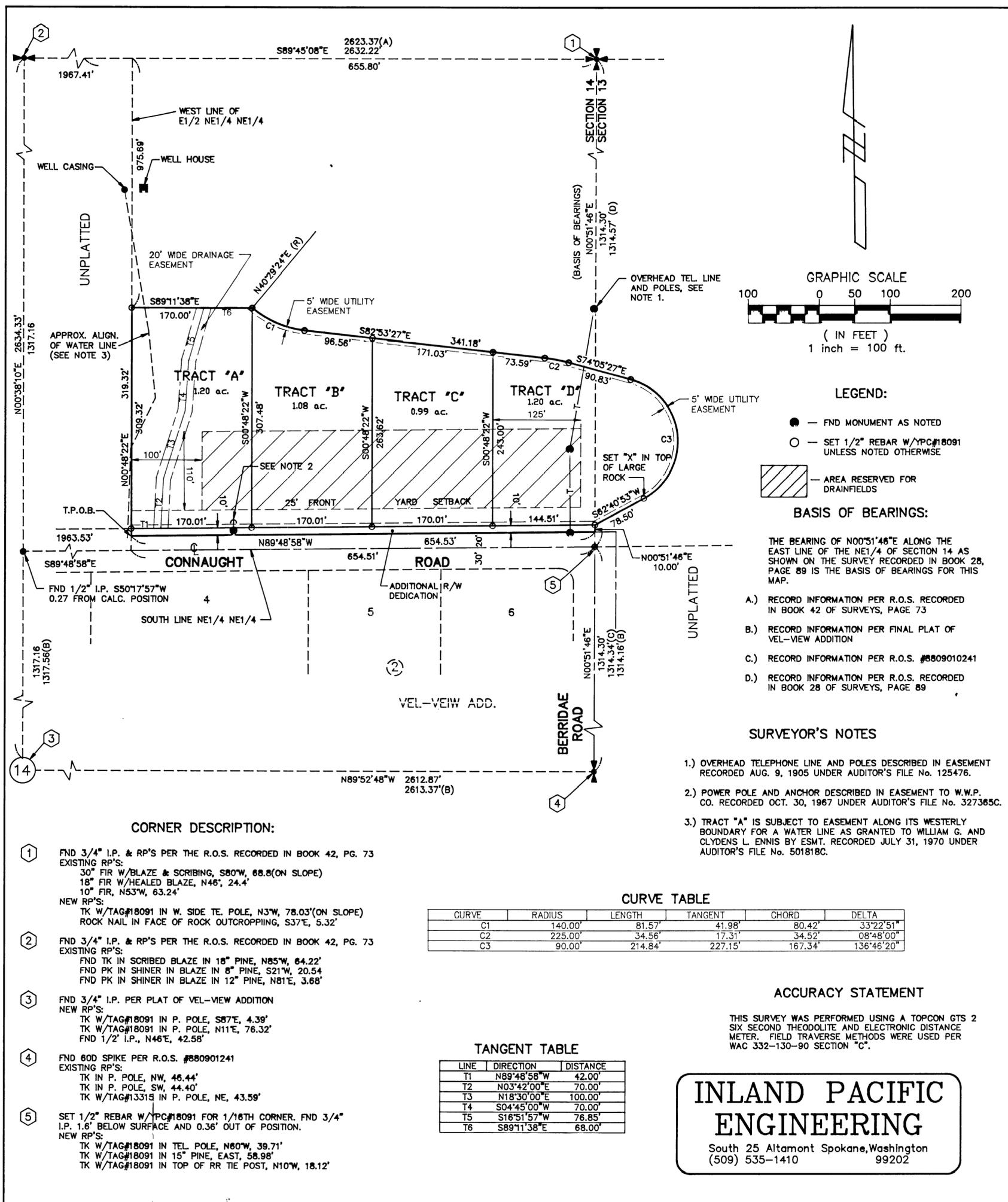
COUNTY TREASURER

I do hereby certify that all taxes which have been levied and become chargeable against the land shown within this map have been fully paid this 30 day of July, 1990

TAX IS $\frac{1}{2}$ PD

Skip Chilberg
Spokane County Treasurer
by Deputy *R. Con ...*

SHORT PLAT NO.89-605
LOCATED IN THE NE 1/4 OF
SECTION 14, T.26N., R.42.,W.M.
SPOKANE COUNTY, WASHINGTON
FEBRUARY 1990



LEGEND:

- - FND MONUMENT AS NOTED
- - SET 1/2" REBAR W/YPC#18091 UNLESS NOTED OTHERWISE
- ▨ - AREA RESERVED FOR DRAINFIELDS

BASIS OF BEARINGS:

THE BEARING OF N00°51'46"E ALONG THE EAST LINE OF THE NE1/4 OF SECTION 14 AS SHOWN ON THE SURVEY RECORDED IN BOOK 28, PAGE 89 IS THE BASIS OF BEARINGS FOR THIS MAP.

