

FIRST ADDITION TO .. WEST BRANCH PARADISE ADDITION

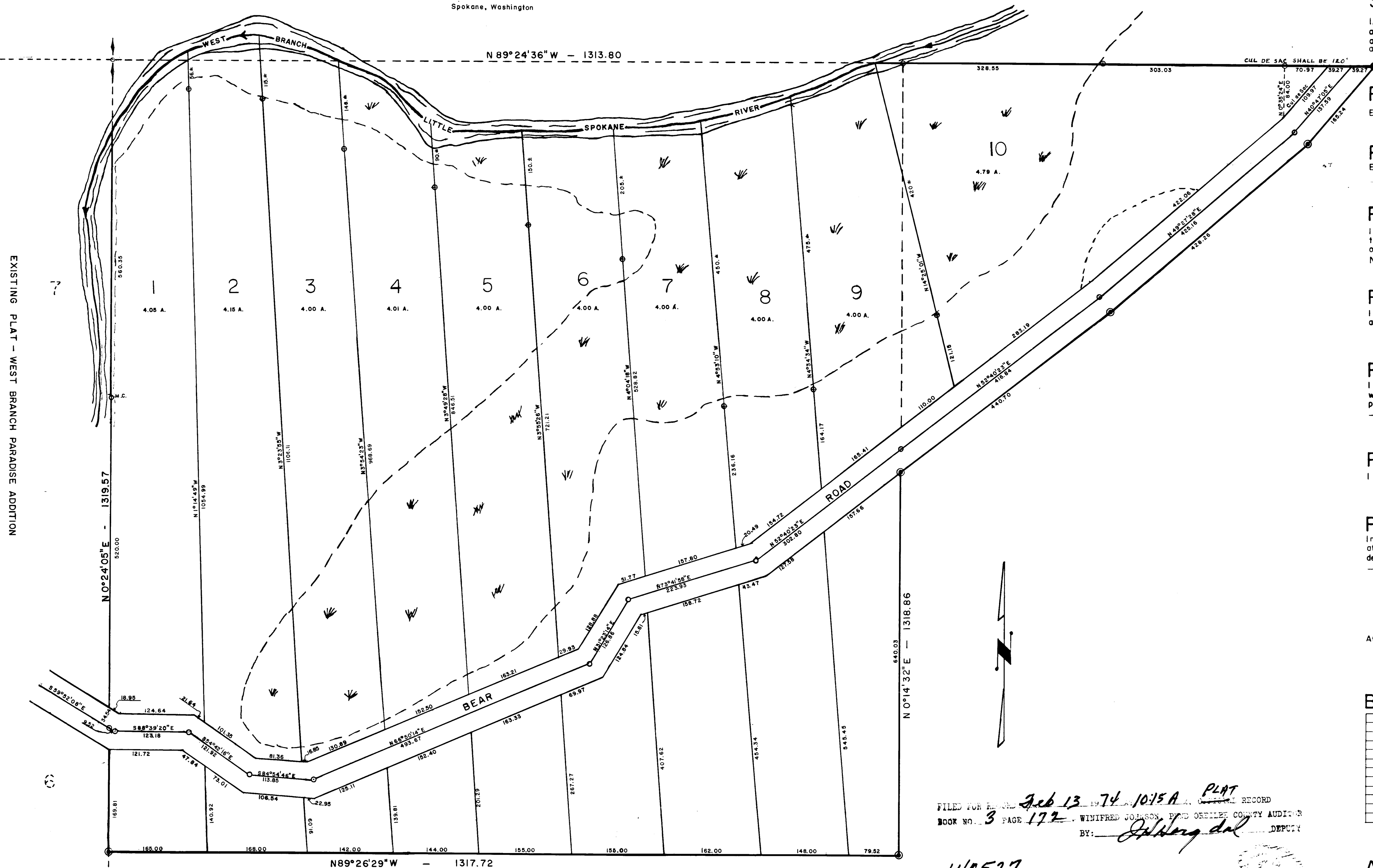
The NW⁴ & NE⁴ of the SW⁴ of Sec. 35, Twp. 31 N, Rge. 43 E, W. M.

