

FINAL PLAT
of

LITTLE SPOKANE RIVER ESTATES

BEING A SUBDIVISION IN THE NE 1/4 OF SECTION 28, T. 27 N., R. 43 E., WILLAMETTE M.
SPOKANE COUNTY, WASHINGTON MAY 1981

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Ray H. Patterson and Magna Patterson, his wife; Gale C. Ayars and Ella Ayars, his wife; Echo Fuson, a widow; Samuel K. McIlvanie and Beryl McIlvanie, his wife; Floyd N. Smith and Jane M. Smith, his wife; J. Paul Shields, as his separate property; Kenneth I. Sutherland and Doris A. Sutherland, his wife; and Robert W. Burroughs and Mary Elizabeth Burroughs, his wife; and LITTLE SPOKANE DEVELOPMENTS, a partnership composed of Richard A. Vandervert, whose wife is Bonnie K. Vandervert; and William K. Brower, whose wife is Louise C. Brower; and Gordon A. Besel, whose wife is Linda A. Besel; and J. Paul Shields, as Trustee for SHIELDS, SUTHERLAND, BURROUGHS and JUDGE, PS PENSION AND PROFIT SHARING TRUST, have caused to be platted into Lots, Blocks, and Streets the land shown hereon to be known as LITTLE SPOKANE RIVER ESTATES, said land being a portion of the NE 1/4 of Section 28, T. 27 N., R. 43 E.W.M., Spokane County, Washington, described as follows:

The E 1/2 of said NE 1/4 and all that part of the W 1/2 of said NE 1/4 described as follows:
Beginning at the N 1/4 Corner of said section; thence easterly along the North line of the NE 1/4 of said section a distance of 600 feet to the TRUE POINT OF BEGINNING; thence southerly parallel with the North-South centerline of said section a distance of 726.00 feet; thence West to the centerline of the Little Spokane River; thence in a general southerly direction following said centerline of the Little Spokane River to its intersection with the South line of said NE 1/4; thence easterly along said South line to the SE Corner of the W 1/2 of said NE 1/4; thence northerly to the NE Corner of said W 1/2 of the NE 1/4; thence westerly along the North line of said NE 1/4 to the TRUE POINT OF BEGINNING.

And they do hereby dedicate to public use forever the roads and streets shown hereon.
Lots 10 and 11, Block 3 as shown hereon are 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-way or until adjacent lands are platted.

No more than one dwelling structure shall be permitted on any lot; nor shall any lot be further subdivided for the purpose of creating additional lots or building sites without filing a replat.
Subject to obtaining an approved application and permit from the Health Officer, the use of on-site sewage systems on the lots may be authorized.

The owners, their heirs, and successors shall join and participate in any petition or resolution the purpose of which is the formation of a utility local improvement district (ULID) pursuant to RCW, Chapter 36.94, as amended. The owners, their heirs, and successors shall further agree not to oppose or protest any legal assessment for any utility local improvement district established pursuant to RCW, Chapter 36.94, as amended. All dwelling units, except those in Lots 12 through 19, inclusive, of Block 1, shall be double-plumbed.

A public water system, acceptable to the county and state health authorities, the local fire district, and the water suppliers (purveyor) will be installed within the plat, and the subdivider will provide for individual domestic water services as well as fire protection to each lot prior to sale of each lot. Any water service for this plat shall be provided in accordance with the Coordinated Water System Plan for Spokane County. Use of private wells and water systems is prohibited.

Five-foot wide utility easements lying adjacent to all front lot lines are hereby granted.

The owners of Lots 12, 13, 17 and 18, all in Block 1, shall be held responsible for obstructing and artificially collecting or discharging the natural or manmade drainage flow across or adjacent to their property.

The property owner or his representative shall inform each succeeding purchaser of all drainage easements on the property.

Floors, including basement floors, shall not be constructed below elevation 1636 feet (National Geodetic Vertical Datum of 1929) within Lots 12 through 19, inclusive, of Block 1 of this plat without special construction standards as required by the "National Flood Insurance Program" Title 24, Chapter X, Subchapter B, Part 1910.3(C), paragraphs 3 and 4.

