FINAL PLAT

LAURELHURST ESTATES FIRST ADDITION

BEING A REPLAT OF PORTIONS OF TRACTS 11 AND 18, AND VACATED 53RD AVENUE
MARSHALL'S TEN ACRE TRACTS
NW 1/4, SECTION 4, T.24N., R.43E., W.M.
SPOKANE COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that R & S Land Development Company, a Washington General Partnership, has caused to be platted into Lots, Blocks and Public Streets the land shown hereon to be known as LAURELHURST ESTATES FIRST ADDITION, being those portions of Tracts 11, 18 and vacated 53rd Avenue, MARSHALL'S TEN ACRE TRACTS, as per plat recorded in Volume "A" of Plats, Page 191, more particularly described as follows:

BEGINNING at the northwest corner of Lot 5, Block 2, LAURELHURST ESTATES, as per plat recorded in Volume 24 of Plats, Pages 18 and 19; thence S14°46'45"W 139.32 feet along the westerly line of said Block 2; thence N67°45'22"W 326.97 feet; thence N80°07'20"W 72.88 feet; thence N10°55'39"E 141.75 feet to the west line of said Tract 11; thence N00°01'28"E 34.98 feet along said west line; thence N89°47'47"E 329.16 feet to the southwest corner of that certain parcel conveyed from R & S Land Development Company to Robert L. and Katherine Hemmerling, husband and wife, by Quit Claim Deed recorded May 30, 1997, under Auditor's File No. 4107645; thence S73°18'04"E 3.44 feet along the south line of said parcel, to the northwest corner of Lot 1, Block 3 LAURELHURST ESTATES; thence along the westerly lines of said LAURELHURST ESTATES the following four (4) courses: [1] S00°04'39"W 99.23 feet to the southwest corner of said Lot 1; [2] thence easterly along the arc of a 467.50 foot radius curve, the center of which bears N15°22'08"E, through a central angle of 14°59'28", for an arc length of 122.32 feet; [3] thence S03°01'37"E 65.10 feet to the north line of said Lot 5, Block 2; [4] thence westerly along the arc of a 532.50 foot radius curve, the center of which bears N00°02'18"W, through a central angle of 07°55'52", for an arc length of 73.71 feet, to the Point of Beginning;
situate in the Northwest quarter of Section 4, Township 24 North, Range 43 East, Willamette Meridian, County of Spokane, State of Washington.

Side yard and rear yard setbacks shall be determined at the time building permits are requested, unless these setbacks are specifically drafted on this final plat. The setbacks indicated on this plat may be varied from if proper zoning or variance approvals are obtained.

A public sewer system will be made available for this 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.

The public water system, pursuant to the water plan approved by county and state health authorities, the local fire protection district, County Building and Safety 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. Use of private wells and water systems is prohibited.

53rd Avenue and Laurelhurst Court, as platted and shown hereon, are hereby dedicated to the public, forever, as public road right-of-way.

Lot 2, Block 2, a one-foot strip as shown hereon, is hereby dedicated to Spokane County as general county property, to be dedicated for road purposes, forever, at such time as the road is continued as a full width right-of-way, or adjoining land is platted.

Utility easements as platted and shown hereon are hereby granted to the serving utility companies for the construction, reconstruction, maintenance and operation of utilities; together with the right to inspect said utilities and to trim and/or remove brush and trees that may interfere with the construction, maintenance and operation of same.

Slope easements, as necessary for the construction and maintenance of the public streets, are hereby granted to Spokane County

Drainage easements, as platted and shown hereon, which are for the purpose of installing, operating and maintaining drainage ponds and drainage facilities to dispose of runoff, are hereby granted to Spokane County, the City of Spokane, the public, and the Laurelhurst Estates Homeowners Association.

The drainage easements, lots and tracts are subject to the separate DRAINAGE DECLARATION OF COVENANT as recorded November 21, 1997 under Auditor's Document No. 4162817, which by reference is made a part hereof.

The herein described property is subject to the following, which by reference are made a part hereof:

DECLARATION OF COVENANTS as recorded DECEMBER 29 1997 under Auditor's Recording No. 4173844

DRAINAGE EASEMENT recorded September 10, 1997 under Auditor's Recording No. 4140022.

