

SHORT PLAT NO. SP-973-94

PORTION OF NW1/4 OF SECTION 9, T27N, R43E, W.M.
SPOKANE COUNTY, WASHINGTON

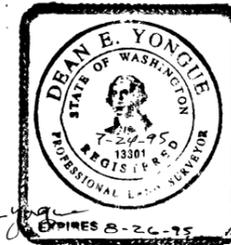
SCALE: 1" = 200'

SHEET 1 OF 4

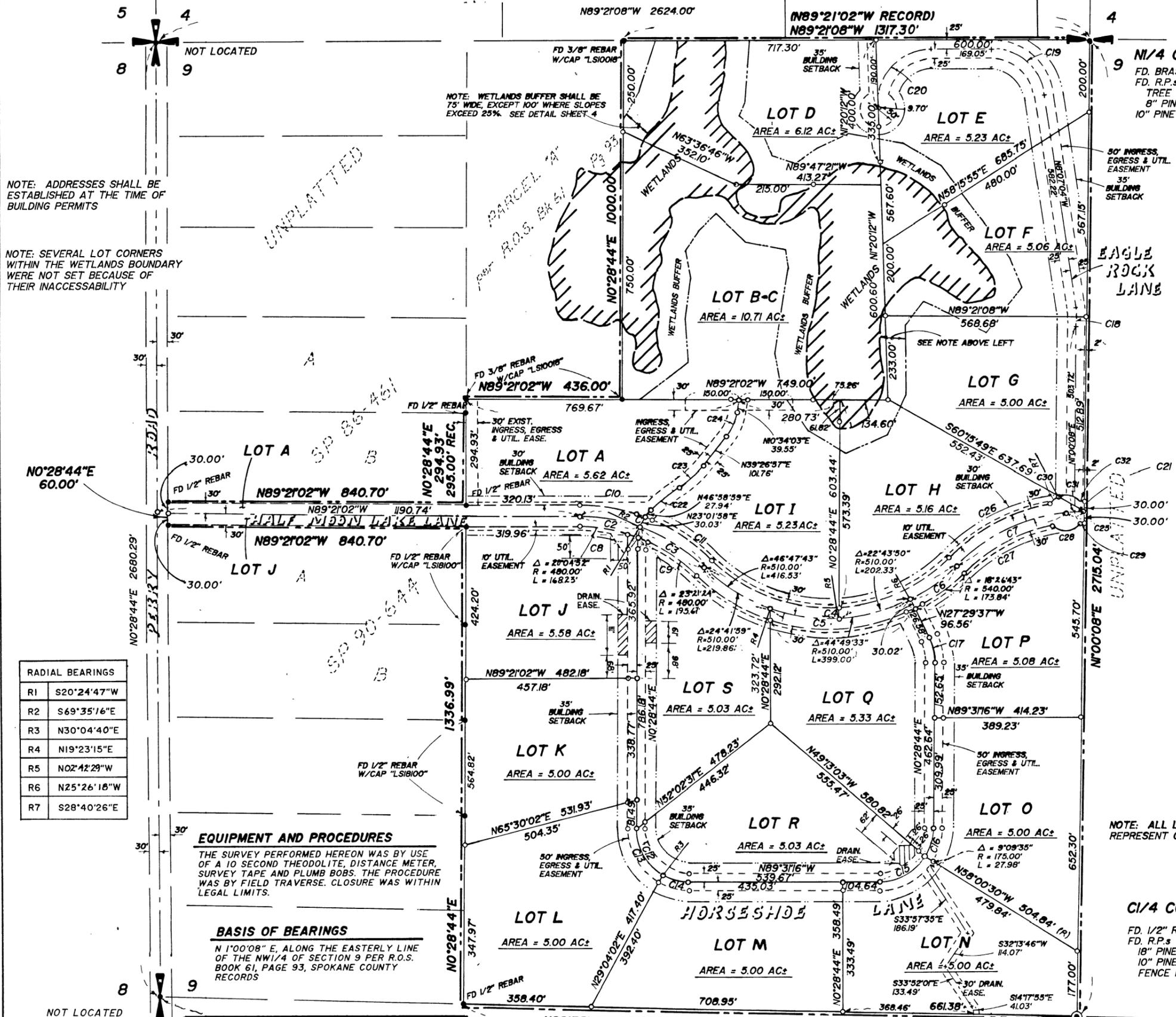
FILED
JUN 23 11 24 AM '95
DEAN YONGUE
SPOKANE COUNTY WASH.
DEPUTY

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 26TH DAY OF
JUNE, 1995 AT 11:24 A.M. IN
BOOK 12 OF SHORT PLATS AT PAGE 76 AT
THE REQUEST OF McKee



