

COTTAGES ON HAVANA P.U.D.

A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 26,
TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.
SPOKANE COUNTY, WASHINGTON

6824561 41/2
SPOKANE COUNTY AUDITOR
FILED FOR RECORD THIS 19th DAY OF July 2019 AT 4:16
MINUTES PAST 8 O'CLOCK A.M. AND RECORDED IN BOOK 41 OF PLATS
AT PAGE(S) 1213 BY LAKE CITY ENGINEERING, INC
[Signature] SPOKANE COUNTY AUDITOR

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CRYSTAL CREEK, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THE OWNER OF SAID PROPERTY TO BE PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER, ALL EASEMENTS, AND OTHER AREAS INTENDED FOR PUBLIC USE SHOWN HEREON; SAID PLATTED LAND TO BE KNOWN AS COTTAGES ON HAVANA P.U.D., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 372.00 FEET OF THE SOUTH 872.50 FEET OF THE WEST 592.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT HAVANA STREET;

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

HAVING AN AREA OF 4.80 ACRES.

SETBACKS SHALL BE AS ILLUSTRATED AND STATED ON THE FINAL PLANNED UNIT DEVELOPMENT (P.U.D.) SITE PLAN.

A PUBLIC SEWER SYSTEM WILL BE MADE AVAILABLE FOR THE PLAT, AND INDIVIDUAL SEWER SERVICES WILL BE PROVIDED TO EACH LOT PRIOR TO SALE. THE USES OF INDIVIDUAL ON-SITE DISPOSAL SYSTEMS SHALL NOT BE AUTHORIZED.

THE USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED.

THE PUBLIC WATER SYSTEM, PURSUANT TO THE WATER PLAN APPROVED BY THE COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, COUNTY DIVISION OF BUILDING AND PLANNING 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.

DRY UTILITY EASEMENTS SHOWN ON THE HEREON DESCRIBED PLAT ARE HEREBY DEDICATED FOR THE USE OF SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF THEIR RESPECTIVE DRY FACILITIES, I.E., FIBER OPTIC, CABLE, PHONE, NATURAL GAS AND ELECTRIC. THE RIGHTS GRANTED HEREON PROHIBIT CHANGES IN-GRADE THAT ALTER COVERAGE OF UNDERGROUND FACILITIES, THE INSTALLATION OF WATER METER BOXES AND THE PLACEMENT OF SURFACE STRUCTURES OF BRICK, ROCK OR MASONRY THAT INTERFERE WITH THE RIGHTS GRANTED HEREON. THE INSTALLATION OF STREET LIGHT POLES IS ALSO PROHIBITED UNLESS INSTALLED BY THE SERVING UTILITY. UTILITY COMPANIES SHALL ALSO HAVE THE RIGHT TO TRIM OR REMOVE TREES, BUSHES, LANDSCAPING, WITHOUT COMPENSATION, WHEN THEY ARE SITUATED WITHIN THE EASEMENT STRIP. THIS PROVISION SHALL NOT PREVENT ANY LATERAL CROSSINGS OF THE EASEMENT STRIPS WITH WATER OR SEWER LINES. SERVING UTILITY COMPANIES ARE ALSO GRANTED THE RIGHT TO INSTALL UTILITIES ACROSS FUTURE ACQUISITION AREAS OR BORDER EASEMENTS. PRIVATE ROADS ARE ALSO UTILITY EASEMENTS. TRACTS A AND B HAVE A BLANKET UTILITY EASEMENT ACROSS THEM FOR THE BENEFIT OF SERVING THE LOTS WITHIN THIS PLAT.

DRAINAGE EASEMENTS, AS PLATTED AND SHOWN HEREON, WHICH ARE FOR THE PURPOSE OF CONVEYING AND STORING STORMWATER RUNOFF, AND FOR INSTALLING, OPERATING AND MAINTAINING DRAINAGE PONDS AND DRAINAGE FACILITIES WHICH DISPOSE OF AND TREAT STORMWATER RUNOFF, ARE HEREBY GRANTED TO SPOKANE COUNTY AND COTTAGES ON HAVANA HOMEOWNER'S ASSOCIATION. THE RIGHT TO INGRESS/EGRESS IS GRANTED TO SPOKANE COUNTY OVER ALL TRACTS FOR INSPECTION AND EMERGENCY MAINTENANCE OF THE STORMWATER FACILITIES.

WARNING: SPOKANE COUNTY HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE THE PRIVATE ROADS 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 HEREON.

