

FINAL PLAT
CAMBRIDGE KNOLL
FIRST ADDITION

BEING A PORTION OF THE NORTH 625.50 FEET OF THE N.W. 1/4, OF SECTION 29,
TOWNSHIP 27 NORTH, RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON

#3396 #4236146 BK25 Pg 48
AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 24 DAY
OF June 1998 AT 10:15 A.M.
IN BOOK 25 OF 4236146 PLATS
AT THE REQUEST OF Ben & Helen Simpson
(SIGNED) *deed* *WLB*
COUNTY AUDITOR

* Lot 2, Block 1, Lots 5 and 6, Block 4 are nonbuildable until such time as the lot owner meets the Spokane Regional Health District's On-Site Sewage Regulations to determine if a permit can be issued to construct an on-site sewage system on these lots, or until public sewer is made available to the lot(s).

Lots 5 and 6, Block 1 and Lots 7 and 17, Block 3 will be restricted to two bedroom residences only, until public sewer is made available to the lot(s).
Lot 18, Block 3 is nonbuildable, until such time as public sewer is made available to the lot.
Lot 3, Block 2 is nonbuildable, until such time as the existing water well located thereon is properly abandoned, or until public sewer is made available to the lot.

Many of the lots will be limited in the placement of the on-site sewage systems and depending upon lot development there may be restrictions upon the placement of the residences and the number of bedrooms.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Ben H. Simpson and Helen L. Simpson, husband and wife; A.B. Conway McDonald and Genevieve H. McDonald, husband and wife; and Donald J. Stanton and Marjorie J. Stanton, husband and wife, have caused to be platted in to Lots, Blocks, and Streets, the land shown hereon to be known as CAMBRIDGE KNOLL FIRST ADDITION, being a plot of that portion of the north 625.5 feet of the NW 1/4 of Section 29, Township 27 North, Range 43 East, W.M., Spokane County, Washington, described as follows:

Beginning at the northeast corner of said NW 1/4 of Section 29; thence S89°07'13"W, along the north line of said NW 1/4, 1,292.01 feet to the TRUE POINT OF BEGINNING, being the northwest corner of Lot 1, Block 2 of Cambridge Knoll, according to the plat recorded in Book 23, pages 90 and 91; thence along the boundary of said plot the following seven (7) courses: 1) S00°52'47"E 188.88 feet; 2) N89°07'13"E 61.27 feet; 3) S00°52'47"E 128.86 feet; 4) N89°07'13"E 430.00 feet; 5) S00°52'47"E 178.88 feet; 6) N89°07'13"E 61.68 feet; 7) S00°52'47"E 128.86 feet to the south line of said north 625.5 feet; thence S89°07'13"W, along said south line, 1,291.83 feet to the easterly line of that parcel conveyed to the State of Washington, as described in Warranty Deed recorded August 25, 1995, under Auditor's File No. 9508250121; thence along said easterly line the following two (2) courses: 1) N22°32'46"W 53.83 feet; 2) N21°42'50"W 184.29 feet to the southwest corner of Lot 1, Block 5 of said plot of Cambridge Knoll; thence along the boundary of said lot the following four (4) calls: 1) N88°48'05"E 184.68 feet; 2) N07°47'56"W 178.31 feet to a point on a 440.00 foot radius nontangent curve to the right, the center of which bears N08°57'29"E; 3) along the arc of said curve, through a central angle of 12°23'09", 95.12 feet; 4) S32°34'52"W 172.28 feet to the easterly line of said parcel conveyed to the State of Washington; thence N21°42'50"W, along said easterly line, 225.46 feet to the southwest corner of that parcel conveyed to Spokane County as described in Right of Way Deed recorded August 17, 1995, under Auditor's File No. 9508170115; thence along the boundary of said parcel the following three (3) courses: 1) N68°17'10"E 46.65 feet; 2) N43°52'20"E 60.05 feet; 3) N00°52'47"W 72.75 feet to the north line of said NW 1/4; thence N89°07'13"E 841.64 feet to the TRUE POINT OF BEGINNING; and they do hereby dedicate for public use forever the street rights-of-way as shown hereon.