9601260204



RI	S20°24'47"W
R2	S69°35'16"E
R3	N30°04'40"E
R4	N19°23'15"E
R5	N02°42'29"W
R6	N25°26'18"W
R7	S28°40'26"E

NO.	Δ	R	L	T
C1	43°26'16"	510.00'	386.65'	203.15'
C2	19°45'49"	510.00'	175.92'	88.84'
C3	23°40'27"	510.00'	210.73'	106.89'
C4	88°05'06"	510.00'	784.06'	493.23'
C5	69°31'32"	510.00'	618.86'	353.97'
C6	18°33'34"	510.00'	165.20'	83.33'
C7	39°22'25"	510.00'	350.47'	182.48'
C8	19°56'00"	170.72'	59.39'	30.00'
C9	19°56'00"	170.72'	59.39'	30.00'
C10	19°54'34"	540.00'	187.64'	94.78'
C11	23°31'42"	540.00'	221.75'	112.46'
C12	90°00'00"	150.00'	235.62'	150.00'
C13	60°24'04"	150.00'	158.13'	87.30'
C14	29°35'56"	150.00'	77.49'	39.63'
C15	58°29'14"	150.00'	153.12'	83.98'
C16	31°30'46"	150.00'	82.50'	42.32'
C17	27°58'21"	150.00'	73.23'	37.36'
C18	09°07'12"	500.00'	79.59'	39.88'
C19	81°14'04"	150.00'	212.67'	128.64'
C20	91°59'04"	150.00'	240.81'	155.29'
C21	03°02'05"	510.00'	27.01'	13.51'
C22	10°25'32"	519.01'	94.44'	47.35'
C23	17°57'34"	299.64'	93.92'	47.35'
C24	28°52'54"	150.00'	75.61'	38.63'
C25	05°37'35"	510.00'	50.08'	25.06'
C26	35°00'20"	540.00'	329.92'	170.29'
C27	34°44'25"	480.00'	291.04'	150.15'
C28	101°41'50"	50.00'	88.75'	61.41'
C29	00°59'34"	480.00'	8.32'	4.16'
C30	31°17'44"	50.00'	27.31'	14.00'
C31	79°23'43"	50.00'	69.29'	41.51'
C32	01°15'29"	540.00'	11.86'	5.93'

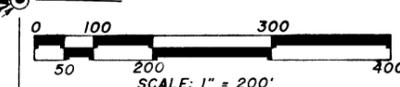
SURVEYORS CERTIFICATE

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

DEAN YONGUE, L.S.
Certificate #13301

LEGEND

- FOUND MONUMENTS AS NOTED
- SET 1/2" REBAR W/ CAP MARKED "LS13301"
- EASEMENT LINE
- PLAT BOUNDARY
- BUILDING SETBACK LINE
- WETLAND BOUNDARY
- DRAINAGE EASEMENTS



J. PAUL RAMER & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
N. 10115 NEWPORT HWY, SPOKANE, WA 99208

1004 12/76

SHORT PLAT NO. SP-973-94

PORTION OF NW1/4 SECTION 9, T27N, R43E, W.M. SPOKANE COUNTY, WASHINGTON SHEET 2 OF 4

FILED FOR RECORD
REQUEST
JAN 25 11 24 AM '95
DONAHUE
SPOKANE COUNTY WASH.
DEPUTY

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 26TH DAY OF
January, 1995 AT 11:24 A.M. IN
BOOK 12 OF SHORT PLATS AT PAGE 77 AT
THE REQUEST OF McKee

DEDICATION

BE IT KNOWN BY THESE PRESENTS that LOWELL S. McKEE and BETTY A. McKEE, husband and wife, U. 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 hereon 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 1355.00 feet thereof,

AND EXCEPT the easterly 436.00 feet of the westerly 1306.70 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, G, H, I, J, Q, S, and P are located on a temporary cul-de-sac/stub road. This temporary cul-de-sac/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 improvement(s) or construction contemplated within the proposed RID is feasible;

(b) 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, exceed the cost and expense of formation of the RID, and

(c) that the property within the proposed RID is sufficiently developed.

PROVIDED further that 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 an RID by either the 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 an 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 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 security 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 provision is applicable to Perry Road.

4. 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 of any kind or nature whatsoever to establish, examine, survey, construct, alter, repair, improve, maintain, or provide drainage or snow removal on a private road. The requirement is and shall run with the land and shall be binding upon the owners, their heirs, successors or assigns, including the obligation to participate in the maintenance of the private road as provided herein.

5. Owners of lots within this Short Plat shall be members of the Half Moon Lake Estates Homeowners Association created by document Filed Dec 18 1995 under SPITE U.D.I. number 601 677 085.

6. The private roads, as shown hereon, are easements which provide a means of ingress, and egress for those lots within the Plat having frontage thereon. The private road easements are hereby granted to the Half Moon Lake Estates Homeowners Association.

7. Drainage easements, as platted and shown hereon, which are for the purpose of installing, operating, and maintaining drainage swales and drainage facilities to dispose of runoff, are hereby granted to the Half Moon Lake Estates Homeowners Association or its successors in interest.

8. This Plat is subject to the separate DECLARATION OF COVENANT as recorded JAN 4 1996 under Auditor's Document No. 9601040164 which by reference is made a part hereof.

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

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

11. Slope easements, as necessary are hereby granted to the owners of lots within this Short Plat along Half Moon Lake Lane, for private road purposes.

