

NUMBER	DIRECTION	DISTANCE
L#1	N40°55'08"E	30.79'
L#2	N40°54'25"E	30.61'
L#3	N40°54'46"E	34.36'
L#4	N32°06'30"E	117.95'
L#5	WEST	44.19'
L#6	N09°32'48"W	224.01'
L#7	N05°15'57"E	163.28'
L#8	N43°29'57"E	133.33'
L#9	N81°56'13"E	50.33'
L#10	N38°25'12"E	121.20'
L#11	N36°02'21"W	22.71'
L#12	S29°01'15"W	48.21'
L#13	S38°19'24"W	35.49'
L#14	S81°56'13"W	110.13'
L#15	S43°29'57"W	104.63'
L#16	S00°42'52"E	181.53'

NUMBER	Δ =	R =	L =	CD =	LC =
CH1	20°34'58"	120.00	43.11	S25°44'52"E	42.88
CH2	18°09'44"	120.00	38.04	S06°22'30"E	37.88
CH3	05°36'35"	150.00	17.30	S32°44'03"E	17.29
CH4	03°02'54"	130.00	6.92	S37°33'48"E	6.92
CH5	28°56'25"	100.00	50.51	S50°30'33"E	49.97
CH6	28°56'25"	70.00	35.36	S50°30'33"E	34.98

4375657 # 3432 NORTHRIM ADDITION

OWNERS CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS THAT GEORGE W. BAGBY, III, AND CARLA B. BAGBY, HUSBAND AND WIFE, THEIR HEIRS, ASSIGNS, AND SUCCESSORS HAVE CAUSED TO BE PLATTED INTO TRACTS, LAND SHOWN HEREIN AS NORTHRIM ADDITION BEING DESCRIBED BY THE PROPERTY OWNER OR THE E 1/2 OF THE NW 1/4 SEC. 32, T. 26N, R. 44E, W.M. SPOKANE COUNTY, WASH. EAST OF ARGONNE RD., CR.P. 1251 LESS 6'x37' WEST OF FENCED AND FURTHER DESCRIBED AS FOLLOWS:

Commencing at the NE corner of the NW 1/4 Section 32, thence, S00°38'04"E, along the East line of said NW 1/4, a distance of 395.01' to a point on a line 28' South of the North line of said NW 1/4, thence, S89°50'01"W, along a line parallel with said North line, a distance of 25.00' the true Point of Beginning for this description, thence, S89°50'01"W, a distance of 432.97' to a point; thence, S40°54'46"W, a distance of 802.34' to a point; thence, N64°38'45"W, a distance of 277.41' to a point on a curve on the Eastern right of way of CR.P. 1251, thence, along said right of way and around a curve right through a central angle of 66°55'02" an arc distance of 152.05' a chord bearing of S25°50'32"W, a distance of 151.27' to a point on the West fence line; thence, along said fence line, S00°42'52"E, a distance of 370.48' to a fence intersection; thence, along another fence line, N49°19'01"W, a distance of 9.45' to a point on the East fence line of said E 1/2 of the NW 1/4, thence, leaving said fence line and along said West line, S00°32'48"E, a distance of 652.09' to a point; thence, S89°50'01"W, a distance of 153.33' to a point; thence, N37°46'50"E, a distance of 898.15' to a point; thence, N89°58'31"E, a distance of 700.0' to a point; thence, N00°38'04"W, a distance of 25.00' to a point on the North line of said NW 1/4, thence, S89°50'01"W, a distance of 256.29' to a point on the East line of said E 1/2 of the NW 1/4, thence, N00°38'04"W, along said East line, a distance of 32.12' to a point which is 900 feet South of the North line of said E 1/2 of the NW 1/4, thence, S89°50'01"W, parallel with said North line, a distance of 25.00' to a point on the East line of said E 1/2 of the NW 1/4, thence, N00°38'04"W, along a line parallel and 25' West of said East line, a distance of 505.02' to the Point of Beginning. Contains 25.12 acres more or less.

BE IT FURTHER KNOWN THAT:
SIDE YARD AND REAR YARD SETBACKS SHALL BE DETERMINED AT THE TIME BUILDING PERMITS ARE REQUESTED, UNLESS THESE SETBACKS ARE SPECIFICALLY DRAFTER IN THIS FINAL PLAT. THE SETBACKS INDICATED IN THIS SUBDIVISION MAY BE VARIED FROM IF PROPER ZONING OR VARIANCE APPROVALS ARE OBTAINED.

