

9204150358

FILED
RE *Robert J. Frock*
APR 13 1992
SPokane
Loay

PLAT # 306 B

AUDITOR'S CERTIFICATE

Filed for record this 15th day of April, 1992, at 2:15 P.M. in
Book 20 of Plats at page 46 at the request of B. FANTSCH

Tom Perkins
Deputy

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. Moor
Patrick J. Moor, PLS
Certificate Number 18091



SPOKANE COUNTY UTILITIES DEPARTMENT

Examined and approved this 25th day of MARCH, 1992.

William A. DeLoach
Director, Spokane County Utilities

SPOKANE COUNTY ENGINEER

Examined and approved this 25th day of March, 1992.

P. C. Schumann
Spokane County Engineer

SPOKANE COUNTY PLANNING DEPARTMENT

Examined and approved this 14th day of April, 1992.

W.D. Hulbert
Director, Spokane County Planning Department

SPOKANE COUNTY HEALTH DISTRICT

Examined and approved this 15th day of April, 1992.

Steve P. Holbrook, R.S.
for Spokane County Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 15 day of April, 1992.

George Britton
Spokane County Assessor by Deputy

SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County,
Washington, on this 15th day of April, 1992.

John R. P. ...
Chairman, Spokane County Commissioners

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 15th day of
April, 1992.

D.P. Ship ...
Spokane County Treasurer by Deputy

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that RONALD C. WEST and SHIRLEY J. WEST,
husband and wife, have caused to be platted into Lots, Blocks, and Streets
the land shown hereon, to be known as WESTWOOD ESTATES NO. 2, and being
that portion of the Southwest 1/4 of Sec. 20, T.27 N., R.43 E., W.M., in
Spokane County, Washington, described as follows:

Commencing at the Southeast corner of said Southwest 1/4; thence
N.89°59'08"W. along the south line of said Southwest 1/4 a distance
of 30.00 feet to the westerly margin of Hatch Road and the True Point
of Beginning; thence continuing N.89°59'08"W. along said south line
a distance of 611.57 feet; thence N.00°00'52"E. a distance of 207.27
feet; thence N.16°42'25"E. a distance of 140.11 feet to the
beginning of a non-tangent curve concave to the south, the radius of
which bears S.11°30'28"W., 435.00 feet; thence easterly along said
curve through a central angle of 07°27'23", an arc distance of 56.61
feet; thence N.18°57'51"E. a distance of 124.41 feet; thence
N.82°41'49"W. a distance of 17.81 feet; thence N.72°39'06"W. a
distance of 179.43 feet; thence N.00°00'52"E. a distance of 230.00
feet; thence S.89°59'08"E. a distance of 50.53 feet; thence
N.00°12'07"W. a distance of 140.00 feet to the westerly prolongation
of the southerly line of Block 1 of WESTWOOD ESTATES according to the
plat thereof recorded in Book 17 of plats, page 87; thence
S.89°59'08"E. along said westerly prolongation and the said
southerly line a distance of 612.00 feet to the westerly margin of
Hatch Road; thence S.00°12'07"E. along said westerly margin of Hatch
Road a distance of 870.01 feet to the True Point of Beginning.

And they do hereby dedicate to public use forever the streets and roads
shown within this plat, including two (2) feet of additional right of way
along Hatch Road. Lot B Block 1, and Lot B Block 3, being one (1) foot
wide strips as shown hereon, are hereby dedicated to Spokane County as
general county property, to be dedicated for road purposes forever at such
time as the roads are continued as full width rights of way, or until
adjacent lands are platted. Direct access from individual lots to Hatch
Road is hereby prohibited.

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.

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 FOR WESTWOOD ESTATES NO. 2, as recorded
under Auditor's File No. _____.

The public water system pursuant to the Water Plan approved by county and
state health authorities, the local fire protection district, County
Building & 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. Use of private
wells and water systems is prohibited.

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 the 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.

Each new dwelling unit shall be double-plumbed for connection to future
areawide collection systems. Subject to specific application approval and
issuance of permits by the Health Officer, the use of (an) on-site sewage
system(s) may be authorized.

The owner(s) or successor(s) in interest agree to join in any County
approved stormwater management program and to pay such rates and charges as
may be fixed through public hearings for service or benefit obtained by the
planning, design, constructing, maintaining or operation of stormwater
control facilities.

Together with a General Drainage Easement as recorded December 16, 1991 under
Auditor's File No. 9112160093.