THE BORDER EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TO SPOKANE COUNTY, AND IT'S AUTHORIZED AGENTS AND TO THE PUBLIC FOR ROAD PURPOSES INCLUDING BUT NOT LIMITED TO CURBS, SIDEWALKS, DRAINAGE SIGNAGE, AND OTHER USAGE DEEMED NECESSARY BY THE SPOKANE COUNTY ENGINEER FOR THE SAFETY AND WELFARE OF THE PUBLIC. NO FENCE OR PORTION THEREOF WILL BE CONSTRUCTED WITHIN SAID EASEMENT WITHOUT PERMISSION OF THE SPOKANE COUNTY ENGINEER, NOR WILL ANY OBJECTS BE PLACED IN SAID EASEMENT THAT WOULD OBSTRUCT THE SIGHT DISTANCE NECESSARY FOR THE SAFE AND EFFICIENT VEHICULAR MOVEMENT. ANY OTHER EASEMENTS GRANTED OR DEDICATED WITHIN THIS BORDER EASEMENT AREA WILL BE SUBORDINATE TO THE RIGHTS CREATED BY THIS EASEMENT AND ARE SUBJECT TO SPOKANE COUNTY ENGINEERS PERMIT PROCESS PRIOR TO USAGE.

BASEMENT CONSTRUCTION IS PROHIBITED WITHIN THIS PLAT WITHOUT SPECIFIC RECOMMENDATIONS FROM A GEOTECHNICAL ENGINEER.

THE PRIVATE ROADS AND COMMON AREAS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE COTTAGES ON HAVANA HOMEOWNER'S ASSOCIATION CREATED BY DOCUMENT RECORDED APRIL 3, 2019 UNDER WASHINGTON STATE DOCUMENT NO. 604-403-358.

TRACTS A, B, C, AND D ARE HEREBY DEDICATED TO THE COTTAGES ON HAVANA HOMEOWNER'S ASSOCIATION OR ITS SUCCESSORS IN INTEREST. SAID TRACTS SHALL BE MAINTAINED BY THE COTTAGES ON HAVANA HOMEOWNER'S ASSOCIATION, OR ITS SUCCESSORS IN INTEREST.

THE PRIVATE ROADS, AS SHOWN HEREON, ARE EASEMENTS WHICH PROVIDE A MEANS OF INGRESS AND EGRESS FOR THOSE LOTS WITHIN THE PLAT HAVING FRONTAGE THEREON.

THE COUNTY OF SPOKANE IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS TO ALL PRIVATE ROADS, COMMON AREAS, DRAINAGE EASEMENTS AND/OR TRACTS A, B, C, AND D.

THE SUBDIVIDER/SPONSOR WILL CONSTRUCT THE PRIVATE ROADS AND ASSOCIATED DRAINAGE FACILITIES IN CONFORMANCE WITH THE APPROVED PLANS ON FILE IN THE COUNTY ENGINEER'S OFFICE.

A LOT IS SERVED BY A PRIVATE ROAD WHEN: A. THE ONLY ROAD FRONTAGE FOR THE LOT IN THE DEVELOPMENT IS ON THE PRIVATE ROAD, OR; B. A LOT HAVING FRONTAGE ON MORE THAN ONE ROAD (PUBLIC OR PRIVATE) CONSTRUCTS AN APPROACH TO THE PRIVATE ROAD.

THE COTTAGES ON HAVANA HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS IN INTEREST SHALL MAINTAIN THE PRIVATE ROADS AND ASSOCIATED DRAINAGE FACILITIES IN CONFORMANCE WITH THE APPROVED PLANS ON FILE IN THE COUNTY ENGINEER'S OFFICE.

THE OWNER(S) OF ANY LOT CREATED BY THE DEVELOPMENT OR ALTERATION THEREOF AND SERVED BY A PRIVATE ROAD SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAID PRIVATE ROAD, INCLUDING ASSOCIATED DRAINAGE FACILITIES.

MAINTENANCE FINANCING OF THE PRIVATE ROADS AND ASSOCIATED DRAINAGE FACILITIES SHALL BE IN A MANNER DETERMINED BY THE COTTAGES ON HAVANA HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS IN INTEREST.

SHOULD THE COTTAGES ON HAVANA HOMEOWNER'S ASSOCIATION BE TERMINATED FOR ANY REASON, THE SUCCESSORS IN INTEREST SHALL BE THE INDIVIDUAL LOT OWNERS, OR THEIR SUCCESSORS IN INTEREST, WHO ARE MEMBERS OF THE COTTAGES ON HAVANA HOMEOWNER'S ASSOCIATION AT THE TIME OF SAID TERMINATION. THE SUCCESSORS IN INTEREST SHALL SHARE EQUALLY IN THE RESPONSIBILITY AND COST OF MAINTAINING SAID PRIVATE ROAD AND DRAINAGE FACILITIES.