UTILITY CONNECTION ANNEXATION COVENANT recorded October 23, 1997 under Auditor's Recording No. 4153364.

IN WITNESS WHEREOF the aforesaid owners have affixed their signatures.

Terence A. Sullivan
Managing Partner, R & S Land Development Co.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE) ss

On this 11th day of December, 1997 before me personally appeared Terence A. Sullivan, to me known to be the Managing Partner of R & S Land Development Company, the partnership that executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned.

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

KENDRA D. KEENE
Notary Public in and for the State of Washington
Residing in SPOKANE
My commission expires MAY 28, 2001

KENDRA D. KEENE NOTARY PUBLIC MAY 28, 2001 STATE OF WASHINGTON

418365
BK 25 PG 13
3377

SPOKANE COUNTY AUDITOR

Filed for record by R&S Land Development Co. this 28TH day of January, 1998, at minutes past 2:51 o'clock P.M; and recorded in Book 25 of Plats at Page 13, Records of Spokane County, Washington.

N. Cawthorne (Deputy)
Spokane County Auditor

SPOKANE COUNTY DIVISION OF BUILDING AND PLANNING

Examined and approved this 20th day of January, 1998

Francine Shaw for Jim Hanson
Spokane County Director of Building and Planning

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 19TH day of January, 1998

Spokane County Engineer

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 19TH day of JANUARY, 1998.

Spokane County Utilities

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 20th day of January, 1998.

for Spokane Regional Health Officer

SPOKANE COUNTY TREASURER

I, Treasurer of Spokane County, Washington, do hereby certify that all taxes which have 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 28 day of January, 1998

Linda M. Walsworth a/peach
Spokane County Treasurer

SPOKANE COUNTY ASSESSOR

Examined and approved this 20 day of Jan, 1998

S.C. Corey, Lynda Rowe
Spokane County Assessor

SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington this ____ day of _____, 19__.

Chairperson
Spokane County Commissioners

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.

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

12-11-97
Date

BRUCE R. LARSEN STATE OF WASHINGTON 26390 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 3-27-98

GROUP FOUR EAST INCORPORATED
9209 E. MISSION AVENUE, SUITE "A"
SPOKANE, WASHINGTON 99206
(509)926-2821 * FAX (509)926-2736
PROFESSIONAL LAND SURVEYING

PS-1772-95

SHT 1 OF 2

Drawing: D:\--DWG\1996\0960-8604\EST2ND1.DWG December 09, 1997 12:54:13 p.m.

3377 25/13

4187678
BK 25 Pg 21

FINAL PLAT

LAURELHURST ESTATES SECOND ADDITION

BEING A REPLAT OF PORTIONS OF TRACTS 10 & 11, AND VACATED 53RD AVENUE
MARSHALL'S TEN ACRE TRACTS
NW 1/4, SECTION 4, T.24N., R.43E., W.M.
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that R & S Land Development Company, a Washington General Partnership, has caused to be platted into Lots, Blocks and Public Streets the land shown hereon to be known as LAURELHURST ESTATES SECOND ADDITION, being those portions of Tracts 10, 11 and vacated 53rd Avenue, MARSHALL'S TEN ACRE TRACTS, as per plat recorded in Volume "A" of Plats, Page 191, more particularly described as follows:

BEGINNING at the southwest corner of Lot 3, Block 1, FAIRWAY ADDITION TO MANITO, as per plat recorded in Volume 16 of Plats, Page 67; thence N89°36'16"E 332.63 feet (N89°24'44"E 332.36' plat) to the southeast corner of Lot 5, Block 1 of said plat; thence S00°03'12"W 55.81 feet to the northwest corner of Lot 3, Block 2, CANDY'S ADDITION, as per plat recorded in Volume 11, Page 90, also being the northeast corner of that certain parcel conveyed from R & S Land Development Company to Bruce L. and Susan I. Pennell, husband and wife, by Quit Claim Deed recorded May 30, 1997, under Auditor's File No. 4107644; thence along the north and west lines of said parcel the following two (2) courses: [1] S60°10'01"W 1.58 feet; [2] thence S01°04'00"W 109.05 feet to the northwest corner of that certain parcel conveyed from R & S Land Development Company to Robert L. and Katherine Hemmerling, husband and wife, by Quit Claim Deed recorded May 30, 1997, under Auditor's File No. 4107645; thence S00°03'12"W 163.84 feet to the southwest corner of said parcel; thence S89°47'47"W 329.16 feet to the west line of said Tract 11; thence N00°01'28"E 20.00 feet to the southwest corner of said Tract 10; thence N00°00'16"W 241.69 feet to the southeast corner of Lot 5, Block 1 FAIRWAY FIRST ADDITION TO MANITO, as per plat recorded in Volume 17 of Plats, Page 12; thence N00°07'49"E 66.65 feet (66.62' plat) to the Point of Beginning; situate in the Northwest quarter of Section 4, Township 24 North, Range 43 East, Willamette Meridian, in the City of Spokane, County of Spokane, State of Washington.

