

9306170017

3127
PK 21
Pg 31

AUDITOR'S CERTIFICATE

Filed for record this 17 day of June, 1993 at 9:01 A.M. in Book 21 of Plats at page 31+32 at the request of _____

L. Behrend
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. Moore
Patrick J. Moore, PLS
Certificate Number 18091



SPOKANE COUNTY UTILITIES DEPARTMENT

Examined and approved this 8th day of JUNE, 1993.

William Debut
Director, Spokane County Utilities

SPOKANE COUNTY ENGINEER

Examined and approved this 14th day of June, 1993.

R. L. Hermann
Spokane County Engineer

SPOKANE COUNTY PLANNING DEPARTMENT

Examined and approved this 15th day of June, 1993.

W. J. Johnson
Director, Spokane County Planning Department

SPOKANE COUNTY HEALTH DISTRICT

Examined and approved this 10th day of JUNE, 1993.

John Amitt
for Spokane County Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 10th day of June, 1993.

Patricia Charlene Cooney
Spokane County Assessor by Deputy

SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 15 day of June, 1993.

Patricia A. Mummery
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 17th day of June, 1993.

R. M. Kennedy
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, PHASE II 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 South Quarter corner of said Section 20; thence N.89°59'08"W. along the south line of the Southwest 1/4 of said Section, a distance of 641.57 feet to the TRUE POINT OF BEGINNING; thence continuing N.89°59'08"W. along said south line a distance of 658.44 feet; thence N.00°00'52"E. a distance of 140.00 feet; thence N.89°59'08"W. a distance of 35.79 feet; thence N.00°00'52"E. a distance of 180.00 feet; thence N.89°59'08"W. a distance of 245.41 feet; thence N.00°12'07"W. a distance of 225.00 feet; thence N.89°46'04"E. a distance of 77.50 feet; thence N.17°49'42"E. a distance of 172.07 feet; thence N.13°31'15"E. a distance of 165.43 feet; thence S.89°59'08"E. a distance of 768.00 feet; thence S.00°12'07"E. a distance of 140.00 feet; thence N.89°59'08"W. a distance of 50.53 feet; thence S.00°00'52"W. a distance of 230.00 feet; thence S.72°39'06"E. a distance of 179.43 feet; thence S.82°41'49"E. a distance of 17.81 feet; thence S.18°57'51"W. a distance of 124.41 feet to the beginning of a non-tangent curve concave to the south having a radius of 435.00 feet (from which a radial line of said curve bears S.18°57'51"W.); thence westerly along said curve through a central angle of 07°27'23" an arc distance of 56.61 feet; thence S.16°42'25"W. a distance of 140.11 feet; thence S.00°00'52"W. a distance of 207.27 feet to the True Point of Beginning.

And they do hereby dedicate to public use forever the streets and roads shown within this plat. Lot 17, Block 7, Lot 2, Block 8, Lot 8, Block 9, and Lot 3, Block 4, 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.

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 PHASE 2, as recorded 5/13/93 under Auditor's File No. 9505130251.

The public water system pursuant to the Water Plan approved by county and state health authorities, the local fire protection district, County Department 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. 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 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 on-site sewage systems may be authorized.

The owners(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.

Drainage easements, over all of Tract "A", as platted and shown hereon, which are for the purpose of installing, operating and maintaining drainage swales and drainage facilities to dispose of runoff are hereby granted. The County of Spokane is hereby granted the right of ingress and egress to the drainage easement shown on Tract "A".

The lowest building opening, including basement opening, for any building on all lots except Tract "A" shall be high enough to allow a minimum slope of 3% away from the building in 10 feet. All drainage shall be routed away from the building to natural drainages or other lawful drainage features.

Tract "A", as shown hereon is not a building site, and no residential structure shall be constructed thereon. Lots 1 thru 2, Block 4, Lots 1 thru 5, Block 5, Lots 1 thru 6, Block 6, Lot 1 thru 16, Block 7, Lot 1, Block 8 and Lots 1 thru 7, Block 9, shall have a 1/37th undivided ownership in Tract "A" and shall be responsible for payment of claims and other liabilities as may become due for said Tract "A", and are subject to the separate "AGREEMENT AND DECLARATION OF COVENANT" as recorded June 3, 1993 under Auditor's Document # 9306030530 which by reference is made a part hereof. Tract "A" shall be considered subservient estates to all lots within this plat for the purpose of real estate taxes. The homeowners agree to pay for their share of County assessed maintenance fees for said Tract "A".

The owners(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.

Sight distance easements 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. 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 owners 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 will 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. All costs involved will be charged to the property owner.

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 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 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. A sixteen foot (16') wide easement is hereby granted to the serving utility companies over Lots 2 and 13, Block 7, as shown hereon. A fifteen foot by fifteen foot (15'x15') utility easement as shown on Lot 1, Block 6 is hereby granted to U.S. West.

IN WITNESS WHEREOF, the said owners have hereunto set their hands this 5 day of MARCH, 1993.

Ronald C. West
RONALD C. WEST

Shirley J. West
SHIRLEY J. WEST

ACKNOWLEDGMENT

STATE OF WASHINGTON }
County of Spokane } ss

On this 5 day of MARCH, 1993, 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.

