

FINAL PLAT
LAURELHURST ESTATES

BEING A REPLAT OF A PORTION OF TRACT 11
 MARSHALL'S TEN ACRE TRACTS
 GOVERNMENT LOT 13, SECTION 4, T.24N., R.43E., W.M.
 SPOKANE COUNTY, WASHINGTON

4020832

1 of 2
 #3309

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Terence A. Sullivan and Kathleen L. Sullivan, husband and wife; James R. Reugh and Kathy E. Reugh, husband and wife; and Mark W. Reugh, a single man, all doing business together as R & S Land Development Company, Citadel Broadcasting Company, and K. Wendell Reugh and Mary Ann Reugh, husband and wife, have caused to be platted into Lots, Blocks and Public Streets the land shown hereon to be known as LAURELHURST ESTATES, being that portion of Tract 11 of MARSHALL'S TEN ACRE TRACTS, according to plat thereof recorded in Book "A" of Plats at Page 191, together with that portion of 53rd Avenue, vacated by Spokane County Commissioner's Resolution No. 80-0352; situate in Government Lot 13 of Section 4, Township 24 North, Range 43 East, Willamette Meridian, County of Spokane, State of Washington, being described as follows:

BEGINNING at the Northwest corner of Lot 6, in Block 3 of BORSTE-SULLIVAN ADDITION, according to plat thereof recorded in Book 9 of Plats, Page 73; thence S00°08'22"W 631.83 feet along the West line of BORSTE-SULLIVAN ADDITION and the East line of said Tract 11, to the south line of said Tract 11; thence S89°46'26"W 331.75 feet along said South line; thence N00°04'39"E 30.00 feet; thence N11°46'27"E 189.13 feet; thence N09°33'04"W 136.55 feet; thence N14°46'45"E 139.32 feet to a point on a 532.50 foot radius curve, concave Northerly, the center of which bears N07°53'34"E; thence Easterly along the arc of said curve, through a central angle of 07°55'52" for a length of 73.71 feet; thence N03°01'37"W 65.10 feet to a point on a 467.50 foot radius curve, concave Northerly, the center of which bears N00°22'40"E; thence Westerly along the arc of said curve, through a central angle of 14°59'28" for a length of 122.32 feet; thence N00°04'39"E 80.23 feet to the south line of vacated 53rd Avenue; thence continuing N00°04'39"E 19.00 feet to the southerly line of that certain parcel described by Quit Claim Deed from Terence (of record Terence) A. Sullivan, et al. to Robert L. & Katherine Hemmerling, recorded November 1, 1995 as Spokane County Auditor's File No. 9511010355; thence along said southerly line the following three (3) courses: 1) S61°42'57"E 1.64 feet; 2) N88°16'14"E 49.58 feet; 3) N21°21'10"E 0.60 feet to the centerline of vacated 53rd Avenue; thence N89°41'34"E 88.83 feet along said centerline, to the southerly extension of the West line of Madelia Street, according to plat of CANDY'S ADDITION, according to plat thereof recorded in Book 11 of Plats, Page 90; thence S00°27'06"E 30.00 feet along said line extension, to the South line of 53rd Avenue, as per Warranty Deed from R & S Land Development Company to the City of Spokane, recorded July 14, 1995 as Spokane County Auditor's File No. 9507140313; thence N69°42'50"E 192.11 feet, along the South line of 53rd Avenue, to the Point of Beginning.

Madelia Street and 55th Avenue, as platted and shown hereon, are hereby dedicated to the public, forever, as public road right-of-way

Lot 6, Block 2, and Lot 2, Block 3, one-foot strips as shown hereon, are 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.

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 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.

A sight distance easement in Lot 1, Block 1, as platted and shown hereon, is hereby granted to the public for the sole purpose of allowing a clear view sight distance triangle over and across the easement. The owners of said lot agree not to obstruct or in any manner allow any obstacle to block this clear view triangle between a height of three (3) feet and a height of seven (7) feet above the road pavement elevation adjacent to said lot.

