

921/250/90  
 Co Planning  
 No. 7, 19 39 11 107  
 580  
 Hoy #3099  
 BK 20  
 Pg. 93(+94)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Judy L. Hart and James R. Petrovic, husband and wife, have caused to be platted into Lots, Block and Private Roads, the land shown hereon, to be known as EAGLE HEIGHTS ADDITION TO HANGMAN VALLEY, being a replat of that portion of Lot 1, Block 4, of Hangman Valley, in Section 28, T.24 N., R.43 E., W.M. in Spokane County, Washington, according to plat recorded in Volume 11 of Plats, Pages 19 and 20, in the Auditor's Office of said County, lying Northwesterly of the Northwesterly boundary of Hangman Hills Condominiums, as per condominium plan thereof recorded in Book 3 of Condominiums, Pages 42 and 43, in said Auditor's Office.

No direct access shall be allowed from lots to Hangman Valley Road. Slope easements as necessary are hereby granted to Spokane County along Hangman Valley Road.

The owner(s) or successor(s) in interest agree to join in any County-approved stormwater management program and to pay such rates and charges as may be fixed through public hearings for service or benefit obtained by the planning, design, constructing, maintaining or operation of stormwater control facilities.

No more than one (1) dwelling structure shall be placed on any lot, nor shall any lot be further subdivided for the purpose of creating additional lots, ownerships or building sites without first filing and receiving approval of 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.

The owners of all lots within this subdivision shall be members of the EAGLE HEIGHTS HOMEOWNER'S ASSOCIATION and subject to the Articles of Incorporation and Bylaws thereof. SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR EAGLE HEIGHTS, as recorded under Auditor's Document No. 9211050215, which by reference is made a part hereof.

The private roads and/or common areas shown on this plat are hereby dedicated to the EAGLE HEIGHTS HOMEOWNER'S ASSOCIATION, created by document recorded August 10, 1992 under State Document UBI No. 601-407-188. The private roads and/or common areas cannot be sold or transferred, regardless of any provisions in the covenants to the contrary, and shall be considered subservient estates for tax purposes to the other lots created herein.

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. Private roads and drainage easements are subject to the separate DECLARATION OF COVENANT as recorded Nov. 12, 1992, under Auditor's Document No. 921120430, which by reference is made a part hereof.

The County of Spokane is hereby granted the right of ingress and egress to all private roads, common areas and/or drainage easements.

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

The public water system, pursuant to the WATER PLAN approved by County and State Health authorities, the local fire protection district, County Building & Safety Department, and water purveyor, shall be installed within this subdivision, and the subdivider/sponsor 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. Use of private wells and water systems is prohibited.

A public sewer system will be made available for the plat and individual service will be provided to each lot prior to sale. Use of individual on-site sewage system shall not be authorized.

Utility easements are hereby granted to the serving utility companies over the private road easements, and over a ten foot (10') wide strip adjoining all public road rights of way and the margins of private roads.

Sewer easements are hereby granted to Spokane County for the installation, operation and maintenance over portions of Lots 1, 2, and 3, Block 1, as shown hereon, and over the private roads.

Water easements are hereby granted to the Hangman Hills Water District No. 15 for the installation, operation and maintenance over portions of Tract "A", and Lot 12, Block 2, as shown here on and over the private roads.

A drainage easement over Tract "A" as platted and shown hereon, for the purpose of installing, operating, and maintaining drainage swales and drainage facilities to dispose of stormwater runoff and to receive stormwater runoff from adjacent lots within this plat, are hereby granted to the EAGLE HEIGHTS HOMEOWNER'S ASSOCIATION.

The Grantor's hereby releases Spokane County, and all its officers, employees, and agents from any responsibility or liability for any damage whatsoever, including inverse condemnation by or to any and all persons or property arising out of or in any way incident to or attributable to the storm drainage within said Drainage Easement.

An easement for emergency vehicle access is hereby granted across Tract "B".