The platator further agrees that pursuant to the Shorelines Management Act Plan, the shoreline area located between the ordinary high water mark to a line 200 feet upland from the ordinary high water mark, as approximately shown on the final plat map, shall be dedicated in its existing state or to recreational purposes consistent with other applicable regulations and policies of the management area. In this area, no removal of major flora shall be permitted. Major flora is defined as any brush over five (5) feet tall and/or trees exceeding four (4) inches in diameter at chest height. No structure or improvements, including fences or docks, shall be allowed in the Shorelines Area.

Subject to reservation contained in the Patent from the United States of America, recorded November 21, 1899, in Volume 90 of Deeds, Page 136.

Subject to Covenants and Restrictions contained in the Deed dated September 10, 1964, and recorded September 8, 1969, under Auditor's File No. 447201C.

The owners, their heirs, successors, and assigns will not construct nor suffer to be constructed within 150 feet of the well, located on Lot 24, Block 1, so long as the same is operated to furnish water for public consumption, any of the following: individual on-site sewage disposal system, garbage, compost or manure piles, or enclosures or structures for the keeping or maintenance of fowls or animals, or storage of liquid or dry chemicals, herbicides or insecticides.

IN WITNESS WHEREOF, the aforesaid owners have hereunto set their hands this 22nd day of JUNE, 1981.

Floyd N. Smith
Jane M. Smith
Ella Ayars
Ray H. Patterson
Magna Patterson
Dr. Samuel J. McIlvanie
Beryl McIlvanie
Echo Fuson
Gale C. Ayars
J. Paul Shields
Kenneth I. Sutherland
Doris A. Sutherland
Robert W. Burroughs
Mary Elizabeth Burroughs

LITTLE SPOKANE DEVELOPMENTS
Richard A. Vandervert
William K. Brower
Gordon A. Besel
Bonnie K. Vandervert
Louise C. Brower
Linda A. Besel

IN WITNESS WHEREOF, J. PAUL SHIELDS, as Trustee for Shields, Sutherland, Burroughs and Judge, PS Pension and Profit Sharing Trust, set his hand and affixed his seal (if any) this 18th day of JUNE, 1981.
J. Paul Shields

8212030094
FILED
Dec 3 12 00 PM '81
ALL WAHUE
SPOKANE COUNTY, WASH.
Plat Book 16
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#2710

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF SPOKANE) s.s.
On this 17th day of June, 1981,
before me personally appeared Floyd N. Smith,
known to me to be the individual that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said individual for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.
Adele Vogrin
Notary Public in and for the State of Washington, residing in Spokane

STATE OF WASHINGTON)
COUNTY OF SPOKANE) s.s.
On this 17th day of June, 1981,
before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn personally appeared

Floyd N. Smith, to me known to be the individual who executed the foregoing instrument as attorney in fact of Jane M. Smith, Ray H. Patterson, Magna Patterson, Samuel K. McIlvanie, Beryl McIlvanie, Echo Fuson, Gale C. Ayars, Ella Ayars, J. Paul Shields, Kenneth I. Sutherland, Doris A. Sutherland, Robert W. Burroughs and Mary E. Burroughs; therein described and acknowledged to me that he signed and sealed the said instrument as such attorney in fact for said principals, freely and voluntarily, for the uses and purposes therein mentioned, and on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that the said named people are now living.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.
Adele Vogrin
Notary Public in and for the State of Washington, residing in Spokane

STATE OF WASHINGTON)
COUNTY OF SPOKANE) s.s.
On this 22nd day of June, 1981,
before me personally appeared Richard A. Vandervert and Bonnie K. Vandervert, his wife; and William K. Brower and Louise C. Brower, his wife; and Gordon A. Besel and Linda A. Besel, his wife; known to me to be the individuals that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said individuals for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by seal the day and year first above written.
Barbara Johnson
Notary Public in and for the State of Washington, residing in Spokane

STATE OF WASHINGTON)
COUNTY OF SPOKANE) s.s.
On this 18th day of June, 1981,
before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared J. Paul Shields, to me

known to be Trustee of the SHIELDS, SUTHERLAND, BURROUGHS and JUDGE, PS PENSION AND PROFIT SHARING TRUST, who has executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said trust, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year last above written.
Patricia A. Nilson
Notary Public in and for the State of Washington, residing at Spokane

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 Platting Ordinance.

Patrick J. Moore, L.S.
Certificate Number 18091
Professional Land Surveyor

COUNTY ENGINEER
Examined and approved this 15th day of Nov, 1982.

