

9206120082  
 Ridgcrest Development  
 #3014  
 Hoy 5800  
 Book 20 Pg. 57+58  
 (1 of 2)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that RIDGECREST DEVELOPMENTS, a Washington General Partnership, and SEATTLE-FIRST NATIONAL BANK, a National Banking Association, have caused to be platted into Lots, Blocks, Streets, and Private Roads, the land shown hereon, to be known as WINFIELD PARK, PHASE I, being portion of the NW 1/4 of Section 35, T.27 N., R.43 E., W.M. in Spokane County, Washington, described as follows:

Commencing at the North Quarter Corner of said Section 35; thence S.00°51'19"W. along the east line of said NW 1/4 a distance of 40.00 feet to its intersection with the southerly margin of Day-Mt. Spokane Road, per Right of Way Deed recorded under Auditor's Document No. 9205050054, being the TRUE POINT OF BEGINNING; thence continuing S.00°51'19"W. along said East line a distance of 680.01 feet; thence N.89°50'42"W. a distance of 275.02 feet; thence S.00°51'19"W. a distance of 30.61 feet; thence N.89°08'41"W. a distance of 190.00 feet; thence N.61°42'57"W. a distance of 133.06 feet; thence N.45°56'41"W. a distance of 50.00 feet; thence S.44°03'19"W. a distance of 51.83 feet; thence N.45°56'41"W. a distance of 160.00 feet; thence S.44°03'19"W. a distance of 211.66 feet; thence N.89°44'13"W. a distance of 400.00 feet; thence N.01°04'49"W. a distance of 300.08 feet; thence N.89°44'13"W. a distance of 142.99 feet; thence N.21°50'45"W. a distance of 203.47 feet; thence N.00°15'47"E. a distance of 202.99 feet to said southerly margin of Day-Mt. Spokane Road; thence S.89°44'13"E. along said southerly margin a distance of 1550.35 feet to the True Point of Beginning.

Situate in the County of Spokane, State of Washington

And they do hereby dedicate to public use forever the public streets and roads shown within this plat. Direct access from individual lots to Day-Mt. Spokane Road is hereby prohibited. Lot 18, Block 4, and Lot 3, Block 3, being one-foot (1') 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 right of ways, 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.

The owners of all lots within this subdivision shall be members of the WINFIELD PARK HOMEOWNER'S ASSOCIATION and subject to the Articles of Incorporation and Bylaws thereof. SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR WINFIELD PARK, as recorded under Auditor's Document No. 9205210286, which by reference is made a part hereof.

The private roads and/or common areas shown on this plat are hereby dedicated to the WINFIELD PARK HOMEOWNER'S ASSOCIATION, created by document recorded 5/21, 1992 under State Document No. 601-390-750. The private roads and/or common areas cannot be sold or transferred, regardless of any provisions in the covenants to the contrary, and shall be considered subservient estates for tax purposes to the other lots created herein.

The private roads, as shown hereon, are easements which provide a means of ingress and egress for those lots within the Plat having frontage thereon. Private roads and drainage easements are subject to the separate DECLARATION OF COVENANT as recorded 5-26, 1992 under Auditor's Document No. 9205260162, which by reference is made a part hereof.

The County of Spokane is hereby granted the right of ingress and egress to all private roads, common areas and/or drainage easements.

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 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 applies to all lots within the plat and is applicable to Day Mt. Spokane Road and to Yale Road.

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

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.

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

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 subdivider/sponsor 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. The 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.

Utility easements are hereby granted to the serving utility companies over the private road easements, and over a ten foot (10') wide strip adjoining all public road rights of way and the margins of private roads. A sixteen foot (16') wide utility easement along the lot line common to Lot 6 and 7, Block 4, as shown hereon, is hereby granted to the serving utility companies including Whitworth Water District No. 2 and Washington Water Power Co.

Subject to an easement as recorded July 26, 1939, under Auditor's File NO. 398180A and easement recorded May 28, 1987, under Auditor's File NO. 8705280060.

IN WITNESS WHEREOF, the aforesaid owners have hereunto set their hand this 26<sup>th</sup> day of May, 1992.

RIDGECREST DEVELOPMENTS,  
 A Washington General Partnership

By: Robert L. Heitman, Jr., General Partner

By: Michael D. Hume, General Partner

SEATTLE-FIRST NATIONAL BANK,  
 A National Banking Association

By: Madeline Shanks, Asst. Vice President

By: [Signature]

ACKNOWLEDGMENTS

STATE OF WASHINGTON }  
 County of Spokane } ss

On this 26<sup>th</sup> day of May, 1992, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared MICHAEL D. HUME and ROBERT L. HEITMAN, JR., to me known to be the General Partners of RIDGECREST DEVELOPMENTS, a Washington General Partnership, which executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said partnership, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

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

[Signature]  
 NOTARY PUBLIC in and for the State of Washington, residing at Spokane, My commission expires 3-20-95

STATE OF WASHINGTON }  
 County of Spokane } ss

On this 26<sup>th</sup> day of May, 1992, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared Gene Poole and Madeline Shanks to me known to be the Vice President and Asst. Vice President of SEATTLE-FIRST NATIONAL BANK, a National Banking Association, the Association that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said association for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

Given under my hand and official seal the day and year first above written.