12. Utility easements shown on the herein described plat are hereby dedicated to the serving utility companies for construction, reconstruction, maintenance and operation of utilities, together with the right to inspect said utilities and to trim and/or remove brush and trees that may interfere with the construction, maintenance and operation of same.

13. Subject to Private Covenants as recorded August 23, 1995 under Spokane County Document No. 9508230241 which by reference is made a part hereof.

14. Adequate provisions for domestic-use potable water shall be made as established by public record notice with the land that forewarns subsequent owners via title report that potable water must be provided prior to the issuance of a building permit.

15. The sponsor will assume responsibility for the provision of domestic-use water. (S.H.)

J. PAUL RAMER & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
N. 10115 NEWPORT HWY, SPOKANE, WA 99208 (509) 467-5261



2004 12/77

SHORT PLAT NO. SP-973-94
PORTION OF NW1/4 SECTION 9, T27N, R43E, W.M.
SPOKANE COUNTY, WASHINGTON
SHEET 3 OF 4

24 AM '96
 9601260204
 COUNTY OF SPOKANE
 WASHINGTON

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 26TH DAY OF JANUARY, 1996 AT 11:24 AM IN BOOK 12 OF SHORT PLATS AT PAGE 78 AT THE REQUEST OF McKee

COUNTY DIVISION OF BUILDING AND PLANNING

EXAMINED AND APPROVED THIS 26TH DAY OF JANUARY, 1996.

James L. Mansour
 COUNTY PLANNING DIRECTOR

COUNTY UTILITIES DIRECTOR

EXAMINED AND APPROVED THIS 22ND DAY OF JANUARY, 1996.

n. Bruce Rando
 COUNTY UTILITIES DIRECTOR

COUNTY HEALTH DISTRICT

EXAMINED AND APPROVED THIS 26TH DAY OF JANUARY, 1996.

Steven P. Holbeck, R.S.
 SPOKANE COUNTY HEALTH DISTRICT

COUNTY ENGINEER

EXAMINED AND APPROVED THIS 29TH DAY OF JANUARY, 1996.

W. A. John
 COUNTY ENGINEER

COUNTY TREASURER

I hereby certify that the required taxes on the hereon platted land have been fully paid for 1995 this 26 day of JANUARY, 1996.

Linda M. Walpert
 SPOKANE COUNTY TREASURER

COUNTY ASSESSOR

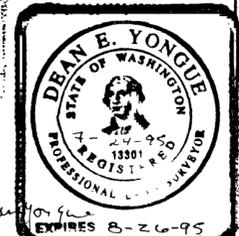
EXAMINED AND APPROVED THIS 26TH DAY OF JANUARY, 1996.

J.C. Cooney, Lynda Rose
 DEPUTY COUNTY ASSESSOR

SURVEYORS 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.

Dean E. Yongue
 DEAN E. YONGUE, L.S.
 Certificate #13301



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

Lowell S. McKee
 Lowell S. McKee

Betty A. McKee
 Betty A. McKee

Karen Thomas
 For: U. S. Bank of Washington
 Title: Trust Real Estate Officer Date: 12-15-95

Louise Robeson
 For: United Security Bank
 Title: VP Date: 12-14-95

State of Washington)
 County of Spokane)

I certify that I know or have satisfactory evidence that Lowell S. McKee and Betty A. McKee, husband and wife, signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: December 14, 1995

Steven M. Hansen
 Notary Public
 My appointment expires: 11-01-97



State of Washington)
 County of Spokane)

I certify that I know or have satisfactory evidence that Karen Thomas signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Trust Officer of the U. S. Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 15, 1995

Steven M. Hansen
 Notary Public
 My appointment expires: 11-01-97



State of Washington)
 County of Spokane)

I certify that I know or have satisfactory evidence that Louise Robeson signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Vice President of the United Security Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 14, 1995

Gennifer A. Schneider
 Notary Public
 My appointment expires: June 30, 1999



J. PAUL INAMER & ASSOCIATES, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 N. 10115 NEWPORT HWY, SPOKANE, WA 99208 (509) 467-5261