A ten-foot (10') wide easement adjoining the roads, streets, avenues, and SR 395, shown hereon, is granted to the serving utility companies for the construction, reconstruction, maintenance, and operation of utilities, together with the right to inspect said utilities and to trim and/or remove brush and trees which may interfere with the construction, maintenance, and operation of same.

Side yard and rear yard setbacks shall be determined at the time building permits are requested unless these setbacks are specifically drafted on this final plat. The setbacks indicated on this plat may be varied if proper zoning approvals are obtained.

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 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, to the formation of an RID by the resolution method pursuant to Chapter 36.88 RCW, which resolution includes the owner(s) property. If an 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:

- (a) that the improvement(s) or construction contemplated within the proposed RID is feasible;
 - (b) 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
 - (c) that the property within the proposed RID is sufficiently developed.
- Provided further that the owner(s) or 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 County Commissioners affirming the final assessment roll.

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 RID provision is applicable to Hatch Road.

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 ULID by petition method pursuant to RCW 36.94, which 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 objecting 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.

* See Above
Each new dwelling unit shall be double-plumbed for connection to future areawide collection systems.

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.

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, the local fire protection district, County Division of Buildings, and water purveyor, shall be installed within this subdivision, and the applicant shall 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.

This plat and all portions thereof shall be restricted by the terms of the Declaration of Covenants, Conditions, and Restrictions of Cambridge Knoll First Addition as recorded on the 18th day of June, 1998 #4234224.

All property owners within Cambridge Knoll First Addition shall be members of the Cambridge Knoll First Addition Property Owners' Association.

Lot 1 of Block 1 and Lot 10 Block 3 as platted and shown hereon are drainage lots, and are hereby dedicated to the Cambridge Knoll First Addition Property Owners' Association, created by document recorded on April 8, 1998, under State UBI number 601-867-456. Lot 1 of Block 1 and Lot 10 of Block 3 cannot be sold or transferred and shall be considered a subservient estate for tax purposes to the other lots created herein. The status of the area designated as subservient estates for tax purposes cannot be changed without filing a replat of the area.

Lot 1 of Block 1 and Lot 10 of Block 3 within Cambridge Knoll First Addition are provided for purposes of treatment and disposal of stormwater from this plat. Should the Cambridge Knoll First Addition Property Owners' Association be terminated for any reason, the successors in interest for Lot 1 of Block 1 and Lot 10 of Block 3 shall be the individual lot owners of lots within this plat, or their successors in interest.

Lot 1 of Block 1 and Lot 10 of Block 3 as platted and shown hereon are drainage lots. A permanent drainage easement is hereby granted to the County of Spokane on Lot 1 of Block 1 and Lot 10 of Block 3. No structures shall be constructed thereon. The Cambridge Knoll First Addition Property Owners' Association shall be responsible for payment of claims and other liabilities which may become due for said drainage lots.

The County of Spokane is hereby granted the right to ingress and egress to all drainage easements.

The County of Spokane is hereby granted the right to ingress and egress to Lot 1 of Block 1 and Lot 10 of Block 3 within Cambridge Knoll First Addition.

The Cambridge Knoll First Addition Property Owners' Association shall be responsible for maintenance of the drainage ponds and facilities within Lot 1 of Block 1 and Lot 10 of Block 3, as per document recorded on May 29, 1998, under Auditor's Document No. 4225670, which by reference is made a part hereof. The drainage ponds and facilities shall be maintained in a manner such that the approved design objectives continue to be met.

The drainage lots platted and shown hereon are subject to the separate Declaration of Covenant as recorded May 29 + June 18 1998, under Auditor's Document No. 4225670 which by reference is made a part hereof.