Spokane County and its authorized agents are hereby granted the right of ingress and egress to, over and from said easement for the purpose of inspection and emergency maintenance of the sight distance area. Spokane County does not assume any responsibility to inspect or maintain the sight distance easements, nor does the County accept any liability for any failure by the lot owners to properly maintain such areas

If the property owner fails to maintain the sight distance area in reasonable conformance with the approved plans on file in the Office of the Spokane County Engineer, a notice of such failure may be given to the property owner. If not corrected within the period indicated on the notice, Spokane County has the right to correct the maintenance failure or have it corrected at the sole expense of the property owner

Utility easements as shown hereon are dedicated 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 swales and drainage facilities, as conditions of plat approval, are hereby granted to the public.

This plat is subject to the separate DECLARATION OF COVENANTS as recorded October 23, 1995 under Auditor's Document No. 9510230041 which by reference is made a part hereof.

In witness whereof the aforesaid owners have affixed their signatures this 13 day of MAY, 1996

COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington this 23 day of July, 1996.

 Spokane County Commissioners

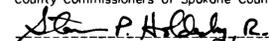


COUNTY ENGINEER

Examined and approved this 22nd day of July, 1996.
 County Commissioners of Spokane County, Washington

 Spokane County Engineer

COUNTY HEALTH DISTRICT

Examined and approved this 23rd day of July, 1996.
 County Commissioners of Spokane County, Washington

 Spokane County Health Officer

COUNTY UTILITIES DEPARTMENT

Examined and approved this 22nd day of July, 1996.
 County Commissioners of Spokane County, Washington

 Spokane County Utilities Director

AUDITOR'S CERTIFICATE

Filed for record by Group Four East, Inc. on this 15th day of AUGUST, 1996, at minutes past 2:23 o'clock P.M. and recorded in Book 24 of Plats at Page 18.
 Records of Spokane County, Washington.

 Spokane County Auditor

COUNTY DIVISION OF BUILDINGS & PLANNING

Examined and approved this 23rd day of July, 1996.
 County Commissioners of Spokane County, Washington

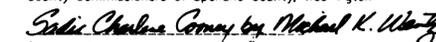
 Director

COUNTY TREASURER

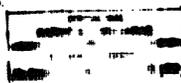
I, Treasurer of Spokane County, Washington, do hereby certify that all taxes which have been levied and become chargeable against the land shown within this map and described in the dedication of this date have been fully paid, satisfied and discharged.
 Dated this 1 day of August, 1996.

 Spokane County Treasurer

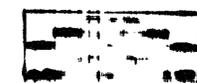
COUNTY ASSESSOR

Examined and approved this 23 day of July, 1996.
 County Commissioners of Spokane County, Washington

 Spokane County Assessor


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




 Steve Cody
 Vice President, Citadel Broadcasting Company
 (Beneficiary --- Deed of Trust A.F. No. 9408230253)




 Mary Ann Reugh
 (Beneficiaries --- Deed of Trust A.F. No. 9502170015)

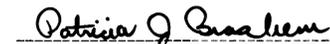


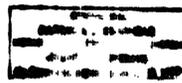
ACKNOWLEDGEMENT

STATE OF WASHINGTON)
 COUNTY OF SPOKANE) ss

On this 13 day of May, 1996, 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.


 Notary Public in and for the State of Washington
 Residing in Spokane, Wa
 My commission expires Nov 18, 1999



ACKNOWLEDGEMENT

STATE OF WASHINGTON)
 COUNTY OF SPOKANE) ss

On this 29th day of MAY, 1996, before me personally appeared Steve Cody, to me known to be the Vice President of Citadel Broadcasting Company, the corporation 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.


 Notary Public in and for the State of Washington
 Residing in Spokane, Wa
 My commission expires Nov 18, 1999

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
 COUNTY OF SPOKANE) ss

On this 29th day of MAY, 1996, before me personally appeared K. Wendell Reugh and Mary Ann Reugh, husband and wife, to me known to be the persons 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.


 Notary Public in and for the State of Washington
 Residing in Spokane, Wa
 My commission expires Nov 18, 1999