A sight distance easement is hereby granted to Spokane County and its authorized agents over portions of Tract "A" and Lot 1, Block 1, as platted and shown hereon. Said easement is for the sole purpose of allowing a clear view site distance triangle over and across the above described lands. The grantor agrees not to obstruct or in any manner allow any obstacle to block this clear view triangle. The grantor agrees that the EAGLE HEIGHTS HOMEOWNER'S ASSOCIATION accepts complete and total responsibility for the construction, excavation and perpetual maintenance on the easement per plans on file in the office of the Spokane County Engineer. This easement grants to Spokane County and its authorized agents the right of ingress and egress to, over and from said easement for the purpose of inspection and emergency maintenance of site distance area. Whenever the EAGLE HEIGHTS HOMEOWNER'S ASSOCIATION fails to maintain the site distance area in reasonable conformance with the approved plan, a notice will be given to the EAGLE HEIGHTS HOMEOWNER'S ASSOCIATION by Spokane County. If not corrected after ten (10) days, Spokane County has the right to correct the maintenance failure or have it corrected. All cost involved will be charged to the EAGLE HEIGHTS HOMEOWNER'S ASSOCIATION. The easement shown hereon is to and shall run with the land. No modification of the boundaries of said easement can be made without the prior approval of Spokane County.

Together with a separate Sight Distance Easement as recorded under Auditors File Number 9211180244 which by reference is made a part hereof.

IN WITNESS WHEREOF, the aforesaid owners have hereunto set their hand this 12th day of November, 1992.

Judy L. Hart  
 Judy L. Hart

James R. Petrovic by  
 Judy L. Hart  
 Attorney in Fact

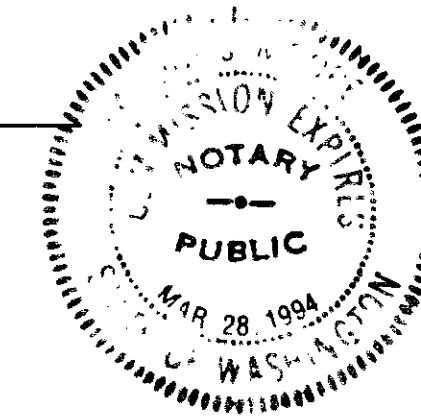
ACKNOWLEDGMENT

STATE OF WASHINGTON )  
 County of Spokane ) ss

On this 12th day of November, 1992, before me personally appeared JUDY L. HART to me known to be the individual described in and who executed the foregoing instrument for herself and also as Attorney in fact for JAMES R. PETROVIC and acknowledged that she signed and sealed the same as her free and voluntary act and deed for herself and also as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living.

Given under my hand and official seal the day and year last above written.

Patrick J. Moore  
 NOTARY PUBLIC in and for the State of  
 Washington residing at Spokane  
 My commission expires 3/28/94



SPOKANE COUNTY AUDITOR'S CERTIFICATE

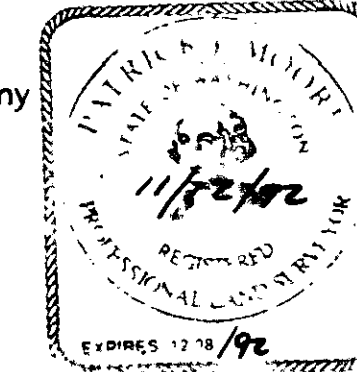
Filed for record this \_\_\_ day of \_\_\_\_\_, 19\_\_\_  
 at \_\_\_\_\_, M., in Book \_\_\_ of \_\_\_\_\_ at Page \_\_\_  
 at the request of \_\_\_\_\_

Spokane County Auditor by Deputy

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, PLS  
 Certificate Number 18091



SPOKANE COUNTY UTILITIES DEPARTMENT

Examined and approved this 23rd day of November, 1992.

Director, Spokane County Utilities

SPOKANE COUNTY ENGINEER

Examined and approved this 23rd day of November, 1992.

Spokane County Engineer

SPOKANE COUNTY PLANNING DEPARTMENT

Examined and approved this 24th day of November, 1992.

