

Plat# 3216 Book 22 Page 68

COUNTY PLANNING DEPARTMENT
Examined and Approved this 4th day of Oct 1994
W. Washburn
Planning Director

COUNTY ENGINEER
Examined and Approved this 31st day of Sept 21, 1994
D. C. Shannon
County Engineer

COUNTY HEALTH DISTRICT
Examined and Approved this 27th day of September, 1994
John R. Amadio
County Health Officer

COUNTY DIVISION OF UTILITIES
Examined and Approved this 27th day of September, 1994
E. J. Jansen
County Utility Director

COUNTY TREASURER
I hereby certify that the required taxes on the herein platted land have been paid on this 5th day of Oct 1994
Linda W. Johnston
County Treasurer

COUNTY ASSESSOR
Examined and Approved this 5th day of October, 1994
S. Cooney by Robert J. Folom
County Assessor

COUNTY COMMISSIONERS
Examined and Approved this 4th day of Oct 1994
W. Washburn
Chairman - County Commissioners

(Signature)
COUNTY COMMISSION

A Final Plat of Tanager East being a portion of the Southeast Quarter of the Southeast Quarter of Section 27, Township 27 North, Range 43 East, W.M. Spokane County, Washington

Dedication

Know All Men By These Presents that Robert H. Bartleson, a single man, and James F. and Donna L. Pack, husband and wife, have caused to be platted into lots and streets that portion of Section 27, Township 27 North, Range 43 East, W.M., being more particularly described as follows: to wit, the South Thirty (30) Rods of the Southeast Quarter of the Southeast Quarter of Section 27, Township 27 North, Range 43 East, W.M., Spokane County, Washington, lying West of Pend Oreille State Highway, 6 EXCEPT that portion conveyed to Spokane County by right of way deed recorded June 4, 1993 under Recording No. 9306040396; they do hereby dedicate for public use all public streets; utility easements are 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; For ourselves, our heirs, and assigns, we do hereby enter into a covenant with the County of Spokane, and do hereby agree as follows:

Tract 'A', the private road as shown hereon, is an easement which provides a means of ingress and egress for lots 1 to 6 inclusive, and maintenance and operation by serving utility companies. Each lot owner shall have a one sixth interest in said tract, and is subject to the separate DECLARATION OF COVENANT as recorded August 11, 1994 under Auditor's Document No. 9408110247 which by reference is made a part hereof. Tract 'A' can not be sold or transferred, regardless of any provisions in the covenants to the contrary, without the express approval by Spokane County, and shall be considered a subservient estate for tax purposes to lots 1 to 6 inclusive created herein.

The owner(s) or successor(s) in interest agree to grant Spokane County slope easements as required along Myrtle Street.
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. Subject to specific application approval and issuance of permits by the Health Officer, the use of on-site sewage systems may be authorized. Special construction requirements may be necessary for the installation of on-site sewage disposal systems.
Use of private wells and water systems is prohibited.

The public water system, pursuant to the water plan 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 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. 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.

Subject to easements and servitudes of record.
Drainage easements, as depicted and shown hereon, which are for the purpose of installing, operating, and maintaining drainage swales and drainage facilities, as conditions of plat approval, are hereby granted to the public. This plat is subject to the separate DECLARATION OF COVENANT for the drainage easements shown hereon as recorded September 12, 1994 under Auditor's Document No. 9409120051 which by reference is made a part hereof.

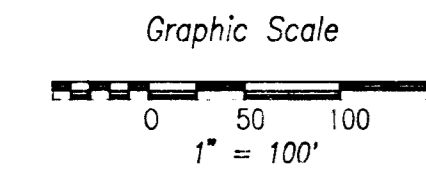
WARNING: Spokane County has no responsibility to build, improve, maintain, or otherwise service the private roads contained within, or provide service to the property described in this plat. By accepting this plat or subsequently by allowing a building permit to be issued on property on a private road, Spokane County assumes no obligation for said private road, and the owners hereby acknowledge that the County has 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. This requirement is and shall run with the land and shall be binding upon the owner(s), their heirs, successors or assigns, including the obligation to participate in the maintenance of the private road as provided herein.

Sight distance easements in Lots 1 and 4 as platted and shown hereon, are hereby granted to Spokane County and its authorized agents for the sole purpose of allowing a clear view sight distance triangle over and across the easements. The owners of said lots agree not to obstruct or in any manner allow any obstacle to block this clear view triangle between a height of three (3) feet and a height of seven (7) feet above the road pavement elevation adjacent to said lots. Spokane County and its authorized agents are hereby granted the right of ingress and egress to, over and from said easements for the purpose of inspection and emergency maintenance of the sight distance area. If the property owner fails to maintain the sight distance area in reasonable conformance with the approved plans on file in the Office of the Spokane County Engineer, a notice of such failure may be given to the property owner. If not corrected after ten (10) days, Spokane County has the right to correct the maintenance failure or have it corrected at the sole expense of the property owner.

