

Inland Pacific Engineering Company
South 25 Altamont Spokane, Washington
509 535-1410 99202

COMMON AREA
Lot 8, Block 1 6,953 sq. ft.
Lot 11, Block 2 13,375 sq. ft.
Fairwood Lane (Private Road) 18,109 sq. ft.

FINAL PLAT OF PLAT #2825
PLAT BOOK 17 PG. 86
8512110266

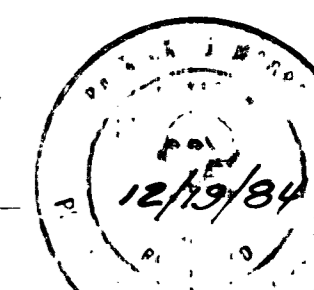
#2825

WAIKIKI VIEW RIDGE

A PLANNED UNIT DEVELOPMENT
IN THE SE 1/4 OF SECTION 6, T. 26 N., R. 43 E.W.M.
AND THE NE 1/4 OF SECTION 7, T. 26 N., R. 43 E.W.M.
BEING A REPLAT OF PORTIONS OF SHORT PLAT 81-194
SPOKANE COUNTY, WASHINGTON
OCTOBER 1985

James Rouse
Q. Young
40

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.



Patrick J. Moore
Patrick J. Moore, PLS
Certificate Number 13091

COUNTY UTILITIES DEPARTMENT

Examined and approved this 6th day of December, 1985

William Whit
Director, Spokane County Utilities

COUNTY ENGINEER

Examined and approved this 5th day of December, 1985

Robert E. ...
Spokane County Engineer

COUNTY PLANNING DEPARTMENT

Examined and approved this 10th day of December, 1985

W.R. ...
Director, Spokane County Planning Dept.

COUNTY HEALTH DISTRICT

Examined and approved this 10th day of December, 1985

Shirley Heister
Spokane County Health Officer

COUNTY ASSESSOR

Examined and approved this 6th day of December, 1985

Mr. Britton Lynda Power
Spokane County Assessor

COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington on this 12th day of December, 1985

Spokane County Commissioners

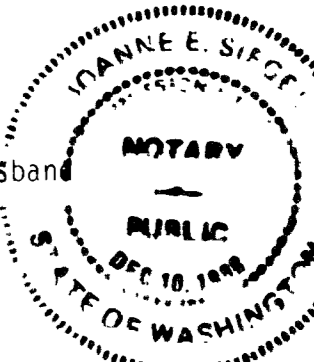
COUNTY TREASURER

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 12th day of December, 1985

Spokane County Treasurer

ACKNOWLEDGMENTS

STATE OF WASHINGTON) I, the undersigned, a Notary Public in and for the State of
County of Spokane) ss Washington, duly commissioned and sworn, do hereby certify
that on this 26th day of December, 1985, personally
appeared before me, LEROY J. KOHLER and LINDA J. KOHLER, husband
and wife, to me known to be the individuals described in and who executed the within
and foregoing instrument and acknowledged that they signed the same as their free and
voluntary act and deed, for the uses and purposes therein mentioned.



GIVEN under my hand and official seal the day and year last above written.

Joanne E. Swager
Notary Public in and for the State of
Washington, residing at Spokane

STATE OF WASHINGTON) On this 10th day of October, 1985, before me, the
County of Spokane) ss undersigned, a Notary Public in and for the State of Wash-
ing-) ton, duly commissioned and sworn, personally appeared *Michael M. Jackson*
and *Michael M. Jackson* to me known to be *Michael M. Jackson* and *Michael M. Jackson*
of OLD NATIONAL BANK OF WASHINGTON, the corporation that has executed the within and
foregoing instrument, and acknowledged the said instrument to be the free and voluntary
act and deed of said corporation, for the uses and purposes therein mentioned,
and on oath stated that they are authorized to execute the said instrument and that the
seal affixed (if any) is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year last above written.

