

FINAL PLAT
HUNTER'S POINTE
A PLANNED UNIT DEVELOPMENT
A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 33,
TOWNSHIP 27 NORTH, RANGE 43 EAST, W.M.
SPOKANE COUNTY, WASHINGTON
SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that ACE, LLC, a Washington Limited Liability Company, has caused to be platted into Lots, Blocks, Tracts and Public Streets the land shown hereon to be known as HUNTER'S POINTE, being described as follows:

That portion of the Northeast quarter of Section 33, Township 27 North, Range 43 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of said Northeast quarter; thence North 00°48'03" West along the East line of said Northeast quarter for a distance of 100.00 feet, said point being the TRUE POINT OF BEGINNING;

thence continuing North 00°48'03" West along said East line of said Northeast quarter for a distance of 972.74 feet;
thence South 81°52'58" West for a distance of 1218.48 feet to a point on the centerline of an existing powerline easement;

situate in the County of Spokane, State of Washington.

The owners of lots within this subdivision shall be members of the HUNTER'S POINTE P.U.D. HOMEOWNERS ASSOCIATION, a homeowners association created by document recorded March 28, 2006 by the Secretary of State of the State of Washington under U.B.I. Number 602 598 512 and subject to the Articles of Incorporation and Bylaws thereof.

Tracts A and B, as platted and shown hereon, are hereby dedicated to the HUNTER'S POINTE P.U.D. HOMEOWNERS ASSOCIATION, created by a document recorded March 28, 2006 under State Document No. 602 598 512.

Tracts A and B cannot be sold or transferred, regardless of any provision in the covenants to the contrary, and shall be considered subservient estates for tax purposes to the other lots created herein.

Clover Park Avenue, Pineglen Avenue and Hunters Pointe Road, as platted and shown hereon, are hereby dedicated to the Public, forever, for road purposes.

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 facilities which dispose of and treat stormwater runoff, are hereby granted to Spokane County.

Slope easements, as required for construction and maintenance of roads, are hereby granted to Spokane County along all internal roads within this plat.

"Dry" utility easements shown on the herein 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, together with the right to prohibit changes in grade that will reduce the existing coverage over installed underground facilities and the right to trim and/or remove trees, bushes, landscaping and to prohibit structures that may interfere with the construction, reconstruction, reliability, maintenance, and safe operation of same.

The Border Easements as shown hereon are hereby granted to Spokane County and its 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.

The Sanitary Sewer Easement, as platted and shown hereon, is hereby granted to Spokane County, its successors and assigns, for the sole purpose of constructing, installing, operating, maintaining, repairing, altering, replacing, removing and all other uses or purposes which are or may be related to a sewer system.

Subject to specific application approval and issuance of permits by the Health Officer, the use of individual on-site sewage systems 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, the County Building and Planning Department and the 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.

Side and rear yard building setbacks shall be determined at the time building permits are requested. The setbacks may be varied from if proper zoning approvals are obtained.

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 under RCW Chapter 36.94.

The property owner(s) 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. If the property owner(s) fail to maintain the surface path of natural or man-made drainage flow on private properties, a notice of such failure may be given to the property owner(s). 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(s).

Spokane County does not accept the responsibility of maintaining the drainage course on 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.

Spokane County shall be held responsible for operation and maintenance of drainage facilities, such as drywells, located within the public right-of-way. Spokane County does not accept the responsibility to inspect or maintain drainage facilities located outside of the public right-of-way, except in cases where Spokane County specifically assumes that responsibility in writing. Neither does Spokane County accept any liability for failure by the property owner(s) to properly maintain such areas.

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 consist of a minimum slope of 3% away from the building for a distance of at least 10 feet from the building. 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.

There may exist properties located uphill and adjacent to this subdivision that 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 subjected to higher amounts of stormwater runoff than 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.

The tracts and common areas cannot be sold or transferred and shall be considered subservient estates for tax purposes to the other lots created herein. The status of the areas designated as subservient estates for tax purposes cannot be changed without filing a replat.

The developer and property owners 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.

All or part of the herein described land is subject to the following:

EASEMENT, including the terms, covenants and provisions thereof, for electric transmission and/or distribution line, together with necessary appurtenances, as granted by instrument recorded March 7, 1930 under Recording No. A27583.

EASEMENT, including the terms, covenants and provisions thereof, as granted by instrument recorded April 16, 1935 under Recording No. 200356A.

EASEMENT, including the terms, covenants and provisions thereof, for electric transmission and/or distribution line, together with necessary appurtenances, as granted by instrument recorded September 22, 1938 under Recording No. 356832A.