[Signature]  
 NOTARY PUBLIC, in and for the State of Washington, residing at Spokane, My commission expires: 3-20-95

AUDITOR'S CERTIFICATE

Filed for record this \_\_\_ day of \_\_\_, 19\_\_ at \_\_\_ M. in Book \_\_\_ of Plats, at page \_\_\_ at the request of \_\_\_  
 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.  
 [Signature]  
 Patrick J. Moore, PLS  
 Certificate Number 18091



SPOKANE COUNTY UTILITIES DEPARTMENT

Examined and approved this 2<sup>nd</sup> day of JUNE, 1992.  
 [Signature]  
 Director, Spokane County Utilities

SPOKANE COUNTY ENGINEER

Examined and approved this 1<sup>st</sup> day of JUNE, 1992.  
 [Signature]  
 Spokane County Engineer

SPOKANE COUNTY PLANNING DEPARTMENT

Examined and approved this 9<sup>th</sup> day of JUNE, 1992.  
 [Signature]  
 Director, Spokane County Planning Department

SPOKANE COUNTY HEALTH DISTRICT

Examined and approved this 8<sup>th</sup> day of JUNE, 1992.  
 [Signature]  
 for Spokane County Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 8 day of JUNE, 1992.  
 [Signature]  
 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 10<sup>th</sup> day of JUNE, 1992.  
 [Signature]  
 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 12<sup>th</sup> day of JUNE, 1992.  
 [Signature]  
 Spokane County Treasurer, by Deputy

FINAL P.U.D. PLAT OF  
 WINFIELD PARK, PHASE I  
 LOCATED IN THE NW 1/4 OF  
 SECTION 35, T.27 N., R.43 E., W.M.  
 SPOKANE COUNTY, WASHINGTON



NW CORNER SEC. 35-27-45

FND. 1" SQUARE HEADED BOAT SPIKE & RECORD RP'S PER FINAL PLAT OF EAGLE'S NEST EXISTING RP'S TK. IN P. POLE, N.71°E., 85.28' TK. W/TAG 11318 IN 14" PINE S.43°E., 52.33' TK. W/TAG 11318 IN P. POLE N.42°W., 42.31'

NORTH 1/4 CORNER SEC. 35-27-45 FND. 1" BOLT BURIED 3' EXISTING RP'S TK. IN 2" STUMP, N.27°W., 100.40' TK. W/TAG 11318 IN 16" PINE N.56°E., 94.95' TK. W/TAG 11318 IN P. POLE N.03°W., 28.58' TK. W/TAG 11318 IN 16" PINE N.45°W., 58.60'

TANGENT TABLE

Table with 3 columns: LINE, DIRECTION, DISTANCE. Rows 11-17.

BASIS OF BEARINGS

THE BEARING OF N.89°44'13"W. ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 35, AS SHOWN ON THE FINAL PLAT OF EAGLE'S NEST IS THE BASIS OF BEARINGS FOR THIS MAP.

SURVEYOR'S NOTES

- 1. THE AREA OF THE SUBDIVISION IS 22.21 ACRES. 2. SEE THE FINAL PLATS OF EAGLE'S NEST AND SHADOW WOOD FOR ADDITIONAL SURVEY INFORMATION PERTAINING TO THE BREAKDOWN OF THE NW 1/4 OF SECTION 35. 3. THE AREA OF TRACT "D", WINFIELD LANE, IS 22,481 SF. THE AREA OF TRACT "E", CHRONICLE LANE, IS 16,256 SF.

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".

CURVE TABLE

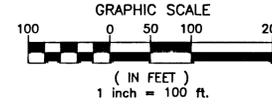
Table with 5 columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, DELTA. Rows C1-C40.

RADIAL BEARINGS

Table with 2 columns: LINE, DIRECTION. Rows 1-32.

UNPLATTED

UNPLATTED



LEGEND

- O FND. MONUMENT AS NOTED SET 1/2" REBAR W/YPG STAMPED "MOORE 18091" (UNLESS OTHERWISE NOTED) AS: ● ANGLE POINT IN BOUNDARY T LOT CORNER ● CENTERLINE MONUMENT B.S. BUILDING SETBACK

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

FINAL P.U.D. PLAT OF WINFIELD PARK, PHASE I LOCATED IN THE NW 1/4 OF SECTION 35, T.27 N., R.43 E., W.M. SPOKANE COUNTY, WASHINGTON