

HIGHLAND HILLS 1ST ADDITION

Being a replat of a portion of TRACT "B" of Short Plat SP-88 547
IN THE SW 1/4 SECTION 2 T24N R43E WM
SPOKANE COUNTY, WASHINGTON

LEGAL DESCRIPTION

That portion of Tract B of Spokane County Short Plat No. SP-88-547 in the Southwest Quarter of Section 2, Township 24 North, Range 43 East W.M., Spokane County, Washington described as follows:
Beginning at the southwest corner of said Tract B; thence South 83 deg 07 min 32 sec East along the south line of said Tract 785.95 feet; thence North 0 deg 09 min 24 sec West 255.61 feet to the True Point of Beginning; thence continuing North 0 deg 09 min 24 sec West 408.47 feet to the North line of Tract B; thence North 89 deg 14 min 13 sec West 317.54 feet to the Northeast corner of lot 8 of Highland Hills Subdivision; thence South 12 deg 16 min 32 sec West along the East line of lots 8 and 7 a distance of 284.15 feet; thence South 0 deg 04 min 43 sec East along the East line of lot 6 a distance of 130.00 feet; thence South 89 deg 14 min 13 sec East along the North line of lot 5 a distance of 378.90 feet to the true Point of Beginning of this description.

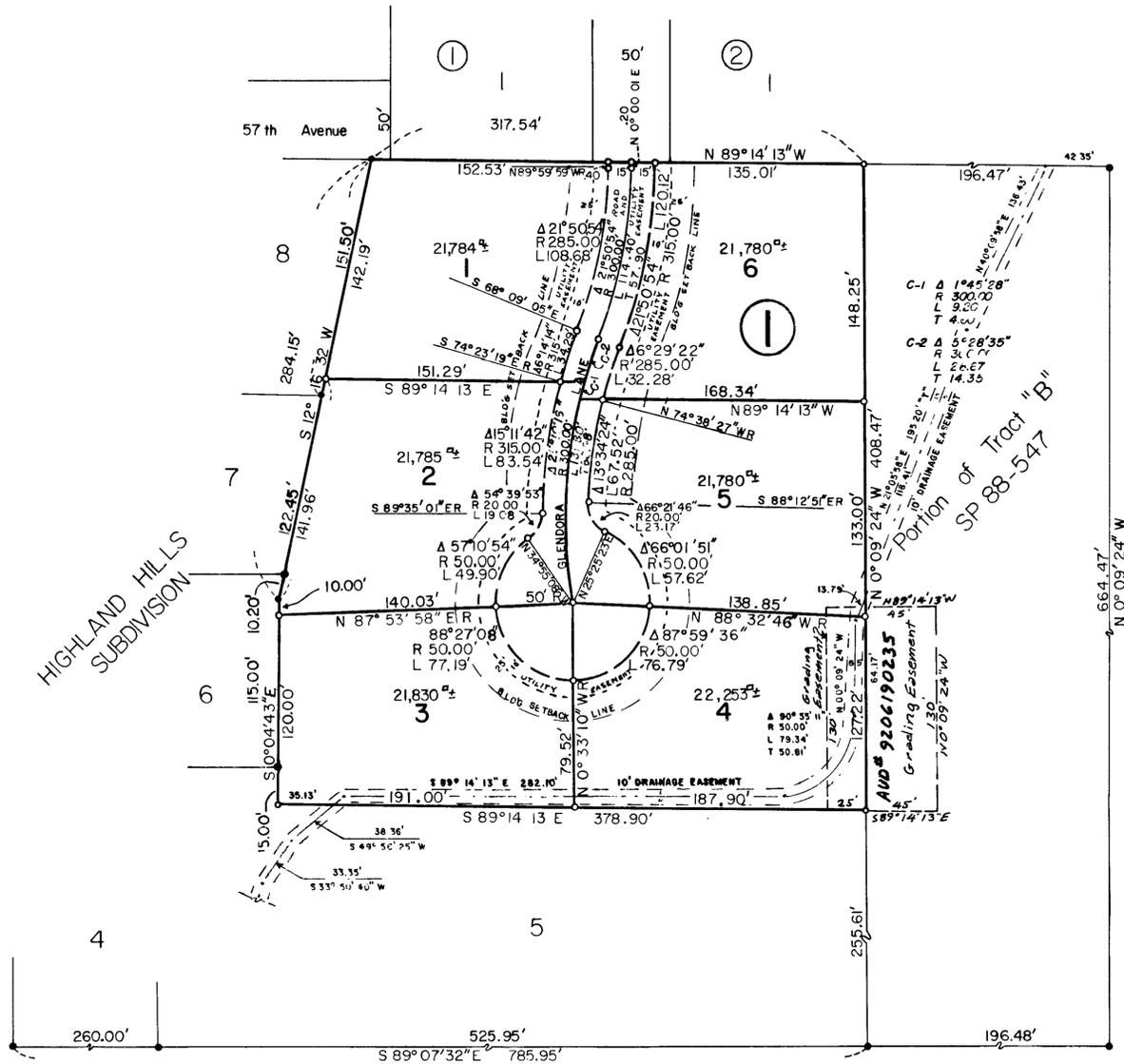
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 19__ AT _____, M.,
IN BOOK _____ OF SURVEYS, PAGE _____
AT THE REQUEST OF _____

