

A FINAL PLAT OF PARKLAND ESTATES. P.U.D.

BEING A REPLAT OF TRACT 234 AND PART OF TRACT 235 OF VERA
IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH,
RANGE 44 EAST, W.M. SPOKANE COUNTY, WASHINGTON.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, that D. G. Quinton, President, D. G. Quinton Company, Inc., has caused to be platted into Lots, Blocks and Common Areas, the land shown hereon, to be known as PARKLAND ESTATES, being a 22 lot Planned Unit Development, with Lot 23 being outside the P.U.D. boundary; said project being described as follows:

Tract 234 and the East one half of Tract 235 as per the plat of Vera on file in Volume "0" at Page 30 of plats, records of Spokane County, Washington. Except the West 100 feet of the South 220 feet of said East one half of Tract 235, all in the Southeast Quarter of Section 26, Township 25 North, Range 44, E.W.M., Spokane County, Washington.

He does hereby dedicate to public use forever the additional road right-of-ways along Sullivan Road and Thirty Second Avenue as shown hereon.

No direct access shall be allowed from lots to Sullivan Road or Thirty Second Avenue, except Lot 23 may access Thirty Second Avenue.

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 owner, their heirs, grantees and assigns. The Homeowners Association member lot owners will pay equal shares for any R.I.D. assessments for frontage along Sullivan Road.

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. The property owner shall maintain the drainage swale with a permanent live cover of lawn turf, 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.

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

WARNING: Agricultural related activities in the area may produce noise, odor, or dust that is objectionable.

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

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

Each dwelling unit shall be double plumbed for connection to future area wide sewer collection system.

The 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 and the local fire district and County Building and Safety Department and water purveyor, will be installed within this plat, and the subdivider will 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 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 ULID by petition method pursuant to RCW 36.94 which the 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 objection 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.

The property at the SW corner of the plat approximately 10' x 220' and shown by a dashed line is subject to an adverse possession action filed in Spokane County Superior Court # 88201902-7.

Should it be determined that the rightful ownership of this property is in persons other than those who have signed the plat, Lots 20, 21 & 22 shall be resurveyed to reflect the adjusted development boundaries. Provisions shall be made for the 15 foot recreation path adjoining Lots 20, 21 & 22 to be held in common by the Homeowner's Association.

The owners of Lots 20, 21 and 22 shall equally pay for the necessary resurvey of the property following any successful adverse possession claim, and shall dedicate to the Homeowner's Association a maximum of ten (10) feet at the West end of each lot for the recreational path.

March 20, 1987

D. G. Quinton
D. G. Quinton, President
D. G. Quinton Company, Inc.

Subject to Restrictive of Covenants recorded FEBRUARY 27, 1987, under Auditor's document No. 8702270154, and subject to Declaration of Private Road Covenants recorded August 26, 1986, under Auditor's Number 840826037.

Subject to easement granted to the United States of America, recorded September 12, 1958 as Document No. 5628588.

IN WITNESS WHEREOF the aforesaid owner has hereunto set his hand.

D. G. Quinton
D. G. Quinton, President
D. G. Quinton Company, Inc.

ACKNOWLEDGEMENT: STATE OF WASHINGTON

On this 26th day of August, 1986, before me personally appeared D. G. Quinton, known to me to be the President of D. G. Quinton Company, Inc. who executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed for the uses and purposes therein mentioned and stated on oath that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year last above written.

Notary Public in and for the State of Washington,
residing at _____

SPOKANE COUNTY ENGINEER: Examined and approved this 20th day of March, 1987.

W. C. Jansman
Atty. Spokane County Engineer

SPOKANE COUNTY UTILITIES: Examined and approved this 20th day of March, 1987.

Walter J. Janssen
Director, County Utilities

SPOKANE COUNTY PLANNING DEPARTMENT: Examined and approved this 24th day of March, 1987.

W. B. Hubbard
County Planning Dept. Director

SPOKANE 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 25th day of March, 1987.

Chip Chiberg
Spokane County Treasurer

SPOKANE COUNTY ASSESSOR: Examined and approved this 23rd day of March, 1987.

George Britton by Lynda Rouse
Spokane County Assessor

SPOKANE COUNTY HEALTH DISTRICT: Examined and approved this 23rd day of March, 1987.

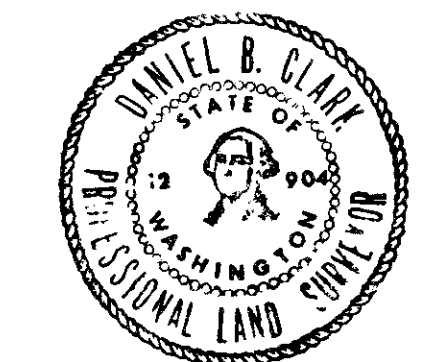
John Amuthin
County Health District, Officer

SPOKANE COUNTY COMMISSIONERS: This plat was examined and approved by the Commissioners of Spokane County on this 24th day of March, 1987.