Spokane County Engineer

COUNTY UTILITIES DIRECTOR
Examined and approved this 15th day of November, 1982.

Spokane County Utilities Director

COUNTY PLANNING DIRECTOR
Examined and approved this 15th day of November, 1982.

Spokane County Planning Director

COUNTY HEALTH DISTRICT
Examined and approved this 15th day of November, 1982.

Spokane Health Officer

COUNTY ASSESSOR
Examined and approved this 15th day of November 1982.

Spokane County Assessor

COUNTY COMMISSIONERS
This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 16th day of November, 1982.

Chairman, Spokane County Commissioners

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 2nd day of December, 1982.

Spokane County Treasurer

INLAND PACIFIC ENGINEERING COMPANY
EAST 12720 NORA AVENUE
SPOKANE, WASHINGTON

8212030094
FILED
WILLIAM L. COOPER
SPokane, WASH.
DEPT.

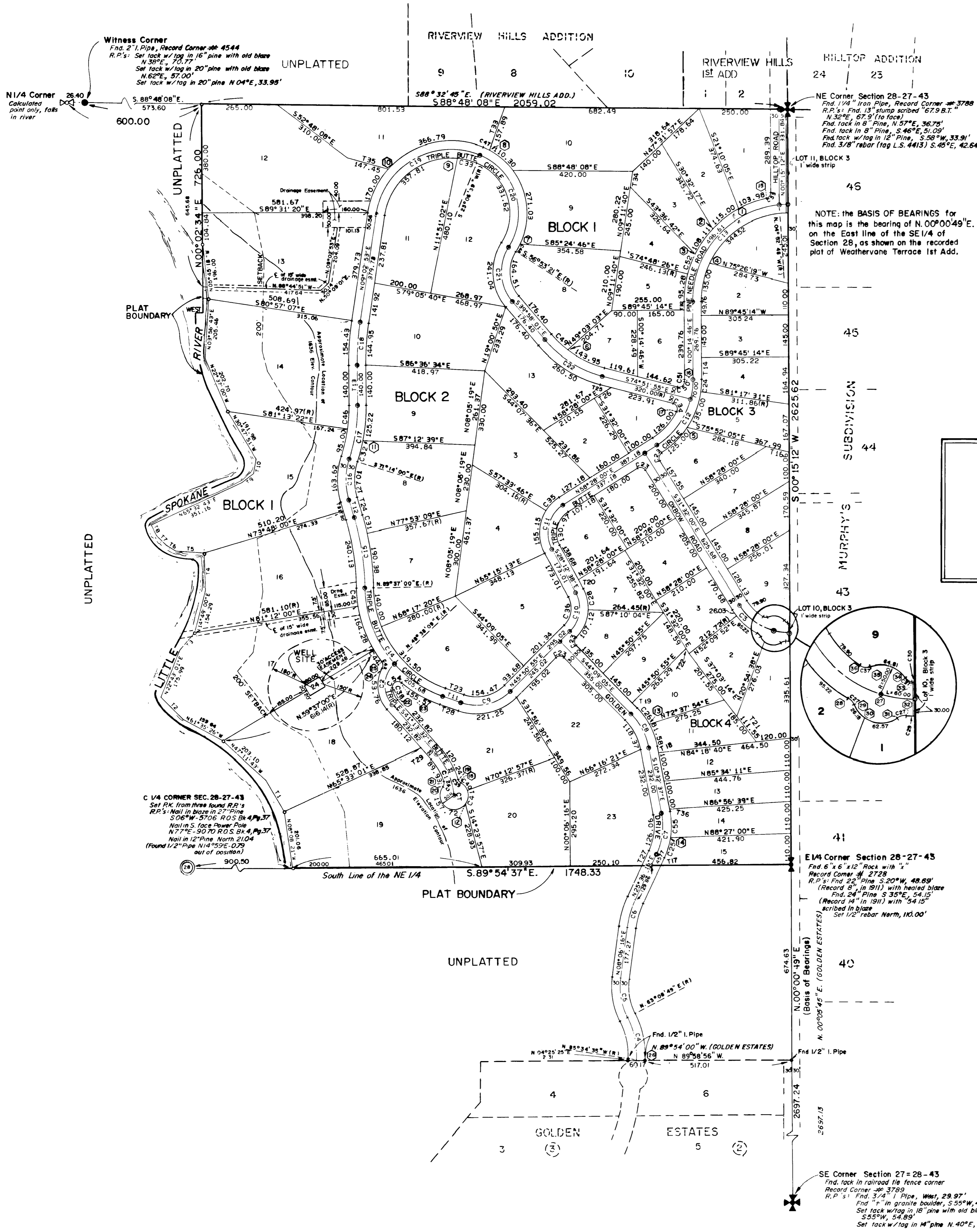
FINAL PLAT

of

LITTLE SPOKANE RIVER ESTATES

BEING A SUBDIVISION IN THE NE 1/4 OF SECTION 28, T.27N, R.43 E.W.M., SPOKANE COUNTY, WASHINGTON
MAY 1981

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TANGENTS

T1	N 29 49 37 W	127.14
T2	N 44 22 44 W	110.54
T3	N 41 23 38 E	79.04
T4	N 01 42 09 W	129.33
T5	N 85 39 35 W	99.45
T6	N 58 36 28 W	39.10
T7	N 45 02 59 W	48.07
T8	N 26 49 42 W	41.37