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 the petition or resolution method
as provided for in Chapter 36.88 RCW, the owner(s) or successor(s) further
agree: (1) that the improvement(s) or construction contemplated within the
proposed RID is feasible; (2) 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 (3) 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 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
Improvements Project is sanctioned by Spokane County, the improvements
required (curb, sidewalk, drainage control and paving) will be a 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 RID 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 the 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 securing 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
Hatch Road after the applicant has designed and constructed the
improvements to Hatch Road to match the roadway section constructed by
Spokane County south of the proposed plat.

Utility easements are hereby granted to the serving utility companies over
a ten (10) foot wide strip in all lots adjoining all public road rights of
way.

IN WITNESS WHEREOF, the said owners have hereunto set their hands this
day of February, 1992.

Ronald C. West *Shirley J. West*
RONALD C. WEST SHIRLEY J. WEST

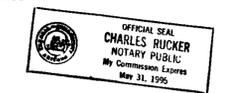
ACKNOWLEDGMENT

STATE OF ARIZONA)
~~WASHINGTON~~) ss
County of Spokane)

On this 26 day of February, 1992, before me personally
appeared RONALD C. WEST and SHIRLEY J. WEST, husband and wife, to me know
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.

Charles Rucker
NOTARY PUBLIC in and for the State of Arizona
Washington, residing at Spokane WA
My commission expires _____



INLAND PACIFIC
ENGINEERING
South 25 Altamont Spokane, Washington
(509) 535-1410 99202

FINAL PLAT
OF
WESTWOOD ESTATES NO. 2
PHASE I
LOCATED IN THE SW 1/4
OF SECTION 20, T.27 N., R.43 E.W.M.
SPOKANE COUNTY, WASHINGTON
FEBRUARY 1992

APR 15 3 15 PM '92

AUDITOR'S CERTIFICATE

Filed for record this 15th day of April, 1992 at 3:15 P.M. in Book 20 of Plats at page 47 at the request of B. FINEGAN

Tom Rubina Deputy

UNPLATTED

LOT 4 BLOCK 1 WESTWOOD ESTATES

CURVE TABLE

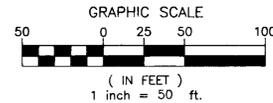
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	730.56'	264.52'	133.72'	263.08'	20°44'44"
C2	730.56'	166.44'	83.58'	166.08'	13°03'11"
C3	730.56'	98.09'	49.12'	98.01'	07°41'33"
C4	410.00'	200.00'	102.03'	198.02'	27°56'57"
C5	410.00'	66.94'	33.54'	66.86'	09°21'14"
C6	435.00'	56.61'	28.35'	56.57'	07°27'23"
C7	20.00'	31.49'	20.08'	28.34'	90°12'59"
C8	20.00'	31.34'	19.92'	28.23'	89°47'01"
C9	20.00'	41.89'	34.64'	34.64'	120°00'00"
C10	20.00'	31.42'	20.00'	28.28'	90°00'00"
C11	20.00'	33.68'	22.40'	29.84'	96°28'26"
C12	20.00'	31.55'	20.13'	28.38'	90°22'31"
C13	20.00'	16.24'	8.60'	15.80'	46°31'43"
C14	20.00'	18.88'	10.21'	18.19'	54°05'03"
C15	435.00'	11.99'	6.00'	11.99'	01°34'46"
C16	735.56'	21.98'	10.99'	21.98'	01°40'01"
C17	20.00'	31.42'	20.00'	28.28'	90°00'00"
C18	20.00'	17.45'	9.33'	16.90'	49°59'41"

RADIAL BEARINGS

LINE	DIRECTION
1.	S11°30'28"W
2.	S11°11'23"W
3.	S10°49'49"W
4.	S19°27'41"E
5.	N60°32'56"E
6.	N05°52'34"E
7.	N00°12'07"W
8.	N00°12'07"W
9.	N08°40'52"E
10.	N74°49'41"W
11.	N88°49'29"W
12.	S42°17'46"E
13.	S37°55'17"W
14.	N87°59'40"W
15.	N74°09'23"W
16.	N16°13'08"E
17.	N60°00'52"E
18.	N59°59'08"W
19.	N85°45'15"W
20.	N12°51'04"E
21.	N67°59'35"W
22.	S84°03'28"W

TANGENT TABLE

LINE	DIRECTION	DISTANCE
T1	S89°47'53"W	25.00'
T2	N16°42'25"E	25.12'
T3	N16°42'25"E	25.11'