IN THE EVENT SUCH PRIVATE ROAD INCLUDING ASSOCIATED DRAINAGE FACILITIES IS IMPROVED TO SPOKANE COUNTY STANDARDS FOR PUBLIC STREETS, AND THE COUNTY IS WILLING TO ACCEPT THE DEDICATION OF SUCH ROAD AND DRAINAGE FACILITIES, EACH LOT OWNER SHALL EXECUTE ANY DOCUMENTS NECESSARY TO ACCOMPLISH SUCH DEDICATION.

OWNERS OF LOTS WITHIN THE DEVELOPMENT WHO ARE SERVED BY SUCH ROAD, MAY SUE AND RECOVER DAMAGES AND ATTORNEY'S FEES FROM ANY OWNER OF ANY LOT WITHIN THE DEVELOPMENT WHICH IS SIMILARLY SERVED WHO REFUSES TO PARTICIPATE IN THE ROAD AND DRAINAGE FACILITIES CONSTRUCTION, FINANCING, AND MAINTENANCE.

A PERPETUAL EASEMENT IS GRANTED TO SPOKANE COUNTY, ITS SUCCESSORS AND ASSIGNS, OVER AND ACROSS TRACT A, TRACT B, AND TRACT C FOR THE PURPOSES OF CONSTRUCTING, INSTALLING, OPERATING, REPAIRING, ALTERING, REPLACING, REMOVING, AND ALL OTHER USES AND PURPOSES WHICH ARE OR MAY BE RELATED TO THE PUBLIC SEWER SYSTEM.

THE LOTS AND TRACTS WITHIN THIS SUBDIVISION ARE SUBJECT TO COR'S RECORDS IN SPOKANE COUNTY AUDITOR'S FILE NUMBER: 6817384, RECORDS OF SPOKANE COUNTY, WASHINGTON.

SPOKANE COUNTY AND ITS AUTHORIZED AGENTS ARE HEREBY GRANTED THE RIGHT TO INGRESS AND EGRESS TO, OVER AND FROM ALL PUBLIC AND PRIVATE DRAINAGE EASEMENTS AND TRACTS FOR THE PURPOSES OF INSPECTION AND EMERGENCY MAINTENANCE OF DRAINAGE SWALES, PONDS, DITCHES, CULVERTS AND OTHER DRAINAGE FACILITIES, IF NOT PROPERLY MAINTAINED BY THE PROPERTY OWNER OR THE COTTAGES ON HAVANA HOMEOWNER'S ASSOCIATION. SPOKANE COUNTY DOES NOT ACCEPT THE RESPONSIBILITY TO INSPECT OR MAINTAIN ANY DRAINAGE FACILITIES AND/OR STRUCTURES LOCATED OUTSIDE OF PUBLIC RIGHTS-OF-WAY, EXCEPT IN CASES WHERE SPOKANE COUNTY SPECIFICALLY ASSUMES THAT RESPONSIBILITY IN WRITING. NEITHER DOES SPOKANE COUNTY ACCEPT ANY LIABILITY FOR ANY FAILURE BY THE PROPERTY OWNER(S) TO PROPERLY MAINTAIN SUCH AREAS.

THE PROPERTY OWNERS WITHIN THIS PLAT SHALL BE HELD RESPONSIBLE FOR KEEPING OPEN AND MAINTAINING THE SURFACE PATH OF NATURAL OR MAN-MADE DRAINAGE FLOW OVER AND ACROSS THEIR RESPECTIVE PROPERTIES. THE PROPERTY OWNERS FAIL TO MAINTAIN THE SURFACE PATH OF NATURAL OR MAN-MADE DRAINAGE FLOW, OR DRAINAGE FACILITIES ON PRIVATE PROPERTIES, A NOTICE OF SUCH FAILURE MAY BE GIVEN TO THE PROPERTY OWNER. IF NOT CORRECTED WITHIN THE PERIOD INDICATED ON SAID NOTICE, SPOKANE COUNTY HAS THE RIGHT TO CORRECT THE MAINTENANCE FAILURE, OR HAVE IT CORRECTED, AT THE EXPENSE OF THE PROPERTY OWNER.

SPOKANE COUNTY DOES NOT ACCEPT THE RESPONSIBILITY OF MAINTAINING THE DRAINAGE COURSE ON PRIVATE LOTS OR FLOODPLAIN AREAS WITHIN PRIVATE LOTS, NOR THE RESPONSIBILITY FOR ANY DAMAGE WHATSOEVER, INCLUDING, BUT NOT LIMITED TO, INVERSE CONDEMNATION TO ANY PROPERTIES DUE TO DEFICIENT CONSTRUCTION AND/OR MAINTENANCE OF DRAINAGE COURSES IN DRAINAGE EASEMENTS ON PRIVATE PROPERTY.

