

FINAL PLAT OF HOLMBERG SQUARE SPOKANE COUNTY, WASHINGTON SITUATE WITHIN THE S.E. 1/4 OF SECTION 18, T.26N., R.43E., W.M. AND BEING A REPLAT OF PORTIONS OF TRACT 15 "SPOKANE ESTATES PLAT A" & TRACT 39-A "COUNTRY HOMES ESTATES"

8609250169 Peter Enkema SEP 25 9 25 AM '86 WILLIAM H. HAAG SPOKANE COUNTY, WASH. 40.0 Small

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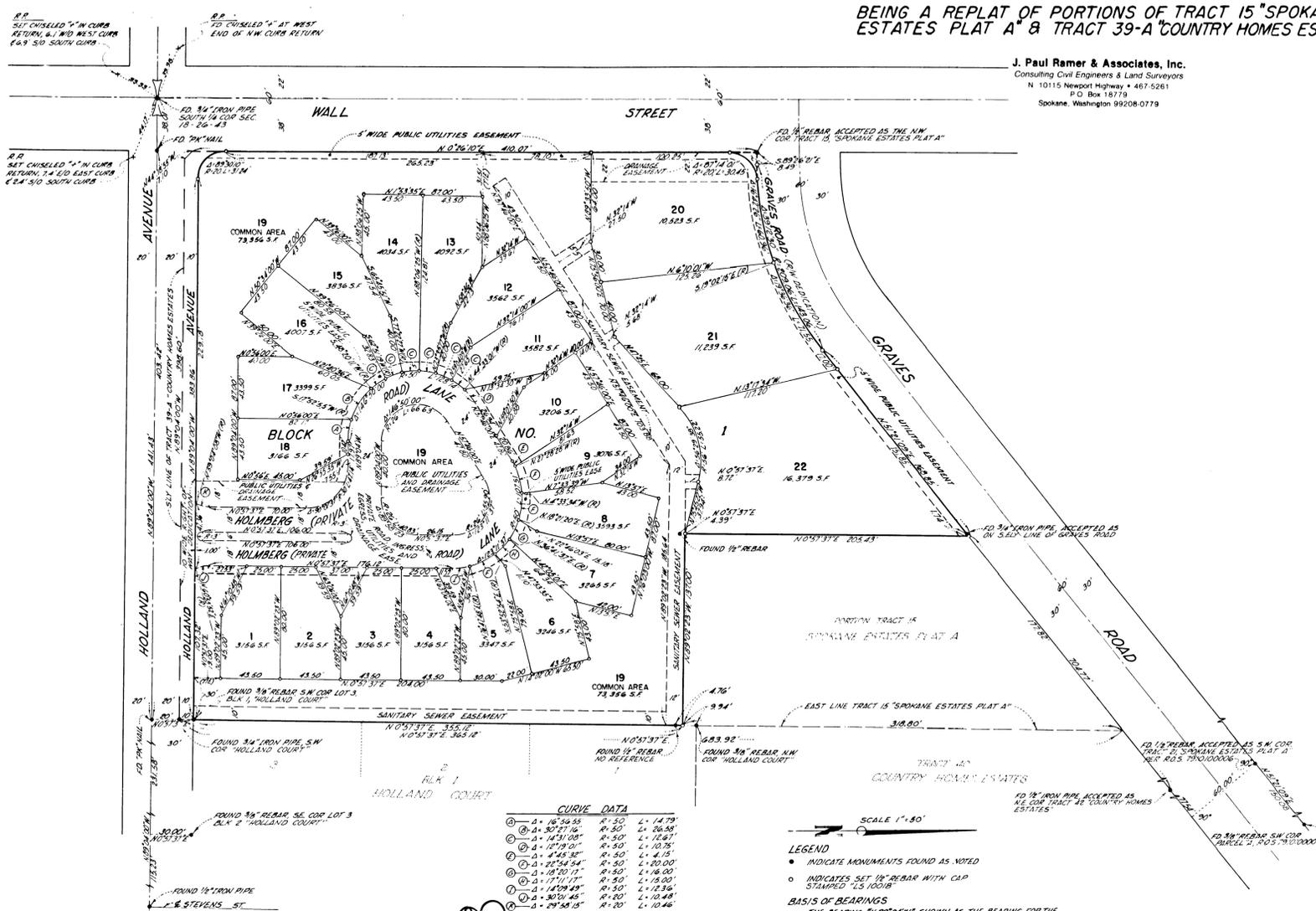
DEDICATION

BE IT KNOWN BY THESE PRESENTS that W. PETER ENKEMA and PATRICIA C. ENKEMA, husband and wife, DARRELL R. MERRITT and SHEILA I. MERRITT, husband and wife, and STERLING SAVINGS ASSOCIATION have caused to be platted into lots and Block, the lands shown hereon to be known as HOLMBERG SQUARE and being legally described as follows:

PARCEL A Tract 15, Spokane Estates Plat A, according to plat recorded in Volume "Q" of Plats, Page 17, in Spokane County, Washington, EXCEPT that portion described as follows: Beginning at the Northeast corner of Tract 15; thence South 318.8 feet; thence West 137 feet; thence North 209 feet to the Northerly line of said Tract; thence Easterly along the North line of said Tract, to the point of beginning.

PARCEL B Tract 39-A, Country Homes Estate, according to plat recorded in Volume "S" of Plats, Page 16, in Spokane County, Washington, EXCEPT beginning at the Southwest corner of Lot 39-A, which is the true point of beginning; thence Northerly along the West line of said lot, a distance of 5 feet to a point; thence Southeasterly to a point on the South line of said Lot 39-A and 5 feet East of the Southwest corner; thence Westerly along the South line to the point of beginning. WE HEREBY dedicate for public use the right-of-way of all roads shown as "RIGHT-OF-WAY DEDICATION" within said Plat.

