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RECORDED
GREENSTONE
Nov 15 9 26 AM '90
SPOKANE COUNTY, WASH.
5800 Sampson

FINAL PLAT
OF
**BELLA VISTA
DIVISION NO. 4**
LOCATED IN THE NORTHEAST 1/4
OF SECTION 2, T.24 N., R.44 E., W.M.
SPOKANE COUNTY, WASHINGTON
OCTOBER 1990

Plat Book 19
Pg 65
(1 of 2)
3004

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that GREENSTONE CORPORATION has caused to be platted into Lots, Blocks, and Streets the land shown hereon, to be known as BELLA VISTA DIVISION NO. 4 and being a parcel of land in Government Lot 6 in the Northeast Quarter of Section 2, T.24 N., R.44 E., W.M., in Spokane County, Washington, described as follows:

Beginning at the southwest corner of Lot 1, Block 2 of BELLA VISTA DIVISION NO. 1, per final plat recorded in Volume 17 of Plats, pages 13 through 16, in the Auditor's Office of said County, being a point on the westerly line of said Northeast Quarter; thence easterly along the southerly boundary of said BELLA VISTA DIVISION NO. 1 the following four (4) courses:

- (1) N.89°47'08"E. a distance of 274.69 feet;
- (2) N.00°12'52"W. a distance of 250.00 feet;
- (3) N.89°47'08"E. a distance of 275.31 feet;
- (4) N.63°41'50"E. a distance of 89.94 feet to the

northwest corner of BELLA VISTA DIVISION NO. 2, per final plat recorded in Volume 19 of Plats, pages 4 and 5, in said Auditor's Office; thence southeasterly along the southwesterly boundary of said BELLA VISTA DIVISION NO. 2 the following five (5) courses:

- (1) S.14°42'02"E. a distance of 292.52 feet;
- (2) N.81°33'38"E. a distance of 135.80 feet;
- (3) S.88°23'48"E. a distance of 127.65 feet;
- (4) S.75°33'00"E. a distance of 267.18 feet;
- (5) S.14°27'00"W. a distance of 160.00 feet to the

southwest corner of Lot 29, Block 5 of said BELLA VISTA DIVISION NO. 2, being also a point on the northerly boundary of BELLA VISTA DIVISION NO. 3, per final plat recorded in Volume 19 of Plats, page 20, in said Auditor's Office; thence westerly and southerly along the boundary of said BELLA VISTA DIVISION NO. 3 the following two (2) courses:

- (1) N.75°33'00"W. a distance of 34.35 feet;
- (2) S.14°27'00"W. a distance of 289.99 feet to the

southwest corner of Lot 9, Block 8 of said final plat; thence N.75°33'00"W. a distance of 530.05 feet to Point "A"; thence S.31°47'13"W. a distance of 13.26 feet to the beginning of a curve concave to the east having a radius of 15.00 feet; thence southerly along said curve through a central angle of 46°11'13" an arc distance of 12.09 feet to the beginning of a reverse curve concave to the northwest having a radius of 50.00 feet; thence southwesterly along said curve through a central angle of 92°22'26" an arc distance of 80.61 feet to the beginning of a reverse curve concave to the southeast having a radius of 15.00 feet; thence southwesterly along said curve through a central angle of 46°11'13" an arc distance of 12.09 feet; thence N.58°12'47"W. a distance of 197.69 feet to Point "B"; thence S.30°00'00"W. a distance of 40.05 feet to the beginning of a curve concave to the east having a radius of 15.00 feet; thence southerly along said curve through a central angle of 76°39'27" an arc distance of 20.07 feet to the beginning of a reverse curve concave to the northwest having a radius of 50.00 feet; thence southwesterly along said curve through a central angle of 153°18'55" an arc distance of 133.79 feet to the beginning of a reverse curve concave to the southeast having a radius of 15.00 feet; thence southwesterly along said curve through a central angle of 76°39'27" an arc distance of 20.07 feet; thence S.30°00'00"W. a distance of 41.67 feet; thence S.89°42'53"W. a distance of 234.76 feet to the west line of said Northeast Quarter; thence N.00°17'07"W. along said west line a distance of 505.00 feet to the point of beginning.