ANY BUILDING THAT IS CONSTRUCTED ON A LOT IN THIS PLAT SHALL BE SET AT SUCH AN ELEVATION SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ANY DRAINAGE ENTRY POINT TO THE BUILDING (INCLUDING BUT NOT LIMITED TO A WINDOW WELL, A WINDOW UNPROTECTED BY A WINDOW WELL, OR A DOORWAY). SAID POSITIVE DRAINAGE SHALL MEET THE MINIMUM REQUIREMENTS AS SET FORTH IN THE CURRENT BUILDING CODE. THE LOTS SHALL BE GRADED SO THAT EITHER A) ALL RUNOFF IS ROUTED AWAY FROM THE BUILDING, AND CONVEYED OVER THE LOT TO A NATURAL DRAINAGE SWALE OR APPROVED DRAINAGE FACILITY, OR B) DRAINAGE INTERCEPTED ON THE LOT IS DISPOSED OF ON THE LOT IN AN APPROVED DRAINAGE FACILITY. ALL DRAINAGE FACILITIES FOR THIS PLAT, INCLUDING ANY '208' SWALES, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ACCEPTED PLANS ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE. ANY PROPOSED CHANGES TO THE ACCEPTED ROAD AND DRAINAGE PLANS MUST BE ACCEPTED BY THE SPOKANE COUNTY ENGINEER'S OFFICE PRIOR TO CONSTRUCTION OF SAID CHANGES.

THERE MAY EXIST PROPERTIES LOCATED UPHILL AND ADJACENT TO THIS SUBDIVISION WHICH PERIODICALLY DISCHARGE STORMWATER RUNOFF ONTO INDIVIDUAL LOTS WITHIN THIS PLAT. STORMWATER RUNOFF FROM NEARBY UPHILL PROPERTIES SHOULD BE EXPECTED, AND DURING SNOW MELT PERIODS OR WET SEASONS THE LOTS MAY BE SUBJECT TO HIGHER AMOUNTS OF STORMWATER RUNOFF THAT WHAT IS NORMALLY OBSERVED OR ANTICIPATED. BECAUSE STORMWATER RUNOFF FROM ADJACENT PROPERTIES HAS DISCHARGED ONTO THIS PLAT PRIOR TO DEVELOPMENT, STORMWATER RUNOFF WILL LIKELY CONTINUE TO DO SO AFTER DEVELOPMENT.

IF GROUNDWATER OR MOTTLER SOIL IS ENCOUNTERED DURING BASEMENT EXCAVATION, IT IS SPOKANE COUNTY'S RECOMMENDATION THAT PROTECTIVE MEASURES THAT MEET THE REQUIREMENTS OF THE CURRENT BUILDING CODE, WITH RESPECT TO DAMPROOFING AND WATERPROOFING, BE IMPLEMENTED AS A PART OF THE BASEMENT FOUNDATION CONSTRUCTION.

THE PROPERTY OWNERS WITHIN THIS PLAT SHALL MAINTAIN ALL NATURAL DRAINAGE CHANNELS, DRAINAGE DITCHES, AND WATER QUALITY SWALES ('208' SWALES) SITUATED ON THEIR RESPECTIVE PROPERTIES, AND ANY PORTION OF A '208' SWALE SITUATED IN A PUBLIC RIGHT-OF-WAY ADJACENT TO THEIR RESPECTIVE PROPERTIES, WITH A PERMANENT GROUND COVER AS SPECIFIED IN THE CURRENTLY ACCEPTED PLANS ON FILE AT SPOKANE COUNTY'S ENGINEER'S OFFICE. NO STRUCTURES, INCLUDING FENCES, SHALL BE CONSTRUCTED DIRECTLY OVER OR WITHIN A '208' SWALE WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SPOKANE COUNTY ENGINEER. PROPERTY OWNER(S) MAINTENANCE RESPONSIBILITIES SHALL INCLUDE, BUT IS NOT LIMITED TO MOWING, IRRIGATING, AND KEEPING THE AREA FREE OF DEBRIS.