Sight distance easements in Lots 2, 3, and 4 of Block 3 and Lot 8 of Block 4 as platted and shown hereon, are hereby granted to Spokane County and its authorized agents, and the Public, for the sole purpose of allowing a clear view sight distance triangle over and across the easements. The owners of said lots agree not to obstruct or in any manner allow any obstacle to block this clear view triangle between a height of three (3) feet and a height of seven (7) feet above the road pavement elevation adjacent to said lots. Spokane County and its authorized agents are granted the right of ingress and egress to, and over and from said easements for the purpose of inspection and emergency maintenance of the sight distance area. If the property owner fails to maintain the sight distance area in reasonable conformance with the approved plans on file in the Office of the Spokane County Engineer, a notice will be given to the property owner. If not corrected after ten (10) days, Spokane County has the right to correct the maintenance failure or have it corrected. The property owner will be obligated to pay all County incurred costs associated with correcting the failure to maintain the conditions of the sight distance easement.

All or part of the land being platted hereon is subject to:

An easement and the terms and conditions thereof disclosed by a document recorded April 22, 1916, as Auditor's Document No. 472829.

An easement and the terms and conditions thereof granted to the Pacific Telephone and Telegraph Company recorded October 14, 1915, as Auditor's Document No. 404475.

An easement and the terms and conditions thereof granted to the Pacific Telephone and Telegraph Company recorded June 22, 1956, as Auditor's Document No. 395929B.

A right-of-way easement and the terms and conditions thereof granted to the Washington Water Power Company recorded December 26, 1967, as Auditor's Document No. 338082C.

An easement and the terms and conditions thereof granted to the Pacific Northwest Bell Telephone Company recorded April 1, 1977, under Auditor's Document No. 7704010269.

An easement and the terms and conditions thereof granted to the Washington Water Power Company recorded November 29, 1978, under Auditor's Document No. 7811290208 and rerecorded January 3, 1979, under Auditor's Document No. 7901030027.

A Mitigation Agreement and the terms and conditions thereof regarding impact on School District recorded February 23, 1994, under Auditor's Document No. 9402230445.

A maintenance agreement and the terms and conditions thereof recorded May 25, 1995 under Auditor's Document No. 9505250286.

Relinquishment of all Easements to the State of Washington recorded August 25, 1995, under Auditor's Document No. 9508250121.

Right-of-Way for SR395, if any, and any easement rights of adjoining properties or the public to that portion of the land included within such road, as disclosed by Warranty Deed recorded August 25, 1995, under Auditor's Document No. 9508250121.

Temporary drainage easement and the terms and conditions thereof granted to Spokane County recorded September 8, 1995, under Auditor's Document No. 9509080220. This easement will terminate at such time as the described areas are platted.

Declaration of Covenant imposed by instrument recorded September 13, 1995, under Auditor's Document No. 9509130001.

IN WITNESS WHEREOF I have set my hand:

Ben H. Simpson
Ben H. Simpson, Husband

Helen L. Simpson
Helen L. Simpson, Wife

A.B. Conway McDonald
A.B. Conway McDonald, Husband

Genevieve H. McDonald
Genevieve H. McDonald, Wife

Donald J. Stanton
Donald J. Stanton, Husband

Marjorie J. Stanton
Marjorie J. Stanton, Wife

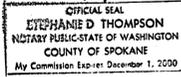
ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE) ss

On this 17th day of JUNE, 1998, before me personally appeared Ben H. Simpson and Helen L. Simpson, husband and wife, to me known to be the individuals who executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned.

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

Notary Public in and for the State of Washington residing in Spokane.
My commission expires 12/11/2000



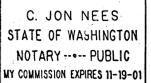
ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE) ss

On this 10th day of JUNE, 1998, before me personally appeared A.B. Conway McDonald and Genevieve H. McDonald, husband and wife, to me known to be the individuals who executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned.

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

Notary Public in and for the State of Washington residing in Spokane.
My commission expires 11/19/01



ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE) ss

On this 3rd day of JUNE, 1998, before me personally appeared Donald J. Stanton and Marjorie J. Stanton, husband and wife, to me known to be the individuals who executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned.

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

Notary Public in and for the State of Washington residing in Spokane.
My commission expires June 20, 2001

SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 23rd day of June, 1998.

W. A. Johnson
Spokane County Engineer

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 22nd day of June, 1998.