Narrative of Survey
A survey to plat lands of two contiguous parcels in the Southeast Quarter of the Southeast Quarter of Section 27, T. 27 N., R. 43 E., W.M.
Survey commenced May 14, 1993. Instrument used was a Topcon GT52-06.
Four angles were measured by repetition for the closed loop control traverse.
Monuments of record were found and held as noted at the four corners, and at the Northeast corner of the Southeast Quarter of the Southeast Quarter, of Section 27. Right of Way for S.R. 2 was established from measurement to the centerline of the B.N.R.R. Main Line Track.
All monuments shown hereon have been set. Positional tolerance of set corners is estimated to be +/- 0.15 feet.

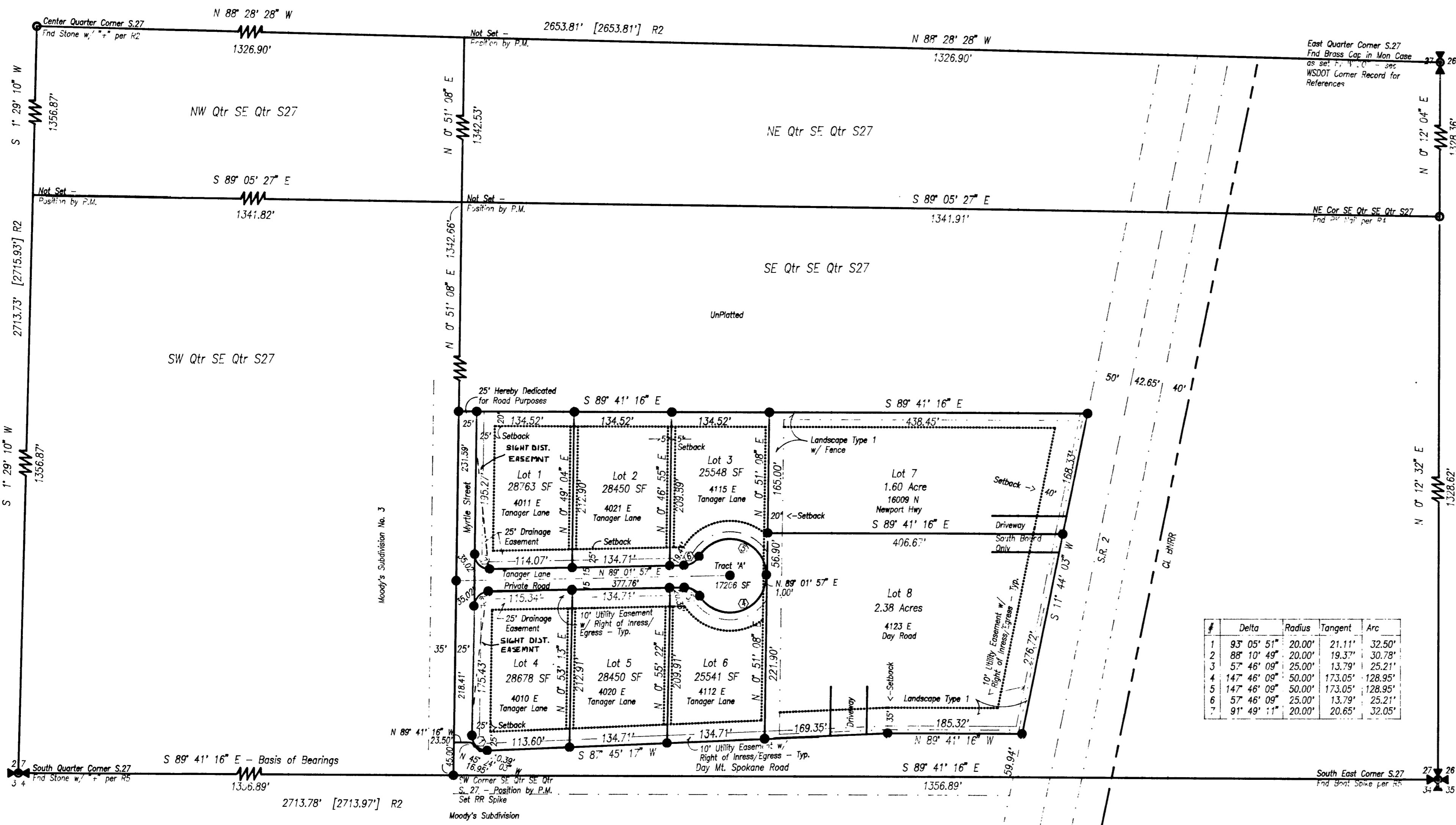
- Reference Documents**
- R1 Plat of Moody's Subdivision No. 3, Records of Spokane County, Washington
 - R2 Survey for Pogreba - Book 8 of Surveys, Page 96, Records of Spokane County, Washington
 - R3 Book 34 of Surveys at Page 90, Records of Spokane County, Washington
 - R4 Survey for Laffray - Book 5 of Surveys, Page 29, Records of Spokane County, Washington
 - R5 SP 87-508 - Book 6 of Short Plats, Page 99, Records of Spokane County, Washington
 - R6 Plat of Silver Acres - Book 20 of Plats, Page 56, Records of Spokane County, Washington
 - R7 Volume 1439 of Deeds at Page 366, Records of Spokane County, Washington
 - R8 Sheet 10 of WSDOT Plans - 392 - Hawthorne Road to Jay Mt Spokane Road, 1985