- 1. 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 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. 2. Use of private wells and water systems is prohibited. 3. Individual driveway access permits shall be required prior to issuance of a building permit for driveway approaches to the County road system. 4. No direct vehicular access shall be allowed from lots to Wall Street. 5. 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. 6. Each dwelling unit shall be plumbed for connection to future area-wide collection systems. 7. 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 the 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 the 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 objection 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. 8. Drainage easements, as platted and shown hereon, for the purpose of installing, operating and maintaining drainage swales and drainage facilities to dispose of runoff, are hereby granted. The County of Spokane is hereby granted the right of ingress and egress to all drainage easements adjacent to the public rights-of-way. The property owner shall maintain the drainage swale with a permanent live cover of lawn turf, 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 approved street and drainage plans. 9. Lots 1 thru 19 of Block 1 consist of a "Planned Unit Development" and are subject to the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS of the "HOLMBERG SQUARE HOMEOWNERS ASSOCIATION OF SPOKANE" recorded as File No. 8609250170 in the office of the County Auditor, Spokane County, Washington. 10. An on-site sewage system will be made available for Lots 1 thru 18 of Block 1 and individual services will be provided to said lots prior to sale. 11. The HOLMBERG SQUARE HOMEOWNERS ASSOCIATION OF SPOKANE shall be the managing association of the on-site sewage system for Lots 1 thru 18, of Block 1, until such time as said lots are connected to a future area-wide sewage collection system. 12. Individual on-site sewage disposal systems shall not be authorized on Lots 1 thru 18 of Block 1, on-site sewage disposal systems serving Lots 1 thru 18 shall be authorized on Lot 19 of Block 1. 13. The owners of Lots 20, 21 and 22 of Block 1, their heirs, grantees and assigns agree to join in the formation of a County Road Improvement District pursuant to RCW 36.88 at such time as a Road Improvement District 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 owners, their heirs, grantees and assigns. This condition shall not prohibit the Owner(s) or Successor(s) from objection to any assessment(s) on the property as a result of any improvements called for in conjunction with the formation of a County Road Improvement District by either petition or resolution method under RCW Chapter 36.88. This provision is only applicable to the improvements specified for Graves Road. 14. 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 owners, their heirs, successors or assigns. 15. The Private Road serving Lots 1 thru 18 of Block 1 shall be improved consistent with Spokane County standards for private roads. 16. Maintenance of the Private Road serving Lots 1 thru 18 of Block 1 shall be in a manner determined by the "HOLMBERG SQUARE HOMEOWNERS ASSOCIATION OF SPOKANE". 17. In the event that the Private Road serving Lots 1 thru 18 of Block 1 is improved to Spokane County standards for public streets, the County may, at its discretion, be willing to accept the dedication of said Private Road. 18. The owners of the aforesaid property or any lot which has been or is subsequently created on said property shall be responsible for the financing for construction and maintenance of all private roads within said plat.



CURVE DATA table with columns for stationing, radius, length, and bearing.

LEGEND: INDICATE MONUMENTS FOUND AS NOTED. INDICATES SET 1/2" REBAR WITH CAP STAMPED "LS 1001B". BASIS OF BEARINGS: THE BEARING "N 87° 00' 00" SHOWN AS THE BEARING FOR THE CENTERLINE OF HOLLAND AVENUE ON THE PLAT OF HOLLAND COURT WAS USED AS THE BASIS OF BEARINGS FOR THIS PLAT AND SURVEY.

COUNTY ENGINEER 19th day of Sept., 1986. COUNTY UTILITIES 19th day of Sept., 1986. COUNTY PLANNING 19th day of Sept., 1986. COUNTY TREASURER I do hereby certify that all taxes which have been levied against the land shown within this plat have been fully paid on this 20th day of September, 1986. COUNTY ASSESSOR 19th day of SEPT., 1986. COUNTY HEALTH DISTRICT 19th day of Sept., 1986. COUNTY COMMISSIONERS This plat was examined and approved by the County Commissioners of Spokane County on this 23 day of Sept., 1986.

ACKNOWLEDGEMENT

STATE OF WASHINGTON COUNTY OF SPOKANE I certify that I know or have satisfactory evidence that W. PETER ENKEMA and PATRICIA C. ENKEMA, husband and wife, signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument. Dated 8/22/86 Notary My appointment expires 9/22/86. STATE OF WASHINGTON COUNTY OF SPOKANE I certify that I know or have satisfactory evidence that DARRELL R. MERRITT and SHEILA I. MERRITT, husband and wife, signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument. Dated 8/22/86 Notary My appointment expires 9/22/86. STATE OF WASHINGTON COUNTY OF SPOKANE I certify that I know or have satisfactory evidence that Stanton C. Pruitt signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the President of STERLING SAVINGS ASSOCIATION to be the free and voluntary act of such party for the purposes and uses mentioned in the instrument. Dated 8/22/86 Notary My appointment expires 9/22/86.

IN WITNESS WHEREOF the aforesaid persons do hereby affix their signatures.

Signatures and dates for W. Peter Enkema, Patricia C. Enkema, Darrell R. Merritt, Sheila I. Merritt, and Sterling Savings Association.

SURVEYORS 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.

J. Paul Ramer, P.E. & L.S. # 10018