Director, Spokane County Planning Department

SPOKANE COUNTY HEALTH DISTRICT

Examined and approved this 24th day of NOVEMBER, 1992.

for Spokane County Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 24th day of November, 1992.

Spokane County Assessor by Deputy

SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 24th day of November, 1992.

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 25th day of Nov, 1992.

Spokane County Treasurer by Deputy

FINAL P.U.D. PLAT  
 EAGLE HEIGHTS ADDITION  
 TO HANGMAN VALLEY

BEING A SUBDIVISION OF A PORTION OF  
 LOT 1, BLOCK 4, HANGMAN VALLEY  
 LOCATED IN A PORTION OF THE  
 E 1/2 OF SEC. 28, T.24N., R.43E., W.M.  
 SPOKANE COUNTY, WASHINGTON

INLAND PACIFIC  
 ENGINEERING

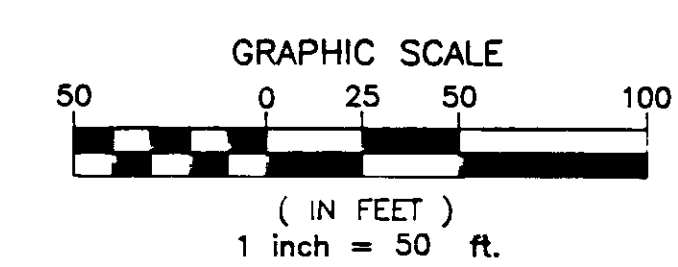
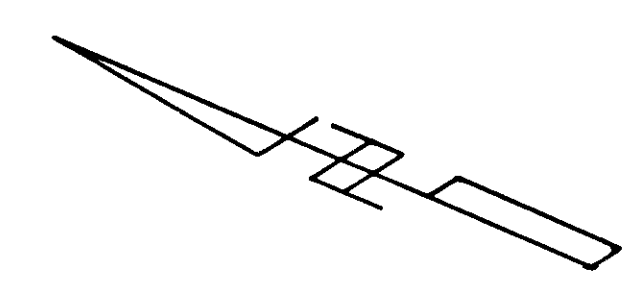
South 25 Altamont Spokane, Washington  
 (509) 535-1410 99202

Cs Planning

# 3099

Ry 20  
Ry 94

Deputy



LEGEND

- FOUND #4 REBAR UNLESS NOTED OTHERWISE
- SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "MOORE 18091" AS:
- ANGLE POINT IN BOUNDARY
- ⊥ LOT CORNER
- CENTERLINE MONUMENT