ADDITIONAL INFORMATION IN THE FORM OF A GED-HAZARD MITIGATION PLAN MAY BE REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS AS PER SECTION 112007(K) OF THE SPOKANE COUNTY CRITICAL AREAS ORDINANCE.

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 TO A POINT J, THE APPLICANT SHALL BE DEEMED TO HAVE ACCEPTED THE TERMS AND CONDITIONS OF THIS PLAT. THE APPLICANT SHALL BE RESPONSIBLE TO ESTABLISH, EXAMINE, SURVEY, CONSTRUCT, ALTER, REPAIR, IMPROVE, MAINTAIN, PROVIDE DRAINAGE OR SNOW REMOVAL ON A PRIVATE ROAD. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF 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.

THE PRIVATE ROAD AS SHOWN HEREIN IS AN EASEMENT WHICH PROVIDES A MEANS OF INGRESS AND EGRESS FOR THOSE LOTS WITHIN THE PLAT HAVING FRONTAGE THEREON, AND IS SUBJECT TO THE SEPARATE AGREEMENT RECORDED DEC. 12, 1997, UNDER AUDITOR'S DOCUMENT #4165626.

SUBJECT TO SPECIFIC APPLICATION APPROVAL AND ISSUANCE OF PERMITS BY THE HEALTH OFFICER, THE USE OF INDIVIDUAL ON-SITE SEWAGE SYSTEMS MAY BE AUTHORIZED.
USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED.

THE PUBLIC WATER SYSTEM, PURSUANT TO THE WATER PLAN APPROVED BY COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE DISTRICT, COUNTY DIVISION OF BUILDING AND PLANNING AND WATER UTILITIES 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.

THE ROADS SHOWN HEREIN AND DESIGNATED AS NORTHRIM LANE ARE PRIVATE ROADS. ALL LOTS SHOWN HEREIN AS PLATTED LOTS OF NORTHRIM ESTATES AS WELL AS THE CE LOTS 310-97-C, 310-97-D AND 310-98-C ARE SUBJECT TO SAID PRIVATE ROADS AND RETAIN USAGE OF SAID ROADS.

THE EASEMENTS SHOWN HEREIN AS DRAINAGE EASEMENTS AND LOCATED AS A TRIANGULAR EASEMENT NEAR THE SW CORNER OF LOT 3, THE EASEMENT OF VARIABLE DIMENSIONATION SHOWN ACROSS LOT 3, THE 20' EAST OF THE ROAD NEAR THE SOUTH END OF LOT 1, AND THE 10' EASEMENT NEAR THE E-W CENTER OF LOT 3, ARE RESERVED AS EASEMENTS FOR DRAINAGE AND DRAINAGE STRUCTURES AND NO MODIFICATIONS TO THESE FEATURES SHALL BE ALLOWED WITHOUT THE COUNTY ENGINEER'S APPROVAL.

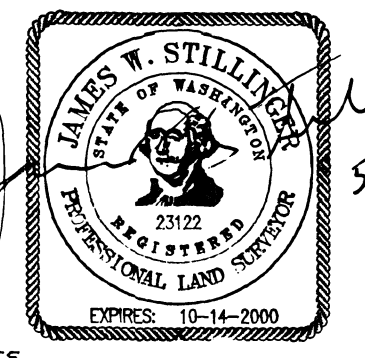
THE ROADS AND DRAINAGE FACILITIES SHOWN HEREIN SHALL BE CONTROLLED AND MAINTAINED IN ACCORDANCE WITH THE "DECLARATION OF ANNEXATION AND FIRST AMENDMENT OF PROTECTIVE COVENANTS", CONDITIONS, RESTRICTIONS AND RESERVATIONS TO THE SUBDIVISION (WITH ROAD MAINTENANCE PROVISIONS) FOR NORTHRIM ESTATES AS RECORDED UNDER INST. NO. 4302186 DATED 12-7-98.

