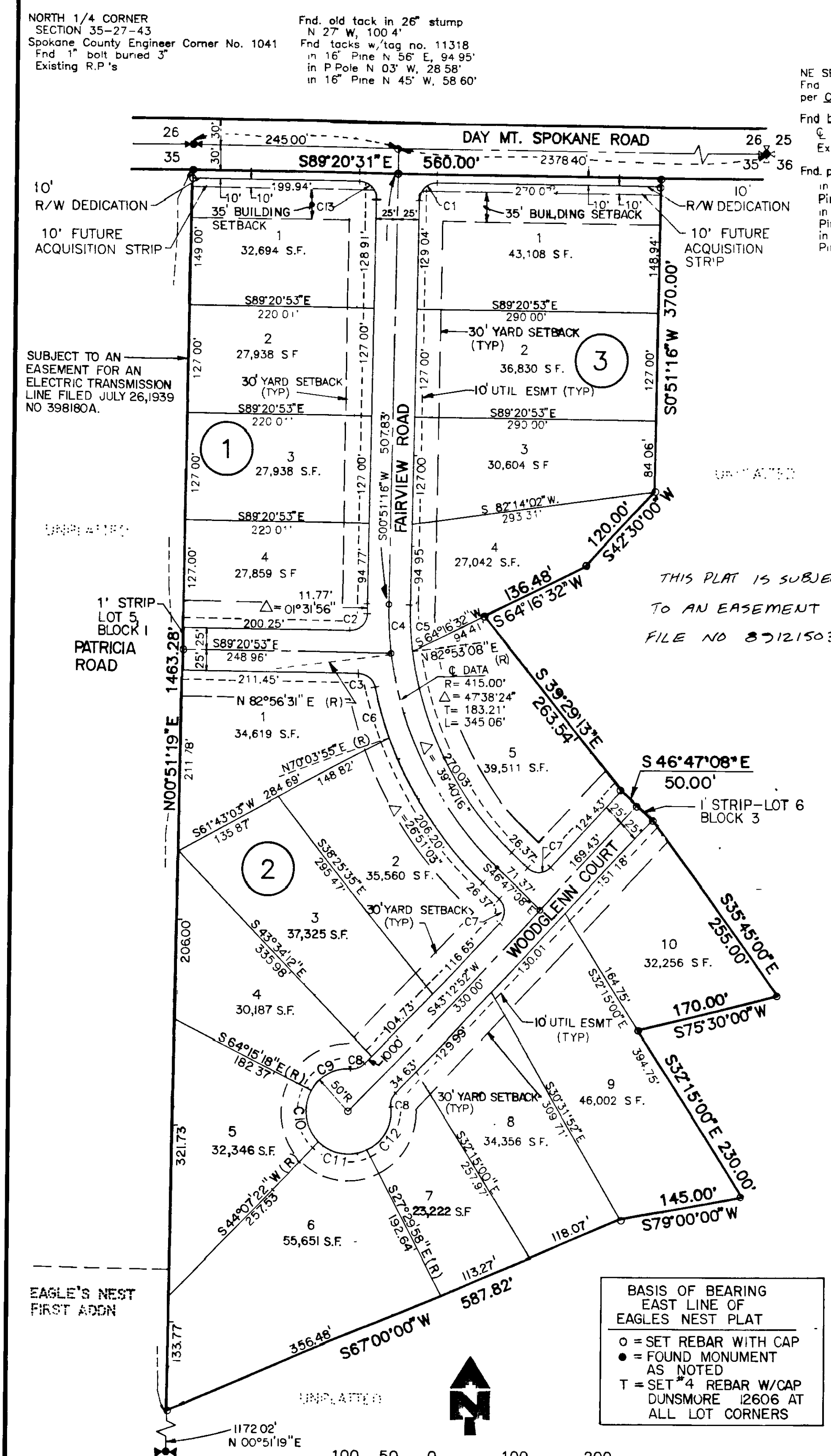


FINAL PLAT OF PINWOOD HILLS ADDITION

BEING A PART OF THE
WEST HALF OF THE NORTHEAST QUARTER,
SECTION 35, TOWNSHIP 27 NORTH,
RANGE 43 EAST, W.M.
SPOKANE COUNTY, WASHINGTON