BASIS OF BEARINGS

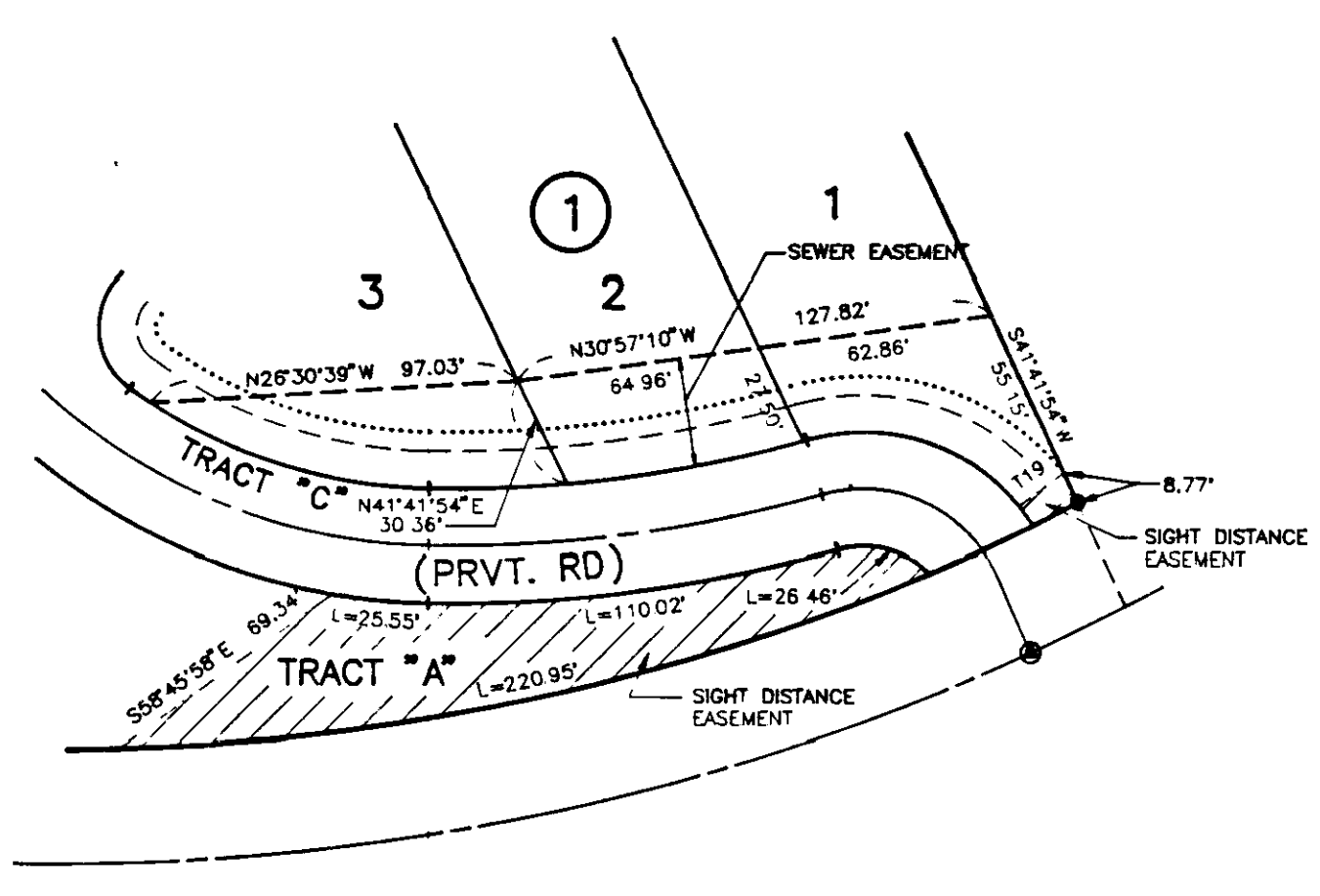
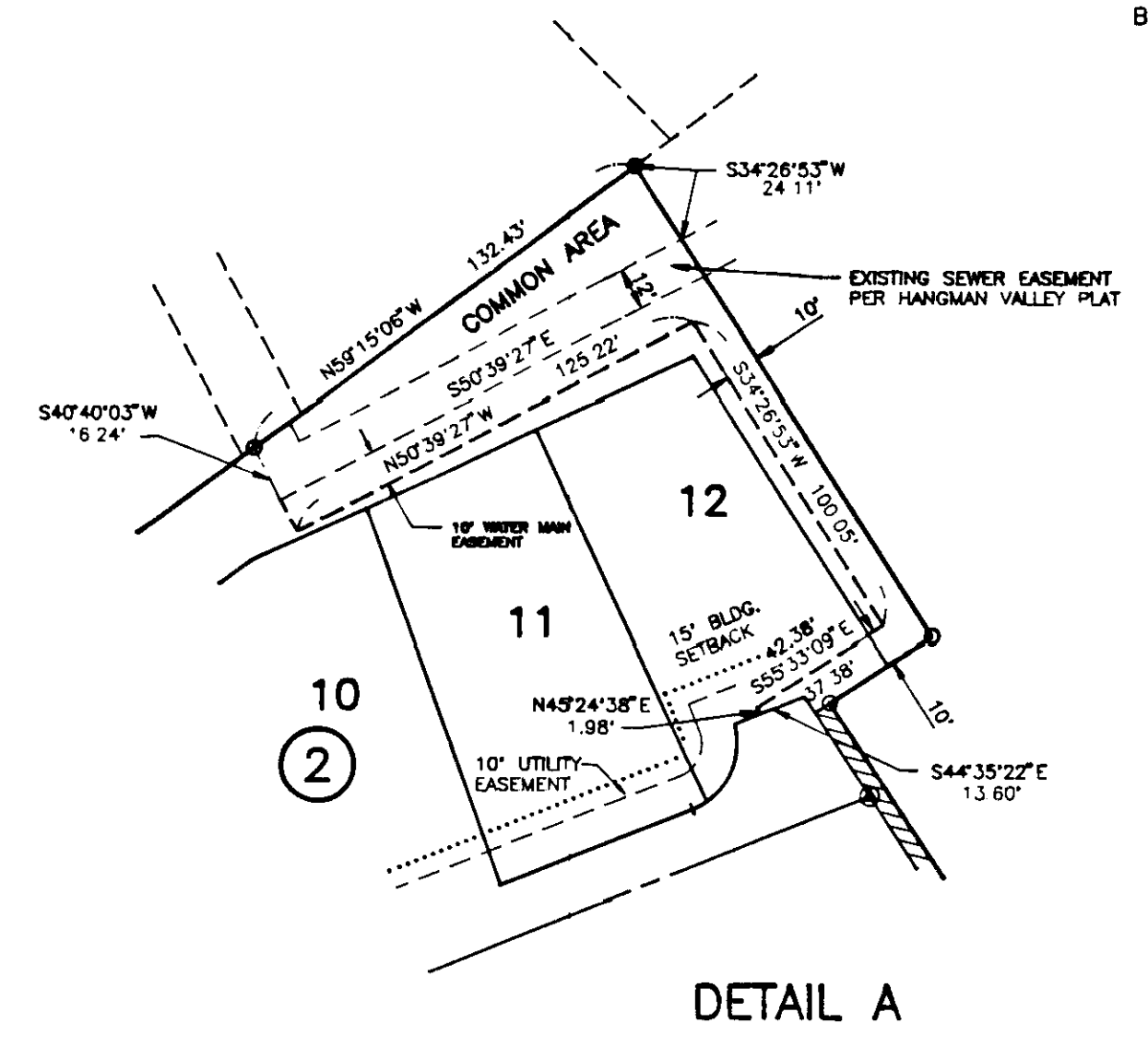
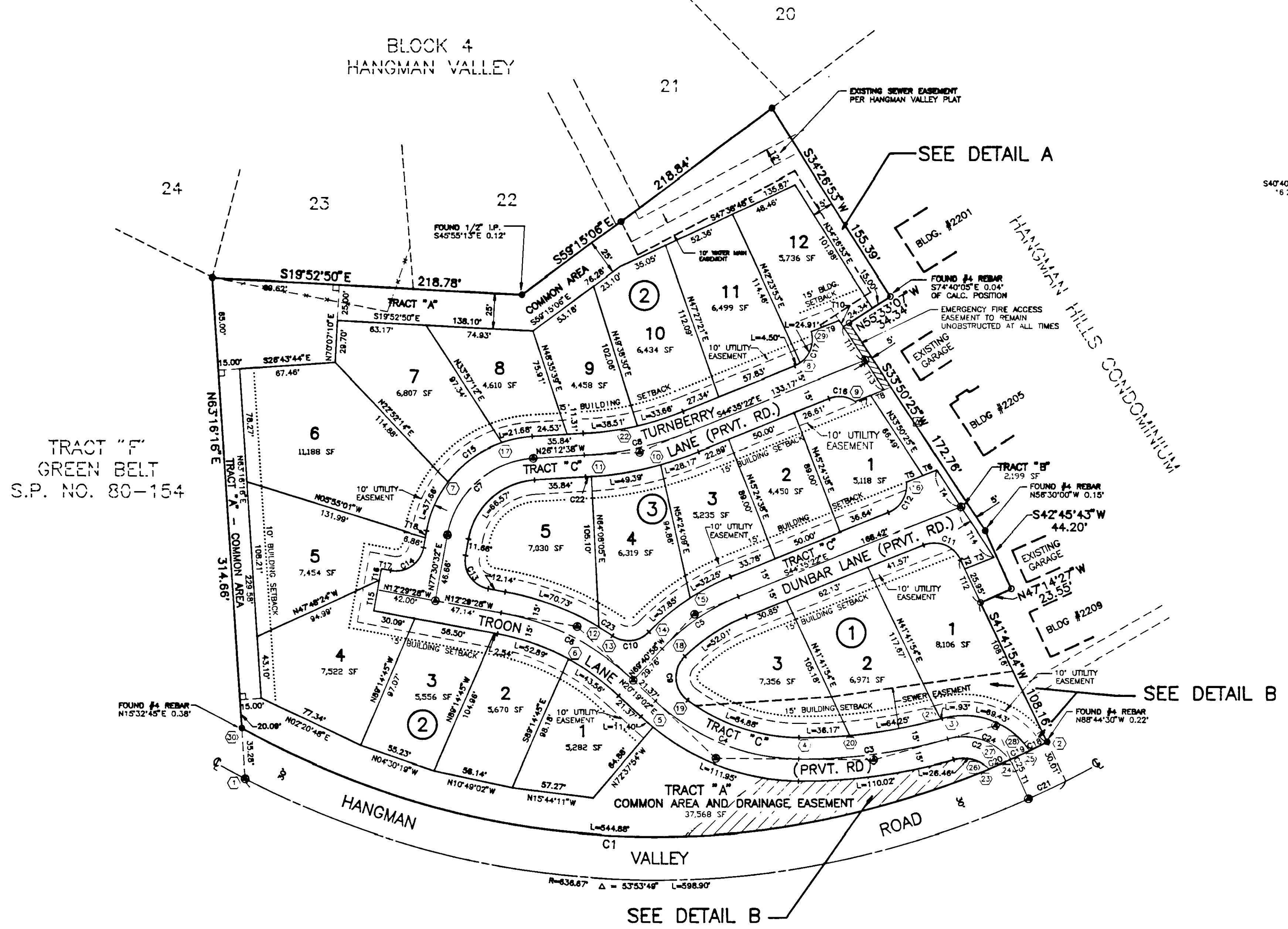
THE BASIS OF BEARING FOR THIS MAP WAS THE BEARING SYSTEM USED FOR HANGMAN HILLS CONDOMINIUM PLAN RECORDED IN BOOK 3 OF CONDOMINIUMS, PAGES 42 AND 43.

