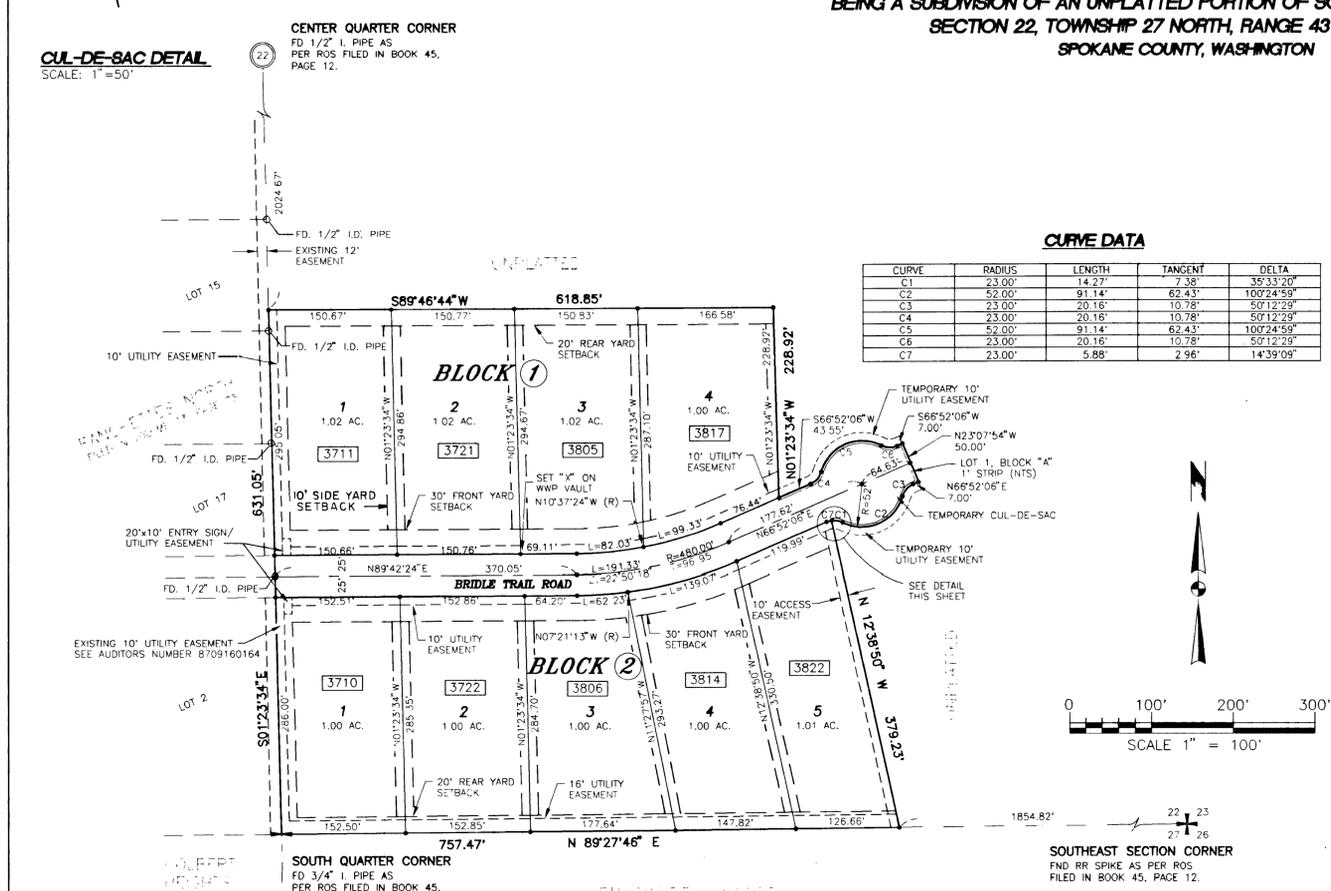
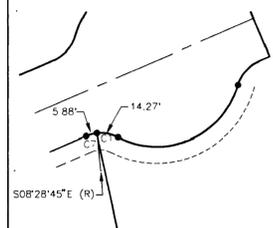


FINAL PLAT OF SUMMERWOOD FIRST ADDITION

BEING A SUBDIVISION OF AN UNPLATTED PORTION OF SOUTHEAST QUARTER OF
SECTION 22, TOWNSHIP 27 NORTH, RANGE 43 EAST, W.M.
SPOKANE COUNTY, WASHINGTON



DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT K&M INC., AND FRANK J. WALD AND HELEN A. WALD, HUSBAND AND WIFE, HAVE CAUSED TO BE PLATTED INTO LOTS, BLOCKS, AND STREETS THE LAND SHOWN HEREON TO BE KNOWN AS SUMMERWOOD FIRST ADDITION BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 27 NORTH, RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22, SAID POINT BEING THE POINT OF BEGINNING; THENCE N89°27'46"E, ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, 757.47 FEET; THENCE N12°38'50"W, 379.23 FEET TO A POINT ON CURVE OF A 23.00 FEET RADIUS NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE ALONG THE ARC OF SAID CURVE, 14.27 FEET THROUGH A CENTRAL ANGLE OF 35°33'20" TO THE POINT OF REVERSE CURVE OF A 52.00 FEET RADIUS CURVE, CONCAVE NORTHERLY; THENCE ALONG THE ARC OF SAID CURVE, 91.14 FEET, THROUGH A CENTRAL ANGLE OF 100°24'59" TO THE POINT OF REVERSE CURVE OF A 23.00 FEET RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE 20.16 FEET, THROUGH A CENTRAL ANGLE OF 50°12'29" TO THE POINT OF TANGENT; THENCE N66°52'06"E, 7.00 FEET TO THE POINT OF CURVE OF A 23.00 FEET RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE 20.16 FEET, THROUGH A CENTRAL ANGLE OF 50°12'29" TO THE POINT OF REVERSE CURVE OF A 52.00 FEET RADIUS CURVE CONCAVE SOUTHERLY; THENCE ALONG THE ARC OF SAID CURVE 91.14 FEET THROUGH A CENTRAL ANGLE OF 100°24'59" TO THE POINT OF REVERSE CURVE OF A 23.00 FEET RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE ALONG THE ARC OF SAID CURVE, 20.16 FEET, THROUGH A CENTRAL ANGLE OF 50°12'29" TO THE POINT OF TANGENT; THENCE S66°52'06"E, 43.55 FEET; THENCE THENCE N01°23'34"W, 228.92 FEET; THENCE S89°46'44"W, 618.85 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE S01°23'34"E, ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, 631.05 FEET TO THE POINT OF BEGINNING.

THE OWNERS HEREBY DEDICATE TO PUBLIC USE FOREVER, ALL STREETS SHOWN ON THE PLAT AND GRANT THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES; THEY ALSO GRANT SLOPE EASEMENTS FOR CUTS OR FILLS UPON THE LOTS, BLOCKS, AND STREETS SHOWN ON THIS PLAT FOR THE REASONABLE ORIGINAL GRADING OF ALL STREETS.

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.

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 ULID BY PETITION METHOD PURSUANT TO RCW 36.94, WHICH PETITION INCLUDES THE OWNER(S)' PROPERTY; AND FURTHER NOT TO OBJECT BY THE SIGNING OF A PROTEST PETITION AGAINST THE FORMATION OF A ULID 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 OBJECTING 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 RCW CHAPTER 36.94.

THE PUBLIC WATER SYSTEM, PURSUANT TO THE WATER PLAN APPROVED BY COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, COUNTY DIVISION OF BUILDINGS AND WATER PURVEYOR, SHALL BE INSTALLED WITHIN THIS SUBDIVISION, 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.

SUBJECT TO SPECIFIC APPLICATION APPROVAL AND ISSUANCE OF PERMITS BY THE HEALTH OFFICER, THE USE OF ON-SITE SEWAGE SYSTEMS MAY BE AUTHORIZED.

USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED.

UTILITY EASEMENTS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED TO THE SERVING UTILITY COMPANIES FOR THE 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.

LOT 1, BLOCK "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO SPOKANE COUNTY AS GENERAL COUNTY PROPERTY TO BE DEDICATED FOR ROAD PURPOSES, FOREVER, AT SUCH TIME AS THE ROAD IS CONTINUED AS A FULL WIDTH RIGHT-OF-WAY OR ADJACENT LAND PLATTED.

THE PROPERTY OWNERS WITHIN THIS PLAT SHALL BE HELD RESPONSIBLE FOR KEEPING OPEN AND MAINTAINING THE SURFACE PATH OF NATURAL OR MAN-MADE DRAINAGE FLOW OVER AND ACROSS THEIR RESPECTIVE PROPERTIES.

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 UNPROTECTED BY A WINDOW WELL, OR A DOORWAY). 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 SWALE 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.

RECONSTRUCTION OF BRIDLE TRAIL ROAD MAY BE REQUIRED AS A RESULT OF FUTURE EXTENSION OF SAID ROAD.