W. A. Johnson
Spokane County Engineer

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 23rd day of June, 1998.

P. H. Kelly, R.S.
Spokane County Health Officer

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 19th day of JUNE, 1998.

Spokane County Utilities Director

SPOKANE COUNTY ASSESSOR

Examined and approved this 24th day of June, 1998.

R. C. Corey
Spokane County Assessor

SPOKANE COUNTY DIVISION OF BUILDING AND PLANNING

Examined and approved this 22nd day of June, 1998.

Spokane County Director of Building and Planning

SPOKANE COUNTY TREASURER

I, Treasurer of Spokane County, Washington, do hereby certify that all taxes which have been levied and become chargeable against the land shown within this map and described in the dedication of this plat, have been fully paid, satisfied, and discharged. Dated this 24th day of June, 1998.

Linda M. Walbert
Spokane County Treasurer

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, P.L.S. #12904
Registered Professional Land Surveyor



NW	NE
SW	SE



P:\97-133\7133012.dwg Tue Jun 02 08:18:33 1998 RAH

97-133\7133012 05-29-1998 JSH

FINAL PLAT
CAMBRIDGE KNOLL
 FIRST ADDITION
 BEING A PORTION OF THE NORTH 625.50 FEET OF THE N.W. 1/4, OF SECTION 29,
 TOWNSHIP 27 NORTH, RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON

SECTION CORNER
 VISITED JANUARY 6, 1994
 FOUND 6" x 5" STONE WITH "+"
 ON TOP PER LCR 8101070237
 RP'S FOUND 3" x 48" TALL WOOD POST
 ON WEST EDGE STONE
 FOUND TACK & TAG #18091 IN
 16" PINE N.W. 34.30
 24" PINE S.W. 20.83
 13" PINE N.W. 12.34
 REVISITED DECEMBER 4, 1997
 FOUND STONE; WOOD POST;
 AND NW AND SW REFERENCE
 POINTS PER 1994 VISIT. ALSO
 FOUND TACK & 3/4" BRASS
 TAG MARKED "LS 18091" IN
 NORTH FACE OF 10" PINE
 S44°03'W 29.49'

1/4 CORNER
 VISITED JANUARY 6, 1994
 FOUND 3/4" IRON PIN 0.5"
 BELOW ASPHALT PER LCR'S
 8101070236, 9010090154
 RP'S FOUND TACK & TAG #20640 IN P.P.
 N.E. 66.92
 FOUND TACK & TAG #10657 IN 12"
 PINE N.E. 45.54
 FOUND PUNCH MARK IN RIVET IN TOP
 OF WAGON WHEEL S.E. 44.57
 REVISITED DECEMBER 4, 1997
 FOUND 3/4" IRON PIN; AND NE
 AND SE REFERENCE POINTS PER
 1994 VISIT.
 SET TACK & 3/4" BRASS TAG
 MARKED "A&C INC 12904" IN
 CONCRETE BASE OF FENCE
 CORNER POST.
 NW 33.00'

LOT AREA TABLE

LOT	S.F.
BLOCK 1	
1	6,941
2	13,238
3	14,223
4	14,398
5	13,046
6	11,609
7	11,007
8	10,955
9	10,955
10	10,955
BLOCK 2	
1	17,960
BLOCK 3	
1	17,705
2	13,207
3	10,984
4	12,287
5	12,287
6	11,084
7	11,084
8	11,013
9	13,028
10	27,432
11	11,407
12	10,297
13	10,309
14	10,309
15	10,309
16	10,309
17	10,309
18	10,309
19	10,309
20	10,309
21	10,309
22	10,309
23	10,309
24	10,309
25	10,309
BLOCK 4	
1	11,084
2	11,084
3	11,084
4	11,084
5	11,084
6	11,084
7	12,287
8	12,287
9	11,084