T9	N 52 49 01 E	52.34
T10	N 10 16 50 E	51.76
T11	N 70 23 00 E	68.70
T12	S 16 12 00 E	65.00
T13	N 00 00 00 E	140.00
T14	N 00 14 46 E	75.00
T15	N 00 18 46 E	49.76
T16	S 75 52 05 E	83.81
T17	N 25 36 16 E	31.45
T18	S 10 32 37 E	23.42
T19	N 44 09 05 E	25.00
T20	N 28 12 38 W	34.33
T21	S 37 03 14 E	111.55
T22	S 31 32 00 E	20.59
T23	N 70 23 00 E	68.70
T24	S 16 12 00 E	65.00
T25	N 74 51 55 E	40.32
T26	N 58 28 00 E	71.11
T27	N 25 36 16 E	60.08
T28	S 70 23 00 E	68.70
T29	N 41 13 32 E	52.70
T30	S 16 12 00 E	65.00
T31	S 16 12 00 E	65.00
T32	N 00 14 46 E	30.00
T33	N 20 13 32 E	157.89
T34	N 09 11 40 E	55.22
T35	S 74 01 08 E	147.45
T36	S 10 32 37 E	8.58

RADIAL BEARINGS

1	S 28°02'33"E	
2	S 46°04'57"E	
3	S 63°02'31"E	
4	S 64°24'51"E	
5	N 55°27'21"W	
6	S 37°33'59"E	
7	N 63°45'52"W	
8	S 28°50'25"W	
9	S 06°05'02"W	
10	S 47°59'43"E	
11	N 78°08'19"W	
12	N 52°29'18"W	
13	S 61°36'07"W	
14	N 80°31'33"W	
15	N 11°43'52"E	
16	N 88°02'22"W	
17	N 61°41'28"W	
18	S 28°47'46"W	
19	S 73°26'28"W	
20	S 51°45'32"E	
21	S 71°14'52"W	
22	N 84°16'36"E	
23	N 40°03'18"E	
24	S 60°52'54"E	
25	N 53°14'43"E	
26	N 05°59'44"W	
27	N 16°53'33"E	
28	N 29°06'22"E	
29	N 67°44'43"E	
30	S 37°44'29"E	
31	N 33°57'38"W	
32	N 04°40'44"E	
33	N 01°14'21"E	
34	S 54°01'24"W	
35	S 20°14'18"E	
36	N 32°32'44"E	