President [Signature]
Chairman, County Commissioners

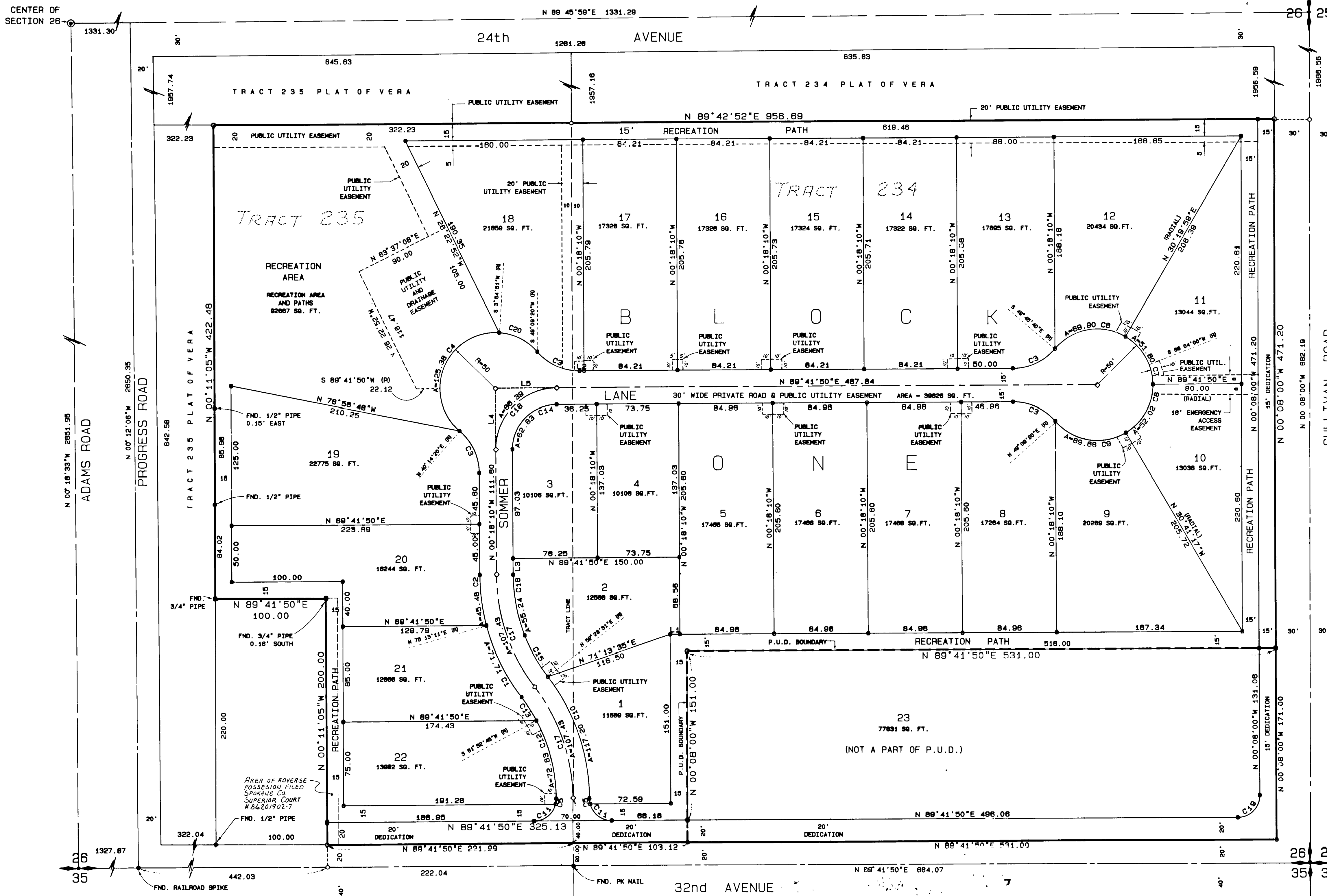
SURVEYOR'S CERTIFICATE: This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Spokane County Subdivision Ordinance.

Daniel B. Clark
Daniel B. Clark, L.S. # 12904



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BASIS OF BEARINGS

THE BEARING OF N 89° 41' 50" E ON THE SOUTH LINE OF THE S.E. 1/4 OF SECTION 26, T25N, R44E W.M. PER PLAT OF MORRISON ESTATES ADDITION WAS USED AS THE BASIS OF BEARINGS FOR THIS SUBDIVISION.

LINE	BEARING	DISTANCE
1	N 89° 41' 50" E	8.82
2	N 89° 41' 50" E	4.01
3	N 00° 18' 10" W	14.58
4	N 00° 18' 10" W	55.00
5	N 89° 41' 50" E	55.00

