

ESTATE DEVELOPMENT

BEING A SUBDIVISION OF PART OF W² NW² NE⁴ SECTION 33-25-43 E.W.M. AND A REPLAT OF LOTS 1 AND 4, BLOCK 1, SUBDIVISION OF TRACT 4 IN BLOCK 2, OF GARDEN PARK ADDITION AND A REPLAT OF ALL OF BLOCK 14 AND PART OF BLOCK 7, HARVARD PARK ADDITION.

SPOKANE, WASHINGTON

Scale: 1" = 100'
March 1970

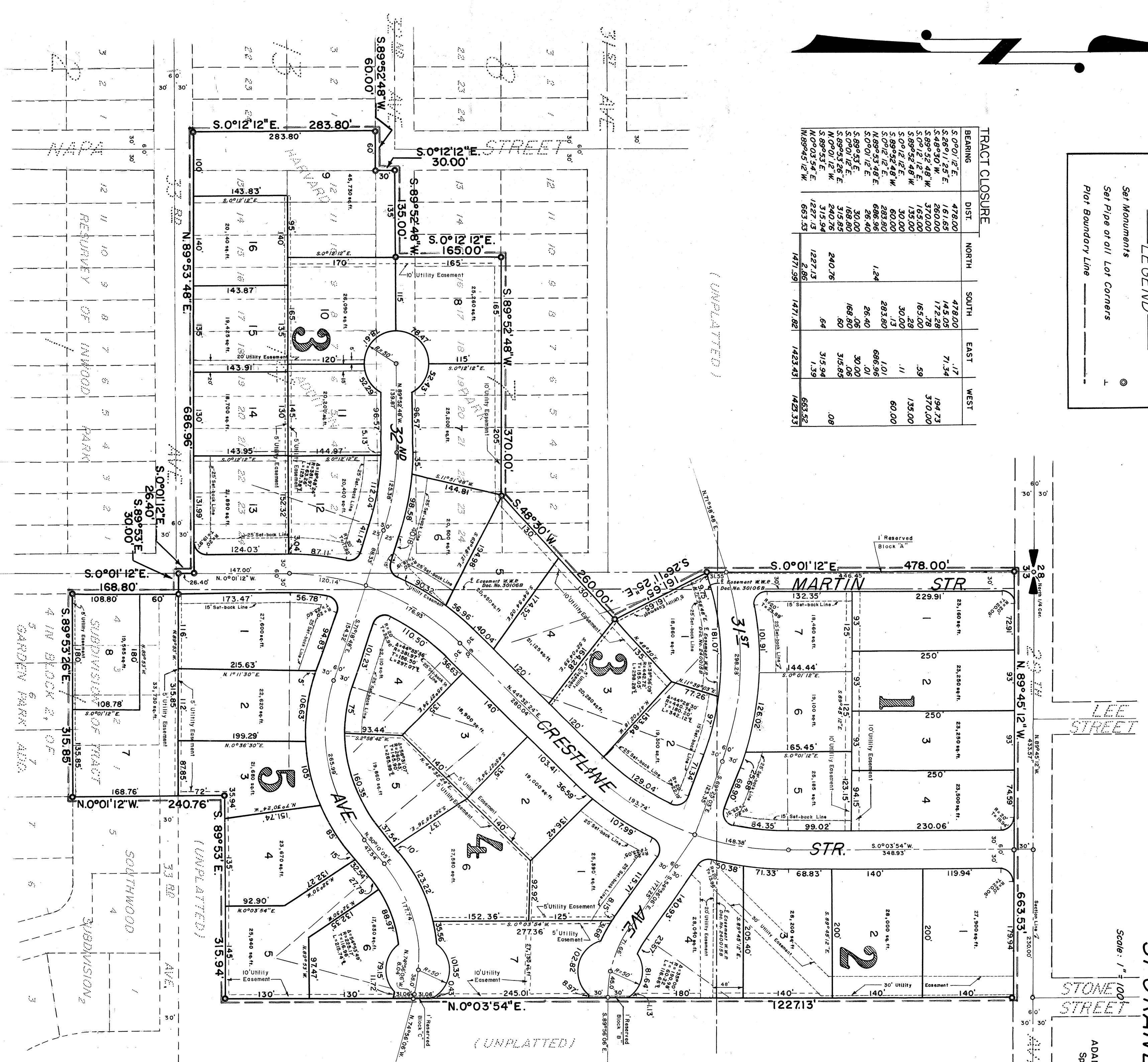
ADAMS ENGINEERING
Spokane, Washington

TRACT CLOSURE

BEARINGS	DIST	NORTH	SOUTH	EAST	WEST
S 0°01'12" E	478.00'		478.00'	71.34'	
S 28°11'23" E	181.63'		145.03'		194.73'
S 69°53'48" W	370.00'		174.78'		370.00'
S 0°01'12" E	155.00'		185.00'	.59'	135.00'
S 0°01'12" W	120.00'		30.23'		
S 69°53'48" W	60.00'		203.60'		60.00'
S 0°01'12" E	283.60'		1.74'		1.01'
S 0°01'12" E	283.60'		56.40'		30.00'
S 69°53'48" W	60.00'		168.90'		30.00'
S 0°01'12" W	240.76'		60		315.94'
S 69°53'48" W	315.94'		240.76'		.08'
N 89°53'48" E	1227.13'		1227.13'		
N 89°53'48" E	653.32'		1271.59'		653.32'
N 89°53'48" E	1471.82'		1471.82'		1423.33'
N 89°53'48" E	453.32'		1423.33'		453.32'

LEGEND

- SA Monuments
- Set Pipe or Oil Lot Corners
- Plat Boundary Line



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Estate Developers, a partnership consisting of John E. Someland and Holly F. Someland, husband and wife, Harry H. Olson and Barbara Olson, husband and wife, Robert C. Sears and Mary P. Sears, husband and wife, Jack B. Watkins and Beverly Watkins, husband and wife, and John S. Viny and Marion S. Viny, husband and wife, have joined with as separate estate; Vaughan R. McDonald, as her separate estate full executing this dedication by John E. Someland, as trustee and registered in the Public Records of Spokane, Washington, to be known as ESTATE DEVELOPMENT, said land being a subdivision of Block 1, Subdivision of Tract 4 in Block 2 of Garden Park Addition and a replat of all of Block 