SHORT PLAT NO. SP-988-94
PORTION OF SE1/4 OF SECTION 32, T27N, R43E, W.M.
SPOKANE COUNTY, WASHINGTON
SHEET: 2 OF 2

DEDICATION

BE IT KNOWN BY THESE PRESENTS that Michael R. Spiller and Susan K. Spiller, husband and wife, Kenneth M. Spiller, and Joanna P. Spiller, husband and wife, Timothy C. Spiller and Molly E. Spiller, husband and wife, Matthew J. Spiller and Becky E. Spiller, husband and wife, David J. Schenman and Theresa A. Schenman, husband and wife,
have caused to be platted into lots, blocks and streets the land shown herein to be known as SP-988-94, and being legally described as follows:

All that certain real property situated in the Southeast quarter of Section 33, Township 27 North, Range 43 East, W.M., Walla Walla Mudflats, Spokane County, Washington, and being more legally described as follows:

COMMENCING at the southwestern corner of said SE1/4, thence N119°14'11"W along the westly line of said SE1/4 1195.53 ft; thence N89°40'10"E 739.80 ft to the point of BEGINNING; thence continuing N89°40'10"E 207.73 ft; thence S17°51'26"E 734.90 ft; thence N47°37'30"W 150.00 ft; thence S3°34'40"E 461.57 ft to the southwesterly right-of-way line of Shady Slope Road, a county road 6600 ft in width; thence along said right-of-way line S10°42'59"W 203.54 ft; thence leaving said right-of-way line S08°29'35"W 259.52 ft; thence S07°39'E 226.59 ft to the southerly line of SE1/4; thence along said southerly line S08°29'35"W 41.71 ft; thence along a west tangent curve to the left of the center of which bears S08°29'35"W 108.00 ft, through a central angle of 4°47'32" and an arc distance of 114.15 ft; thence tangent to the preceding curve N07°39'09"W 123.52 ft; thence along a tangent curve to the right having a radius of 350.00 ft, through a central angle of 197°26'02" and an arc distance of 118.51 ft; thence tangent to the preceding curve N10°23'00"W 141.89 ft; thence along a tangent curve to the right having a radius of 150.00 ft, through a central angle of 27°41'21" and an arc distance of 72.45 ft; thence tangent to the preceding curve N08°21'49"W 150.43 ft; thence along a tangent curve to the left having a radius of 130.00 ft, through a central angle of 63°31'03" and an arc distance of 166.29 ft; thence N37°35'04"E 50.73 ft to the point of beginning.

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

2. The public water system, pursuant to the Water Plan as approved by county and state health authorities, the local fire protection district, County Building and Safety Department, and water purveyor, shall be installed within this plat, and the applicant shall provide for individual domestic water service as well as fire protection to each lot prior to sale of each lot and prior to issuance of a building permit for each lot.

3. Utility easements shown on the herein described plat are hereby dedicated to the serving utility companies for construction, reconstruction, maintenance and operation of utility, 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.

4. 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) to the petition method pursuant to Chapter 36.88 RCW which petition includes the owner's property, and further not to object to, by signing of a ballot, to the formation of an RID by the petition 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 property included therein, together with or RCW 36.88.090, in conjunction with the and to appeal to the smear roll.

c) excepted by will be at the sole y Spokane County.

d) if executed below, on of the cost any required other action, County to complete in the execution of any necessary to the construction of the

All of the requirements of this agreement shall run with the land and shall be binding upon the owner(s), their successors, assigns, or assigns. This provision is applicable to Shady Slope Road.

5. WARNING: Spokane County city to build, improve, maintain or otherwise service the private roads contained within, or providing service to the property described in this plat. By accepting and conveying simultaneously by allowing a building permit to be issued on property on a private road, Spokane County reserves the right to inspect said utility, together with the right to remove any obstruction on a private road. The requirement is and shall run with the land and shall be binding upon the owner(s), their heirs, successors, assigns, or assigns, including the obligation to participate in the maintenance of the private road as provided herein.

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

7. 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 ULD by petition method pursuant to RCW 36.94, which petition includes the owner(s) property; and further not to object to, by signing of a protest petition against the formation of a ULD by resolution method pursuant to RCW Chapter 36.94 which includes the owner(s) property. PROVIDED, this condition shall not prohibit the owner(s) or successor(s) from appealing to any assessments on the property as a result of improvements called for in conjunction with the formation of a ULD by either petition or resolution method under RCW Chapter 36.94.

8. The property owner(s) within this plat shall be held responsible for keeping open and maintaining the surface path of natural or man-made drainage flow and over their respective property.

9. Any building that is constructed on a lot in this Plat shall be set at such an elevation so as to provide positive drainage away from any drainage entry point to the building (including but not limited to a window well, a window unaccompanied by a window well, or a downspout). Said positive drainage shall consist of a minimum slope of 3% away from the building for a distance of at least 10 feet from the building. The lots shall be graded so that either (a) all runoff is routed away from the building, and conveyed over the lot to a natural drainage system or approved drainage facility, or (b) drainage intercepted on the lot is disposed of on the lot in an approved drainage facility. The approved drainage facility shall be constructed in accordance with the approved plans on file at the County Engineer's Office. Any revisions to the approved drainage plans must be approved by the County Engineer's Office prior to construction of said revisions.

10. This plat is subject to the separate declaration of covenant as recorded November 1, 1994 under Spokane County Auditor's Document No. 94110585 and amended and/or modification of said covenants recorded November 23, 1994 under Spokane County Auditor's Document No. 9411220108.

11. This plat is subject to an easement in favor of Little Spokane Water District No. 8, recorded under Spokane County Auditor's Document No. 50645582, recorded December 30, 1957, which reference is made a part hereof.

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

[Signatures]

J. PAUL RAYER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYS
N. 10TH AV. NORT HBK, SPOKANE, WASHINGTON 99205

STATE OF WASHINGTON
COUNTY OF SPAokene)

I certify that I know or have satisfactory evidence that Michael R. Spiller and Susan K. Spiller, 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.

Date: May 10, 1995

STEVEN M. HANSEN
NOTARY PUBLIC

STATE OF WASHINGTON
COUNTY OF SPAokene)

I certify that I know or have satisfactory evidence that Kenneth M. Spiller and Joanna F. Spiller, 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.

Date: May 10, 1995

STEVEN M. HANSEN
NOTARY PUBLIC

STATE OF WASHINGTON
COUNTY OF SPAokene)

I certify that I know or have satisfactory evidence that Matthew J. Spiller and Becky E. Spiller, 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.

Date: May 10, 1995

STEVEN M. HANSEN
NOTARY PUBLIC

STATE OF WASHINGTON
COUNTY OF SPAokene)

I certify that I know or have satisfactory evidence that Timothy C. Spiller and Molly E. Spiller, 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.

Date: May 10, 1995

STEVEN M. HANSEN
NOTARY PUBLIC