ACKNOWLEDGEMENT
STATE OF WASHINGTON, IDAHO COUNTY OF SPOKANE, Kootenai, on this 28th day of May, 1999, before me, a notary public in and for said State, personally appeared George W. Bagby, III, known to me to be the person who executed the within and foregoing instrument for himself and as attorney in fact of Carla B. Bagby also therein described and acknowledged the same to be his free and voluntary act and deed of said Carla B. Bagby, for the uses and purpose herein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.
Notary Public for the State of Washington
My Commission expires 11/18/03

SURVEYOR'S CERTIFICATE
This Map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act and the Spokane County subdivision ordinance at the request of George W. Bagby in May 1999.
James W. Stillinger, PLS
Certificate No. 23122

EQUIPMENT AND PROCEDURES
A 10" Total Station with a Std. Dev. of 3mm and a PPM Prec. of 3 were used for measurements. Radial Procedures were used which normally produce accuracies better than 15,000.



DRAINAGE EASEMENTS AS PLATTED AND SHOWN HEREON, WHICH ARE FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING DRAINAGE SWALES AND DRAINAGE FACILITIES TO DISPOSE OF RUNOFF, ARE HEREBY GRANTED TO SPOKANE COUNTY, THE PUBLIC, AND NORTHRIM HOMEOWNERS ASSOCIATION OR SUCCESSORS IN INTEREST.

SPOKANE COUNTY AND ITS AUTHORIZED AGENTS ARE HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS TO AND FROM ALL PUBLIC DRAINAGE EASEMENT FOR THE PURPOSES OF INSPECTION AND EMERGENCY MAINTENANCE OF DRAINAGE SWALES, PONDING, DITCHES, CULVERTS AND OTHER DRAINAGE FACILITIES MAINTAINED BY THE PROPERTY OWNER OR THE NORTHRIM HOMEOWNERS ASSOCIATION. SPOKANE COUNTY DOES NOT ACCEPT THE RESPONSIBILITY TO INSPECT OR MAINTAIN DRAINAGE FACILITIES OF PUBLIC RIGHT-OF-WAY, EXCEPT IN THOSE CASES WHERE SPOKANE COUNTY SPECIFICALLY ASSUMES THAT RESPONSIBILITY IN WRITING. NEITHER DOES SPOKANE COUNTY ACCEPT ANY LIABILITY FOR ANY FAILURE BY THE PROPERTY OWNERS TO PROPERLY MAINTAIN SUCH AREAS.

THE PROPERTY OWNERS WITHIN THIS PLAT SHALL BE HELD RESPONSIBLE FOR KEEPING OPEN AND MAINTAINING THE SURFACE PATH OF NATURAL OR MAN-MADE DRAINAGE FLOW OVER AND ACROSS THEIR RESPECTIVE PROPERTIES IF THE PROPERTY OWNERS FAIL TO MAINTAIN THE SURFACE PATH OF NATURAL OR MAN-MADE DRAINAGE FLOW, OR DRAINAGE FACILITIES ON PRIVATE PROPERTIES, A NOTICE OF SUCH FAILURE MAY BE GIVEN TO THE PROPERTY OWNER, IF NOT CORRECTED WITHIN THE PERIOD INDICATED ON SAID NOTICE, SPOKANE COUNTY HAS THE RIGHT TO CORRECT THE MAINTENANCE FAILURE, OR HAVE IT CORRECTED, AT THE EXPENSE OF THE PROPERTY OWNER.

SPOKANE COUNTY DOES NOT ACCEPT THE RESPONSIBILITY OF MAINTAINING THE DRAINAGE COURSE ON PRIVATE LOTS, NOR THE RESPONSIBILITY FOR ANY DAMAGE 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.

ANY BUILDING THAT IS CONSTRUCTED ON A LOT IN THIS PLAT SHALL BE SET AT SUCH AN ELEVATION SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ANY DRAINAGE ENTRY POINT TO THE BUILDING (INCLUDING BUT NOT LIMITED TO A WINDOW WELL, A WINDOW UNITS, A VENT, A WELL, OR A DOORWAY). SAID POSITIVE DRAINAGE SHALL CONSIST OF A MINIMUM SLOPE OF 3% AWAY FROM THE BUILDING FROM A DISTANCE OF AT LEAST 10 FEET FROM THE BUILDING. THE LOTS SHALL BE GRADED SO THAT: A) ALL RUNOFF IS ROUTED AWAY FROM THE BUILDING, AND CONVEYED OVER THE LOT TO A NATURAL DRAINAGE SWALE OF APPROVED DRAINAGE FACILITY, OR BY DRAINAGE INTERCEPTED ON THE LOT IS DISPOSED OF ON THE LOT IN AN APPROVED DRAINAGE FACILITY. ALL DRAINAGE FACILITIES FOR THIS PLAT, INCLUDING ANY 20" SWALES, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE. ANY PROPOSED CHANGES TO THE APPROVED ROAD AND DRAINAGE PLANS MUST BE APPROVED BY THE SPOKANE COUNTY ENGINEER'S OFFICE PRIOR TO CONSTRUCTION OF SAID CHANGES.