TOGETHER WITH an easement for utilities over a strip of land ten feet in width, the westerly margin of which strip is a portion of the southerly boundary of the above described parcel more particularly described as follows:

Beginning at the above-described Point "A"; thence S.31°47'13"W. a distance of 13.26 feet to the beginning of a curve concave to the east having a radius of 15.00 feet; thence southerly along said curve through a central angle of 46°11'13" an arc distance of 12.09 feet to the beginning of a reverse curve concave to the northwest having a radius of 50.00 feet; thence southwesterly along said curve through a central angle of 92°22'26" an arc distance of 80.61 feet to the beginning of a reverse curve concave to the southeast having a radius of 15.00 feet; thence southwesterly along said curve through a central angle of 46°11'13" an arc distance of 12.09 feet to the terminus;

ALSO TOGETHER WITH an additional easement for utilities over a strip of land ten feet in width, the westerly margin of which strip is a portion of the southerly boundary of the above described parcel more particularly described as follows:

Beginning at the above-described Point "B"; thence S.30°00'00"W. a distance of 40.05 feet to the beginning of a curve concave to the east having a radius of 15.00 feet; thence southerly along said curve through a central angle of 76°39'27" an arc distance of 20.07 feet to the beginning of a reverse curve concave to the northwest having a radius of 50.00 feet; thence southwesterly along said curve through a central angle of 153°18'55" an arc distance of 133.79 feet to the beginning of a reverse curve concave to the southeast having a radius of 15.00 feet; thence southwesterly along said curve through a central angle of 76°39'27" an arc distance of 20.07 feet; thence S.30°00'00"W. a distance of 41.67 feet to the terminus.

Situate in the County of Spokane, State of Washington

And they do hereby dedicate to public use forever the streets and roads shown within this plat, together with the right to make all necessary slopes for cuts and fills upon the lots adjacent to said public roads in the reasonable grading thereof. Lot 5, Block 9, being a one-foot (1") wide strip as shown hereon, is hereby dedicated to Spokane County as general county property, to be dedicated for road purposes forever, at such time as the road is continued as full width right of way, or until adjacent lands are platted.

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

A public water system as approved by County and State health authorities, and the local fire district, and the water supplier (purveyor) will be installed within the 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. Use of private wells and water systems is prohibited. Any water service for this plat shall be provided in accordance with the Coordinated Water System Plan for Spokane County.

A public sewer system will be made available for the plat and individual service will be provided to each lot prior to sale. The use of individual on-site sewage systems shall not be authorized. Lot owners will be responsible for maintaining all wastewater collection and pumping facilities on their lots to the point of connection to a publicly maintained sewerline in a road right of way or public sewer easement. The owners or successors in interest agree to authorize the County to place their names on a petition for the formation of a ULID by petition method pursuant to R.C.W. 36.94 which includes the owners' property and further not to object by signing of a protest petition against the formation of a ULID by resolution method pursuant to R.C.W. Chapter 36.94 which includes the owners' property. PROVIDED, this condition shall not prohibit the owners or successors 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 R.C.W. Chapter 36.94.

Lots with slopes of 25 percent or greater may require special engineering and construction techniques. All lots are subject to the following construction restriction: Major excavation work (including construction of roads, storm drainage, utilities, and home foundation construction requiring considerable site preparation) will be restricted when soil erosion would be a problem, as determined by the Building Codes Department.

The owners of all lots within this subdivision shall be members of the BELLA VISTA HOMEOWNERS ASSOCIATION and subject to the Articles of Incorporation and Bylaws thereof. SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS OF BELLA VISTA ESTATES as recorded under Auditor's Document No. 8405100121.