SPOKANE COUNTY
SHORT PLAT NO. SP-973-94

LOCATED IN SEC. 9, T27N, R43E
 SPOKANE COUNTY, WASHINGTON

12/20 3054

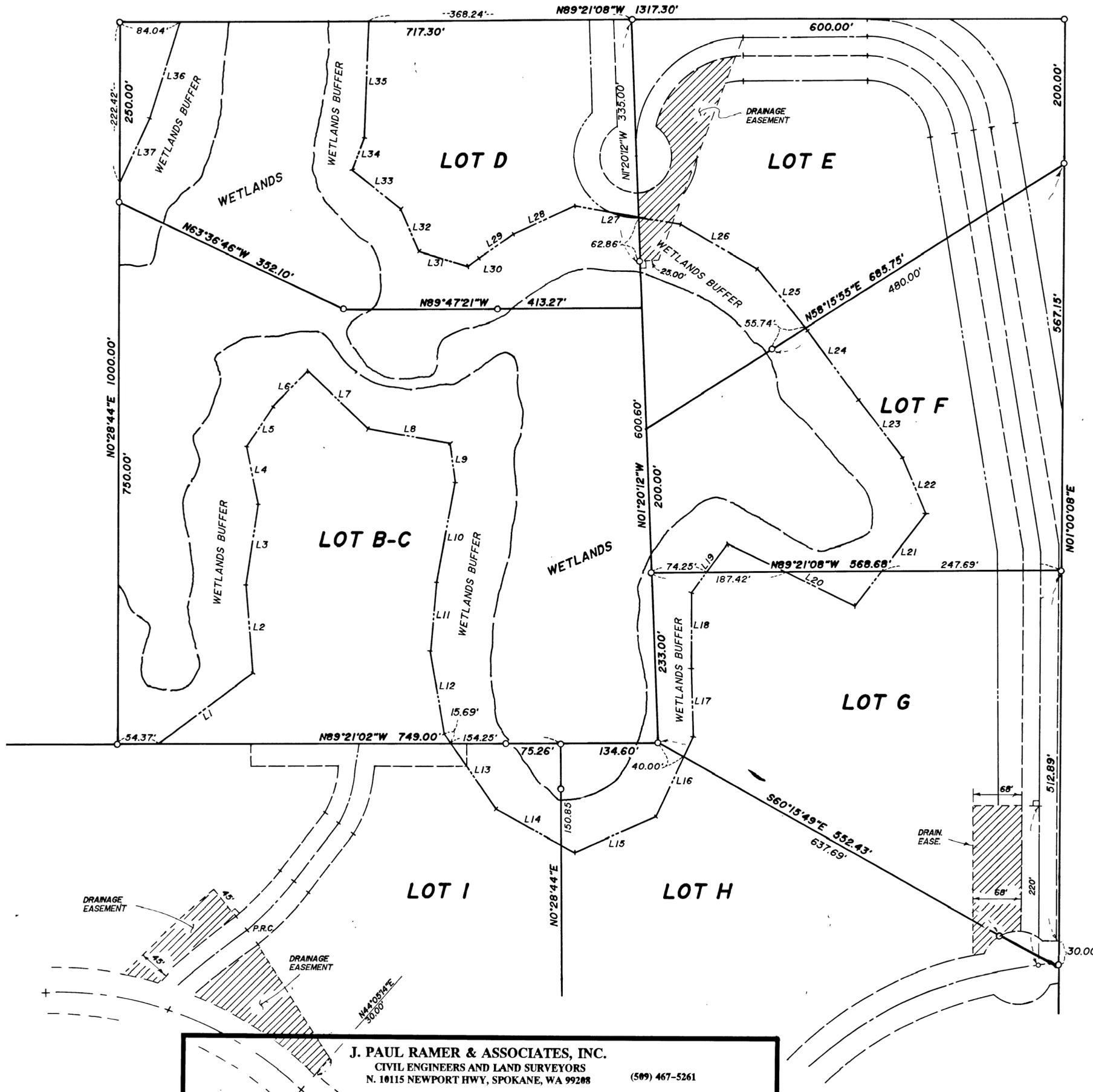
SHORT PLAT NO. SP-973-94

PORTION OF NW1/4 OF SECTION 9, T27N, R43E, W.M.
SPOKANE COUNTY, WASHINGTON

SCALE: 1" = 100'

