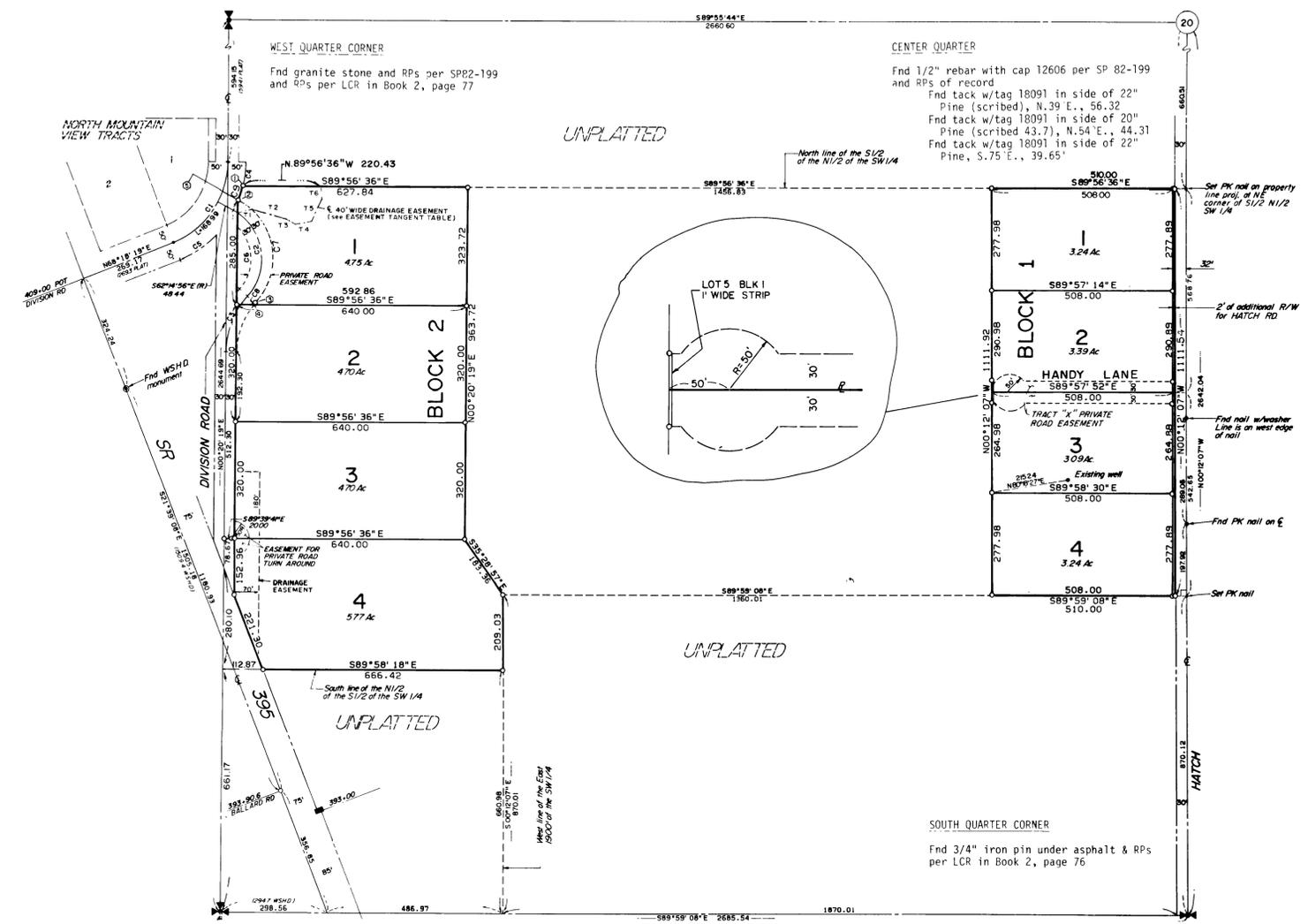


FINAL PLAT OF WESTWOOD ESTATES LOCATED IN THE SW 1/4 OF SECTION 20, T.27N., R.43E.W.M. SPOKANE COUNTY WASHINGTON AUGUST, 1985

PLAT BOOK 17 PAGE 87 #2826

851216026!
FILED FOR RECORD
REQUEST BY Ronald West
Dec 16 4 30 PM '85
WILLIAMSON & COMPANY
PUBLIC NOTARIES
SPOKANE COUNTY, WASH.
10.00
W. Minor



DEDICATION
KNOW ALL MEN BY THESE PRESENT THAT RONALD C. WEST and SHIRLEY J. WEST, husband and wife; and PACIFIC FIRST FEDERAL SAVINGS BANK, a national banking association have caused to be platted into Lots, Blocks, and Streets the land shown hereon to be known as WESTWOOD ESTATES, said land being those portions of the SW 1/4 of Section 20, T.27 N., R.43 E.W.M. in Spokane County, Washington described as follows:

Beginning at the Northeast corner of the South half of the North half of said Southwest quarter; thence South 00°12'07" East along the East line of said Southwest quarter, a distance of 1,111.52 feet; thence North 89°59'08" West, parallel with the South line of said Southwest quarter, a distance of 540.00 feet; thence North 00°12'07" West parallel with the East line of said Southwest quarter, a distance of 1,111.92 feet to the North line of the South half of the North half of said Southwest quarter; thence South 89°56'36" East along said North line, a distance of 540.00 feet to the Point of Beginning;

EXCEPT the East 30.00 feet thereof for Hatch Road
ALSO, beginning at the intersection of the North line of the South half of the South half of said Southwest quarter and the Easterly margin of P.S.H. No. 3 (SR 395); thence South 89°59'18" East along said North line, a distance of 666.42 feet; thence North 00°12'07" West, 209.03 feet; thence North 35°28'57" West, 183.36 feet; thence North 00°20'19" West parallel with the West line of said Southwest quarter, a distance of 963.72 feet to the North line of the South half of the North half of said Southwest quarter; thence North 89°56'36" West along said line, a distance of 670.00 feet to the West line of said Southwest quarter; thence South 00°20'19" West along said West line, a distance of 1,042.25 feet to its intersection with the Easterly margin of P.S.H. No. 3 (SR 395); thence South 21°39'08" East along said margin, a distance of 301.42 feet to the Point of Beginning.

EXCEPT therefrom that portion conveyed to Spokane County for Division Road.
And they hereby dedicate to public use forever the two feet (2') of additional right of way along Hatch Road, as shown hereon. Slope easements, as necessary, are provided along Hatch Road. Direct access from Lots 2 and 3, Block 1, to Hatch Road is hereby prohibited. The owners, their heirs, grantees, and assigns, agree to join in the formation of a County Road Improvement District pursuant to R.C.W. 36.88 at such time as a Road Improvement District is created or any Road Improvement project is sanctioned by Spokane County. The improvements required (curb, sidewalk, drainage control, and paving) will be at the sole expense of the owners, their heirs, grantees, and assigns. This provision applies only to those improvements on Hatch Road. Individual driveway access permits are required prior to issuance of a building permit for driveway approaches to the County road system.

The plat is subject to the separate Declaration of Covenants requiring private construction and maintenance of private roads, as recorded November 4, 1985, under Auditor's Document No. 8511040339, which by reference is made a part hereof.
This plat is subject to separate "Tract X" Agreement and Declaration of Covenant recorded November 4, 1985 under Auditor's Document Nos. 8511040340 and 8511040341 which by reference are made a part hereof.

Lot 5, Block 1, a one-foot wide strip as shown hereon, is hereby dedicated to Spokane County as general County property to be dedicated for road purposes forever at such time as the private road easement shown hereon and labeled "Tract X" is dedicated to Spokane County for right of way and the roads are extended as full width right of way.

The private roads contained within this plat are for the sole use of parcels within the plat until such time as the roadways are improved and established as public roads.

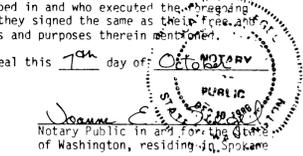
WARNING: Spokane County has no responsibility to build, improve, maintain, or otherwise service the private roads contained within or providing service to the property described in this plat. By accepting this plat or subsequently by allowing a building permit to be issued on property on private roads, Spokane County assumes no obligation for said private roads 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 private roads. 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.

Division Road is an unimproved, non-maintained County road right of way. By allowing building permits to be issued on property having access from an unimproved County road, Spokane County assumes no obligation for said 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 said road. This requirement is and shall run with the land and shall be binding upon the owner, their heirs, successors or assigns, until said road is improved to County Standards and accepted by the County for maintenance.

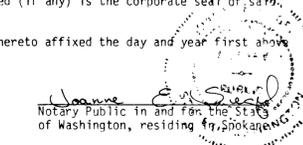
No more than one dwelling structure shall be placed on any one lot, nor shall any lot be further subdivided for the purposes of creating additional lots or building sites without filing a replat.

Subject to specific application approval and issuance of permits by the Health Officer, the use of on-site sewage systems may be authorized.

ACKNOWLEDGMENTS
STATE OF WASHINGTON)
County of Spokane) ss. On this 14th day of October, 1985, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared before me RONALD C. WEST and SHIRLEY J. WEST, husband and wife, to me known to be the individuals described in and who executed the 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 this 14th day of October, 1985.



STATE OF WASHINGTON)
County of Spokane) ss. On this 31st day of October, 1985, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Gary D. Garrison, to me known to be the Vice President of PACIFIC FIRST FEDERAL SAVINGS BANK, the corporation that executed the 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 he is 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 first above written.