We further dedicate to the BELLA VISTA HOMEOWNER'S ASSOCIATION for the common use by the lot owners, the greenbelt area shown hereon and designated as Tract "G" for the uses specified herein; Tract "G" is to remain in its natural state for use by said lot owners for passive recreational activities and the installation and maintenance of erosion and drainage control facilities. All erosion control and drainage facilities within said tracts are to be maintained on a regular basis by SPOKANE COUNTY, with the cost for said maintenance shared equally by all lot owners within said association. The owner(s) or Successor(s) in interest are subject to the separate agreement and declaration of covenant relating to maintenance of stormwater control facilities as recorded October 30, 1990, under Auditor's Document No. 9010300197, which by reference is made a part hereof.

Water services for houses to be constructed on Lot 2 through 4, Block 9, and Lot 10, Block 10, may require special construction methods and materials to provide residential water pressure which meets the requirements of Vera Water & Power.

The private road, as shown hereon, is an easement which provides a means of ingress and egress for those lots within the Plat having frontage thereon. Subject to separate declaration of covenant requiring private maintenance and construction of a private road, as recorded October 30, 19 90 under Auditor's Document No. 9010300143, which by reference is made a part hereof.

WARNING: Spokane County has no responsibility to build, improve, or 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.

Utility easements are hereby granted to the serving utility companies over, under, and across the private road easements and a ten-foot wide strip adjoining all private road easements and all public road rights of ways. An easement for the installation, operation, and maintenance of a sanitary sewer system is hereby granted to Spokane County over the 48th Lane private road.

The Owner(s) or Successor(s) in interest agree to pay to Spokane County such rates and charges as may be fixed by Spokane County through public hearings for service or benefit obtained by establishment or maintenance of stormwater control facilities for this plat or for any drainage basin of which this plat is a part.

IN WITNESS WHEREOF, the aforesaid owners have hereunto set their hands this 29th day of October, 19 90.

GREENSTONE CORPORATION

By: James M. Frank
Its: President

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
County of Spokane) ss

On this 29th day of October, 19 90, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared JAMES M. FRANK to me known to be the President of GREENSTONE CORPORATION, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.



Patrick J. Moore
Notary Public in and for the State of Washington Residing at Spokane

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.

Patrick J. Moore
Patrick J. Moore, PLS
Certificate Number 18091



SPOKANE COUNTY UTILITIES DEPARTMENT

Examined and approved this 31st day of October, 1990.
William N. DeWitt
Director, Spokane County Utilities

SPOKANE COUNTY ENGINEER

Examined and approved this 31st day of October, 1990.
L. C. Schumann

SPOKANE COUNTY PLANNING DEPARTMENT

Examined and approved this 6th day of NOVEMBER, 1990.
W.D. Dillard
Director, Spokane County Planning Department

SPOKANE COUNTY HEALTH DISTRICT

Examined and approved this 1st day of November, 1990.
Steven P. Holby, R.S.
for Spokane County Health Officer

SPOKANE COUNTY ASSESSORS

Examined and approved this 5 day of November, 1990.
George Britton by M.K. Wentz
Spokane County Assessor by Deputy

THE BOARD OF COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 6th day of November, 1990.
Chris
Chairman, Spokane County Commissioners

SPOKANE 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 15th day of November, 1990.
De "Skip" Chilling by A. Slack
Spokane County Treasurer by Deputy

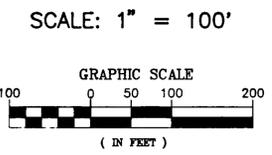


19/65

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FINAL PLAT OF BELLA VISTA DIVISION NO. 4

LOCATED IN THE NORTHEAST 1/4
OF SECTION 2, T.24 N., R.44 E., W.M.
SPOKANE COUNTY, WASHINGTON
OCTOBER 1990



LINE INFORMATION

LINE	DIRECTION	DISTANCE
T1	N30°00'00"E	40.05'
T2	S30°00'00"W	20.92'
T3	N58°12'47"W	25.01'
T4	S30°00'00"W	21.70'