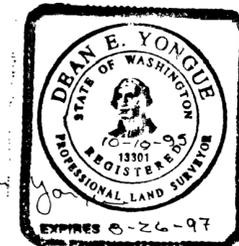
SHEET 4 OF 4

9601260204

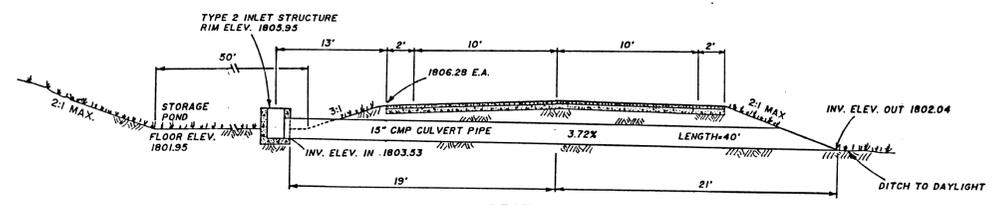
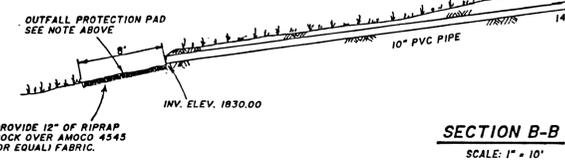
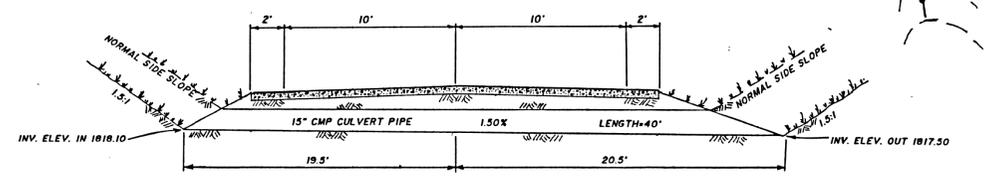
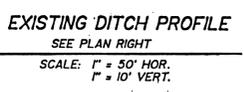
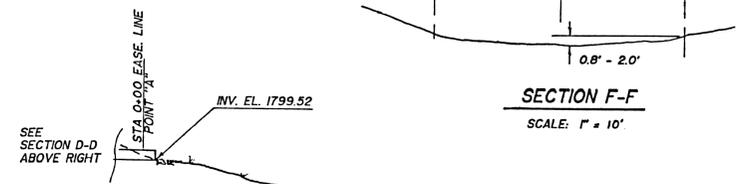
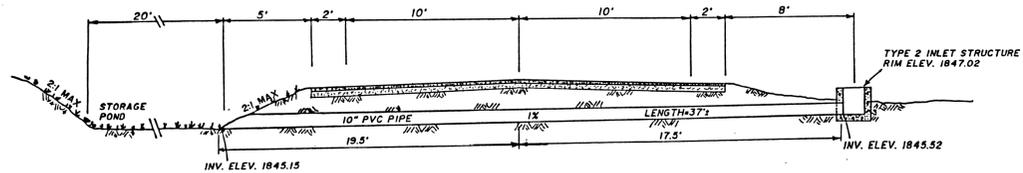
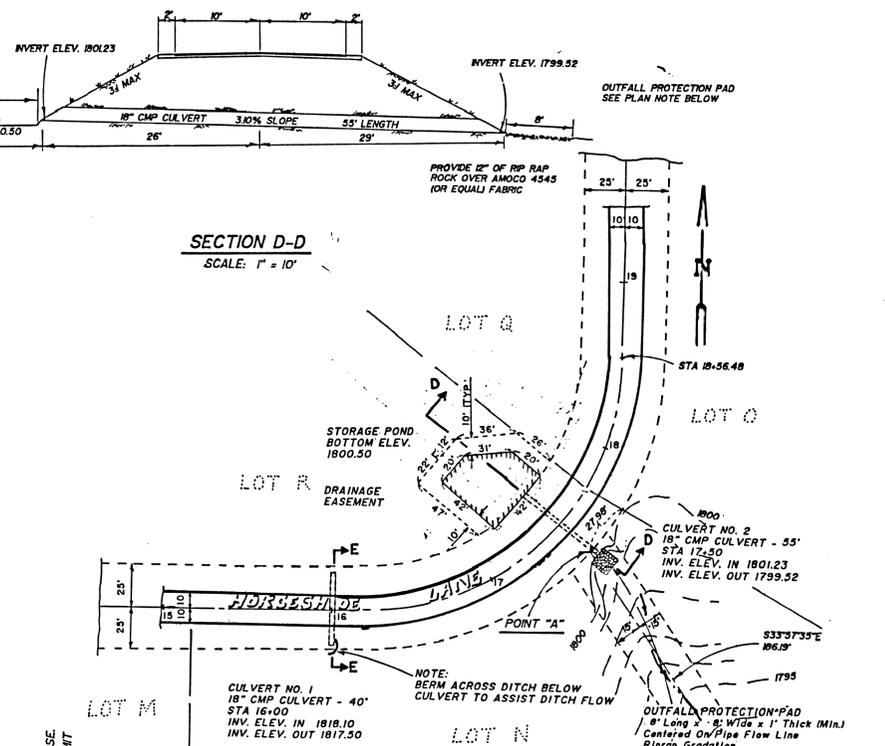
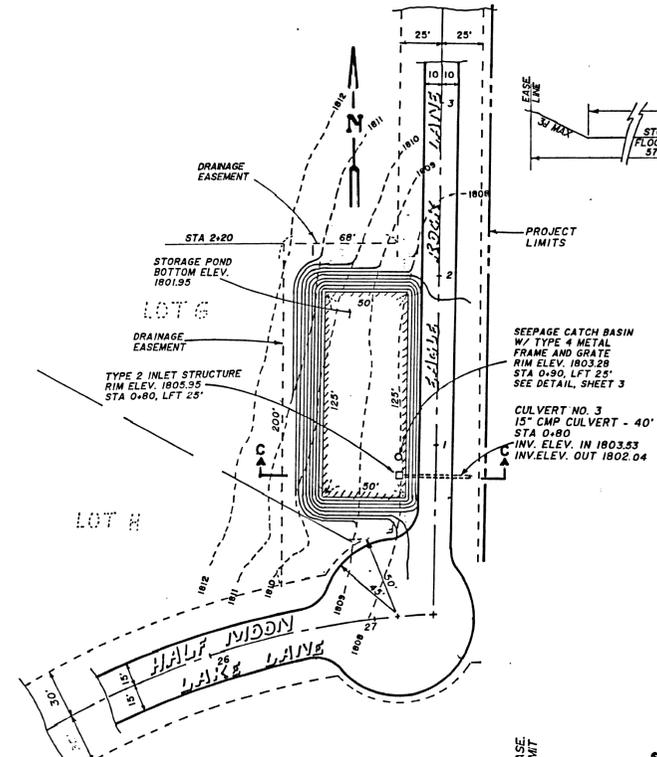
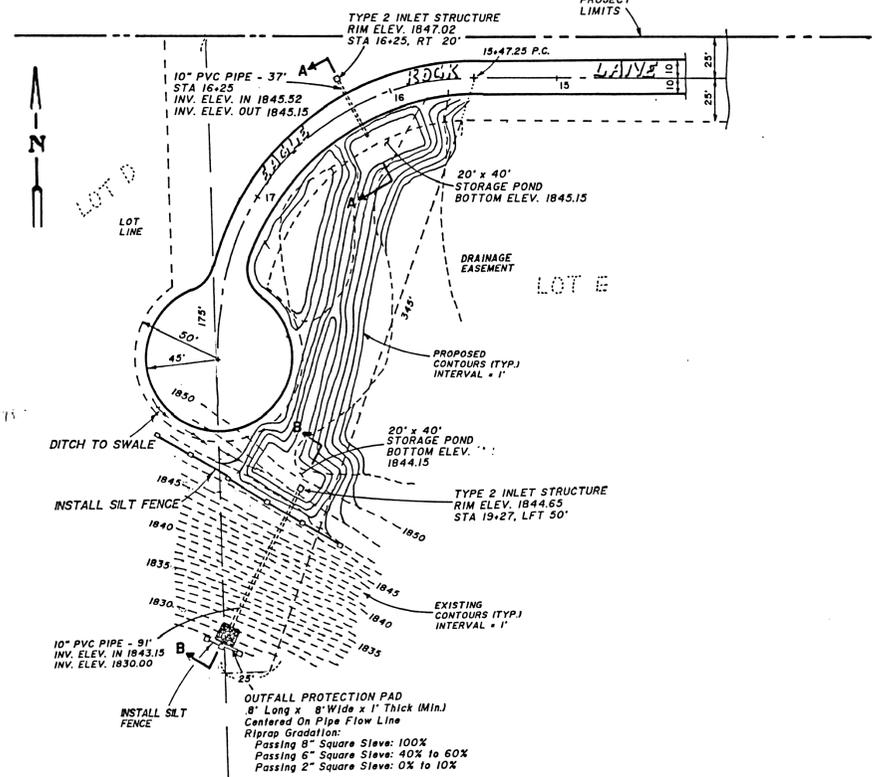