Lathin M. Dwyer
Notary Public in and for the State of
Washington, residing at Spokane

STATE OF WASHINGTON) On this 11th day of *November*, 1985, before me, the
County of Spokane) ss undersigned, a Notary Public in and for the State of Wash-
ing-) ton, duly commissioned and sworn, personally appeared *Michael M. Jackson*
and *Michael M. Jackson* to me known to be *Michael M. Jackson* and *Michael M. Jackson*
of BANCSHARES MORTGAGE COMPANY, the corporation that has executed the within and
foregoing instrument, and acknowledged the said instrument to be the free and voluntary
act and deed of said corporation, for the uses and purposes therein mentioned,
and on oath stated that they are authorized to execute the said instrument and that the
seal affixed (if any) is the corporate seal of said corporation.

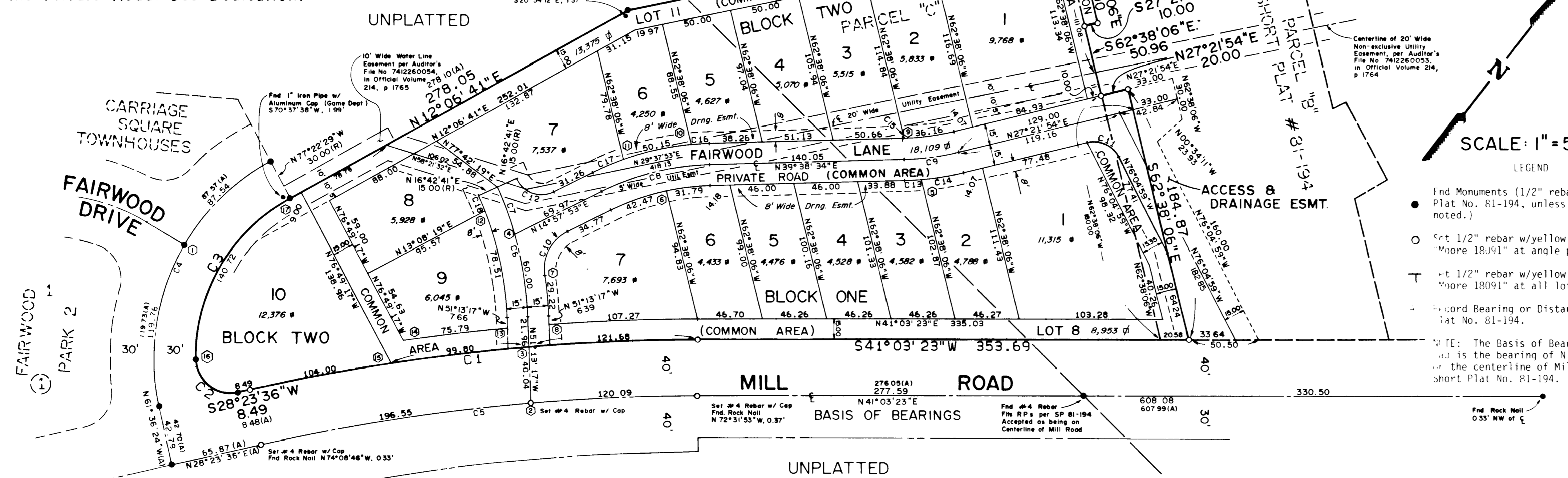
WITNESS my hand and official seal hereto affixed the day and year last above written.

Robert E. ...
Notary Public in and for the State of
Washington, residing at Spokane