COUNTY AUDITOR

DEPUTY

GLENNAIRE TERRACE 5th ADDITION



9287890045
#3078
Blk 2079 U3
County Planning
JUL 5
444
5300

Drainage easements, as platted and show hereon and on the Final Plat of Highland Hills Subdivision, which are for the purpose of installing, operating, and maintaining the drainage retention pond, culverts, ditches, and associated drainage facilities to dispose of runoff are hereby granted to the Highland Hills Home Owners Association, and the owners of Lots 1-8, Highland Hills Subdivision, and Lots 1-6, Highland Hills 1st Addition or their successors in interest. The County of Spokane is hereby granted the right of ingress and egress to all drainage easements.

The Highland Hills Home Owners Association, and the owners of Lots 1-8, Highland Hills Subdivision, and Lots 1-6, Highland Hills 1st Addition or their successors in interest shall maintain the drainage retention pond, culverts, ditches, and associated drainage facilities in reasonable conformance with the approved plans on file in the County Engineers Office.

Whenever the Highland Hills Home Owners Association, and the owners of Lots 1-8, Highland Hills Subdivision, and Lots 1-6, Highland Hills 1st Addition or their successors in interest fail to maintain the drainage retention pond, culverts, ditches, and associated drainage facilities in reasonable conformance with the approved drainage plan, a notice will be given to the Highland Hills Home Owners Association, and the owners of Lots 1-8, Highland Hills Subdivision, and Lots 1-6, Highland Hills 1st Addition or their successors in interest by the County. If not corrected after 10 days, the County has the right to correct the maintenance failure or have it corrected. All costs involved will be charged to the Highland Hills Home Owners Association, and the owners of Lots 1-8, Highland Hills Subdivision, and Lots 1-6 Highland Hills 1st Addition or their successors in interest.

Spokane county does not accept the responsibility of maintaining the drainage course on private lots within drainage easements or floodplain areas, nor the responsibility for any drainage, 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.

The subdivider/sponsor will construct the drainage retention pond, culverts, ditches, and associated drainage facilities.

Subject to declaration of Covenants, Conditions and Restrictions for the Highland Hills Home Owners Association, recorded January 2, 1990 under Auditors Document Number 9001020053 which by reference is shown hereon is made a part hereof.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that CRAIG O. JACOBS and KATHRYN R. JACOBS, husband and wife, have platted into Lots, Blocks and Streets the land shown hereon to be known as HIGHLAND HILLS 1ST ADDITION, in the County of Spokane, State of Washington and being as described hereon.