EASEMENT, including the terms, covenants and provisions thereof, for electric transmission and/or distribution line, together with necessary appurtenances, as granted by instrument recorded April 27, 1946 under Recording No. 695764A.

EASEMENT, including the terms, covenants and provisions thereof, as granted by instrument recorded July 3, 1984 under Recording No. 8407030229, with the interest of said easement assigned by instruments recorded January 6, 1988 and May 18, 1992 under Recording Nos. 8801060086 and 9205180366 respectively.

EASEMENT, including the terms, covenants and provisions thereof, for electric transmission and/or distribution line, together with necessary appurtenances, as granted by instrument recorded July 24, 1985 under Recording No. 8507240141.

IN WITNESS WHEREOF the aforesaid parties have hereunto set their hands.

ACE, L.L.C.

Harley C. Douglass

ACKNOWLEDGMENT

State of Washington)

ss.

County of Spokane)

On this 6th day of September, 2006, before me personally appeared

Harley C. Douglass

to me known to be the member of ACE, L.L.C. that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of ACE, L.L.C., for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed is the seal of said limited liability company.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

Michelle L. Mowbray

Notary Public in and for the State of Washington,

residing at Spokane Valley, WA

My commission expires 7-01-08



SPOKANE COUNTY AUDITOR

Filed for record by LANDTEK, LLC this 6th day of August 2006 at 99 minutes past 1 o'clock P.M.; and recorded in Book 25 of Plats at Page 23-30 Records of Spokane County, Washington.

Spokane County Auditor/Deputy

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 plat and described in the dedication of this date have been fully paid, satisfied and discharged. Dated this 6th day of August, 2006.

A.E. "Skip" Chelberg, Spokane County Treasurer

SPOKANE COUNTY ASSESSOR

Examined and approved this 6th day of August, 2006.

Spokane County Assessor

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

Examined and approved this 6th day of August, 2006.

John Pederson, Spokane County Department of Building & Planning

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 18th day of July, 2006.

Spokane County Engineer

SPOKANE COUNTY UTILITIES

Examined and approved this 7th day of July, 2006.

Spokane County Utilities

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 7th day of July, 2006.

Spokane Regional Health Officer

SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington this 5th day of August, 2006.

Spokane County Commissioners

SURVEYOR'S CERTIFICATE

This plat correctly represents a survey made by me, or under my direction, in conformance with the requirements of the Spokane County Subdivision Ordinance.

Bruce R. Larsen, P.L.S. Certificate No. 26390

9/05/06 Date



LandTek, LLC PROFESSIONAL LAND SURVEYORS 619 N. MADEIRA STREET SPOKANE, WASHINGTON 99202 PHONE (509)926-2821

**FINAL PLAT  
HUNTER'S POINTE  
A PLANNED UNIT DEVELOPMENT**  
A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 33,  
TOWNSHIP 27 NORTH, RANGE 43 EAST, W.M.  
SPOKANE COUNTY, WASHINGTON  
**SHEET 2 OF 2**

UNPLATTED

**PLAT DATA**  
TOTAL PLAT AREA: 21.04 AC.  
NUMBER OF LOTS: 40  
BUILDING LOTS AREA: 13.11 AC.  
COMMON AREAS: 5.73 AC.  
PUBLIC STREETS AREA: 2.20 AC.  
PERCENT OPEN AREA: 5.73/21.04 = 27.2%  
GROSS DENSITY: 40/21.04 = 1.90 UNITS/AC.  
NET DENSITY: 40/(21.04-2.20) = 2.12 UNITS/AC.

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	8°21'21"	981.00	143.06	71.66
C2	2°44'31"	981.00	46.95	23.48
C3	14°22'34"	247.73	82.18	31.24
C4	13°33'39"	415.00	98.22	49.34
C5	12°55'59"	415.00	10.38	5.19
C6	7°14'18"	410.00	51.79	25.93
C7	49°13'31"	20.00	17.18	9.16
C8	49°48'45"	20.00	17.39	9.29
C9	91°36'09"	25.00	39.97	25.71
C10	93°46'53"	25.00	40.92	26.71
C11	1°08'45"	1000.00	20.00	10.00
C12	0°29'53"	1000.00	8.69	4.35
C13	14°22'34"	292.92	73.50	36.94
C14	4°04'41"	350.00	24.91	12.46
C15	19°09'03"	177.65	58.38	29.97
C16	102°58'08"	25.00	44.93	31.41
C17	17°3'38"	205.55	5.00	2.50
C18	0°38'55"	435.00	4.87	2.34
C19	5°05'32"	198.86	17.75	8.88
C20	5°33'51"	396.00	38.46	19.24
C21	80°42'32"	25.00	35.22	21.24
C22	11°33'16"	394.15	79.49	39.88
C23	115°58'05"	25.00	50.60	39.98
C24	1°50'23"	205.55	6.60	3.30

100' WIDE TRANSMISSION LINE EASEMENT PER A.F.N. 695764A, LOCATION SHOWN PER CENTERLINE OF EXISTING POWER LINE.