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.

Examined and approved this 27th day of November, 1985.
Patrick J. Moore, RLS
Certificate Number 18091

Examined and approved this 27th day of November, 1985.
William J. DeWitt
Director, Spokane County Utilities

Examined and approved this 27th day of November, 1985.
R. J. Danner
Spokane County Engineer

Examined and approved this 31st day of December, 1985.
W. D. Hubbard
Director, Spokane County Planning Department

Examined and approved this 27th day of November, 1985.
Paul E. Kay, R.S.
Spokane County Health Officer

Examined and approved this 27th day of November, 1985.
George Britton by Estelle Morris
Spokane County Assessor

This plat was approved and accepted by the County Commissioners of Spokane County, Washington on this 3rd day of December, 1985.
George R. McBride
Chairman, Spokane County Commissioners

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 10th day of December, 1985.
John J. Miller
Spokane County Treasurer

WEST QUARTER CORNER
Fnd granite stone and RPs per SP2-199 and RPs per LCR in Book 2, page 77

CENTER QUARTER
Fnd 1/2" rebar with cap 12606 per SP 82-199 and RPs of record
Fnd tack w/tag 18091 in side of 22" Pine (scribed), N.39° E., 56.32'
Fnd tack w/tag 18091 in side of 20" Pine (scribed) 43.7', N.54° E., 44.31'
Fnd tack w/tag 18091 in side of 22" Pine, S.75° E., 39.65'

SECTION CORNER
Fnd record monument & RPs per LCR in Book 2, page 75

SOUTH QUARTER CORNER
Fnd 3/4" iron pin under asphalt & RPs per LCR in Book 2, page 76

EASEMENT TANGENT TABLE				RADIAL BEARINGS		
T1	N.77°37'58"E.	45.028	1	S.76°17'00"E.		
T2	S.74°59'18"E.	90.987	2	N.27°45'04"E.		
T3	S.64°00'34"E.	36.178	3	N.47°35'37"W.		
T4	N.78°59'26"E.	47.644	4	S.49°12'16"E.		
T5	N.22°58'44"E.	67.809	5	N.68°12'41"W.		
T6	N.08°18'24"W.	31.828				

NO	DIRECTION	CHORD	DELTA	RADIUS	LENGTH	TAN
1	N34 19 19E	266.90	067 58 00	239.75	283.22	160.94
2	S09 55 17E	237.67	104 39 19	150.14	274.24	194.45
3	S21 22 21W	163.06	042 04 04	227.15	166.78	97.35
4	S07 01 39W	67.27	013 22 42	288.75	67.42	33.87
5	S56 10 22W	121.38	024 15 54	288.75	122.29	62.07
6	S01 48 03E	167.53	088 24 52	120.14	185.39	116.86
7	S09 55 17E	295.17	104 39 19	180.14	329.04	233.30
8	S41 36 03W	5.54	001 36 38	197.15	5.54	2.77
9	S17 45 09W	40.65	008 04 19	269.75	40.68	20.37

LEGEND
● - Found concrete r/w marker
● - Found point as noted
○ - Set 1/2" rebar w/yellow plastic cap stamped "MOORE 18091"
○ - Record stationing per WSHD right of way map

BASES OF BEARINGS
The basis of bearings is N.21°39'08"W. on the centerline of P.S.H. No. 3 (SR 395) as shown on the final plat of Short Plat 61-183.

The owners of Lots 1, 2, 3, and 4 of Block 2 shall be held responsible for keeping open and maintaining the path of the natural or manmade drainage flow over and across the property. The property owner or his representative shall inform each succeeding purchaser of all drainage easements on the property and his responsibility for maintaining drainage facilities within said easements. Spokane County does not accept the responsibility of maintaining the drainage course on private lots within drainage easements or flood plain areas nor the responsibility for any drainage, whatsoever, including but not limited to inverse condemnation to any properties due to deficient construction and/or maintenance of drainage courses in drainage easements on private property.

Drainage easements, as platted and shown hereon, for the purpose of installing, operating and maintaining drainage swales and drainage facilities to dispose of runoff, are hereby granted.

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 R.C.W. 36.94 which includes the owners' property and further not to object by signing of a protest petition against the formation of a ULID by resolution method pursuant to R.C.W. 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 R.C.W. Chapter 36.94.

The sponsor will assume no responsibility for the provision of water.

A utility easement is hereby granted to the serving utility companies over the "Tract X" private road and Division Lane private road shown hereon.

IN WITNESS WHEREOF, the aforesaid owners have hereunto set their hand and affixed their seal (if any) this 31st day of October, 1985.

PACIFIC FIRST FEDERAL SAVINGS BANK
By: *Paul D. Danner* Ronald C. West
Shirley J. West Shirley J. West