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KNOW ALL MEN BY THESE PRESENTS THAT DAVID H. CLARK AND PATRICIA A. CLARK, HUSBAND AND WIFE, HAVE CAUSED TO BE PLATTED INTO LOTS, BLOCKS, AND STREETS THE LAND SHOWN HEREON TO BE KNOWN AS PINWOOD HILLS, BEING THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 35, T. 27 N., R. 43 E., W.M., SPOKANE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 35, TOWNSHIP 27 NORTH, RANGE 43 E.W.M.; THENCE S. 00°51'19" W, 30.00 FEET ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF DAY MT. SPOKANE ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S. 89°20'31" E, ALONG THE SOUTH RIGHT OF WAY LINE FOR DAY MT. SPOKANE ROAD, 560.00 FEET; THENCE S. 00°51'19" W, 370.00 FEET; THENCE S. 42°30'00" W, 120.00 FEET; THENCE S. 64°16'32" W, 136.48 FEET; THENCE S. 39°29'13" E, 263.54 FEET; THENCE S. 46°47'08" E, 50.00 FEET; THENCE S. 35°45'00" E, 255.00 FEET; THENCE S. 75°30'00" W, 170.00 FEET; THENCE S. 32°15'00" E, 230.00 FEET; THENCE S. 79°00'00" W, 145.00 FEET; THENCE S. 67°00'00" W, 587.82 FEET TO THE WEST LINE OF SAID NE 1/4 SECTION; THENCE N. 00°51'19" E, 1463.28 FEET ALONG SAID SECTION LINE TO THE TRUE POINT OF BEGINNING;

TOTAL AREA: 17.16 ACRES

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.

LAWRENCE V. DUNSMORE
L.S. 12606

THIS SUBDIVISION HAS BEEN MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OF THE LAND SO DIVIDED. THE SIGNATORIES HEREOF HEREBY CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY PARTIES HAVING ANY INTEREST IN THE LANDS SO DIVIDED; AND THAT THE PROPERTY SHOWN HEREON IS NOT ENCLUMBERED BY ANY DELINQUENT TAXES OR ASSESSMENTS. THE OWNERS ADOPT THE PLAN OF LOTS, BLOCKS, AND STREETS SHOWN HEREON, AND HEREBY DEDICATE TO SPOKANE COUNTY FOR PUBLIC USE FOREVER THE STREETS, AS SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HAND AND AFFIXED OUR SEAL THIS DAY OF OUR SIGNATURES BELOW

David H. Clark
Patricia A. Clark

STATE OF WASHINGTON } THIS IS TO CERTIFY THAT ON THE 2nd DAY OF
COUNTY OF SPOKANE } SS FEBRUARY 1990, BEFORE ME,
THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED DAVID H. CLARK
TO ME KNOWN TO BE THE OF THE

EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING IN SPOKANE

ACCURACY STATEMENT (WAC 332-130-100)

THIS SURVEY WAS PERFORMED USING A ONE MINUTE ZEISS TH-43, AND A TOP CON DMS-1 ELECTRONIC DIST. METER. FIELD TRAVERSE METHODS USED WERE AS PER WAC 332-130-090 PART C.

CONDITIONS:

NO MORE THAN ONE (1) DWELLING STRUCTURE SHALL BE PLACED ON ANY LOT, NOR SHALL ANY LOT BE FURTHER SUBDIVIDED FOR THE PURPOSE OF CREATING ADDITIONAL LOTS, OWNERSHIPS OR BUILDING SITES WITHOUT FIRST FILING AND RECEIVING APPROVAL OF A REPLAT.

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 SAID LOT AND PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.

SUBJECT TO SPECIFIC APPLICATION APPROVAL AND ISSUANCE OF PERMITS BY THE HEALTH OFFICER, THE USE OF (AN) ON-SITE SEWAGE SYSTEM(S) MAY BE AUTHORIZED.

USE OF PRIVATE WELLS AND WATER SYSTEM IS PROHIBITED.

THE PUBLIC WATER SYSTEM, AS APPROVED BY COUNTY AND STATE HEALTH AUTHORITIES AND THE LOCAL FIRE DISTRICT AND 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/TRACT PRIOR TO SALE OF EACH LOT/TRACT.

NO DIRECT ACCESS SHALL BE ALLOWED FROM LOTS TO DAY MOUNT SPOKANE ROAD.

THE OWNER(S) OR SUCCESSOR(S)-IN-INTEREST AGREE TO AUTHORIZE SPOKANE 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, THE FORMATION OF A RID BY THE RESOLUTION METHOD PURSUANT TO CHAPTER 36.88 RCW, WHICH RESOLUTION INCLUDES THE OWNER(S)' PROPERTY. IF A 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 IMPROVEMENTS OR CONSTRUCTION CONTEMPLATED WITH 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, THE OWNER(S) 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 THE COUNTY COMMISSIONERS AFFIRMING THE FINAL ASSESSMENT ROLE.

IT IS FURTHER AGREED THAT AT SUCH TIME AS AN RID 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 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 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 STATEMENT APPLIES TO ROADWAY IMPROVEMENTS WHICH, AS A CONDITION OF APPROVAL OF THIS PRELIMINARY PLAT, HAVE BEEN SPECIFIED FOR THE IMPROVEMENT OF DAY MOUNT SPOKANE ROAD.

