

9403150463
 Bl 21 Pg 97
 #3169

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 III, and being that portion of the Southwest Quarter of Sec. 20, T.27 N., R.43 E., W.M., in Spokane County, Washington, described as follows:

The lowest building opening, including basement opening, for any buildings on Lots 1 through 3, Block 10, Lots 1 through 7, Block 11, Lots 1 through 7, Block 12, and Lots 1 through 9, Block 13, 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.

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.

SPOKANE COUNTY AUDITOR'S CERTIFICATE
 Filed for record this 15 day of March, 1994
 at 1:02 P.M., in the Office of the Auditor
 at the request of West of Plats at Page 97

ABehrens
 Spokane County Auditor by 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. 2/22/94

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

SPOKANE COUNTY UTILITIES DEPARTMENT
 Examined and approved this 25th day of FEBRUARY, 1994.

Wm. N. West
 Director, Spokane County Utilities

SPOKANE COUNTY ENGINEER
 Examined and approved this 24th day of February, 1994

D. C. Schumann
 Spokane County Engineer

SPOKANE COUNTY PLANNING DEPARTMENT
 Examined and approved this 8th day of March, 1994

W. J. Hillman
 Director, Spokane County Planning Department

SPOKANE COUNTY HEALTH DISTRICT
 Examined and approved this 8th day of March, 1994

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

SPOKANE COUNTY ASSESSOR
 Examined and approved this 8th day of March, 1994

J.C. Cooney by Angela Kouse
 Spokane County Assessor by Deputy

THE BOARD OF COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON
 This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 8th day of March, 1994.

Spokane County Commissioners
 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 ___ day of ___, 19__.

Spokane County Treasurer by Deputy

IN WITNESS WHEREOF, the said owners have hereunto set their hands this 11 day of February, 1994.

Ronald C. West
 RONALD C. WEST

Shirley J. West
 SHIRLEY J. WEST

ACKNOWLEDGMENT

STATE OF Washington) ss
 County of Spokane)

On this 11th day of February, 1994, before me personally appeared RONALD C. WEST and SHIRLEY J. WEST, 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.

James C. Helms
 NOTARY PUBLIC in and for the State of Washington
 residing at Spokane, WA, 99202
 My commission expires August 10, 1995

Commencing at the South Quarter corner of said Section 20; thence N.89°59'08"W, along the south line of the Southwest Quarter of said Section, a distance of 1300.01 feet to the Southwest corner of Lot 1, Block 8, WESTWOOD ESTATES NO. 2, PHASE II according to the plat thereof recorded in Book 21 of Plats, Pages 31 and 32. In the Spokane County Auditor's Office and the TRUE POINT OF BEGINNING for this description; thence continuing N.89°59'08"W, along said south line a distance of 600.00 feet to the West line of the East 1900.00 feet of said Southwest Quarter of Section 20; thence N.00°12'07"W, along said west line, a distance of 870.01 feet to an angle point in the east boundary of Lot 4 Block 2 of WESTWOOD ESTATES according to the plat thereof recorded in Book 17 of Plats, Page 87 in said Auditor's Office; thence S.89°59'08"E, a distance of 490.00 feet to the Northwest corner of Lot 16, Block 7, said WESTWOOD ESTATES NO. 2, PHASE II; thence along the Westerly boundary of said Plat of WESTWOOD ESTATES NO. 2, PHASE II, the following eight (8) courses:

1. S.133°11'15"W, a distance of 165.43 feet;
2. S.17°49'42"W, a distance of 172.07 feet;
3. S.89°46'04"W, a distance of 77.50 feet;
4. S.00°12'07"E, a distance of 225.00 feet;
5. S.89°59'08"E, a distance of 245.41 feet;
6. S.00°00'52"W, a distance of 180.00 feet;
7. S.89°59'08"E, a distance of 35.79 feet;
8. S.00°00'52"W, a distance of 140.00 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 8, Block 11, and Lot 4, Block 10, 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 III, as recorded 2-24-94 under Auditor's File No. 9402240256.

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 a 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 that nothing shall 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 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.

The owners of Lots 1 through 3, Block 10, Lots 1 through 7, Block 11, Lots 1 through 7, Block 12 and Lots 1 through 9, Block 13, shall be held responsible for keeping open and maintaining the path of the natural or man-made drainage flow over and across the property.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	410.00'	127.47'	64.26'	126.96'	1748°50'
C2	20.00'	31.34'	19.92'	28.23'	89°47'01"
C3	20.00'	31.49'	20.08'	28.34'	90°12'59"

○ RADIAL BEARINGS ○

LINE	DIRECTION
R1	N00°22'36"E

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.

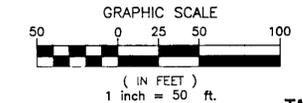
SURVEYOR'S NOTES

THE AREA OF THE SUBDIVISION IS 9.25 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".

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



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

2/1/94 #3169