THE COTTAGES ON HAVANA HOMEOWNER'S ASSOCIATION, OR ITS SUCCESSORS IN INTEREST SHALL MAINTAIN ALL DRAINAGE FACILITIES, LOCATED IN COMMON AREAS, EASEMENTS, AND TRACTS IN CONFORMANCE WITH THE ACCEPTED PLANS AND THE OPERATIONS AND MAINTENANCE MANUAL AS PREPARED BY WHIPPLE CONSULTING ENGINEERS, BOTH OF WHICH ARE ON FILE AT THE SPOKANE COUNTY'S ENGINEER'S OFFICE. MAINTENANCE OF DRAINAGE FACILITIES INCLUDES, BUT IS NOT LIMITED TO, KEEPING OPEN AND CLEANING STORMWATER PIPES, STRUCTURES, DITCHES, DRAINAGE PONDS, SWALES; REPLACEMENT OF DRAINAGE FACILITIES AS NEEDED; AND MAINTAINING LIVE NATIVE-TYPE DRYLAND GRASSES OR LAWN TURF IN THE POND FACILITIES LOCATED IN COMMON AREAS OR TRACTS, WITH OPTIONAL SHRUBBERY AND/OR TREES, WHICH DO NOT OBSTRUCT THE FLOW AND PERCOLATION OF STORM DRAINAGE WATER IN THE DRAINAGE SWALE AS INDICATED BY THE ACCEPTED PLANS. THE COTTAGES ON HAVANA HOMEOWNER'S ASSOCIATION IS ALSO RESPONSIBLE FOR REMOVING AND DISPOSING OF THE SOILS AND GRASS SOD LOCATED IN DRAINAGE FACILITIES SITUATED WITHIN EASEMENTS ON PRIVATE LOTS AT SUCH TIME SPOKANE COUNTY DEEMS NECESSARY, AND REPLACING THE SOIL AND GRASS SOD. THE COTTAGES ON HAVANA HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

IF THE COTTAGES ON HAVANA HOMEOWNER'S ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST, FAIL TO MAINTAIN THE DRAINAGE FACILITIES IN CONFORMANCE WITH THE ACCEPTED DRAINAGE PLANS AND THE OPERATIONS AND MAINTENANCE MANUAL, ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE, A NOTICE OF SUCH FAILURE MAY BE GIVEN TO THE COTTAGES ON HAVANA HOMEOWNER'S ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST, BY THE COUNTY ENGINEER. IF NOT CORRECTED WITHIN THE PERIOD INDICATED ON SAID NOTICE, SPOKANE COUNTY HAS THE RIGHT TO CORRECT THE MAINTENANCE FAILURE, OR HAVE IT CORRECTED, AT THE EXPENSE OF THE COTTAGES ON HAVANA HOMEOWNER'S ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST.

THE TRACTS AND COMMON AREAS CANNOT BE SOLD OR TRANSFERRED AND SHALL BE CONSIDERED SUBSERVIENT ESTATES FOR TAX PURPOSES TO THE OTHER LOTS CREATED HEREON. THE STATUS OF THE AREAS DESIGNATED AS SUBSERVIENT ESTATES FOR TAX PURPOSES CANNOT BE CHANGED WITHOUT FILING A REPLAT.

THE DEVELOPER, PROPERTY OWNERS, AND COTTAGES ON HAVANA HOMEOWNER'S ASSOCIATION WAIVE ANY AND ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARISING FROM THE CONSTRUCTION, OWNERSHIP OR MAINTENANCE OF PUBLIC FACILITIES. THIS WAIVER INCLUDES CLAIMS OF ANY NATURE, INCLUDING BUT NOT LIMITED TO PERSON AND REAL PROPERTY DAMAGES AS WELL AS ANY INVERSE CONDEMNATION CLAIMS.

THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND IN PERPETUITY, AND SHALL BE BINDING UPON THE OWNER, THEIR HEIRS, SUCCESSORS AND ASSIGNS, INCLUDING THE OBLIGATION TO PARTICIPATE IN THE MAINTENANCE OF THE PRIVATE ROAD AND DRAINAGE FACILITIES AS PROVIDED HEREON.

THIS PLAT IS SERVED BY THE CITY OF SPOKANE WATER AND SEWER.

A 2.5 FOOT COMPLIMENTARY ACCESS EASEMENT IS BEING GRANTED TO THE ADJOINING LOT OWNER WHERE THE EASEMENT IS BEING GRANTED FOR PEDESTRIAN AND ADJOINING LOT MAINTENANCE ACCESS ON LOTS 1 THROUGH 27 ONLY. SEE DETAIL ON SHEET 2.

THE SOUTH 20 FEET OF TRACT B IS HEREBY DEDICATED FOR THE USE OF EMERGENCY ACCESS VEHICLES, FOR THE CONNECTIVITY FROM DEARBORN LANE TO HAVANA STREET.

ACKNOWLEDGMENT

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE HEREUNTO SET THEIR HAND THIS 10th DAY OF July 2019.

CRYSTAL CREEK, LLC, AN IDAHO LIMITED LIABILITY COMPANY

BY: *[Signature]*

ITS: MANAGER

ACKNOWLEDGEMENT

STATE OF IDAHO

COUNTY OF KOOTENAI } SS

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT STEVE WHITE IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGER OF CRYSTAL CREEK, LLC, AN IDAHO LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH COMPANY, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 10th DAY OF July 2019.