RADIAL BEARING

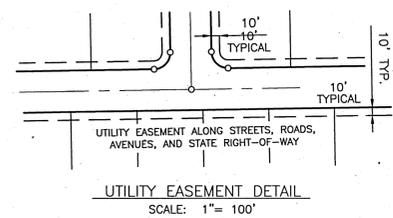
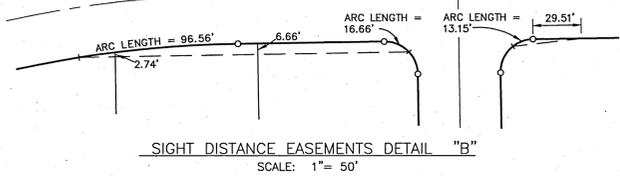
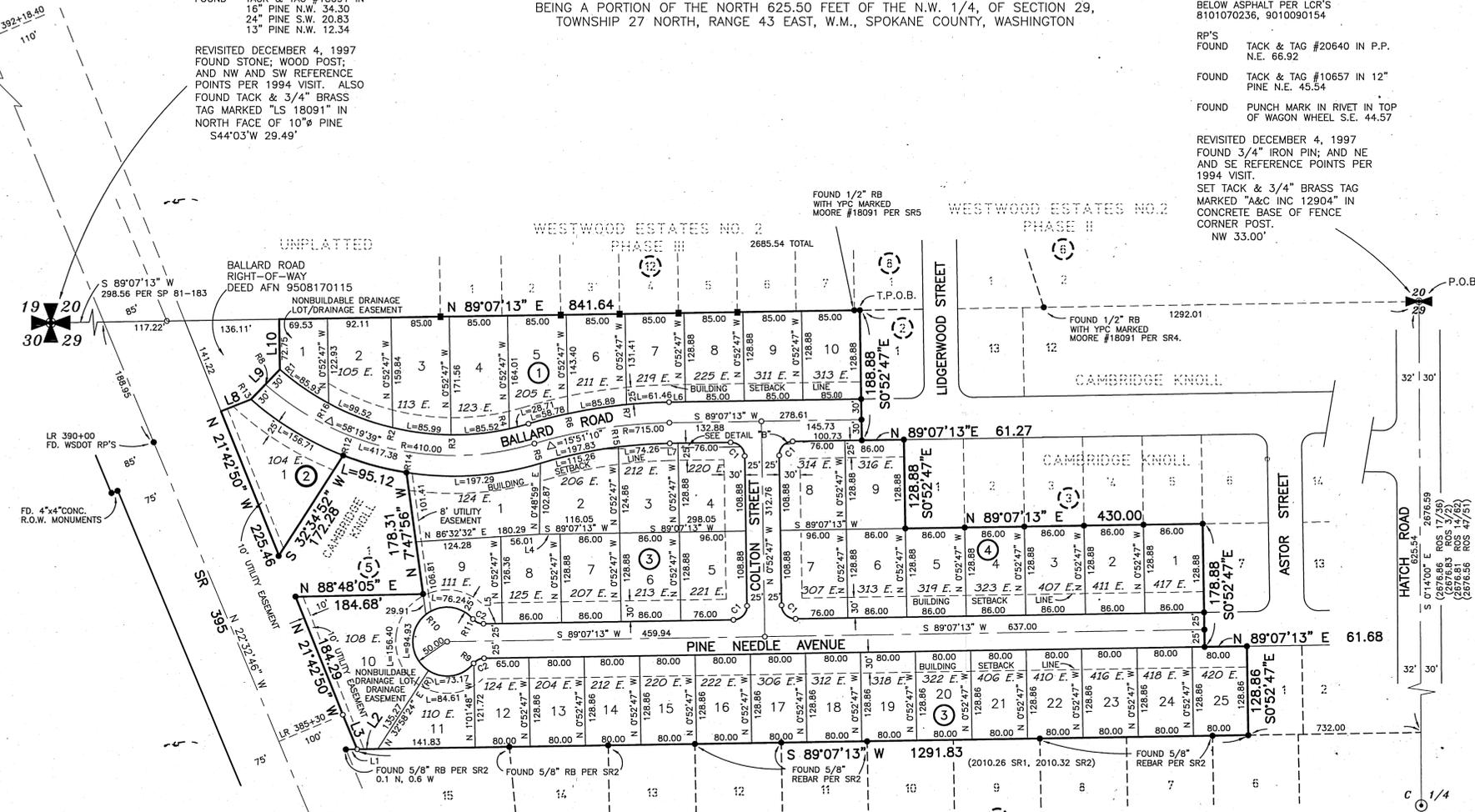
R1	S 41°24'54" W
R2	S 13°27'17" W
R3	S 00°29'22" W
R4	S 12°24'15" E
R5	S 18°43'57" E
R6	N 12°12'43" W
R7	N 05°36'23" W
R8	S 41°35'42" W
R9	S 50°52'28" E
R10	N 38°14'53" W
R11	N 49°06'54" E
R12	S 21°20'38" W
R13	S 41°45'01" W
R14	S 08°57'29" W
R15	N 07°05'29" W
R16	S 28°27'34" W