LINE TABLE		
NO.	BEARING	DISTANCE
L1	N54°19'12"E	159.64'
L2	N02°38'28"W	123.55'
L3	N07°36'35"E	113.25'
L4	N08°43'18"W	81.48'
L5	N34°12'47"E	64.35'
L6	N43°41'37"E	70.05'
L7	S45°38'12"E	116.03'
L8	S77°53'58"E	117.26'
L9	S08°37'27"E	51.93'
L10	S11°58'23"W	141.33'
L11	S05°54'03"W	94.30'
L12	S09°57'49"E	116.90'
L13	S30°28'07"E	123.95'
L14	S58°50'56"E	126.19'
L15	N64°37'55"E	122.13'
L16	N31°11'10"E	122.02'
L17	N00°30'51"E	97.71'
L18	N00°37'09"W	104.91'
L19	N37°24'12"E	87.07'
L20	S62°36'46"E	197.67'
L21	N40°13'25"E	163.23'
L22	N24°24'54"W	82.17'
L23	N36°22'29"W	100.41'
L24	N34°41'45"W	122.68'
L25	N38°08'36"W	108.96'
L26	N57°47'30"W	129.74'
L27	N80°09'21"W	151.48'
L28	S64°47'42"W	93.35'
L29	S57°26'48"W	58.73'
L30	S41°06'48"W	17.98'
L31	N70°56'30"W	71.28'
L32	N29°18'58"W	67.56'
L33	N47°40'06"W	83.93'
L34	N23°02'13"E	48.79'
L35	N02°11'05"E	161.76'
L36	N16°59'30"E	142.03'
L37	N27°24'05"E	96.46'

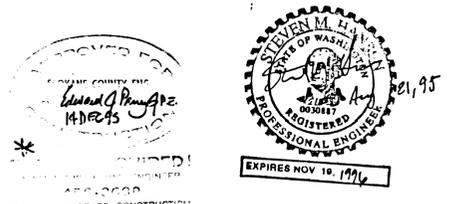
J. PAUL RAMER & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
N. 10115 NEWPORT HWY, SPOKANE, WA 99208 (509) 467-5261



12/78 4004



Joseph Shalke
 DEVELOPER
 DATE: 10-5-1995
Joe A. Ramer
 FIRE DISTRICT NO. 4
 DATE: 10-5-95



REVISIONS		SCALE		DETAILS AND SECTIONS	Project No.
Date	AUGUST 17, 1995	Horizontal	1" = 50'	J PAUL RAMER & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS N. 10115 NEWPORT HWY. PH. SPOKANE, WASHINGTON 99208	Sht. 8 of 9
Drawn	GSM	Vertical	N/A		
Checked	SMH				
Field Book					

Note: The following roads shall be constructed with Ditch Rip-Rap protection at the following stations.