This plat has been made with the free consent and in accordance with the desires of the owners of the land so divided. The signatories hereof hereby certify that they are the owners of, and the only parties having any interest in the lands so divided; and that the property shown hereon is not encumbered by delinquent taxes or assessments. The owners adopt the plat of Lots, Blocks and Public Streets as shown hereon.

Laurelhurst Court and 53rd Avenue, as platted and shown hereon, are hereby dedicated to the public, forever, as public road right-of-way. Slope and construction easements, as necessary for the public rights-of-way as platted and shown hereon, are hereby granted to the City of Spokane.

The City of Spokane is hereby granted a waiver of all claims against the City to any adjacent property occassioned by the established construction, drainage and maintenance of the public rights-of-way platted and shown hereon.

Public utility easements, including Cable TV, as platted and shown hereon, are hereby dedicated to the City of Spokane, its permitees and the serving utility companies for the construction, reconstruction, maintenance and operation of utilities; together with the right to inspect said utilities and to trim and/or remove brush and trees that may interfere with the construction, maintenance and operation of same.

This plat will be served by the City sanitary sewer system and water system only. Individual on-site sewage systems and private wells and water systems are prohibited. The City water system approved by County and State health authorities and the City Fire Department shall be installed within this plat. The plattor will provide for individual domestic water service as well as fire protection to each lot prior to sale. The final designs for water systems, sewer systems and storm water drainage shall be submitted to the City Department of Public Works for review and approval prior to construction. These final design plans must be approved by the City Department of Public Works prior to the filing of the final plat. No lot may be sold before being connected to functioning water and sewer systems complying with the requirements of the City Public Works Department. No lot shall be sold that is not adequately served by a fire hydrant, as determined by the City Fire Department.

Streets, including water and sewer improvements, shall be completed in each block for the entire length of a block, or so much of a block length as is within the subdivision, within three years after the date that building permits are issued for not less that sixty percent of the combined frontage on both sides of the street of said blocks. In the event that said improvements have not been completed within said three years, the subdivider and persons with any interest in the property in said block will not protest a Local Improvement District for said improvements as may be initiated by resolution of the City Council. The agreements herein expressed shall by reference be carried and considered a covenant to run with the land and shall by reference be carried as a provision in each and every deed drawn to transfer ownership of any and all property delineated within this plat.

No building permits shall be issued for any lot in this plat until evidence satisfactory to the City Engineer has been provided showing that the recommendation of the "SPOKANE AQUIFER WATER QUALITY 208 STUDY" has been reasonably complied with.

This plat is not within an irrigation district.

The herein described property is subject to the following, which by reference are made a part hereof:

DECLARATION OF COVENANTS recorded Dec. 29, 1997 under Auditor's Recording No. 4173844.

WATER SERVICE COVENANT recorded April 27, 1979 under Auditor's Recording No. 7904270134.

In witness whereof the aforesaid owners have affixed their signatures.

Terence A. Sullivan
Terence A. Sullivan
Managing Partner, R & S Land Development Co.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE) ss

On this 22 day of January, 1998, before me personally appeared Terence A. Sullivan, to me known to be the Managing Partner of R & S Land Development Company, the partnership that executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned.

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

Sally Y. Clowe
Notary Public in and for the State of Washington
Residing in Spokane
My commission expires 7-1-99

SURVEYOR'S CERTIFICATE

I, Bruce R. Larsen, 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 in all respects to the provisions of the law.