CHORD BEARING	CHORD	DELTA	RADIUS	ARC	TANGENT
C1 S 34°43' 30"W	324.82	12°39' 47"	1472.70	325.49	163.41
C2 S 79°30' 01"W	38.92	102°12' 49"	25.00	44.60	30.99
C3 N 18°23' 02"W	133.95	62°01' 06"	130.00	140.72	78.14
C4 S 24°29' 26"E	193.10	74°13' 55"	160.00	207.30	121.08
C5 N 34°43' 30"E	316.00	12°39' 47"	1432.70	316.65	158.97
C6 S 62°15' 18"E	95.69	22°04' 02"	250.00	96.29	48.75
C7 S 69°07' 48"E	36.26	8°19' 02"	250.00	36.29	18.18
C8 N 27°18' 14"E	80.11	24°40' 40"	187.43	80.73	41.00
C9 N 33°30' 14"E	39.77	12°16' 40"	185.95	39.85	20.00
C10 N 21°17' 15"W	35.48	72°30' 16"	30.00	37.96	22.00
C11 N 65°38' 27"E	24.78	76°33' 07"	20.00	26.72	15.78
C12 S 60°50' 17"W	28.71	91°44' 48"	20.00	32.03	20.62
C13 N 37°55' 30"E	12.05	3°26' 07"	200.95	12.05	6.03
C14 N 31°47' 10"E	30.98	8°50' 32"	200.95	31.01	15.54
C15 S 39°33' 51"W	.47	0°09' 25"	170.95	.47	.23
C16 S 37°49' 57"W	12.79	3°37' 14"	202.43	12.79	6.40
C17 S 18°23' 48"W	24.24	6°51' 50"	202.43	24.25	12.14
C18 S 71°49' 33"E	12.00	2°55' 33"	235.00	12.00	6.00

RADIAL BEARINGS
1 N 57°18' 08"E
2 S 53°44' 46"E
3 S 53°40' 38"E
4 S 25°01' 43"W
5 S 53°47' 34"W
6 S 60°55' 19"E
7 S 32°27' 38"W
8 S 53°04' 29"E
9 N 50°30' 51"W
10 S 53°58' 40"E
11 S 68°10' 17"E
12 S 19°38' 14"W
13 S 54°13' 52"E
14 S 57°09' 00"E
15 S 57°33' 38"E
16 N 40°36' 25"E
17 S 77°22' 29"E

NOTE: All Lots are Subject to 8' Wide Drainage Easements Adjoining the Private Road. See Dedication.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that BANCSHARES MORTGAGE COMPANY, and LEROY J. KOHLER and LINDA J. KOHLER, husband and wife; and OLD NATIONAL BANK OF WASHINGTON, a national banking association, have caused to be platted into lots, Blocks, and Common Area the land shown hereon, to be known as WAIKIKI VIEW RIDGE, being a planned unit development and a replat of portions of Short Plat No. 81-194, located in Sections 6 and 7, T. 26 N., R. 43 E.W.M. in Spokane County, Washington and recorded in Volume 2 of Short Plats, pages 32 and 33, in the Auditor's office of said County, dedicates as follows:

Parcel "C" of said Short Plat TOGETHER WITH that portion of Parcel "B" of said Short Plat being more particularly described as follows: Beginning at a point on the southerly line of said Parcel "B" distant easterly 27.00 feet from the southwest corner of said parcel; thence N. 27°21'54"E. at a right angle to said south line, a distance of 10.00 feet; thence S. 62°38'06"E. parallel with said south line, a distance of 50.00 feet; thence S. 27°21'54"W. at a right angle to said south line of Parcel "B" a distance of 10.00 feet to said south line; thence N. 62°38'06"W. a distance of 50.00 feet to the point of beginning ALSO TOGETHER WITH that portion of Parcel "B" of said Short Plat being more particularly described as follows: Beginning at a point on the southerly line of said Parcel "B" distant easterly 127.96 feet from the southwest corner of said parcel; thence N. 27°21'54"E. at a right angle to said south line, a distance of 20.00 feet; thence S. 62°38'06"E. parallel with said south line, a distance of 184.87 feet to the easterly margin of Mill Road; thence S. 41°03'23"W. along said easterly margin a distance of 20.58 feet to the southeast corner of said Parcel "B"; thence N. 62°38'06"W. along the south line of said Parcel "B" a distance of 180.00 feet to the point of beginning Containing 3.425 Acres, more or less.