Half Moon Lake Road Sta 1+50 - Sta 7+00 (North)
 Sta 9+50 - Sta 13+00 (North)
 Sta 23+00 - Sta 26+50 (North)
 Sta 23+00 - Sta 25+50 (South)

Horseshoe Circle Lane Sta 14+00 - Sta 16+00 (South)
 Sta 23+00 - Sta 24+85 (West)
 Sta 16+00 - Sta 17+25 (North)

All other ditches shall be hydroseeded with the following:

DRYLAND WILDLIFE MIX
 7 lb / acre Secar Bluebunch Wheat Grass
 2 lb / acre Sherman Big Bluegrass
 1 lb / acre Apar Lewis Flax
 3 lb / acre Delar Small Burnet

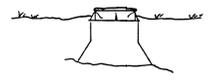
FERTILIZER
 12-12-12 200 lb / acre at time of seeding

EROSION CONTROL NOTES

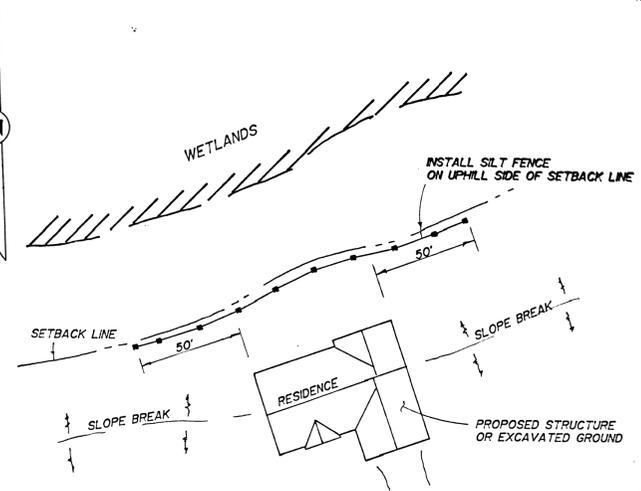
The measures to insure protection in this Erosion Control Plan include, but are not limited to the following:

1. Install rip rap rock per sheet 1 - Sta 1+50 to Sta 7+00
2. Install rip rap rock per sheets 1 and 2 - Sta 9+50 to Sta 13+00
3. Install silt fencing per sheets 2 and 4. See sheet 7 detail.
4. Install silt fencing per sheets 2 and 4. See sheet 7 detail.
5. Place straw bales in a 5' radius circle around drywell. See detail this sheet and sheet 2 for drywell data. Also install fabric in lid.
6. Place straw bales in a 5' circle around seepage catch basin. See sheet 2 and detail on this sheet. Also install fabric in lid.
7. Place straw bales in a 5' radius circle around drywell. See detail this sheet and sheet 4 for drywell data. Also install fabric in lid.
8. Place straw bales in a 5' radius circle around drywell. See detail this sheet and sheet 4 for drywell data. Also install fabric in lid.
9. Install rip rap rock per sheet 5 - Sta 14+00 to Sta 16+00
10. Install rip rap rock per sheet 5 - Sta 16+00 to Sta 17+25
11. Install silt fence per sheet 5. See sheet 7 detail.
12. Install silt fence per sheet 5. See sheet 7 detail.
13. Install rip rap rock per sheet 8 - Sta 17+50
14. Install rip rap rock per sheet 5 - Sta 23+00 to Sta 24+85.75
15. Install silt fence per sheet 3. See sheet 7 detail.
16. Install silt fence per sheet 3. See sheet 7 detail.
17. Install rip rap rock per sheet 3 - Sta 23+00 to Sta 26+50
18. Install silt fence dam per sheet 3. See sheet 7 detail
19. Place straw bales in a 5' radius circle around seepage catch basin. See sheet 8 for basin data and this sheet for detail. Also install fabric in lid.
20. Install silt fence per sheet 6. See sheet 7 detail.
21. Install silt fence per sheet 8. See sheet 7 detail.
22. Install rip rap rock per sheet 8.
23. Hydro-seed all road side ditches and on all cut and fill slopes per notes above.