Pend Oreille County, Washington

Scale: 1" = 100'

Aug. 1, 1973

Lawrence V. Dunsmore, L. S.
N. 1208 Herald Rd.
Spokane, Washington



EXISTING PLAT - WEST BRANCH PARADISE ADDITION

FILED FOR RECORD Feb 13 1974 1015A PLAT
BOOK NO. 3 PAGE 172 WINIFRED JOHNSON, PEND OREILLE COUNTY AUDITOR
BY: *J. Bergdal* DEPUTY

140527

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Ray A. Crosman and Irma Crosman, husband and wife, Louis Chesurin and Imelda Chesurin, husband and wife; and Juffie, Davidson, and Associates, Inc., a Washington corporation, have caused to be platted into lots, blocks, and streets, in accordance with Pend Oreille County Ordinance 72-1 the lands as shown hereon, to be known as First Addition to West Branch Paradise Addition. Said lands being described as the NW⁴ of the SW⁴ and the SW⁴ of the NW⁴ of Section 35, Township 31 North, Range 43 East, Willamette Meridian, Pend Oreille County, Washington; lying South of the West Branch of the Little Spokane River and that portion of the NE⁴ of said Section 35 lying North and West of the Southeast line of the existing private road, and they do hereby dedicate to public use forever, the County Roads as shown hereon. The County will not accept or maintain any road until it is brought up to County standards and the amount of use justifies the County to take the road into its system.

The Projective Covenants are declared in Document Number 137385 and filed in Book 7 of Instruments, page 25.

IN WITNESS WHEREOF, we have set our hands and affixed our seals this 6 day of Nov., 1973.
Keith S. Bergman as Attorney in Fact for Ray A. Crosman and Irma Crosman.
Louis Chesurin
Imelda Chesurin
Tatricia Davidson, and Associates, Inc. by *Juffie, Davidson*
Imelda Chesurin

ACKNOWLEDGEMENT

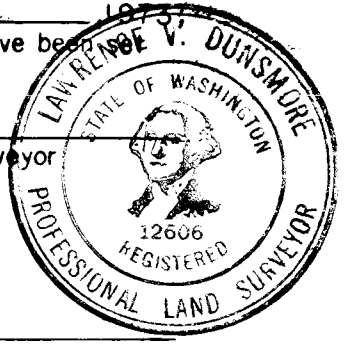
STATE OF WASHINGTON) On this 28 day of Feb., 1973, before me personally appeared Louis Chesurin and Imelda Chesurin as individuals;
COUNTY OF SPOKANE) SS Lawrence V. Dunsmore and Winifred Johnson to me known to be the Surveyor and County Auditor respectively of Tatricia Davidson, and Associates, Inc., the individuals and corporation that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said individuals and corporation for the uses and purposes therein mentioned and each officer states on oath that he was authorized to execute said instrument and the seal affixed is the corporate seal of said corporation; and Keith S. Bergman to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Ray A. Crosman and Irma Crosman and acknowledged to me that he signed said instrument as Attorney in Fact for said principals, freely and voluntarily, for the uses and purposes therein mentioned, and on oath stated that the powers of attorney authorizing the execution of this instrument have not been revoked and that said individuals are now living.

IN WITNESS WHEREOF, I have set my hand and affixed my seal the day and year first above written.
Howard E. Mitchell
Notary Public in and for the State of Washington, residing at Spokane.

SURVEYORS CERTIFICATE

I, Lawrence V. Dunsmore, a registered Professional Land Surveyor, hereby certify that this plat is based on an actual field survey of the land described and shown hereon, and that the survey was conducted by me or under my supervision during the period of June, 1972, through Dec., 1972, and that the courses, distances, and angles are shown correctly; and that the monuments (other than those approved for setting at a later date) have been set on the lot corners as depicted by this plat.

