

8009180040  
 REQUEST BY: D.L. & Mrs. George Rice  
 Sep 19 9 42 AM '80  
 VERIFIED BY: 25.00  
 COUNTY: SPokane  
 DEPUTY: K. Minor  
 Plot Book 16  
 Page 14  
 Plat # 2644

**A PLAT OF:**

**MICA VIEW 3<sup>RD</sup> ADDITION**

A PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 25 NORTH, RANGE 45 EAST OF THE WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON.

**DEDICATION**

Know all men by these presents, that George H. Rice & Lynnette S. Rice, Beverly J. Pebles, as owners, have caused to be platted into lots, blocks and streets that portion of the Northeast one-quarter of the Northeast one-quarter of Section 20, Township 25 North, Range 45 East of the Willamette Meridian, Spokane County, Washington. More particularly described as follows: Commencing at the Northeast corner of said Section 20, thence S 00°26'34" E along the East line thereof 696.47 feet; thence S 89°57'12" W - 20.00 feet to the point of beginning of the tract of land herein described; thence continue S 89°57'12" W - 655.47 feet; thence N 00°04'21" E - 20.47 feet; thence N 00°40'09" W - 646.28 feet; thence N 89°58'30" E - 416.84 feet; thence S 00°26'34" E - 484.00 feet; thence N 89°58'30" E - 241.00 feet; thence S 00°26'34" E - 182.48 feet to the point of beginning, as shown within the border on the attached plat to be known as "MICA VIEW 3RD ADDITION" they do hereby dedicate for public use the right-of-way for all streets and public utility easements as shown on said plat. For themselves, their heirs and assigns they do hereby enter into a covenant with the County of Spokane and do agree as follows: that prior to the sale of any lot shown on said plat, a public water system as approved by the Spokane County Health District, the State of Washington Health authorities, the local fire district and the purveyor, will be installed with individual domestic services and adequate fire protection provided to each lot. The use of private wells and water systems is prohibited, and that no more than one dwelling unit will be placed on any lot shown on the attached plat, nor shall any lot shown on the attached plat be further subdivided for the purposes of creating additional lots or building sites without filing a replat, and; that each lot shall be authorized the use of an individual on-site sewage disposal system, and; no duplexes shall be allowed on any lots shown hereon. Lot 3, Block 1 is hereby dedicated to the County of Spokane for public roadway purposes. The County of Spokane shall have the exclusive right of ingress and egress over and across said Lot 3, Block 1, until adjacent lands are platted or dedicated for public use. They do also dedicate to the County of Spokane all rights of ingress and egress over and across the North line of Lot 1, Block 1, and Lot 1, Block 2, abutting Sprague Avenue, in order that the owners of said lots shall have no access whatever to Sprague Avenue except the general right of travel which belongs to the whole public. Due to net size, Lots 1 and 2, Block 1, will not be allowed to keep large animals. The owners, their heirs and assigns do agree to participate in and not oppose or protest a Road Improvement District or county road project on Henry Road and/or Sprague Avenue. In witness whereof, the aforesaid individuals hereby affix their signatures this 24 day of July, 1980.

George H. Rice  
Lynnette S. Rice  
Beverly J. Pebles

**ACKNOWLEDGEMENT**

COUNTY OF SPOKANE 755  
 STATE OF WASHINGTON  
 On this 24 day of July, 1980, before me personally appeared George H. Rice and Lynnette S. Rice to me known 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 hereunto set my hand and affixed my official seal the day and year first above written.

Ronald S. Anson  
 Notary Public in and for the State of Washington, Residing at Spokane

COUNTY OF SPOKANE 755  
 STATE OF WASHINGTON  
 On this 21 day of July, 1980, before me personally appeared Beverly J. Pebles to me known 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 herself for the uses and purposes therein mentioned. In witness whereof, I do hereby set my hand and affix my official seal the day and year first above written.

Beverly J. Pebles  
 Notary Public in and for the State of Washington, Residing at Spokane

**COUNTY ENGINEER**

Examined and Approved this 31<sup>st</sup> day of July, 1980

**COUNTY UTILITIES DIRECTOR**

Examined and Approved this 1<sup>st</sup> day of August, 1980

**COUNTY PLANNING DEPT. DIRECTOR**

Examined and Approved this 1 day of August, 1980

**COUNTY TREASURER**

I do hereby certify that all taxes which have been levied and become chargeable against the land shown within this plat have been fully paid on this 18<sup>th</sup> day of September, 1980.

**COUNTY ASSESSOR**

Examined and Approved this 31 day of July, 1980

**COUNTY HEALTH DISTRICT**

Examined and Approved this 31<sup>st</sup> day of July, 1980

**COUNTY COMMISSIONERS**

This plat was examined and approved by the County Commissioners of Spokane County on this 4 day of August, 1980.

**SURVEYOR'S CERTIFICATE**

I, David C. Clansen, a Registered Land Surveyor in the State of Washington, do hereby certify that the plat for shown hereon is the result of an actual field survey performed under my supervision, that the monument, feet of the character and occupy the positions indicated, and that the bearings and distances as shown hereon are true and correct to the best of my knowledge and belief.

Jerry E. Koppert  
 Chairman, Spokane County Commissioners

David C. Clansen  
 L.S. 18071