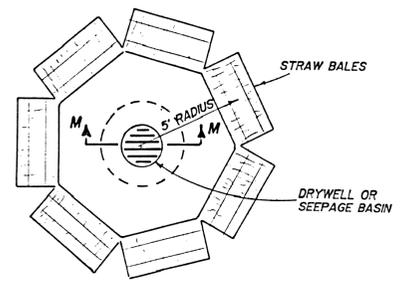
*WRAP LID W/ AMOCO 4545 OR EQUAL - ALL STRUCTURES



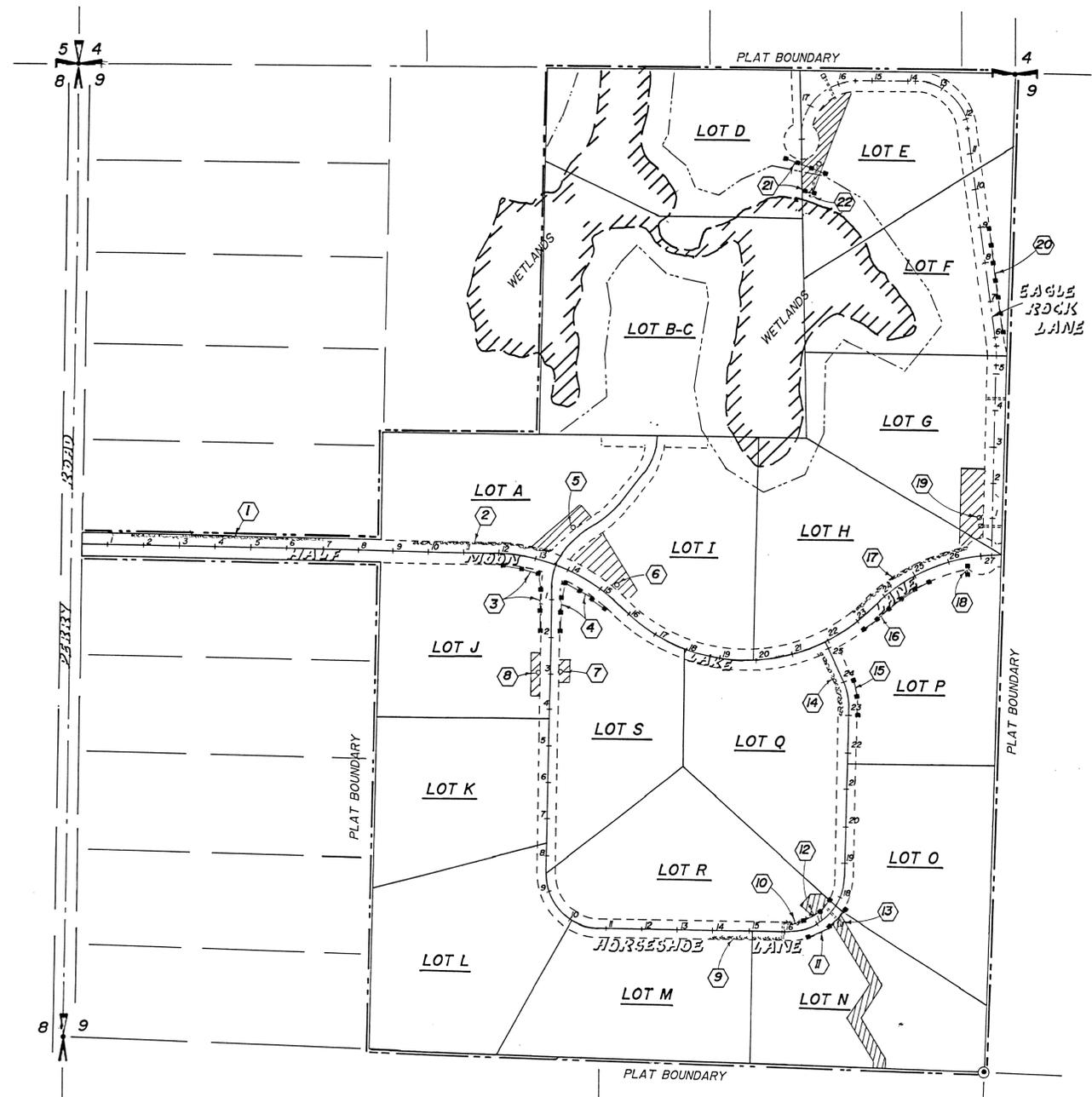
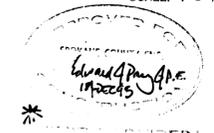
SECTION M-M
 SCALE: 1" = 4'-0"



NOTE: THIS PLAN SHALL BE EFFECTIVE WHEREVER CONSTRUCTION OCCURS ON THE WETLANDS SIDE OF THE SLOPE BREAK.



DRYWELL AND SEEPAGE BASIN DETAIL
 SCALE: 1" = 4'-0"



LEGEND

	DRAINAGE EASEMENT
	SILT FENCE
	DRYWELL OR SEEPAGE BASIN
	WETLAND AREA
	CULVERT
	PLAT BOUNDARY

LOTS B-C, D, E, F, G, H, I PLAN
 SCALE: 1" = 40'

DEVELOPER

DATE: 12-5-1995

REVISIONS		EROSION CONTROL PLAN	
		SP-973-94	
Date	NOV. 27, 1995	SCALE	Horizontal: 1" = 200'
Drawn	SMH	Vertical	
Checked		J. PAUL RAMER & ASSOC., INC.	
Field Book		CIVIL ENGINEERS & LAND SURVEYORS	
		N. 10115 NEWPORT HWY. PH. 467-5261	
		SPOKANE, WASHINGTON 99208	
		Project No.	94278
		Sht.	9 of 9