14 and part of Block 7, Harvard Park Addition, City and County of Spokane, State of Washington, and they do hereby dedicate to public use forever the streets as shown within the street and sewer improvement shall be completed in each street, for the entire length of any block or so much of a block length as is within the subdivision, within three years after the date their building permits are issued for not less than 60% of the combined frontage on both sides of the street or solid block, in the event their said improvements have not been completed combined frontage on both sides of the street or solid block with any interest in the property in said block will not protest a record in-strument of dedication for said streets and sewer improvements in the event their said improvements have not been completed.

Spokane, Frank and Joseph, storm and sanitary sewers are required in city-platted property as the same is developed. As a consideration for the acceptance of this plat by the City of Spokane, the undersigned hereby agree to execute and acknowledge this dedication to the City of Spokane to construct such sewers. The agreement herein expressed shall be considered a covenant to run with the land and shall be carried as a provision in each and every deed drawn to transfer ownership of any or all property delineated within this plat.

Block "A" Block "B" and Block "C" as shown hereon, are deeded to the City of Spokane as general city property.

Easements are hereby granted, if necessary, for slopes for street improvements.

Utility easements have been previously granted or are hereby granted along or across those lots as shown hereon.

IN WITNESS WHEREOF, the said owners of their Attorney in Fact, as the case may be, have hereunto set their hands and affixed their seal this 30TH day of March, 1970.