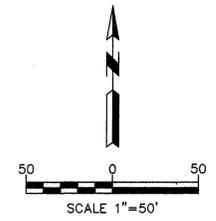
UNPLATTED

TRACT A  
5.66 AC.

CENTER OF SECTION 33  
END, 1" DRILL STEEL IN 2" IRON PIPE.  
REFERENCES FOUND:  
"X" ON NE CORNER IRRIGATION BOX  
-SW 1.31'  
TACK & TAG "13301" IN FENCE POST  
-EAST 1.18'  
-EAST 11.18'

NE CORNER SECTION 33  
FOUND 5/8" REBAR & CAP "LS 18921"  
REFERENCES FOUND:  
TACK IN 12" PINE - N79°W 51.50'  
ROCK NAIL IN 8" PINE - N55°E 70.30'  
ROCK NAIL IN S. FACE 14" PINE - N84°E 63.48'

**SPOKANE COUNTY AUDITOR**  
Filed for record by LANDEK, LLC  
this 6<sup>th</sup> day of AUGUST 2008 at 99  
minutes past 1 o'clock P.M.; and recorded in  
Book 28 of Plats at Page 2920  
Records of Spokane County, Washington.  
Spokane County Auditor Deane 10/17/09



- LEGEND**
- RB1 • FOUND 1/2" REBAR & PLASTIC CAP "LS 20640"
  - RB2 • FOUND 3/8" REBAR & PLASTIC CAP "LS 10018"
  - ▲ SET NAIL & WASHER MARKED "LS 26390" IN CONCRETE SIDEWALK

**PLAT MONUMENTATION**  
LOT CORNERS, TRACT CORNERS, STREET CENTERLINE INTERSECTIONS AND STREET CENTERLINE CURVATURE POINTS ARE MONUMENTED WITH 1/2" REBAR AND PLASTIC CAP MARKED "LS 26390" UNLESS OTHERWISE NOTED HEREON.

**BASIS OF BEARINGS**  
N00°48'03"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 27 NORTH, RANGE 43 EAST, W.M. PER PLAT OF HUNTER'S RIDGE, BOOK 26 OF PLATS, PAGES 82-84.

**EQUIPMENT & PROCEDURES**  
THIS SURVEY WAS PERFORMED WITH A TOPCON HIPER-LITE GLOBAL POSITIONING SYSTEM USING REAL TIME KINEMATIC SURVEY PROCEDURES, IN CONJUNCTION WITH FIELD TRAVERSE PROCEDURES USING A 5-SECOND TOTAL STATION THEODOLITE.

**SURVEY REFERENCES**

- SR1 STATUTORY WARRANTY DEED RECORDED JULY 13, 1998 UNDER AUDITOR'S FILE NO. 4242972
- SR2 FINAL PLAT OF HUNTER'S RIDGE BOOK 26 OF PLATS, PAGES 82-84

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N78°36'16"E	8.16
L2	N82°56'29"W	19.68
L3	N08°07'02"W	6.17
L4	N30°23'54"E	39.12
L5	N46°05'23"E	36.50
L6	N78°36'16"E	23.47
L7	N00°48'03"W	25.41
L8	N00°48'03"W	25.46
L9	N00°48'03"W	26.85
L30	N00°48'03"W	26.62

**RADIAL BEARING TABLE**

RADIAL	BEARING
R6	N09°03'52"E
R7	N02°24'12"W
R8	N01°20'12"E
R9	N02°28'57"E
R10	N02°58'50"E
R11	N12°05'32"W
R12	N10°48'49"W
R13	N18°12'58"E
R14	N68°54'50"E
R15	N67°26'31"E
R16	N24°00'09"W
R17	N25°50'32"W
R18	N37°03'10"E
R19	N35°34'41"E
R20	N79°23'24"W
R21	N72°08'34"W
R22	N15°35'38"E
R23	N19°54'38"E
R24	N61°34'09"W
R25	N28°34'53"E



PN-1792-96

**LandTek, LLC**  
PROFESSIONAL LAND SURVEYORS  
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