[Signature]
NOTARY PUBLIC, IN AND FOR THE STATE OF IDAHO
RESIDING AT *[Address]*
MY APPOINTMENT EXPIRES: 11-1-23

ANDREA L. DITTMAN
COMM. NO. 57253
NOTARY PUBLIC
STATE OF IDAHO



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 DATE HAVE BEEN FULLY PAID, SATISFIED AND DISCHARGED.

DATED THIS 12th DAY OF July 2019.

[Signature] SPOKANE COUNTY TREASURER

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 22ND DAY OF July 2019.

[Signature] SPOKANE COUNTY ASSESSOR

SPOKANE COUNTY PUBLIC WORKS DEPARTMENT

EXAMINED AND APPROVED THIS 16th DAY OF July 2019.

[Signature]
SPOKANE COUNTY ENGINEER

SPOKANE COUNTY ENVIRONMENTAL SERVICES

EXAMINED AND APPROVED THIS 19TH DAY OF July 2019.

[Signature]
SPOKANE COUNTY DIVISION OF UTILITIES.

DEPARTMENT OF BUILDING & PLANNING

EXAMINED AND APPROVED THIS 22ND DAY OF July 2019.

[Signature]
DIRECTOR/DESIGNEE

SPOKANE REGIONAL HEALTH DISTRICT

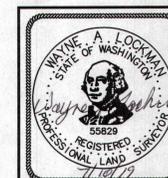
EXAMINED AND APPROVED THIS 22ND DAY OF July 2019.

[Signature]
SPOKANE REGIONAL HEALTH OFFICER

SURVEYOR'S CERTIFICATE

I, WAYNE A. LOCKMAN, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WASHINGTON; THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION; THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND ACTUALLY SURVEYED; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AS SHOWN; AND THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE COUNTY OF SPOKANE SUBDIVISION ORDINANCE.

[Signature]
WAYNE A. LOCKMAN, P.L.S. CERTIFICATE NO. 55829 DATE 7/10/19



COTTAGES ON HAVANA P.U.D.



CHECKED BY: DCD
DRAFTED BY: WAL
SCALE: N/A
DATE: 07/02/2019
JOB NO: LCE 19-063

1
2

COTTAGES ON HAVANA P.U.D.

A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 26,
TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.
SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY AUDITOR

FILED FOR RECORD THIS 23RD DAY OF July 2019 AT 46
MINUTES PAST 8 O'CLOCK A.M.; AND RECORDED IN BOOK 41 OF PLATS
AT PAGE(S) 12-13 BY LAKE CITY ENGINEERING, INC.

SPOKANE COUNTY AUDITOR

Plat #
4383

082461 41/13

BASIS OF BEARINGS
THE BEARING OF N00°05'00"E LOCATED ALONG THE WEST LINE OF THE SOUTHWEST QUARTER AND AS SHOWN ON THE RECORD OF SURVEY AS RECORDED IN BOOK 57 OF SURVEYS, PAGE 50 WAS USED AS THE BASIS OF BEARING FOR THIS PLAT.

LEGEND

- SET #4 REBAR W/CAP OR PLUG W/WASHER MARKED "LCE PLS 55829"
- FOUND AS NOTED
- △ CALCULATED POINT NOTHING FOUND OR SET
- ⊕ SECTION CORNER
- ⊕ QUARTER SECTION CORNER
- E123 ADDRESSES

RECORD DOCUMENTS

- (R1) RECORD OF SURVEY AS RECORDED IN BOOK 57 OF SURVEYS, PAGE 50.
- (R2) FINAL SHORT PLAT SP-1201-99 AS RECORDED IN BOOK 19 OF SHORT PLATS, PAGE 75 & 76.
- (R3) RECORD OF SURVEY AS RECORDED IN BOOK 85 OF SURVEYS, PAGE 80.
- (R4) SPOKANE COUNTY SHORT PLAT SP-1414-06 AS RECORDED IN BOOK 26 OF SHORT PLATS, PAGES 1-2.
- (R5) RECORD OF SURVEY AS RECORDED IN BOOK 76 OF SURVEYS, PAGE 88.
- (R6) RECORD OF SURVEY AS RECORDED IN BOOK 49 OF SURVEYS, PAGE 101.
- (R7) SPOKANE COUNTY SHORT PLAT SP-88-557 AS RECORDED IN BOOK 6 OF SHORT PLATS, PAGE 23.
- (R8) FINAL PLAT OF BELLA TERRA GARDENS P.U.D. AS RECORDED IN BOOK 38 OF PLATS, PAGES 90-92.