ESTATE DEVELOPMENT, a partnership
by John E. Someland
for said partnership and its partners.

by John E. Someland
John E. Someland as Attorney in Fact for
Someland, Vaughan R. McDonald, Stephen
Oudeck and Mary R. Oudeck.

by John E. Someland
John E. Someland as an individual and as
Attorney in Fact for his wife.

NORTH COAST LIFE INSURANCE CO.
by Blanche G. Rice
by Lawrence J. Spitzer

ACKNOWLEDGEMENTS

STATE OF WASHINGTON, SS. On this 30TH day of March, 1970, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally known to me, and known to me to be the individual who executed the foregoing instrument as an individual and as Attorney in Fact for the individuals set forth above, and acknowledged to me that he signed said instrument for himself and as Attorney in Fact for said principals, freely and voluntarily, for the uses and purposes therein mentioned, and on each stated that the powers of attorney authorizing the execution of this instrument have not been revoked and that the said individuals are now living.

WITNESS my hand and official seal hereof affixed the day and year in this certificate first above written.

Robert S. Adams
Notary Public in and for the State of Washington, residing at Spokane

STATE OF WASHINGTON, SS. On this 30TH day of March, 1970, before me personally, Robert S. Adams, Notary Public in and for the State of Washington, duly commissioned and sworn, and acknowledged said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned and each officer stated on oath that he was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

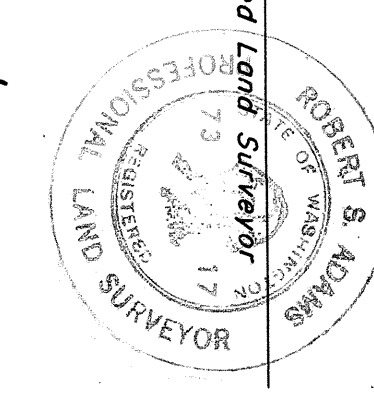
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Robert S. Adams
Notary Public in and for the State of Washington, residing at Spokane

SURVEYOR'S CERTIFICATE

I, Robert S. Adams, a Registered Professional Land Surveyor, hereby certify that this plat, together with the official records and survey made by me in February, 1970, according to Ordinance C 17946, and that the plat and monuments have been set.

Robert S. Adams
Registered Land Surveyor



CITY PLAN COMMISSION

Approved by the City Plan Commission the 21ST day of Jan., 1970 and endorsed this 21ST day of Sept., 1970.

Deane R. Cole
City of Spokane Planning Director

CITY ENGINEER

Examined and approved this 7 day of Oct., 1970.

William H. Miller
City Engineer, City of Spokane, Washington

CORPORATION COUNSEL

Examined and approved this 16 day of Oct., 1970.

Arnold de Punder
Corporation Counsel, City of Spokane, Washington

CITY COUNCIL

This plat was approved and accepted by the Council of the City of Spokane, Washington this 17TH day of November, 1970.

Robert S. Adams
City Clerk of Spokane, Washington.

CITY TREASURER

I, Harry J. Bank, Treasurer of the City of Spokane, Washington do hereby certify that all taxes which have been levied and become chargeable against the land shown on this map and described in the foregoing dedication of this date have been fully paid, satisfied and discharged.

Dated this 17TH day of Nov., 1970.

Harry J. Bank
Harry J. Bank, Treasurer of the City of Spokane, Washington

COUNTY TREASURER

I, Marian L. Howard, Treasurer of Spokane Co., Washington do hereby certify that all taxes which have been levied and become chargeable against the land shown on this map and described in the foregoing dedication of this date have been fully paid, satisfied and discharged.

Dated this 17TH day of Nov., 1970.

Marian L. Howard
Marian L. Howard, Treasurer of Spokane County, Washington

COUNTY ASSESSOR

Examined and approved this 17 day of Nov., 1970.

William C. Brown
Spokane County Assessor

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