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

1-22-98
Date

BRUCE R. LARSEN
STATE OF WASHINGTON
26390
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 3-27-98

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE) ss

Subscribed and sworn to before me this 22 day of January, 1998.

Sally Y. Clowe
Notary Public in and for the State of Washington
Residing in Spokane
My commission Expires 7-1-99

SALLY Y. CLOWE
STATE OF WASHINGTON
NOTARY
PUBLIC
JULY 1, 1998
Commission Expires

SPOKANE COUNTY AUDITOR

Filed for record by R&S Land Development this 13th day of February, 1998, at minutes past 1:15 o'clock P.M. and recorded in Book 25 of Plats at Page 21, Records of Spokane County, Washington.

A. Cawthorne - Deputy
Spokane County Auditor

SPOKANE COUNTY TREASURER

I, Treasurer of Spokane County, Washington, do hereby certify that all taxes which have 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 13 day of February, 1998.

L.M. Walvatton
Spokane County Treasurer

SPOKANE COUNTY ASSESSOR

Examined and approved this 12 day of Feb, 1998.

S.C. Cooney, Lynda Rouse
Spokane County Assessor

CITY OF SPOKANE PLANNING SERVICES DEPARTMENT

Approved as conforming to the requirements of Subdivision regulations and approved preliminary plat this 10TH day of FEBRUARY, 1998.

Donald A. Carlson
City of Spokane Subdivision Administrator

CITY OF SPOKANE ENGINEER

Approved as to compliance with City engineering standards this 30th day of January, 1998.

J. Bjork
City of Spokane Engineer

CITY OF SPOKANE TREASURER

I hereby certify that the land contained within this plat as of the date of this certification is not subject to any local improvement assessments.

Examined and approved this 30th day of January, 1998.

Dale F. Scinchetti
City of Spokane Treasurer

CITY OF SPOKANE ATTORNEY

Examined and approved this 10th day of February, 1998.

James C. Albrane
City of Spokane Attorney

CITY OF SPOKANE HEARING EXAMINER

Examined and approved this 11th day of February, 1998.

Gregory J. Smith
City of Spokane Hearing Examiner

GROUP FOUR EAST INCORPORATED
9209 E. MISSION AVENUE, SUITE "A"
SPOKANE, WASHINGTON 99206
(509)926-2821 • FAX (509)926-2736
PROFESSIONAL LAND SURVEYING

SHT 1 OF 2

Drawing: D:\j-dwg\laurelhurst\2ndadd\2ndadd.dwg January 22, 1998 8:37:27 am

#1772 B(City)