LINE TABLE

L1	N 89°07'13" E	16.14
L2	N 89°07'13" E	30.00
L3	N 22°32'46" W	53.83
L4	S 89°07'13" W	30.05
L5	S 89°07'13" W	27.32
L6	S 89°07'13" W	23.61
L7	S 89°07'13" W	11.88
L8	N 68°17'10" E	46.65
L9	N 43°52'20" E	60.05
L10	N 00°52'47" W	72.75

CURVE TABLE

ARC	DELTA	RADIUS	
C1	31.42	90°00'00"	20.00
C2	17.45	49°59'41"	20.00



BASIS OF BEARINGS
 THE BEARING OF S 00°14'00" E ON THE NORTH-SOUTH
 CENTERLINE OF SECTION 29, AS SHOWN ON R.O.S BOOK 47,
 PAGE 51, WAS USED AS THE BASIS OF BEARINGS FOR
 THIS SURVEY.

EQUIPMENT & PROCEDURES
 THIS SURVEY WAS PERFORMED WITH A 6
 SECOND TOTAL STATION THEODOLITE, USING
 FIELD TRAVERSE PROCEDURES.

- LEGEND**
- NOTE: 1/2" REBAR WITH YELLOW PLASTIC
 CAP MARKED "A&C INC. 12904"
 WERE SET AT ALL LOT CORNERS
 WITHIN THIS SUBDIVISION
- = SET 1/2" REBAR WITH YELLOW PLASTIC
 CAP MARKED "A&C INC. 12904"
 - = FOUND 1/2" RB WITH YELLOW PLASTIC
 CAP MARKED "A & C INC. 12904" PER
 PLAT OF CAMBRIDGE KNOLL UNLESS
 OTHERWISE NOTED.
 - = FOUND 1/2" RB WITH YELLOW PLASTIC
 CAP MARKED "MOORE #18091" PER SR5
- (R) = RADIAL BEARING
 RP = REFERENCE POINT
 129 E. = STREET ADDRESS (TYP.)
 (2) = BLOCK NUMBER (TYP.)
 RB = REBAR
 YPC = YELLOW PLASTIC CAP
 P.P. = POWER POLE
 LCR = LAND CORNER RECORD
 AFN = AUDITOR'S FILE NUMBER

- SURVEYOR'S REFERENCES**
- SR1 RECORD OF SURVEY, BOOK 14, PAGE 62
 - SR2 PLAT OF SILVER PINES ESTATES,
 BOOK 15, PAGE 17
 - SR3 PLAT OF WESTWOOD ESTATES NO. 2, PHASE I
 BOOK 20, PAGES 46 & 47
 - SR4 PLAT OF WESTWOOD ESTATES NO. 2, PHASE II
 BOOK 21, PAGES 31 & 32
 - SR5 PLAT OF WESTWOOD ESTATES NO. 2, PHASE III
 BOOK 21, PAGES 97
 - SR6 PLAT OF CAMBRIDGE KNOLL
 BOOK 23, PAGES 90 & 91



NE
SW SE
29-27-43

SHEET 2 OF 2

AC
 Adams & Clark, Inc.
 1720 W. Fourth Ave.
 Spokane, WA 99204-1702
 (509) 747-6800 (509) 747-8913
 Project No. 82-133