LEGEND

- FND. 1/2" REBAR W/ YPC STAMPED "MOORE 18091" PER FINAL PLATS OF BELLA VISTA DIVISION NO. 2 AND 3, UNLESS OTHERWISE NOTED
- △ FND. 5/8" REBAR W/ PLASTIC CAP "LS #4596" OR "LS #15686" PER FINAL PLAT OF BELLA VISTA DIVISION NO. 1, UNLESS OTHERWISE NOTED.

SET 1/2" REBAR WITH YPC STAMPED "MOORE 18091", UNLESS OTHERWISE NOTED, AS:

- ANGLE POINT IN BOUNDARY
- CENTERLINE MONUMENT
- ┴ LOT CORNER

B. S. BUILDING SETBACK

NOTES

1. THE AREA OF THE SUBDIVISION IS 13.767 ACRES.
2. LOT AREAS IN PARENTHESES EXCLUDE PORTIONS OF THE LOTS SUBJECT TO PRIVATE ROAD EASEMENTS.

BASIS OF BEARINGS

THE BEARING SYSTEM OF THE FINAL PLAT OF BELLA VISTA DIVISION NO. 1 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

ACCURACY STATEMENT

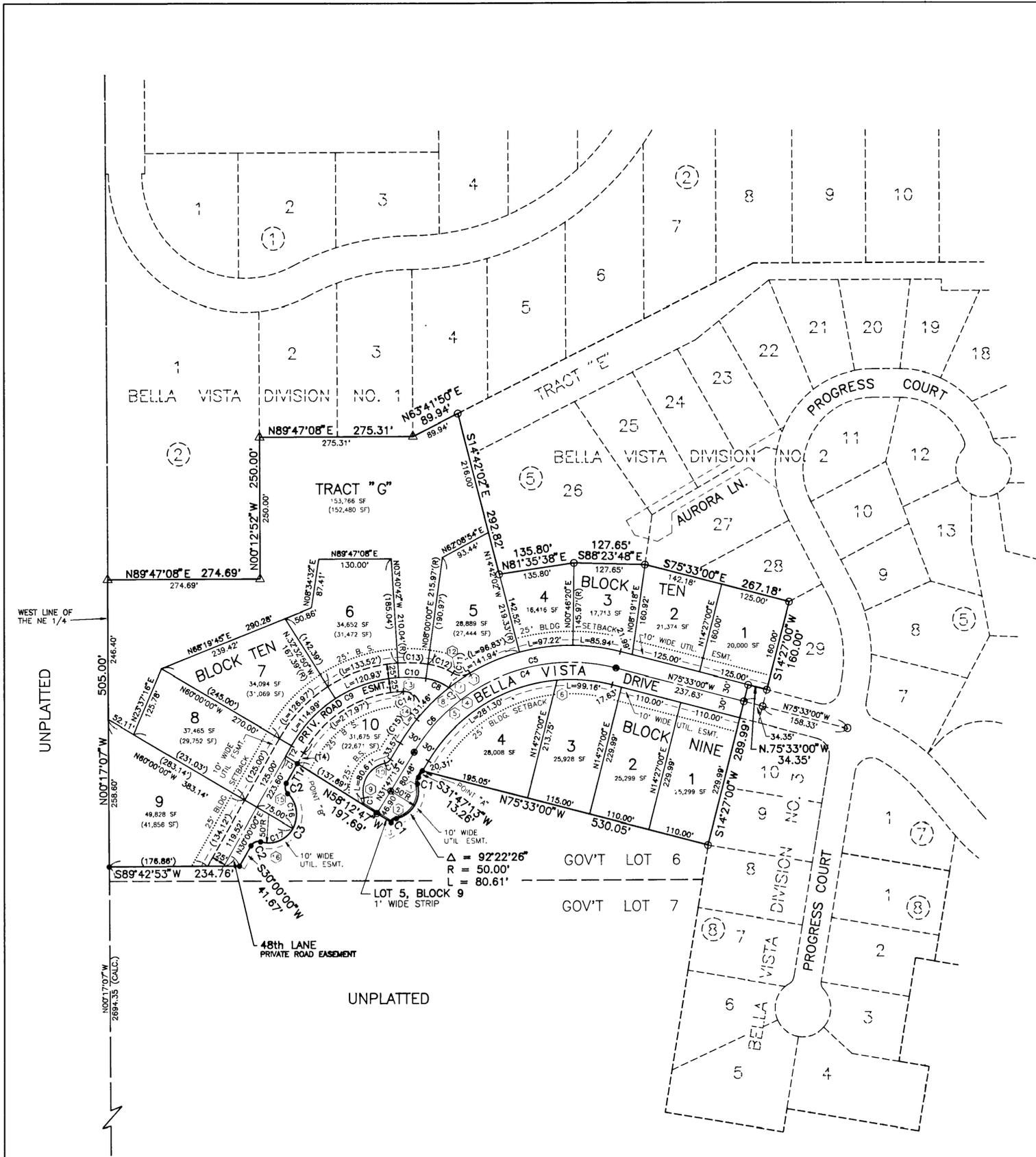
THIS SURVEY WAS PERFORMED USING A TOPCON GTS 2 SIX-SECOND THEODOLITE AND ELECTRONIC DISTANCE METER. FIELD TRAVERSE METHODS USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".

