SHORT PLAT NO. SP-973-94
PORTION OF NW1/4 SECTION 9, T27N, R43E, W.M.
SPOKANE COUNTY, WASHINGTON
SHEET 2 OF 4

DEDICATION

BE IT KNOWN THAT LLOWELL S. MOORE AND BETTY A. MOORE, husband and wife, S. BANK OF WASHINGTON, a Washington Corporation, and United Security Bank, a Washington Corporation, have caused to be platted into lots and private streets, the lands shown hereto to be known as SP-973-94, and being legally described as follows:

All that certain real property situated in the NW 1/4 of Section 9, Township 27 North, Range 43 East, Willamette Meridian, Spokane County, Washington, EXCEPT the westerly 870.70 feet of the northerly 1295.00 feet thereof, AND EXCEPT the westerly 870.70 feet lying southerly of the northerly 1295.00 feet thereof, AND EXCEPT the easterly 436.00 feet of the westerly 1368.70 feet of the northerly 1000.00 feet thereof, AND EXCEPT the westerly 30.00 feet of Perry Road, a county road 60 feet in width.

1. Lots A, C, H, I, J, O, S, and P are located on a temporary out of the street/stub road. This temporary out of the street/stub road may be extended to provide access to adjacent property and/or connect to existing roads or new roads as development and/or circulation need dictate.

2. Side yard and rear yard setbacks shall be determined at the time building permits are requested, unless these setbacks are specifically drafted on this Final Plat. The setbacks indicated on this plat may be varied from, if proper zoning approvals are obtained.

3. 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 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, to the formation of an RID by the resolution method pursuant to Chapter 36.88 RCW, which resolution includes the owner(s) property. If an RID is formed by either petition or resolution method as provided for in Chapter 36.88 RCW, the owner(s) or successor(s) further agree:
   (a) that the improvements or construction contemplated within the proposed RID is feasible;
   (b) that the benefits to be derived from the formation of an RID by the property included herein, together with the amount of any County participation, exceed the cost and expense of formation of the RID, and
   (c) that the property within the proposed RID is sufficiently developed.

4. 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 waiver expires without construction of the required improvements, the owner(s) or successor(s) agree to construct the required cost of the required improvements to the County to complete the improvements required.

5. All of the requirements of this agreement shall run with the land and shall be binding upon the owner(s), their successor(s) or assignee(s). This provision is applicable to Perry Road.

6. Owners of lots within this Short Plat shall be members of the Half Moon Lake Estates Homesteaders Association created by document 26A0-05-0146, which by reference is made a part hereof.

7. The 50 foot wide ingress, egress, and utility easement as shown and platted herein through Lots A and 1, is for Lot B-C only. No other lots shall be allowed access through this easement.

8. Subject to specific application approval and issuance of permits by the Health Office, the use of individual on-site sewage systems may be authorized.

9. The 50 foot wide ingress, egress, and utility easement as shown and platted herein through Lots A and 1, is for Lot B-C only. No other lots shall be allowed access through this easement.

10. The sponsor will assume responsibility for the provision of domestic-use water.
SHORT PLAT NO. SP-973-94
PORTION OF NW 1/4 SECTION 9, T27N, R43E, W.M.
SPOKANE COUNTY, WASHINGTON
SHEET 3 OF 4

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 26th DAY OF
JANUARY, 1996, IN BOOK 16 OF PLAT BOOKS AT PAGE 264 AT
THE REQUEST OF LEGAL.

COUNTY DIVISION OF BUILDING AND PLANNING
EXAMINED AND APPROVED THIS 26th DAY OF
JANUARY, 1996.

COUNTY UTILITIES DIRECTOR
EXAMINED AND APPROVED THIS 26th DAY OF
JANUARY, 1996.

COUNTY HEALTH DISTRICT
EXAMINED AND APPROVED THIS 26th DAY OF
JANUARY, 1996.

COUNTY ENGINEER
EXAMINED AND APPROVED THIS 26th DAY OF
JANUARY, 1996.

COUNTY TREASURER
I hereby certify that the required taxes on the
hereto plattd land have been fully paid this
26 DAY OF JANUARY, 1996.

COUNTY ASSESSOR
EXAMINED AND APPROVED THIS 26th DAY OF
JANUARY, 1996.

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

DEAN E. YONGIE, Nic.
Certificate #1000

SPokane COUNTRY
SHORT PLAT NO. SP-973-94
LOCATED IN SEC. 9, T27N, R43E
SPokane COUNTY, WASHINGTON

IN WITNESS WHEREOF the aforementioned persons do hereby affix their signatures:

Douglas S. McKee
Betty A. McKee

Karen Thomas
Louise Roberson

For: U.S. Bank of Washington
For: United Security Bank
Title: C.C. Clerk/Secretary
Title: VP
Date: 12-15-95
Date: 12-14-95

State of Washington
County of Spokane
I certify that the evidence and affidavit of Karen Thomas
was presented to me, and I ordered the Plat Record to be
filed as shown on the Plat. This Plat Record is accurate and
true to the best of my knowledge and belief.
Dated: DECEMBER 14, 1995

Notary Public
My appointment expires: 11-01-97

STATE OF WASHINGTON
COUNTY OF SPOKANE
COUNTY PLANNING DIRECTOR

J. PAUL, REINER & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
N. 18115 NEWPORT HWY, SPOKANE, WA 99208
(509) 467-2261