Lawrence V. Dunsmore
registered Professional Land Surveyor



PEND OREILLE COUNTY ENGINEER

Examined and approved by me this 11 day of February, 1973
Emil L. Barkman
Road Engineer, Pend Oreille County, Washington

PEND OREILLE COUNTY PLANNING COMMISSION

Examined and approved this 11th day of February, 1973
Tommy J. Smith
Chairman, Pend Oreille County Planning Commission

PEND OREILLE COUNTY HEALTH OFFICERS CERTIFICATE

I hereby certify that this plat was submitted to me for examination and approval, and that proper soil and water tests were made by the land owner and the results submitted to me for determination as to what type of sewage disposal and water systems are necessary in this subdivision to meet requirements of the State Board of Health and County Health Department. Dated this 11th day of February, 1973.
NO KNOWN WATER SOURCE AVAILABLE.
R. J. ...
Health Officer, Pend Oreille County, Washington

PEND OREILLE COUNTY ASSESSOR

I hereby certify that this plat was submitted to me for the purpose of assignment of parcel, tract, block and lot numbers which I have assigned as indicated and that the number of this plat shall be NO. 172 of this county. Dated this 3rd day of February, 1973.
Lucius ...
Assessor, Pend Oreille County, Washington

PEND OREILLE COUNTY AUDITOR

I hereby certify that the records in my office establish that three notices of time and place fixed by the County Commissioners for hearing and determining whether to approve or reject this subdivision were posted in conspicuous places on the parcel of land included in this subdivision, not less than seven days prior to the hearing. I further certify that all the fees for filing the plat, subdivision, and dedication have been paid in full. Signed and sealed this 11 day of Feb., 1973.
Winifred Johnson
Auditor, Pend Oreille County, Washington

PEND OREILLE COUNTY TREASURER

I hereby certify that all taxes on the herein described property are fully paid up to and including the year 1972. Dated this 3rd day of Feb., 1973.
Arthur ...
Treasurer, Pend Oreille County, Washington

PEND OREILLE COUNTY COMMISSIONERS

In accordance with unanimous action of the Board of County Commissioners at a meeting held this 11 day of Feb., 1973, taken after a hearing open to the public, and after inquiry into the public use and interests proposed to be served by the establishment of this plat, subdivision, and dedication, and after due notice, according to law, this plat, subdivision, and dedication is now approved. Signed and officially sealed this 11 day of Feb., 1973.
John ... Chairman
Coush Berendx Commissioner
Richard ... Commissioner
Attested: *Winifred Johnson* County Auditor and Ex-officio Clerk of the Board
Constituting the Board of County Commissioners of Pend Oreille County, Washington

BOUNDARY CLOSURE

DISTANCE	BEARING	NORTH	SOUTH	EAST	WEST
1319.57	S 0°24'05" W		1319.54		9.24
1317.72	S 89°24'32" E		12.99		
640.03	N 0°14'32" E	640.02		2.70	
440.70	N 52°40'23" E	267.22		350.44	
428.26	N 89°27'28" E	279.37		325.45	
155.24	N 40°04'05" E	125.11		107.94	
2094.88	N 89°24'36" W	2157			2094.77
TOTALS		1332.29	1332.39	2104.19	2104.01

LEGEND:

- Iron Pipe Property Corner Set
- Iron Pipe Road Center Line Monument
- Concrete Boundary Monument
- Marsh Area

ADMINISTRATOR'S CERTIFICATE

I certify that the records in my office establish that three notices of this subdivision were posted in conspicuous places on the parcel of land included in this subdivision. I further certify that all fees for filing this plat and subdivision have been paid in full.
Emil L. Barkman
Platting and Subdivision Administrator, Pend Oreille County, Washington.