

FINAL PLAT
CAMBRIDGE KNOLL

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

BOOK 23
page 90
Plat # 3295

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 5th DAY
OF MAY 1996 AT 9:00 AM
IN THE OFFICE OF THE COUNTY CLERK
AT THE REQUEST OF Simpson
(SIGNED) January
COUNTY AUDITOR
4009153

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, Donald J. and Marjorie J. Stanton, husband and wife, and Edward L. Kennedy and Linda L. Kennedy, husband and wife, have caused to be platted into Lots, Blocks, and Streets, the land shown hereon to be known as CAMBRIDGE KNOLL, being a plot of that portion of the north 625.5 feet of the N1/2 of the NW1/4 of Section 29, Township 27 North, Range 43 East, W.M., Spokane County, Washington, described as follows:

Beginning at the northeast corner of said NW1/4 of Section 29; thence S89°07'13"W, along the north line of said NW1/4, 30.00 feet to the west line of Hatch Road and the TRUE POINT OF BEGINNING, thence continuing S89°07'13"W, along said north line, 1,262.01 feet; thence S00°52'47"E 188.88 feet, thence N89°07'13"E 61.27 feet, thence S00°52'47"E 128.88 feet; thence N89°07'13"E 430.00 feet; thence S00°52'47"E 178.88 feet; thence N89°07'13"E 61.68 feet, thence S00°52'47"E 128.86 feet to the south line of said north 625.5 feet; thence N89°07'13"E, along said south line, 702.00 feet to said west line of Hatch Road, thence N00°14'00"W 625.54 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH that portion of the north 625.5 feet of the N1/2 of the NW1/4 of Section 29, Township 27 North, Range 43 East, W.M., Spokane County, Washington, described as follows:

Beginning at the northeast corner of said NW1/4 of Section 29; thence S89°07'13"W, along the north line of said NW1/4, 2,295.52 feet to the east line of SR 395; thence S22°32'46"E along said east line, 389.15 feet to the TRUE POINT OF BEGINNING; thence continuing S22°32'46"E, along said east line, 44.87 feet, thence N88°48'05"E, 203.66 feet, thence N07°47'56"W 178.31 feet to point on a 440.00 foot radius nontangent curve to the right, the center of circle of which bears N08°57'29"E thence along the arc of said curve, through a central angle of 12°23'09", 95.12 feet; thence S32°34'52"W 194.97 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 streets, state highway, and including Hatch Road, 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. Additional utility easements shown hereon are hereby granted.

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 from if proper zoning approvals are obtained.

No direct access shall be allowed from lots shown hereon to Hatch Road.

The existing right of reasonable access of Lot 1, Block 5, shown hereon, shall be permitted to continue off Highway SR 395 until the completion of the four lane portion of SR 395 adjacent thereto, along with the construction of Frontage Road #3, as planned by Washington State Department of Transportation, or until the plat of Cambridge Knoll First Addition (or subsequent plat) is filed and the internal streets providing access to said Lot 1, Block 5, are constructed, whichever comes first. Upon the completion of either construction activity, the right of access for said Lot 1, Block 5, to Highway SR 395 shall be terminated, as per the Findings of Fact, Decision, and Conditions for the preliminary plat of Cambridge Knoll.

Slope easements are granted to Spokane County as required for future construction of 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 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 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 a 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.

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.

Lot 2, Block 2, and Lot 8, Block 3, being one-foot (1') strips, as shown hereon, are dedicated to Spokane County as general County property to be held in trust until the continuation of the streets be dedicated or deeded.

Sight distance easements in Lot 1, Block 1, and Lot 20, Block 4, as platted and shown hereon, are hereby granted to Spokane County and its authorized agents 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 hereby granted the right of ingress and egress to, 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. All costs involved will be charged to the property owner.

Lot 7 of Block 4 is hereby dedicated to the Cambridge Knoll Property Owners' Association, created by document recorded on May 31, 1995, under State UBL number 601-633-721. Lot 7 of Block 4 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 the approval of the Spokane County Division of Engineering and Roads.

Lot 7 of Block 4, within Cambridge Knoll, is provided for purposes of treatment and disposal of stormwater from this plat. Should the Cambridge Knoll Property Owners' Association be terminated for any reason, the successors in interest for Lot 7 of Block 4 shall be the individual lot owners of lots within this plat, or their successors in interest, who are members of the Cambridge Knoll Property Owners' Association at the time of said termination.

Drainage easements, as platted and shown hereon, which are for the purposes of installing, operating, and maintaining drainage swales and drainage facilities to dispose of runoff, are hereby granted to Spokane County, the public, and the Cambridge Knoll Property Owners' Association, or their successors in interest. No structures shall be constructed thereon. The Cambridge Knoll Property Owners' Association shall be responsible for payment of claims and other liabilities which may become due for said lot.

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

The Cambridge Knoll Property Owners' Association shall be responsible for maintenance of the drainage pond within Lot 7 of Block 4, as per document recorded on May 25, 1995, under Auditor's Document No. 9505250286, which by reference is made a part hereof. The pond shall be maintained in a manner such that the approved design objectives continue to be met.