THERE MAY EXIST PROPERTIES LOCATED UPHILL AND ADJACENT TO THIS SUBDIVISION WHICH PERIODICALLY DISCHARGE STORMWATER RUNOFF INTO INDIVIDUAL LOTS WITHIN THIS PLAT. STORMWATER RUNOFF FROM NEARBY UPHILL PROPERTIES SHOULD BE EXPECTED, AND DURING SNOW MELT PERIODS OR WET SEASONS THE LOTS MAY BE SUBJECT TO EXCESS AMOUNTS OF STORMWATER RUNOFF THAT WHAT IS NORMALLY OBSERVED OR ANTICIPATED. BECAUSE STORMWATER RUNOFF FROM ADJACENT PROPERTIES HAVE DISCHARGED INTO THIS PLAT PRIOR TO DEVELOPMENT, STORMWATER RUNOFF WILL LIKELY CONTINUE TO DO SO AFTER DEVELOPMENT.

THE PROPERTY OWNERS WITHIN THIS PLAT SHALL MAINTAIN ALL WATER QUALITY SWALES AND DRAINAGE DITCHES SITUATED IN OR NEARBY THEIR RESPECTIVE PROPERTIES, AND ANY PORTION OF A 20" SWALE SITUATED IN A PUBLIC RIGHT-OF-WAY ADJACENT TO THEIR RESPECTIVE PROPERTIES, WITH A PERMANENT GROUND COVER AS SPECIFIED IN THE CURRENTLY APPROVED AND ACCEPTED PLANS ON FILE AT SPOKANE COUNTY'S ENGINEER'S OFFICE. NO STRUCTURES, INCLUDING FENCES, SHALL BE CONSTRUCTED OVER OR WITHIN A 20" SWALE WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SPOKANE COUNTY ENGINEER. SPOKANE COUNTY DOES NOT ACCEPT THE RESPONSIBILITY TO INSPECT AND/OR MAINTAIN DRAINAGE EASEMENTS OR DRAINAGE SWALES, NOR DOES SPOKANE COUNTY ACCEPT ANY LIABILITY FOR ANY FAILURE BY THE LOT OWNERS TO PROPERLY MAINTAIN SUCH AREAS.

THE NORTHRIM HOMEOWNERS ASSOCIATION OR ITS SUCCESSORS IN INTEREST SHALL MAINTAIN THE DRAINAGE FACILITIES, LOCATED IN COMMON AREAS AND LOTS 1-3 WITHIN THE APPROVED PLANS ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE. MAINTENANCE OF DRAINAGE FACILITIES INCLUDES, BUT IS NOT LIMITED TO, KEEPING OPEN AND CLEANING STORM PIPES, PONDING, DITCHES, DRAINAGE PONDING SWALES, ETC., REPLACEMENT OF DRAINAGE FACILITIES AS NEEDED, AND MAINTAINING LIVE NATIVE-TYPE DRYLAND GRASSES OR LAWN TURF IN THE 20" SWALES LOCATED IN COMMON AREAS OR TRACTS, WITH OPTIONAL SHRUBBERY AND/OR TREES, WHICH DO NOT OBSTRUCT THE FLOW AND PERCOLATION OF STORM DRAINAGE WATER IN THE DRAINAGE SWALE AS INDICATED BY THE APPROVED PLANS. THE NORTHRIM HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

IF THE NORTHRIM HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST, FAIL TO MAINTAIN THE DRAINAGE FACILITIES IN CONFORMANCE WITH THE APPROVED DRAINAGE PLAN ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE, A NOTICE OF SUCH FAILURE MAY BE GIVEN TO THE NORTHRIM HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST, BY THE COUNTY ENGINEER. IF NOT CORRECTED WITHIN THE PERIOD INDICATED ON SAID NOTICE, SPOKANE COUNTY HAS THE RIGHT TO CORRECT THE MAINTENANCE FAILURE, OR HAVE IT CORRECTED, AT THE EXPENSE OF THE NORTHRIM HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST.