ACCESS EASEMENT OVER AND ACROSS LOT 5, BLOCK 2 IS DEDICATED AS A MEANS OF ACCESS FOR FUTURE DEVELOPMENT.

ALL THE REQUIREMENTS OF THIS DEDICATION SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER(S), THEIR SUCCESSOR(S), OR ASSIGN(S).

AUDITOR'S CERTIFICATE
FILED FOR THE RECORD THIS 31st DAY OF August, 1995, AT 8:47 a.m. IN BOOK 23, PAGE 46 OF SURVEYS AT THE REQUEST OF Wald, Frank & Helen COUNTY AUDITOR
E. DONAHUE, CLERK
SPOKANE COUNTY WASH. DEPUTY
9508310032
Book 23
page 46
3268

SPOKANE COUNTY HEALTH OFFICER
EXAMINED AND APPROVED THIS 30 DAY OF August, 1995.
HEALTH OFFICER

SPOKANE COUNTY ASSESSOR
EXAMINED AND APPROVED THIS 30 DAY OF August, 1995.
Robert J. Folmer, FOR S. COONEY
SPOKANE COUNTY ASSESSOR

SPOKANE COUNTY COMMISSIONERS
THIS PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON ON THIS 29 DAY OF Aug, 1995.
Chairman, SPOKANE COUNTY COMMISSIONERS

SPOKANE COUNTY ENGINEER
EXAMINED AND APPROVED THIS 19 DAY OF July, 1995.
Will John, SPOKANE COUNTY ENGINEER

SPOKANE COUNTY UTILITIES DIRECTOR
EXAMINED AND APPROVED THIS 21st DAY OF July, 1995.
SPOKANE COUNTY UTILITIES DIRECTOR

SPOKANE COUNTY PLANNING DEPARTMENT
EXAMINED AND APPROVED THIS 29th DAY OF August, 1995.
for: Stacy Borden, SPOKANE COUNTY PLANNING DIRECTOR

SPOKANE 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 21 DAY OF August, 1995.
SPOKANE COUNTY TREASURER

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.
MELVIN D. LAUTEREN, L.S. 26255

LEGEND
PLAT BOUNDARY
UTILITY/DRAINAGE EASEMENT
BUILDING SETBACK
PROPOSED STREET CENTERLINES
SET #5 REBAR WITH YPC MARKED "L.S. 26255"
FOUND POINT AS NOTED
ADDRESS NUMBERS

EQUIPMENT AND PROCEDURES
FIELD WORK PERFORMED WITH A LIETZ SET4C TOTAL STATION USING FIELD TRAVERSE PROCEDURES AND CONFORMS TO WAC 332-130-090 AND RCW 56.09.

BASIS OF BEARINGS
THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 27 NORTH, RANGE 43 EAST, W.M., AS SHOWN IN SURVEY BOOK 45 PAGE 12 OF SPOKANE COUNTY RECORDS.

ELEVATION DATUM
"X" IN BONNET BOLT OF FIRE HYDRANT AT THE INTERSECTION OF BRIDLE TRAIL ROAD AND SADDLE HILL ROAD.

ACKNOWLEDGMENT
STATE OF WASHINGTON
COUNTY OF SPOKANE
ON THIS 16th DAY OF June, 1995, BEFORE ME PERSONALLY APPEARED FRANK J. WALD AND HELEN A. WALD, HUSBAND AND WIFE, THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID INDIVIDUALS FOR THE USES AND THE PURPOSES HEREIN MENTIONED.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.
NOTARY PUBLIC IN AND FOR THE STATE OF Washington, RESIDING IN Seattle, WA
MY COMMISSION EXPIRES 4/9/98

ACKNOWLEDGMENT
STATE OF WASHINGTON
COUNTY OF SPOKANE
ON THIS 19 DAY OF June, 1995, BEFORE ME PERSONALLY APPEARED KIM ROBERTS, KNOWN TO ME TO BE THE PRESIDENT OF K&M INC., A WASHINGTON CORPORATION, THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND THE PURPOSES HEREIN MENTIONED.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.
NOTARY PUBLIC IN AND FOR THE STATE OF Washington, RESIDING IN Spokane, WA
MY COMMISSION EXPIRES 4/30/97

J. 593-45 DMC\59345P1A Thu Jun 1 10:28:15 1995 TD6H - SPOKANE - (509)325-8499

TD&H
THOMAS, DEAN & HOSKINS INC.
316 W. BOONE AVE., SPOKANE, WA (509)325-8499
DATE 5/26/95 JOB NO. 593-45 F.B. NO. 1/1