THE OWNERS HEREBY DEDICATE FOREVER TO SPOKANE COUNTY THE 10 FOOT STRIP ALONG THE DAY MT. SPOKANE ROAD SHOWN HEREON FOR PUBLIC ROAD USE.

THE FUTURE ACQUISITION STRIP IS RESERVED FOR ROAD RIGHT OF WAY AND UTILITIES ALONG DAY MT. SPOKANE ROAD. THE 10' FUTURE ACQUISITION STRIP UNTIL ACQUIRED BY SPOKANE COUNTY, SHALL BE PRIVATE PROPERTY AND MAY BE USED AS ALLOWED IN THE ZONE, EXCEPT ANY IMPROVEMENTS (SUCH AS LANDSCAPING, PARKING, SURFACE DRAINAGE, DRAINFIELDS, SIGNS OR OTHERS) SHALL BE CONSIDERED "INTERIM" USES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR RELOCATING SUCH "INTERIM" IMPROVEMENTS AT THE TIME SPOKANE COUNTY MAKES ROADWAY IMPROVEMENTS AFTER ACQUIRING SAID FUTURE ACQUISITION AREA.

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).

LOT 5, BLOCK 1; AND LOT 6, 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 RIGHTS OF WAY, OR UNTIL ADJACENT LANDS ARE PLATTED.

SIDE YARD AND REAR YARD SETBACKS SHALL BE DETERMINED AT THE TIME BUILDING PERMITS ARE REQUESTED. THE SETBACKS INDICATED ON THIS SUBDIVISION MAY BE VARIED FROM IF PROPER ZONING APPROVALS ARE OBTAINED.

SUBJECT TO DECLARATION OF COVENANTS RECORDED _____ UNDER _____ (DATE) _____ AUDITOR'S DOCUMENT NUMBER _____ WHICH BY REFERENCE IS MADE A PART HEREOF.

COUNTY UTILITIES DEPARTMENT
EXAMINED AND APPROVED THIS 12th DAY OF February 1990
James A. Boyd
DIRECTOR, SPOKANE COUNTY UTILITIES

COUNTY ENGINEER
EXAMINED AND APPROVED THIS 13th DAY OF February 1990
SPOKANE COUNTY ENGINEER

COUNTY PLANNING DEPARTMENT
EXAMINED AND APPROVED THIS 21st DAY OF February 1990
DIRECTOR, SPOKANE COUNTY PLANNING DEPT.

COUNTY HEALTH DISTRICT
EXAMINED AND APPROVED THIS 12 DAY OF February 1990
SPOKANE COUNTY HEALTH OFFICER

COUNTY ASSESSOR
EXAMINED AND APPROVED THIS 14 DAY OF February 1990
SPOKANE COUNTY ASSESSOR BY DEPUTY

COUNTY COMMISSIONERS
THIS FINAL PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON, ON THIS 21 DAY OF February 1990
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 23rd DAY OF February 1990.
SPOKANE COUNTY TREASURER BY DEPUTY

* TAX IS 1/2 PD

CURVE INFORMATION

| NO. | DELTA | RADIUS | LENGTH | TANGENT |
|-----|-----------|---------|--------|---------|
| C1 | 89°48'13" | 20.00' | 31.35 | 19.93 |
| C2 | 91°19'47" | 20.00' | 31.88 | 20.47 |
| C3 | 77°21'29" | 20.00' | 27.00 | 16.01 |
| C4 | 07°54'45" | 415.00' | 57.31 | 28.70 |
| C5 | 07°58'08" | 390.00' | 54.24 | 27.17 |
| C6 | 07°56'41" | 440.00' | 61.01 | 30.56 |
| C7 | 90°00'00" | 20.00' | 31.42 | 20.00 |
| C8 | 49°59'41" | 20.00' | 17.45 | 9.33 |
| C9 | 67°27'51" | 50.00' | 58.87 | 33.39 |
| C10 | 71°37'20" | 50.00' | 62.50 | 36.08 |
| C11 | 71°37'20" | 50.00' | 62.50 | 36.08 |
| C12 | 69°16'51" | 50.00' | 60.46 | 34.54 |
| C13 | 90°11'47" | 20.00' | 31.48 | 20.07 |

REVISIONS

Taylor Engineering, Inc.
Civil Design and Land Planning

SCALE 1"=100'

FINAL PLAT OF
PINWOOD HILLS ADDITION

DWN: Miller DATE: 1/19/90 APP: CK'D: DATE: 1/24/90 APP:

19-19