SHOULD THE NORTHRIM HOMEOWNERS ASSOCIATION BE TERMINATED FOR ANY REASON, THE SUCCESSORS IN INTEREST SHALL BE THE INDIVIDUAL LOT OWNERS, OR THEIR SUCCESSORS IN INTEREST, WHO ARE MEMBERS OF THE NORTHRIM HOMEOWNERS ASSOCIATION AT THE TIME OF SAID TERMINATION. THE SUCCESSORS IN INTEREST SHALL SHARE EQUALLY IN THE RESPONSIBILITY AND COST OF MAINTAINING SAID DRAINAGE FACILITIES.

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS
EXAMINED AND APPROVED THIS 28th DAY OF MAY, 1999.
W. C. Quinn
SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DIVISION OF UTILITIES
EXAMINED AND APPROVED THIS 1st DAY OF JUNE, 1999.
John S. ...
SPOKANE COUNTY UTILITIES

SPOKANE REGIONAL HEALTH DISTRICT
EXAMINED AND APPROVED THIS 3rd DAY OF JUNE, 1999.
Donald ...
FOR SPOKANE REGIONAL HEALTH OFFICER

SPOKANE COUNTY DIVISION OF BUILDING AND PLANNING
EXAMINED AND APPROVED THIS 3rd DAY OF JUNE, 1999.
Jimmy ...
SPOKANE COUNTY DIRECTOR OF BUILDING AND PLANNING

SPOKANE COUNTY ASSESSOR
EXAMINED AND APPROVED THIS 3rd DAY OF JUNE, 1999.
Scott ...
SPOKANE COUNTY ASSESSOR

SPOKANE COUNTY TREASURER
I, TREASURER OF SPOKANE COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES WHICH HAVE BEEN LEVIED AND BECOME CHARGEABLE AGAINST THE LAND SHOWN WITHIN THIS MAP AND DESCRIBED IN THE DESIGNATION OF THIS DATE, HAVE BEEN FULLY PAID, SATISFIED, AND DISCHARGED.
DATED THIS 3rd DAY OF JUNE, 1999.
James W. ...
SPOKANE COUNTY TREASURER

COUNTY AUDITOR
FILED FOR RECORD THIS 3rd DAY OF JUNE, 1999.
AT 10:26 AM
AT PAGE 02, AT THE
REQUEST OF *George W. Bagby*
J. ...
SPOKANE COUNTY AUDITOR

SHEET 1 OF 1 | DATE 5-5-99 | JOB# 2181
PORTION OF E 1/2 NW 1/4
SECTION 32, T. 26N, R. 44E, W.M.
SPOKANE COUNTY, WASHINGTON
K.A. DURTSCHI & ASSOC., INC
LAND SURVEYING
P.O. BOX 700
9751 GOV'T. WAY, SUITE 5
HAYDEN LAKE, IDAHO 83835
PHONE (208) 772-2233

LEGEND
• CALC. POINT (NOT SET)
○ Mon. Fnd. as described
● SET 1/2"x24" I/Pin w/ Cap LS 23122
(R1) Record of Survey Book 20 pg. 67
(R2) Record of Survey Book 3 pg. 68
(R3) Record of Survey Book 3 pg. 52
(R4) Measured
Basis of Bearing from (R1)

SEE R.D.S. INST. #4203599 FOR SECTION SUBDIVISION
A=04°25'07"
R=1323.24'
L=102.05'
CD=S27°56'29"W
LC=102.02'