LEGEND

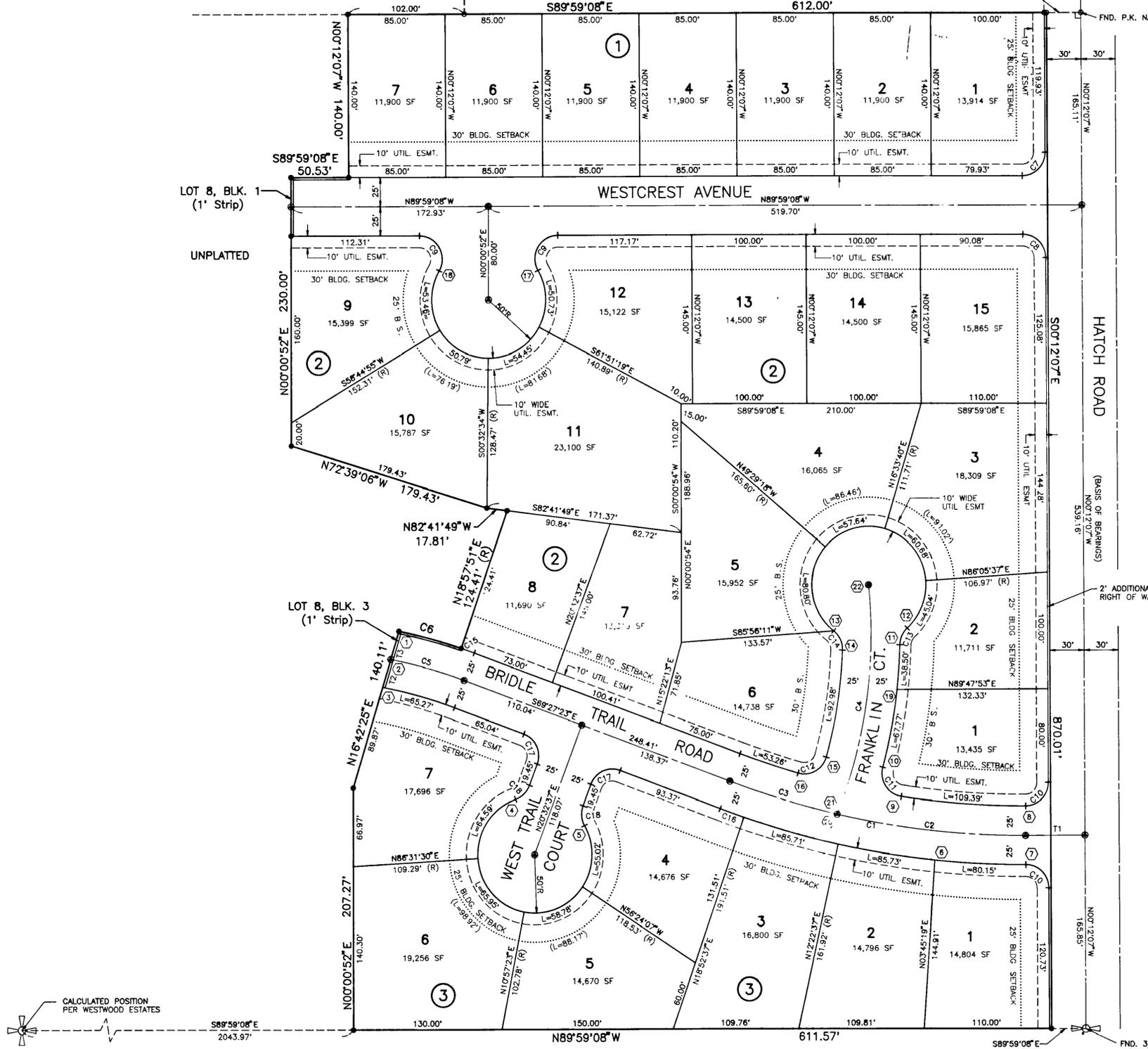
- FND. 1/2" REBAR W/ YPC STAMPED "MOORE 18091" PER FINAL PLAT OF WESTWOOD ESTATES (UNLESS OTHERWISE NOTED).
- SET 1/2" REBAR W/ YPC STAMPED "MOORE 18091" (UNLESS OTHERWISE NOTED) AS:
- ANGLE POINT IN BOUNDARY
- ⊕ LOT CORNER
- CENTERLINE MONUMENT
- B.S. BUILDING SETBACK

INLAND PACIFIC ENGINEERING
 South 25 Altamont Spokane, Washington
 (509) 535-1410 99202



FINAL PLAT OF WESTWOOD ESTATES NO. 2 PHASE I

LOCATED IN THE SW 1/4 OF SECTION 20, T.27 N., R.43 E.W.M. SPOKANE COUNTY, WASHINGTON
 FEBRUARY 1992



CALCULATED POSITION PER WESTWOOD ESTATES

FND. 3/4" IRON PIN UNDER ASPHALT AND RP'S PER LCR IN BOOK 2, PAGE 76