NOTES

- 1) DATE OF SURVEY JUNE 2019
- 2) MATTERS OF RECORD PER SPOKANE COUNTY TITLE GUARANTY COMPANY PLAT GUARANTEE PCW 08000589 DATED JANUARY 16, 2019.
- 3) THIS PLAT IS ENCUMBERED BY AN EASEMENT IN FAVOR OF WASHINGTON WATER POWER TO PLACE 2 POLES AND 3 ANCHORS AS PER A.F.N. 7611080106, BLANKET IN NATURE.
- 4) RIGHT-OF-WAYS CALCULATED PER SPOKANE COUNTY ENGINEERING MAP.

EQUIPMENT & PROCEDURES

THIS SURVEY WAS PERFORMED USING A TOPCON "GR-3" RTK GPS SYSTEM AND A 1-SECOND TOPCON GT-500 TOTAL STATION USING FIELD TRAVERSE PROCEDURES ACHIEVING MINIMUM CLOSURE STANDARDS PER WAC 332-130-090 AND WAC 332-130-100.

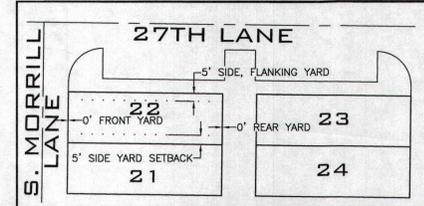
LINE AND CURVE TABLES

Line Table			Line Table			Curve Table			
Line #	Length	Direction	Line #	Length	Direction	Curve #	Length	Radius	Delta
L1	7.58	S83°08'38"E	L23	6.00	S00°44'12"W	C1	26.36	20.00	075°31'21"
L2	8.50	N00°44'12"E	L24	4.26	S89°15'48"E	C2	5.05	20.00	014°28'39"
L3	60.00	S89°15'48"E	L25	18.00	N00°44'12"E	C3	5.05	20.00	014°28'39"
L4	9.00	S00°44'12"W	L26	63.00	S89°15'48"E	C4	26.36	20.00	075°31'21"
L5	4.50	S89°15'48"E	L27	17.50	S00°44'12"W	C5	26.36	20.00	075°31'21"
L6	9.00	N00°44'12"E	L28	9.96	N85°12'52"E	C6	5.05	20.00	014°28'39"
L7	60.00	S89°15'48"E	L29	10.00	N89°15'48"W	C7	19.00	42.00	025°55'20"
L8	9.00	S00°44'12"W	L30	8.91	S00°44'12"W	C8	12.22	27.00	025°55'20"
L9	15.00	S89°15'48"E	L31	81.00	N89°15'48"W	C9	22.62	50.00	025°55'20"
L10	9.00	N00°44'12"E	L32	30.00	S00°44'12"W	C10	15.83	35.00	025°55'20"
L11	60.00	S89°15'48"E	L33	80.36	N89°15'48"W	C11	31.42	20.00	090°00'00"
L12	9.00	S00°44'12"W	L34	25.00	N00°44'12"E	C12	15.47	20.00	044°19'12"
L13	4.50	S89°15'48"E	L35	91.00	N89°15'48"W	C13	15.94	50.00	018°15'37"
L14	6.00	S00°44'12"W	L36	30.00	S00°44'12"W	C14	60.18	50.00	068°57'24"
L15	18.00	N00°44'12"E	L37	21.97	S00°44'12"W	C15	25.79	50.00	029°32'51"
L16	72.00	S89°15'48"E	L38	14.14	S45°44'12"W	C16	15.24	50.00	017°27'43"
L17	18.00	S00°44'12"W	L39	23.06	N00°44'12"E	C17	31.42	20.00	090°00'00"
L18	18.00	S89°15'48"E	L40	50.00	N00°44'12"E	C18	31.42	20.00	090°00'00"
L19	18.00	N00°44'12"E	L41	6.00	N00°44'12"E				
L20	72.00	S89°15'48"E	L42	100.00	N89°15'48"W				
L21	18.00	S00°44'12"W							
L22	6.00	N00°44'12"E							