3381 25/21

FINAL PLAT

LAURELHURST ESTATES FIRST ADDITION

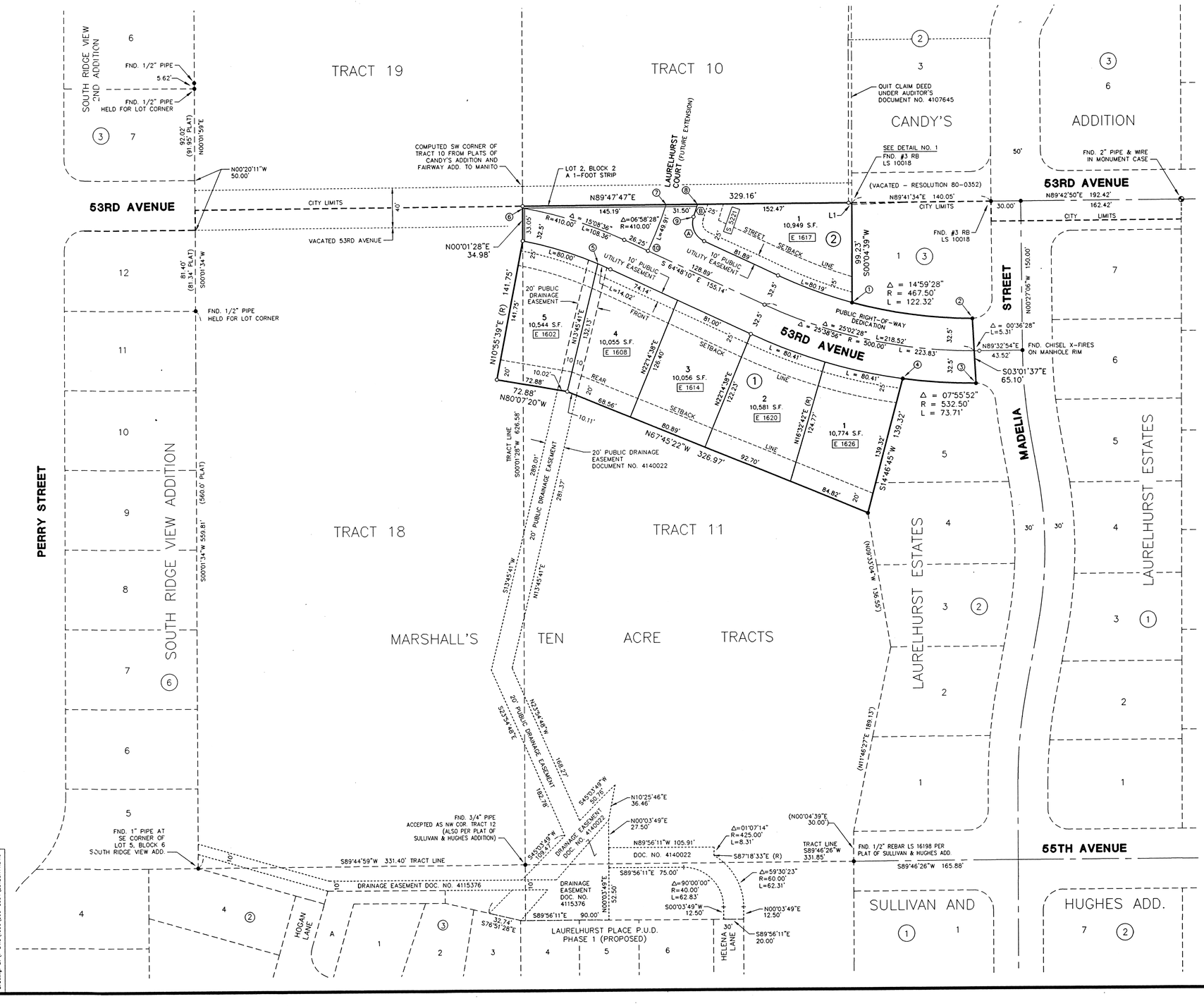
BEING A REPLAT OF PORTIONS OF TRACTS 11 AND 18, AND VACATED 53RD AVENUE
MARSHALL'S TEN ACRE TRACTS
NW 1/4, SECTION 4, T.24N., R.43E., W.M.
SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY AUDITOR

Filed for record by B&S Land Development Co.
this 28th day of January 1998, at
minutes past 2:51 o'clock P.M; and recorded
in Book 25 of Plats at Page 14.
Records of Spokane County, Washington.

H. Courthorne (Deputy)
Spokane County Auditor

448260 BK 25 PG 14 3377



LEGEND

•	FOUND 1/2" REBAR LS 26390 UNLESS OTHERWISE NOTED
○	SET 1/2" REBAR & PLASTIC CAP MARKED "G4 EAST LS 26390" AT ALL PROPERTY CORNERS AND CENTERLINE POINTS
	PLAT BOUNDARY
	BUILDING SETBACK LINE
	EASEMENT LINE
	STREET CENTERLINE
E ####	LOT ADDRESS
Ⓐ	CURVE LABEL
L1	LINE SEGMENT LABEL
①	RADIAL LINE LABEL
(R)	RADIAL BEARING

BASIS OF BEARINGS

S14°46'45"W ON THE WESTERLY LINE OF LOTS 4 AND 5, BLOCK 2, LAURELHURST ESTATES, PER PLAT RECORDED IN BOOK 24 OF PLATS, PAGES 18-19, RECORDS OF SPOKANE COUNTY AUDITOR.