All owners of lots in this plat will be members of the WAIKIKI VIEW RIDGE HOMEOWNERS ASSOCIATION and subject to the Articles of Incorporation and the By-laws thereof. This plat or any portion thereof and the use of any property therein shall be subject to and restricted by the terms and conditions of the COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR WAIKIKI VIEW RIDGE, as recorded December 20, 1984 under Auditor's File No. 8412200026, which by reference is made a part hereof. The Common Area (Lot 8, Block 1; and Lot 11, Block 2; and Fairwood Lane Private Road, as shown hereon) is not dedicated hereby to the general public but is dedicated solely to the common use and enjoyment of homeowners in this plat for landscaping, streets, utilities, recreation, and other related activities, except as otherwise provided in the COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR WAIKIKI VIEW RIDGE.

WARNING: Spokane County has no responsibility to build, improve, maintain or otherwise service the private road 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 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, 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, their heirs, successors or assigns, including the obligation to participate in the maintenance of the private road as provided herein.

This plat is subject to the separate Declaration of Covenants requiring private construction and maintenance of private roads, as recorded October 22, 1985, under Auditor's Document No. 8510220310, which by reference is made a part hereof.

No more than one dwelling structure shall be placed on any lot, nor shall any lot be further subdivided for the purposes of creating additional lots, ownerships, or building sites without filing a replat.

The public water system, pursuant to the Water Plan approved by County and State Health authorities, the local fire district, County Building and Safety Department, and water purveyor, will be installed within this plat, and the subdivider/sponsor will 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. Use of private wells and water systems is prohibited. Any water service for this plat shall be provided in accordance with the Coordinated Water System Plan for Spokane County.

Connection to a public sewer system will be made available for the plat and individual service will be provided to each lot prior to sale. Use of individual on-site sewer systems will not be allowed. Maintenance of the private sewer line within the plat shall be the responsibility of the owners of the lots through the WAIKIKI VIEW RIDGE HOMEOWNERS ASSOCIATION and all future assigns.

The Owners or Successors in interest agree to authorize the County to place their names on a petition for the formation of ULID by petition method pursuant to RCW 36.94 which the petition includes the Owners 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 Owners property. PROVIDED, this condition shall not prohibit the Owners or Successors from objection to any assessments 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.

Individual driveway access permits are required prior to issuance of a building permit for driveway approaches to the County road system. No direct access shall be allowed from lots to Mill Road.

An eight foot (8') wide drainage easement over that portion of all lots adjacent to the private road easement for drainage swales and drainage facilities to dispose of runoff is hereby granted. The property owner shall maintain the eight foot (8') wide drainage easement with a permanent live cover of lawn turf, with optional shrubbery and/or trees, which do not obstruct the flow and percolation of storm drainage water in the drainage swale as indicated by the grade of adjacent streets.

Subject to right of way easements for electrical distribution lines recorded under Auditor's File Nos. 639007A, 7501090159 and 7710100066. Subject also to a twenty foot (20') wide non-exclusive utility easement recorded under Auditor's File No. 7412260053 in Official Volume 214, p. 1764. A five foot (5') wide utility easement adjoining the southeasterly margin of said twenty foot (20') wide easement, as shown hereon, is hereby granted to the serving utility companies. Utility easements are also granted to the serving utility companies over the Common Area (Fairwood Lane Private Road and Lot 8, Block 1 and Lot 11, Block 2) and over those portions of Lots 1 through 3, Block 2 lying southeasterly of the above described twenty foot (20') wide utility easement.

Subject to an easement granted to Washington Water Power Co., per document recorded under Document No. 8509030235. Subject also to the Covenants, Conditions, and Restrictions of Short Plat No. 81-194, recorded under Document No. 8112020168.

IN WITNESS WHEREOF, the said owners have hereunto set their hands and affixed their seals (if any) this 10th day of October, 1985.

Leroy J. Kohler LEROY J. KOHLER
Linda J. Kohler LINDA J. KOHLER
BY: *Michael M. Jackson*
BY: *Michael M. Jackson*

OLD NATIONAL BANK OF WASHINGTON
BANCSHARES MORTGAGE COMPANY
BY: *Michael M. Jackson*
BY: *Michael M. Jackson*

#2825