ACCURACY STATEMENT

THIS SURVEY WAS PERFORMED USING A TOPCON GTS 3C TEN-SECOND THEODOLITE AND ELECTRONIC DISTANCE METER. FIELD TRAVERSE METHODS USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".

NOTES

1. PLAT AREA = 4.65 ACRES.
2. THE AREA FOR THE PRIVATE ROAD (TRACT "C") IS 0.80 ACRES (34,935 S.F.).



○ RADIAL BEARINGS ○

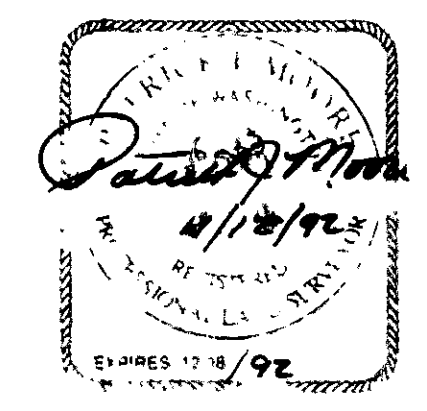
LINE	DIRECTION
R1	S85°49'34"E
R2	N40°12'24"E
R3	N51°12'21"E
R4	N67°46'58"E
R5	S73°36'51"E
R6	N84°29'58"W
R7	S14°28'46"W
R8	N32°31'08"E
R9	S78°26'39"E
R10	N51°44'21"E
R11	N62°50'12"E
R12	N82°04'08"W
R13	S78°53'57"E
R14	N21°03'57"E
R15	S34°12'39"W
R16	S30°06'43"E
R17	S48°15'51"W
R18	S23°20'13"W
R19	S76°29'58"E
R20	N61°52'02"E
R21	N42°56'34"E
R22	N41°30'12"E
R23	N68°09'23"W
R24	N58°45'40"W
R25	N56°27'45"W
R26	N44°25'31"E
R27	N42°56'34"E
R28	N41°30'12"E
R29	N38°51'01"W
R30	S84°06'53"E