EQUIPMENT & PROCEDURES

THIS SURVEY WAS PERFORMED USING A 5-SECOND TOTAL STATION THEODOLITE AND FIELD TRAVERSE PROCEDURES, ACHIEVING MINIMUM CLOSURE STANDARDS PER WAC 332-130-090.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
A	83°26'47"	20.00'	29.13'
B	01°43'03"	440.00'	13.19'

LINE TABLE

LINE	BEARING	LENGTH
L1	S73°18'04"E	3.44'

RADIAL LINE TABLE

1 - N15°22'08"E
2 - N00°22'40"E
3 - N00°02'18"W
4 - N07°53'34"E
5 - S23°04'10"W
6 - S10°03'14"W
7 - N71°46'38"W
8 - N73°04'26"W
9 - N71°21'23"W
10 - N64°48'10"W

DETAIL NO. 1

12-11-97
BRUCE R. LARSEN
STATE OF WASHINGTON
26390
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 5-27-98

PS-1772-95

SHT 2 OF 2

GROUP FOUR EAST INCORPORATED
9209 E. MISSION AVENUE, SUITE "A"
SPOKANE, WASHINGTON 99206
(509)926-2821 * FAX (509)926-2736
PROFESSIONAL LAND SURVEYING

Drawing: D:\1-DWG\1996\960-800\ASTZCNTF.DWG December 09, 1997 13:54:13 p.m.