CURVE INFORMATION

CHORD	BEARING	CHORD	DELTA	RADIUS	ARC	TANGENT
C 1	S 23 18 55 E	156.40	035 49 13	254.29	158.98	82.18
C 2	N 03 42 19 E	141.59	089 51 41	100.24	157.22	100.00
C 3	S 60 38 24 E	201.00	058 12 48	206.61	209.92	115.03
C 4	S 11 12 53 E	154.08	031 16 36	285.79	156.01	80.00
C 5	S 09 22 28 E	138.75	034 57 27	250.98	140.93	72.73
C 6	N 16 51 16 E	98.84	017 30 00	524.86	99.22	50.00
C 7	N 07 31 49 E	142.60	036 08 53	229.82	144.99	75.00
C 8	S 27 20 51 E	139.02	033 36 28	231.79	135.96	70.00
C 9	N 77 43 57 E	118.31	063 46 05	168.79	187.86	105.00
C 10	N 08 49 08 E	135.72	074 03 33	112.68	145.64	85.00
C 11	S 15 07 41 W	160.01	086 40 38	116.57	176.35	110.00
C 12	N 29 21 23 E	262.11	058 13 14	269.38	273.73	150.00
C 13	N 45 14 59 E	474.14	090 00 26	335.25	526.65	335.29
C 14	N 35 23 00 W	465.86	070 00 00	406.10	496.15	284.36
C 15	N 08 17 30 W	247.62	015 49 00	899.87	248.41	125.00
C 16	N 01 17 00 W	143.07	034 58 00	236.11	145.32	75.00
C 17	N 09 23 00 E	187.46	018 46 00	574.89	188.30	95.00
C 18	N 04 31 27 E	149.53	009 02 53	647.88	149.69	75.00
C 19	N 61 04 46 E	418.69	104 03 46	265.55	482.30	340.27
C 20	S 16 53 21 E	337.06	100 00 00	220.00	383.98	262.19
C 21	S 03 25 41 E	189.31	073 04 40	158.99	202.78	117.81
C 22	S 57 24 58 E	238.50	034 53 54	397.68	242.22	125.00
C 23	Varies	28.28	090 00 00	20.00	31.42	20.00
C 24	N 04 28 37 E	44.18	008 27 43	296.38	44.22	22.15
C 25	N 17 32 22 E	72.90	016 07 49	259.82	73.15	36.82
C 26	S 36 16 29 E	71.75	015 45 12	261.79	71.98	36.22
C 27	Varies	13.23	038 38 22	20.00	13.49	7.01
C 28	N 12 41 21 W	76.36	031 02 34	142.68	77.30	39.63
C 29	S 87 32 02 E	18.27	004 25 32	236.61	18.28	9.14
C 30	N 09 15 13 W	3.04	000 59 09	176.61	3.04	1.52
C 31	N 14 09 25 W	66.50	004 05 09	929.87	66.31	33.17
C 32	N 15 10 50 E	72.86	006 59 19	604.89	72.90	36.50
C 33	S 75 24 10 E	69.74	017 01 37	235.55	70.00	35.26
C 34	S 23 16 42 E	31.34	103 10 27	20.00	36.01	25.22
C 35	S 45 27 07 W	66.02	026 01 46	146.57	66.59	33.88
C 36	S 08 49 08 W	99.58	074 03 33	82.68	106.87	62.37
C 37	Varies	17.78	052 47 02	20.00	18.43	9.92
C 38	S 23 28 28 E	45.88	035 30 08	75.24	46.62	24.09
C 39	S 38 52 53 E	15.19	044 38 43	20.00	15.58	8.21
C 40	S 40 29 39 E	35.36	041 25 11	50.00	36.15	18.90
C 41	S 08 51 49 W	47.94	057 17 45	50.00	50.00	27.32
C 42	N 09 44 40 E	19.08	056 59 36	20.00	19.99	10.86
C 43	N 03 49 05 W	21.75	065 52 23	20.00	22.99	12.96
C 44	N 33 34 08 W	48.47	006 22 17	436.10	48.50	24.27
C 45	N 04 35 30 W	64.01	008 25 00	436.10	64.06	32.09
C 46	N 04 23 19 E	83.39	008 46 38	544.89	83.47	41.82
C 47	S 64 01 28 E	24.99	005 43 46	250.00	25.00	12.51
C 48	S 29 40 23 W	29.98	006 52 31	250.00	30.00	15.02
C 49	S 46 12 01 E	79.84	012 27 59	367.68	80.00	40.16
C 50	S 53 32 51 E	31.34	103 10 27	20.00	36.01	25.22
C 51	N 01 06 12 E	7.16	001 42 52	239.38	7.16	3.58
C 52	N 21 04 31 E	74.87	011 45 54	365.25	75.00	37.63
C 53	S 39 15 40 E	25.18	078 00 56	20.00	27.23	16.20
C 54	N 62 09 57 E	37.06	135 46 42	20.00	47.40	49.23
C 55	N 00 32 05 W	90.31	020 01 04	259.82	90.77	45.85

INLAND PACIFIC ENGINEERING COMPANY
EAST 12720 NORA AVENUE
SPOKANE, WASHINGTON