Basis of Bearings
Assumed bearing of record per SP 87-508 along the South Line of the Southeast Quarter of Section 27.



- Found Section Corner as Noted
- Found Quarter Section Corner as Noted
- Set 5/8"x24" Rebar w/ Brass Tag "LS 21388"
- Found Monument as Noted

Landscaping Type 1 w/ Fence - Typ.
Setback Line - Typ.
P.M. Proportionate Measure
[Record Measure] per Ref Doc#

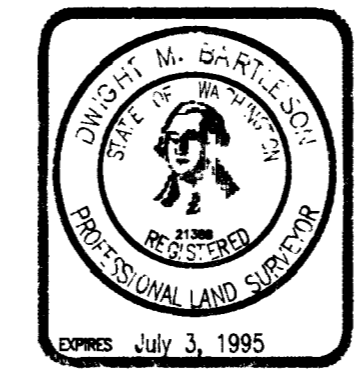
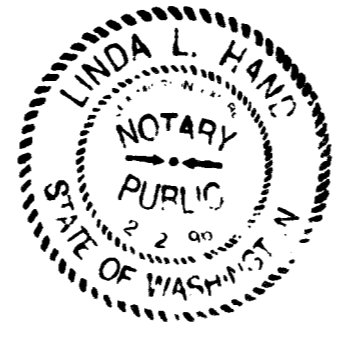


#	Delta	Radius	Tangent	Arc
1	83° 05' 51"	20.00'	21.11'	32.50'
2	88° 10' 49"	20.00'	19.37'	30.78'
3	57° 46' 09"	25.00'	13.79'	25.21'
4	147° 46' 09"	50.00'	173.05'	128.95'
5	147° 46' 09"	50.00'	173.05'	128.95'
6	57° 46' 09"	25.00'	13.79'	25.21'
7	91° 49' 11"	20.00'	20.65'	32.05'

Robert H. Bartleson
State of Washington
County of Spokane
On this 13 day of September 1994, personally appeared before me Robert H. Bartleson, a single man, to me known to be the persons who executed the within and foregoing instrument, and acknowledge said instrument to be the free and voluntary act and deed of said person, for the uses and purposes therein mentioned. In witness whereof, I have hereunto set my hand and affixed my seal the day and year first above written.
Linda L. Hand
Notary Public in and for the State of Washington
Residing at Spokane
My commission expires 2-2-96



James F. Pack
State of Washington
County of Spokane
On this 13 day of September 1994, personally appeared before me James F. and Donna L. Pack, husband and wife, to me known to be the persons who executed the within and foregoing instrument, and acknowledge said instrument to be the free and voluntary act and deed of said persons, for the uses and purposes therein mentioned. In witness whereof, I have hereunto set my hand and affixed my seal the day and year first above written.
Linda L. Hand
Notary Public in and for the State of Washington
Residing at Spokane
My commission expires 2-2-96



Surveyor's Certificate
This map correctly represents a survey made by me, or under my direct supervision, in conformance with the Spokane County Plat Ordinance.
Dwight M. Bartleson L.S. 21388
9-13-94

SE Qtr SE Qtr S27, T27N, R43E, WM Spokane County, Washington

A Final Plat of Tanager East for
James F. & Donna L. Pack, &
Robert H. Bartleson, a Joint Venture
R. 15919 Newport Highway
Mead, Washington 99021 Ph: (509) 468 - 0257

Dwight M. Bartleson L.S.
Route 1, Box 46
Athena, Oregon 97813
(503) 568 - 2397

Drawn by: DMB Date: May 31, 1994 Sheet 1 of 1

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