RADIAL LINE TABLE

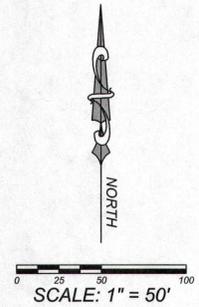
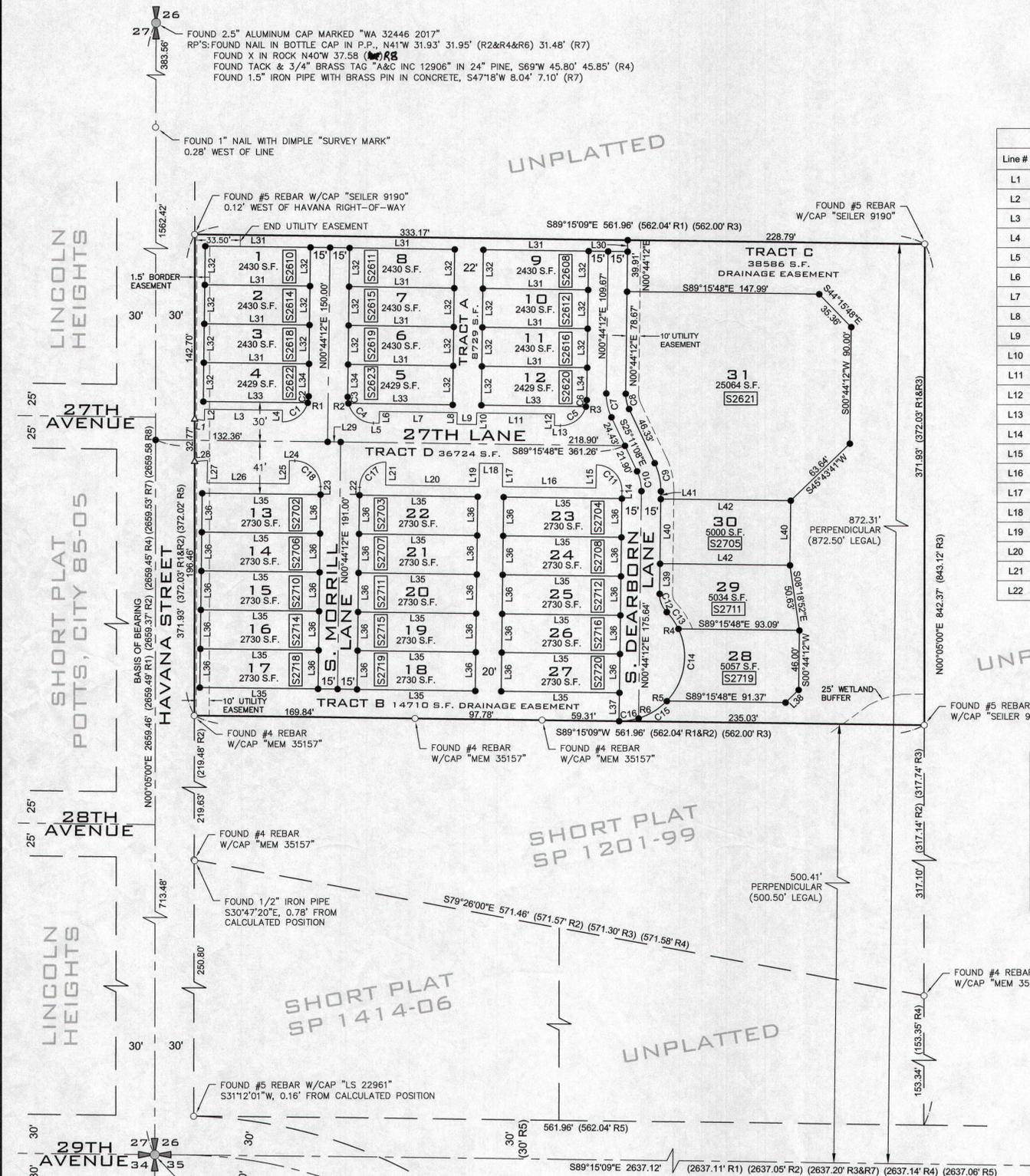
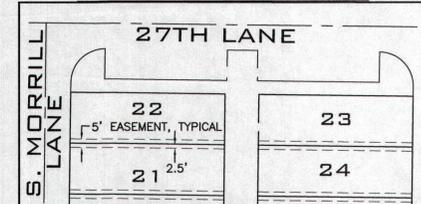
Radial #	Length	Direction
R1	20.00	N74°47'09"W
R2	20.00	N76°15'33"E
R3	20.00	N74°47'09"W
R4	50.00	S64°40'37"W
R5	50.00	N46°21'59"W
R6	50.00	N16°49'08"W

TYPICAL BUILDING SETBACK DETAIL

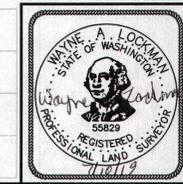
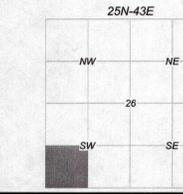


MINIMUM SETBACKS FROM THE UNDERLYING ZONE APPLY TO THE EXTERIOR BOUNDARIES OF THE PLAT.

ACCESS EASEMENT DETAIL



SPOKANE COUNTY
FILE NO. PE-2047-15/PUDE-01-15



COTTAGES ON HAVANA P.U.D.



CHECKED BY:	DCD
DRAFTED BY:	WAL
SCALE:	1" = 50'
DATE:	07/02/2019
JOB NO.:	LCE 19-063
2	

2