The drainage easements and tracts are subject to the separate Declaration of Covenant as recorded September 13, 1995, under Auditor's Document No. 9509130001, which by reference is made a part hereof.

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 recorded January 3, 1979, under Auditor's Document No. 7901030027.

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

Relinquishment of all easements existing, future or potential, granted to the State of Washington recorded August 25, 1995, under Auditor's Documents No. 9508250121.

An easement and the terms and conditions thereof granted to the County of Spokane recorded September 8, 1995, under Auditor's Document No. 9509080270.

IN WITNESS WHEREOF I have set my hand:

Ben H. Simpson
Ben H. Simpson, Plaintiff

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

Edward L. Kennedy
Edward L. Kennedy, Husband

Linda L. Kennedy
Linda L. Kennedy, Wife

ACKNOWLEDGMENT
STATE OF WASHINGTON
COUNTY OF SPOKANE)ss

On this 20th day of May, 1996, 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 above written.
Theresa B. Thompson
Notary Public in and for the State of Washington residing in Spokane.
My commission expires 7/23/97



ACKNOWLEDGMENT
STATE OF WASH... (IN)
COUNTY OF SPOKANE)ss

On this 20th day of May, 1996, 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.

Theresa B. Thompson
Notary Public in and for the State of Washington residing in Spokane.
My commission expires 7/23/97



ACKNOWLEDGMENT
STATE OF WASHINGTON
COUNTY OF SPOKANE)ss

On this 16th day of May, 1996, 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.

Theresa B. Thompson
Notary Public in and for the State of Washington residing in Spokane.
My commission expires 7/23/97



ACKNOWLEDGMENT
STATE OF WASHINGTON
COUNTY OF SPOKANE)ss

On this 20th day of May, 1996, before me personally appeared Edward L. Kennedy and Linda L. Kennedy, 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.

Theresa B. Thompson
Notary Public in and for the State of Washington residing in Spokane.
My commission expires 7/23/97



SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 16th day of May, 1996.

William C. Johnson
County Commissioners

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 30th day of May, 1996.

William C. Johnson
Spokane County Engineer

SPOKANE COUNTY HEALTH DISTRICT

Examined and approved this 27th day of May, 1996.

Stuart P. Hardy, R.S.
Spokane County Health Officer

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 28th day of June, 1996.

James A. Regat
Spokane County Utilities Director

SPOKANE COUNTY ASSESSOR

Examined and approved this 28th day of June, 1996.

A.B. Conway McDonald
Spokane County Assessor

SPOKANE COUNTY DIVISION OF BUILDING AND PLANNING

Examined and approved this 4th day of June, 1996.

Stacy Bjorkdahl
Spokane County Planning Director

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 5th day of June, 1996.

Judith M. Walverton
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



SHEET 1 OF 2



FINAL PLAT CAMBRIDGE KNOLL

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

BOOK 23
Page 91
Plat # 3295

AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS 5TH DAY
 OF June 1994 P.M.
 IN BOOK 23 OF PLATS PAGE 91
 AT THE REQUEST OF Simpson
 (SIGNED) January COUNTY AUDITOR
 4000953

SECTION CORNER

VISITED JANUARY 7, 1994
 FOUND F x 3" 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

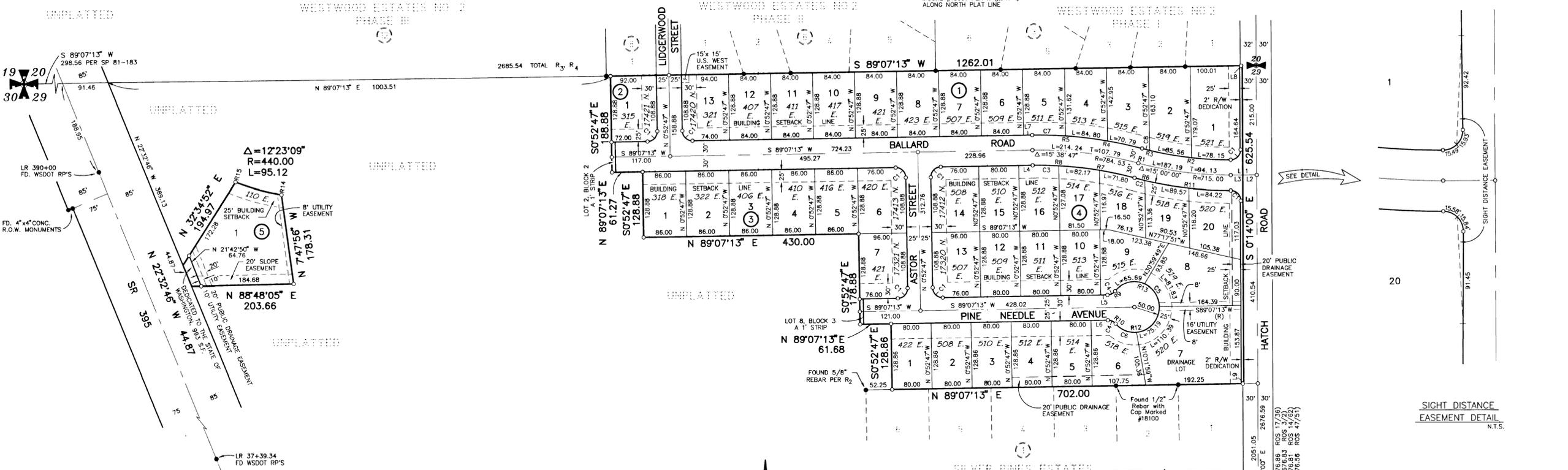
1/4 CORNER

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 RVET IN TOP
 OF WAGON WHEEL S.E. 44.57