Notary Public
NOTARY PUBLIC in and for the State of Washington, residing at Spokane 9/1/93
My commission expires 9/1/93



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

UNPLATTED

LOT 4 BLOCK 1 WESTWOOD ESTATES

AUDITOR'S CERTIFICATE
Filed for record this 17 day of June, 1993 at 9024 in Book 21 of Plats at page 32 at the request of

J. Behrend
Deputy
#3127
BK 21
Pg 32

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	435.00'	56.61'	28.35'	56.57'	07°27'23"
C2	410.00'	215.30'	110.03'	212.55'	30°02'45"
C3	410.00'	120.19'	60.53'	119.76'	16°47'44"
C4	410.00'	255.22'	131.90'	251.12'	35°39'58"
C5	410.00'	82.50'	41.39'	82.37'	11°31'47"
C6	410.00'	135.03'	68.13'	134.43'	18°52'14"
C7	410.00'	328.38'	173.57'	319.68'	45°53'24"
C8	410.00'	188.17'	95.77'	186.52'	26°17'46"
C9	20.00'	31.42'	20.00'	28.28'	90°00'00"
C10	20.00'	26.63'	18.29'	27.00'	84°53'49"
C11	20.00'	29.27'	17.97'	26.73'	83°51'51"
C12	20.00'	33.89'	22.64'	29.98'	97°04'55"
C13	20.00'	29.43'	18.11'	26.85'	84°9'27"
C14	20.00'	31.42'	20.00'	28.28'	90°00'00"
C15	20.00'	29.43'	18.11'	26.85'	84°19'27"
C16	20.00'	32.24'	20.84'	28.86'	92°21'01"
C17	20.00'	35.56'	24.64'	31.06'	101°51'45"
C18	435.00'	79.46'	39.84'	79.35'	10°27'56"
C19	20.00'	17.45'	9.33'	16.90'	49°59'41"
C20	20.00'	17.45'	9.33'	16.90'	49°59'41"
C21	385.00'	8.49'	4.24'	8.49'	01°15'48"
C22	20.00'	27.44'	16.37'	25.34'	78°36'02"
C23	435.00'	29.75'	14.88'	29.75'	03°55'08"

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LEGEND

- -FD, 1/2" REBAR W/IPC STAMPED "MOORE 18091" PER FINAL PLATS OF WESTWOOD ESTATES AND WESTWOOD ESTATES NO. 2, UNLESS NOTED.
- SET 1/2" REBAR W/IPC STAMPED "MOORE 18091" (UNLESS OTHERWISE NOTED) AS:
- ANGLE POINT IN BOUNDARY
- └ LOT CORNER
- CENTERLINE MONUMENT
- B.S. BUILDING SETBACK

BASIS OF BEARINGS

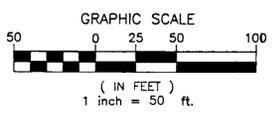
THE BEARING OF N.00°12'07"W. ALONG THE EAST LINE OF THE SW 1/4 OF SECTION 20, AS SHOWN ON THE FINAL PLAT OF WESTWOOD ESTATES RECORDED IN PLAT BOOK 17 PAGE 87, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

SURVEYOR'S NOTES

THE AREA OF THE SUBDIVISION IS 16.015 ACRES.

ACCURACY STATEMENT

THIS SURVEY WAS PERFORMED USING A TOPCON GTS 3C TEN-SECOND THEODOLITE AND ELECTRONIC DISTANCE METER. FIELD TRAVERSE METHODS USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".



○ RADIAL BEARINGS ○

LINE	DIRECTION	DISTANCE
1	N71°43'09"E	27.63'
2	S131°01'40"E	13.69'
3	S11°30'28"W	13.96'
4	S11°11'23"W	20.15'
5	S10°49'49"W	63.77'
6	S11°46'27"E	3.74'
7	S78°45'17"W	15.91'
8	S28°59'34"E	15.91'
9	S25°56'17"E	15.91'
10	N25°34'02"W	15.91'
11	N13°40'43"W	15.91'
12	N65°39'41"W	15.91'
13	N84°00'09"E	15.91'
14	N71°38'21"E	15.91'
15	S24°31'48"E	15.91'
16	N23°00'07"W	15.91'
17	N6°04'03"W	15.91'
18	S49°48'07"W	15.91'
19	N04°07'09"E	15.91'
20	N84°07'47"E	15.91'
21	S38°28'55"W	15.91'
22	S17°49'42"W	15.91'
23	S36°27'44"W	15.91'
24	N08°19'10"E	15.91'
25	N88°19'48"E	15.91'
26	S50°40'30"W	15.91'
27	S68°22'45"W	15.91'
28	S44°07'28"W	15.91'

TANGENT TABLE

LINE	DIRECTION	DISTANCE
T1	N43°38'45"E	27.63'
T2	N17°49'42"E	13.69'
T3	N54°33'02"E	13.96'
T4	S19°08'46"E	20.15'
T5	S82°38'35"W	63.77'
T6	N16°42'25"E	3.74'

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



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