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	606.67'	589.55'	320.39'	566.62'	53°40'43"
C2	40.00'	57.00'	34.58'	52.30'	81°38'47"
C3	365.28'	105.68'	53.21'	105.32'	16°34'37"
C4	151.16'	112.22'	58.84'	109.66'	42°32'04"
C5	150.00'	65.69'	33.38'	65.77'	26°05'36"
C6	183.43'	105.03'	54.00'	103.60'	32°48'30"
C7	65.00'	86.54'	51.04'	80.29'	76°16'50"
C8	240.00'	78.99'	38.83'	76.66'	18°22'44"
C9	20.00'	34.85'	23.77'	30.61'	99°50'11"
C10	20.00'	27.94'	16.79'	25.72'	80°02'06"
C11	20.00'	30.23'	18.85'	27.44'	86°36'47"
C12	20.00'	26.36'	15.49'	24.49'	75°31'21"
C13	20.00'	31.42'	20.00'	28.28'	90°00'00"
C14	20.00'	31.42'	20.00'	28.28'	90°00'00"
C15	80.00'	47.17'	24.29'	46.49'	33°47'05"
C16	20.00'	19.60'	10.67'	18.32'	58°08'43"
C17	20.00'	29.41'	18.09'	26.83'	84°15'39"
C18	606.67'	13.73'	6.87'	13.73'	01°17'48"
C19	606.67'	15.24'	7.62'	15.24'	01°26'22"
C20	606.67'	15.70'	7.85'	15.70'	01°28'57"
C21	636.67'	28.61'	14.31'	28.61'	02°34'29"
C22	255.00'	4.24'	2.12'	4.24'	00°57'10"
C23	198.43'	10.98'	5.49'	10.98'	03°10'11"
C24	40.00'	48.19'	27.51'	45.33'	69°01'59"
C25	40.00'	8.81'	4.42'	8.79'	12°36'48"

TANGENT TABLE

TANGENT	BEARING	DISTANCE
T1	N42°51'08"E	21.27'
T2	N42°01'25"E	7.58'
T3	S44°35'22"E	21.87'
T4	S33°50'25"W	30.62'
T5	S44°35'22"E	12.28'
T6	N44°35'22"W	10.21'
T7	N44°35'22"W	11.73'
T8	N44°35'22"W	10.21'
T9	S44°35'22"E	21.34'
T10	S33°50'25"W	5.47'
T11	S33°50'25"W	28.22'
T12	N42°01'25"E	33.13'
T13	S33°50'25"W	24.35'
T14	S33°50'25"W	41.84'
T15	N73°30'12"E	22.00'
T16	S73°30'12"E	8.00'
T17	S12°29'28"E	7.00'
T18	N77°30'32"E	4.80'
T19	N58°52'16"W	15.24'



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

FINAL P.U.D. PLAT  
**EAGLE HEIGHTS ADDITION TO HANGMAN VALLEY**  
 BEING A SUBDIVISION OF A PORTION OF LOT 1, BLOCK 4, HANGMAN VALLEY LOCATED IN A PORTION OF THE E 1/2 OF SEC. 28, T.24N., R.43E., W.M. SPOKANE COUNTY, WASHINGTON

(202) 20/90