RADIAL BEARINGS

LINE	BEARING
R1	S 14°46'00" W
R2	S 06°18'13" W
R3	S 1°27'13" W
R4	N 09°47'13" E
R5	N 03°49'19" E
R6	S 1°07'56" E
R7	N 09°18'52" E
R8	N 03°04'31" E
R9	N 50°52'28" W
R10	S 49°06'54" W
R11	S 06°14'36" W
R12	S 04°42'51" E
R13	N 24°23'56" E
R14	S 08°57'29" W
R15	S 21°20'38" W

LOT AREA TABLE

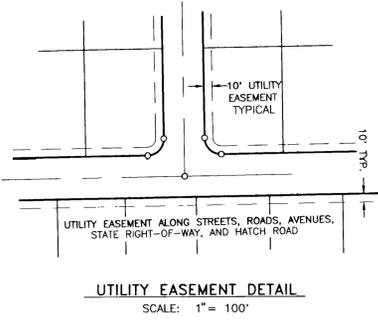
BLOCK	LOT	SQ FEET
1	1	18,017
1	2	14,447
1	3	12,800
1	4	11,470
1	5	10,886
1	6-12	10,826
1	13	12,029
2	1	11,771
3	1-5	11,084
3	6-7	12,287
4	1-5	10,309
4	6	11,707
4	7	29,655
4	8	18,767
4	9	11,780
4	10-12	10,310
4	13-14	12,287
4	15	10,310
4	16	10,279
4	17	10,006
4	18	10,340
4	19	10,108
4	20	12,982
5	1	30,984

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°46'00" W	52.00
L2	S 89°46'00" W	30.00
L3	S 89°46'00" W	22.00
L4	S 89°07'13" W	27.96
L5	N 89°07'13" E	13.40
L6	S 89°07'13" W	33.72
L7	N 89°07'13" E	17.23
L8	N 89°07'13" E	2.00
L9	N 89°07'13" E	2.00

CURVE TABLE

CURVE	ARC	DELTA	RADIUS
C1	31.42	89°00'00"	20.00
C2	21.25	01°38'04"	745.00
C3	52.08	03°57'18"	754.53
C4	17.45	49°59'41"	20.00
C5	56.48	84°43'17"	50.00
C6	46.97	53°49'45"	50.00
C7	66.84	04°42'06"	814.53
C8	15.62	01°18'23"	685.00



UTILITY EASEMENT DETAIL

SCALE: 1" = 100'

BASIS OF BEARINGS

S00°14'00"E ON THE NORTH - SOUTH CENTERLINE
 OF SECTION 29, AS SHOWN ON R.O.S BOOK 47,
 PAGE 51.

EQUIPMENT & PROCEDURES

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

TOTAL PLAT AREA = 14.95 ACRES
 TOTAL RIGHT-OF-WAY DEDICATION
 TO COUNTY = 129,972 SQ. FEET
 OR 2.98 ACRES
 TOTAL RIGHT-OF-WAY DEDICATION
 TO STATE = 993 SQ. FEET

LEGEND

- NOTE: 1/2" REBAR WITH CAP MARKED
 "A&C INC. 12904" WERE SET AT ALL
 LOT CORNERS WITHIN THIS SUBDIVISION
- = SET 1/2" REBAR MARKED "A&C 12904"
 - = FOUND AS NOTED
 - (R) = RADIAL BEARING
 - RP = REFERENCE POINT
 - 315 E = STREET ADDRESS (TYP.)
 - 17320 N = STREET ADDRESS (TYP.)
 - ③ = BLOCK NUMBER (TYP.)
 - PP = POWER POLE
 - R.O.W. = RIGHT OF WAY

SURVEYOR'S NOTE

The control survey for this map was performed,
 and the corners shown as found hereon were
 located between January 6, and March 11, 1994.

SURVEYOR'S REFERENCES:

- R₁ RECORD OF SURVEY, BOOK 14, PAGE 62
- R₂ PLAT OF SILVER PINES ESTATES,
 BOOK 15, PAGE 17
- R₃ PLAT OF WESTWOOD ESTATES NO. 2, PHASE I
 BOOK 20, PAGES 46 & 47
- R₄ PLAT OF WESTWOOD ESTATES NO. 2, PHASE II
 BOOK 21, PAGES 31 & 32



SHEET 2 OF 2



3295 23-91