SCALE 1"=100'
0 50 100 200

UNPLATTED CE-67-98-A

UNPLATTED CE-310-97-E

UNPLATTED CE-67-98-C

UNPLATTED CE-310-97-F

UNPLATTED CE-310-97-B

UNPLATTED CE-310-97-A

UNPLATTED CE-310-97-G

UNPLATTED CE-310-97-C

UNPLATTED CE-310-97-D

UNPLATTED CE-310-97-H

UNPLATTED CE-310-97-I

UNPLATTED CE-310-97-J

UNPLATTED CE-310-97-K

UNPLATTED CE-310-97-L

UNPLATTED CE-310-97-M

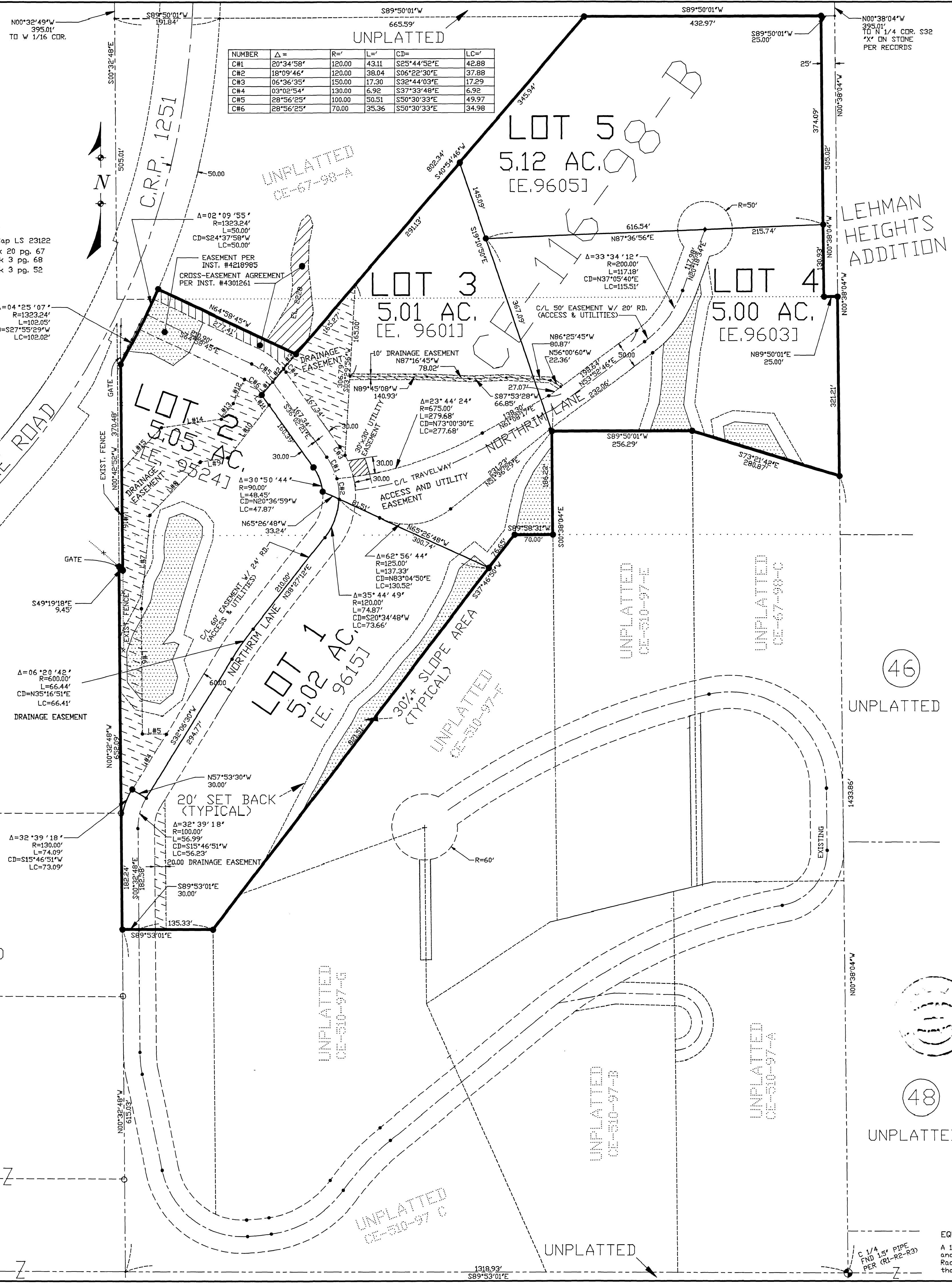
UNPLATTED CE-310-97-N

UNPLATTED CE-310-97-O

UNPLATTED CE-310-97-P

UNPLATTED CE-310-97-Q

UNPLATTED CE-310-97-R



LP1853-1 #3432 26/02