- A.) RECORD INFORMATION PER R.O.S. RECORDED IN BOOK 42 OF SURVEYS, PAGE 73
- B.) RECORD INFORMATION PER FINAL PLAT OF VEL-VIEW ADDITION
- C.) RECORD INFORMATION PER R.O.S. #8809010241
- D.) RECORD INFORMATION PER R.O.S. RECORDED IN BOOK 28 OF SURVEYS, PAGE 89

SURVEYOR'S NOTES

- 1.) OVERHEAD TELEPHONE LINE AND POLES DESCRIBED IN EASEMENT RECORDED AUG. 9, 1905 UNDER AUDITOR'S FILE No. 125476.
- 2.) POWER POLE AND ANCHOR DESCRIBED IN EASEMENT TO W.W.P. CO. RECORDED OCT. 30, 1967 UNDER AUDITOR'S FILE No. 327365C.
- 3.) TRACT "A" IS SUBJECT TO EASEMENT ALONG ITS WESTERLY BOUNDARY FOR A WATER LINE AS GRANTED TO WILLIAM G. AND CLYDENS L. ENNIS BY ESMT. RECORDED JULY 31, 1970 UNDER AUDITOR'S FILE No. 501818C.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	140.00'	81.57'	41.98'	80.42'	33°22'51"
C2	225.00'	34.56'	17.31'	34.52'	08°48'00"
C3	90.00'	214.84'	227.15'	167.34'	136°46'20"

TANGENT TABLE

LINE	DIRECTION	DISTANCE
T1	N89°48'58"W	42.00'
T2	N03°42'00"E	70.00'
T3	N18°30'00"E	100.00'
T4	S04°45'00"W	70.00'
T5	S16°51'57"W	76.85'
T6	S89°11'38"E	68.00'

CORNER DESCRIPTION:

- 1) FND 3/4" I.P. & RP'S PER THE R.O.S. RECORDED IN BOOK 42, PG. 73 EXISTING RP'S: 30" FIR W/BLAZE & SCRIBING, S80°W, 68.8'(ON SLOPE) 18" FIR W/HEALED BLAZE, N46°, 24.4' 10" FIR, N53°W, 63.24' NEW RP'S: TK W/TAG#18091 IN W. SIDE TE. POLE, N3°W, 78.03'(ON SLOPE) ROCK NAIL IN FACE OF ROCK OUTCROPPING, S37°E, 5.32'
- 2) FND 3/4" I.P. & RP'S PER THE R.O.S. RECORDED IN BOOK 42, PG. 73 EXISTING RP'S: FND TK IN SCRIBED BLAZE IN 18" PINE, N85°W, 64.22' FND FK IN SHINER IN BLAZE IN 8" PINE, S21°W, 20.54' FND FK IN SHINER IN BLAZE IN 12" PINE, N81°E, 3.68'
- 3) FND 3/4" I.P. PER PLAT OF VEL-VIEW ADDITION NEW RP'S: TK W/TAG#18091 IN P. POLE, S87°E, 4.39' TK W/TAG#18091 IN P. POLE, N11°E, 76.32' FND 1/2" I.P., N48°E, 42.58'
- 4) FND 80D SPIKE PER R.O.S. #880901241 EXISTING RP'S: TK IN P. POLE, NW, 46.44' TK IN P. POLE, SW, 44.40' TK W/TAG#13315 IN P. POLE, NE, 43.59'
- 5) SET 1/2" REBAR W/YPC#18091 FOR 1/16TH CORNER. FND 3/4" I.P. 1.6' BELOW SURFACE AND 0.36' OUT OF POSITION. NEW RP'S: TK W/TAG#18091 IN TEL. POLE, N60°W, 39.71' TK W/TAG#18091 IN 15" PINE, EAST, 58.98' TK W/TAG#18091 IN TOP OF RR TIE POST, N10°W, 18.12'

INLAND PACIFIC ENGINEERING
South 25 Altamont Spokane, Washington
(509) 535-1410 99202