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	22° 49' 39"	180.00	71.71	38.34	71.24	N 26° 11' 39" W
2	14° 28' 39"	180.00	45.46	22.86	45.36	N 07° 32' 30" W
3	49° 27' 30"	50.00	43.16	23.03	41.83	N 22° 04' 35" E
4	143° 40' 31"	50.00	125.38	152.41	95.02	N 22° 04' 35" E
5	14° 28' 39"	20.00	5.05	2.54	5.04	N 80° 17' 10" E
6	80° 05' 39"	50.00	69.90	42.03	64.34	N 29° 59' 05" W
7	59° 21' 54"	50.00	51.80	29.50	49.52	N 29° 30' 16" E
8	59° 38' 53"	50.00	52.02	28.64	49.71	N 29° 30' 16" E
9	79° 50' 37"	50.00	69.68	41.84	64.17	N 80° 45' 58" W
10	37° 18' 19"	180.00	117.20	60.76	115.14	N 18° 57' 19" W
11	75° 31' 21"	20.00	26.36	15.49	24.49	N 14° 12' 43" W
12	27° 48' 05"	150.00	72.83	37.15	72.11	N 14° 12' 43" W
13	8° 29' 14"	150.00	24.84	12.45	24.81	N 32° 51' 52" W
14	90° 00' 00"	40.00	62.83	40.00	56.57	N 44° 41' 50" E
15	16° 12' 18"	150.00	42.42	21.35	42.28	N 29° 30' 20" W
16	21° 08' 01"	150.00	55.24	27.94	54.93	N 10° 51' 10" W
17	37° 18' 19"	185.00	107.43	55.70	105.54	N 44° 41' 50" E
18	90° 00' 00"	55.00	86.39	55.00	77.78	N 44° 41' 50" E
19	89° 49' 50"	20.00	31.36	19.84	28.24	N 44° 46' 55" E
20	45° 14' 30"	50.00	39.48	20.83	38.46	N 63° 27' 55" W

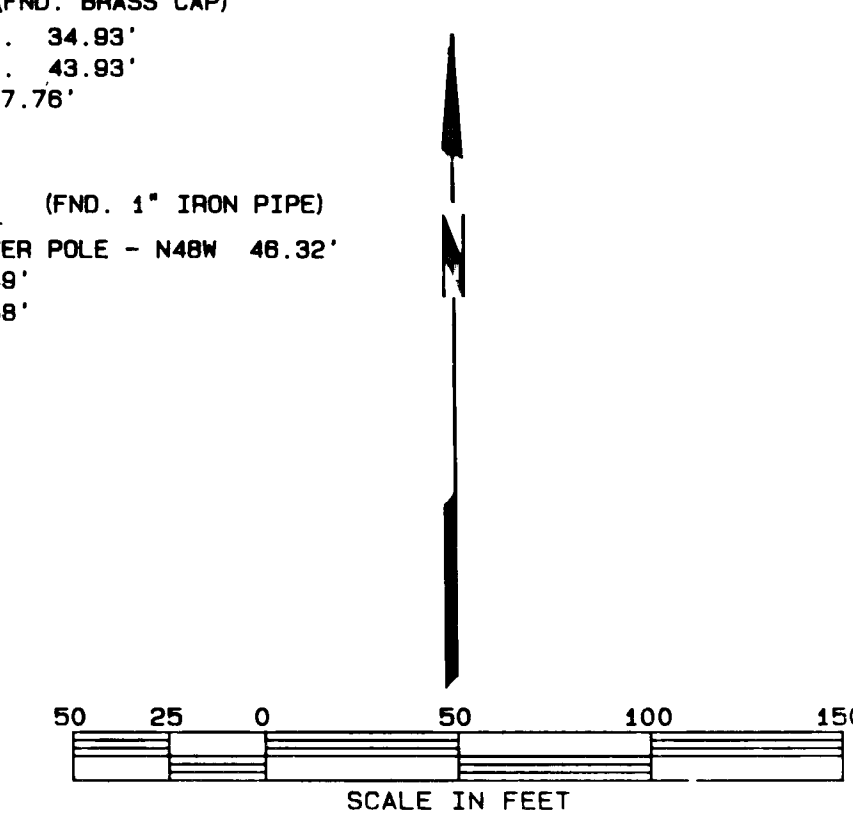
CORNER REFERENCES

S.E. CORNER SECTION 26 (FND. BRASS CAP)
TACK & TAG #17363 IN POWER POLE - S41M 25.04'
TACK & TAG #17363 IN POWER POLE - N58M 41.00'
TACK & TAG #17363 IN POWER POLE - N32E 58.30'

S 1/4 CORNER SECTION 26 (FND. 3/4" IRON PIPE)
** IN HYDRANT HEAD BOLT - N40E 34.88'
TACK & TAG #708 IN POWER POLE - N65W 37.32'
TACK & TAG #708 IN POWER POLE - S70W 84.70'

CENTER OF SECTION 26 (FND. BRASS CAP)
TACK IN POWER POLE - S.W. 34.83'
TACK IN POWER POLE - N.W. 43.93'
** ON 6" PIPE - N.E. 37.78'

E 1/4 CORNER SECTION 26 (FND. 1" IRON PIPE)
TACK & TAG #17363 IN POWER POLE - N48W 46.32'
** IN CURB - N40E 42.48'
** IN CURB - S62E 50.88'



LEGEND

- FOUND POINT AS NOTED
- SET 1/2" x 18" STEEL RE-BAR WITH PLASTIC CAP MARKED '12904'
- ◇ SET RAILROAD SPIKE FOR C/L MONUMENT



MORRISON ESTATES