3377 25/14

4187678
BK 25 Pg 29

FINAL PLAT

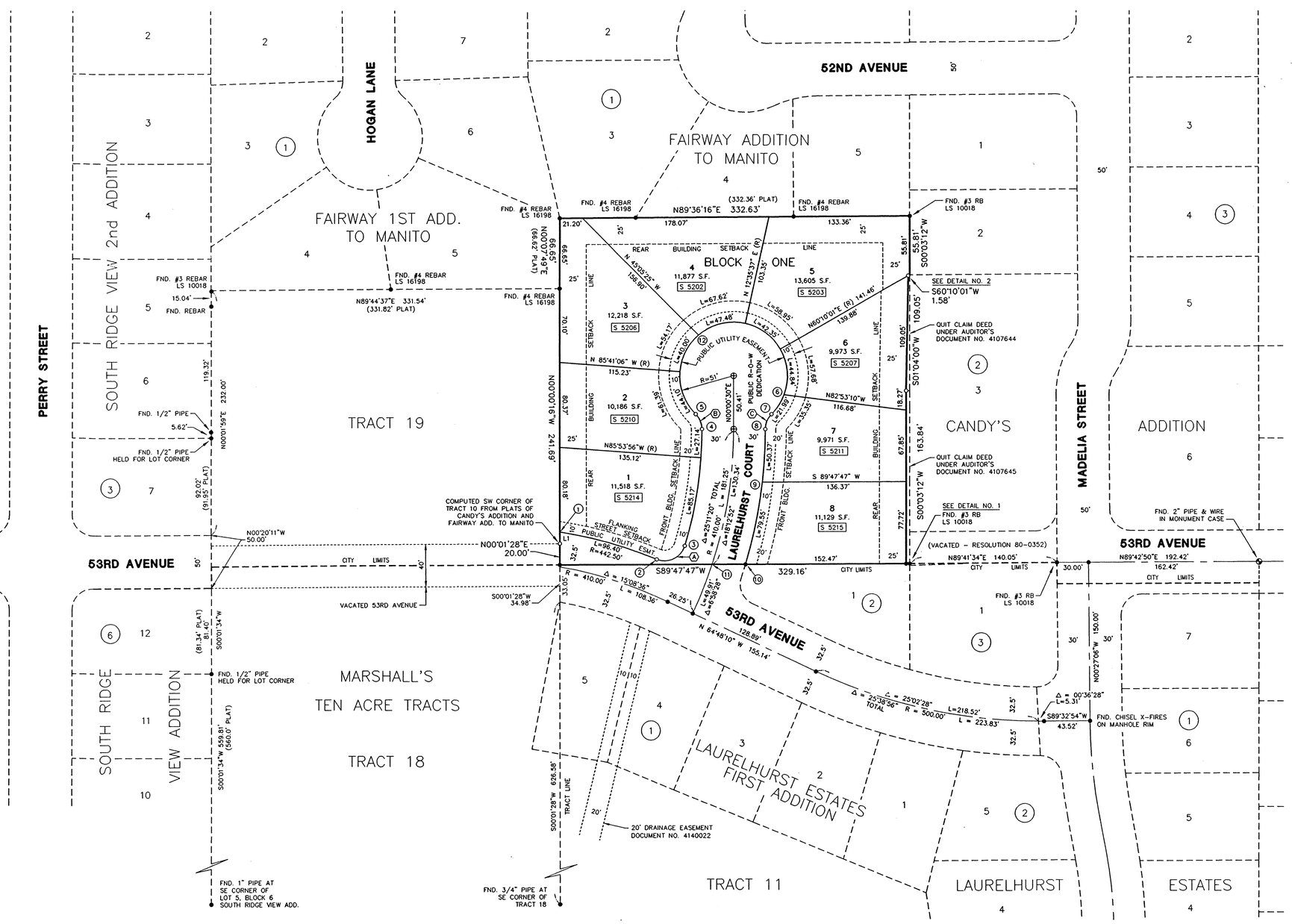
LAURELHURST ESTATES SECOND ADDITION

BEING A REPLAT OF PORTIONS OF TRACTS 10 & 11, AND VACATED 53RD AVENUE
MARSHALL'S TEN ACRE TRACTS
NW 1/4, SECTION 4, T.24N., R.43E., W.M.
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY AUDITOR

Filed for record by R+S Land Development this 13th day of February 1998, at minutes past 1:15 o'clock P M; and recorded in Book 80 of Plats at Page 21, Records of Spokane County, Washington.

A. Cowthorne - Deputy
Spokane County Auditor



SCALE 1"=50'

DATUM PLANE FOR ELEVATIONS: CITY OF SPOKANE DATUM

LEGEND

- FOUND 1/2" REBAR LS 26390 UNLESS OTHERWISE NOTED
- SET 1/2" REBAR & PLASTIC CAP MARKED "G4 EAST LS 26390" AT ALL PROPERTY CORNERS AND CENTERLINE POINTS
- SET CITY OF SPOKANE STANDARD MONUMENT
- PLAT BOUNDARY
- BUILDING SETBACK LINE
- EASEMENT LINE
- STREET CENTERLINE
- S #### — LOT ADDRESS
- (B) — CURVE LABEL
- L1 — LINE SEGMENT LABEL
- (5) — RADIAL LINE LABEL
- (R) — RADIAL BEARING

BASIS OF BEARINGS

N89°42'50"E ON THE CENTERLINE OF 53RD AVENUE BETWEEN MADELIA STREET AND THE EAST LINE OF LAURELHURST ESTATES, AS PER PLAT THEREOF RECORDED IN BOOK 24 OF PLATS, PAGES 18-19.

EQUIPMENT & PROCEDURES

THIS SURVEY WAS PERFORMED USING A 5-SECOND TOTAL STATION THEODOLITE AND FIELD TRAVERSE PROCEDURES, ACHIEVING MINIMUM CLOSURE STANDARDS PER WAC 332-130-090.

RADIAL LINE TABLE

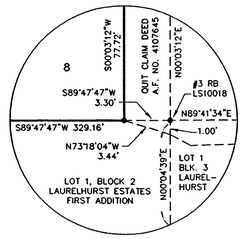
1 - S09°18'35"W
2 - S21°47'30"W
3 - N73°03'25"W
4 - N89°59'30"W
5 - N44°46'31"E
6 - N69°27'31"W
7 - N44°45'31"W
8 - N89°59'30"W
9 - N83°25'56"W
10 - N73°04'26"W
11 - N71°46'38"W
12 - S40°44'50"E

CURVE TABLE

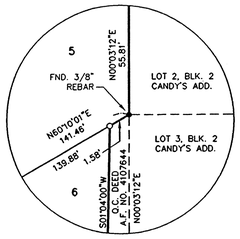
CURVE	DELTA	RADIUS	LENGTH
A	94°50'55"	20.00'	33.11'
B	45°13'59"	20.00'	15.79'
C	45°13'59"	20.00'	15.79'

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N00°00'16"W	11.04'



DETAIL NO. 1



DETAIL NO. 2

1-22-98

CHARLES R. LANDEEN
STATE OF WASHINGTON
26390
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 3-27-98

GROUP FOUR EAST INCORPORATED
9209 E. MISSION AVENUE, SUITE "A"
SPOKANE, WASHINGTON 99206
(509)926-2821 • FAX (509)926-2736
PROFESSIONAL LAND SURVEYING

SHT 2 OF 2

Drawing: D:\L-DWG\1996\96G-R06\LESTSDT1.DWG January 23, 1998 @ 3:37 am

3381 25/29