CURVE INFORMATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	15.00'	12.09'	6.40'	11.77'	46°11'13"
C2	15.00'	20.07'	11.86'	18.61'	76°39'27"
C3	50.00'	133.79'	210.82'	97.30'	163°18'55"
C4	330.00'	418.51'	242.69'	391.02'	72°39'47"
C5	330.00'	293.57'	157.30'	283.98'	50°58'14"
C6	330.00'	124.94'	63.23'	124.19'	21°41'33"
C7	95.28'	30.49'	15.37'	30.36'	18°19'53"
C8	95.28'	45.14'	23.00'	44.72'	27°08'29"
C9	240.00'	284.84'	161.88'	268.41'	68°00'00"
C10	240.00'	48.92'	24.54'	48.83'	11°40'42"
(C11)	30.00'	31.97'	17.69'	30.48'	61°03'54"
(C12)	120.28'	48.19'	24.42'	47.87'	22°57'13"
(C13)	265.00'	54.01'	27.10'	53.92'	11°40'42"
(C14)	30.00'	69.01'	67.06'	54.72'	131°47'43"
(C15)	360.00'	50.87'	25.48'	50.83'	08°05'47"
C16	50.00'	66.90'	39.53'	62.02'	76°39'27"
C17	50.00'	66.90'	39.53'	62.02'	76°39'27"

RADIAL BEARINGS

NUMBER	RADIAL BEARING
1	N75°36'00"E
2	N12°01'34"W
3	N58°12'47"W
4	S36°31'14"E
5	N53°28'22"E
6	S04°29'20"E
7	S37°17'27"E
8	S35°08'29"W
9	N75°36'00"E
10	S12°01'34"E
11	S30°06'41"E
12	S30°57'13"W
13	S01°54'44"E
14	S30°07'00"E
15	N43°20'33"E
16	S16°39'27"W



UNPLATTED

UNPLATTED

CENTER 1/4 CORNER SECTION 2-24-44
CALCULATED POSITION PER BREAKDOWN
OF NE 1/4 OF SECTION 2 SHOWN ON THE
FINAL PLAT OF BELLA VISTA DIVISION NO. 1.

**INLAND PACIFIC
ENGINEERING**
South 25 Altamont Spokane, Washington
(509) 535-1410 99202