Utility easements (including cable TV) are hereby granted as shown hereon.

No more than one dwelling structure be placed on any 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.

The public water system, pursuant to the WATER PLAN approved by County and State Health Authorities, the local fire district, County Building & Safety Department, and water purveyor, will be installed within this plat and the subdivider/sponsor will 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.

No direct access is allowed from lots to Custer Street. Future slope easements as required by Spokane County along Custer Street are hereby granted.

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, the formation of a RID by the resolution method pursuant to Chapter 36.88 RCW, which resolution includes the owner(s) property. If a 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: (1) that the improvements or construction contemplated within the proposed RID is feasible, (2) that the benefit to be derived from the formation of the RID by the property included therein, together with the amount of any County participation, exceeds the cost and expense of formation of the RID, and (3) that the property within the proposed RID is sufficiently developed. Provided, further, the owner(s) or successor(s) shall retain the right, as authorized under RCW 36.88.030, to object to any assessment(s) on the property as a result of the improvements called for in conjunction with the formation of a 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 for (curb, sidewalk, drainage control and paving) will be at the sole expense of the undersigned owner, 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 hereof. 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, providing for or securing to the County the actual construction of the improvements shall run with the land and shall be binding upon the owner(s), their successor(s) or assigns(s).

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 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.

That 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.

The private road as shown hereon is an easement which provides a means of ingress and egress for these lots within the plat having frontage thereon.

Use of private wells and water systems is prohibited.

UTILITY EASEMENTS ARE HEREBY GRANTED AS SHOWN HEREON. 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 DISPOSAL SYSTEMS SHALL NOT BE AUTHORIZED.

Storm drainage Easements are hereby granted as shown hereon.

IN WITNESS WHEREOF the aforesaid owners have hereunto set their hands this 24 day of March, 1992.

CRAIG O. JACOBS
KATHRYN R. JACOBS

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SPOKANE
On this 24 day of March, 1992, before me personally appeared CRAIG O. JACOBS and KATHRYN R. JACOBS, known to me to be the individuals that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act of said individuals for the uses and purposes therein mentioned.

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

Notary Public in and for the State of Washington
Residing at _____

SPOKANE COUNTY ENGINEER
EXAMINED AND APPROVED THIS 22nd DAY OF June, 1992.

SPOKANE COUNTY ENGINEER

SPOKANE COUNTY UTILITIES DEPARTMENT
EXAMINED AND APPROVED THIS 24th DAY OF JUNE, 1992.

DIRECTOR, COUNTY UTILITIES

SPOKANE COUNTY PLANNING DEPARTMENT
EXAMINE AND APPROVED THIS 7th DAY OF July, 1992.

DIRECTOR, COUNTY PLANNING

SPOKANE COUNTY TREASURER
I DO HEREBY CERTIFY THAT ALL TAXES WHICH HAVE BEEN LEVIED AND BECOME CHARGEABLE AGAINST THE LAND SHOWN HEREON WITHIN THIS PLAT HAVE BEEN FULLY PAID ON THIS 4th DAY OF June, 1992.

SPOKANE COUNTY TREASURER

SPOKANE COUNTY ASSESSOR
EXAMINED AND APPROVED THIS 25th DAY OF June, 1992.

SPOKANE COUNTY ASSESSOR

SPOKANE COUNTY HEALTH DISTRICT
EXAMINED AND APPROVED THIS 25th DAY OF June, 1992.

CHAIRMAN, CO. HEALTH DIST.

SPOKANE COUNTY COMMISSIONERS
THIS PLAT EXAMINED AND APPROVED BY THE COMMISSIONERS OF SPOKANE COUNTY THIS 7th DAY OF July, 1992.

CHAIRMAN, BOARD OF CO. COMM.

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 IN _____, 1992.

RALPH E. FLAGAN P.L.S.
Certificate No. 7580

R. E. FLAGAN & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
10606 COLLEGE CIRCLE
SPOKANE, WA 99218
509-466-1024