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
5-8-96
 Date

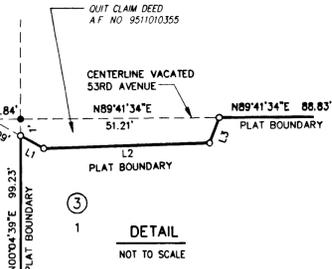
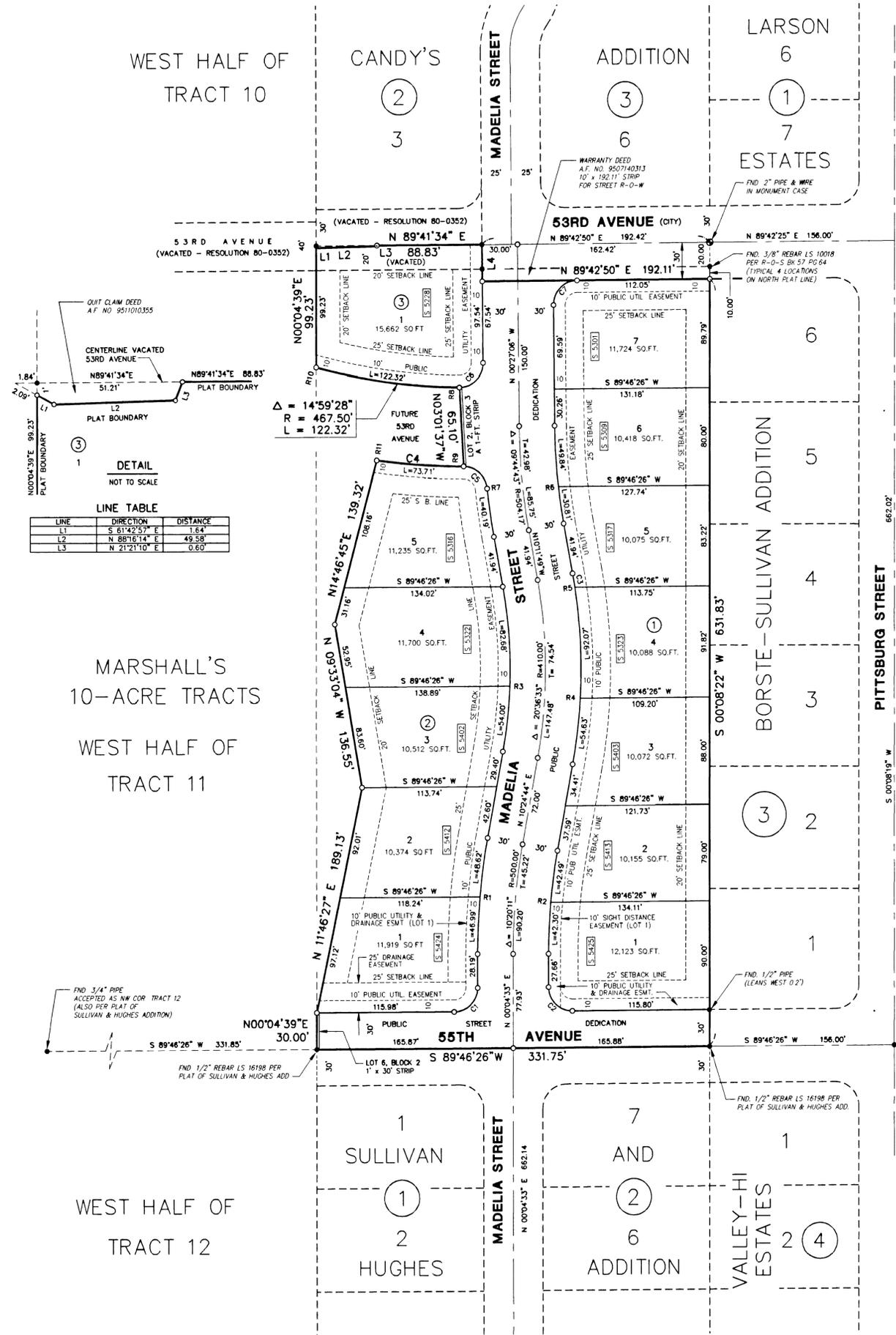


 GROUP FOUR EAST INCORPORATED 9209 E. MISSION AVENUE, SUITE "A" SPOKANE, WASHINGTON 99206 (509)926-2821 • FAX (509)926-2736 PROFESSIONAL LAND SURVEYING	DRAWN BY: BRL DATE: 4-23-96
	CHECKED BY:
	SHT 1 of 2
	JOB NO: 950-8006

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2 of 2

FINAL PLAT LAURELHURST ESTATES

BEING A REPLAT OF A PORTION OF TRACT 11
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GOVERNMENT LOT 13, SECTION 4, T.24N., R.43E., W.M.
SPOKANE COUNTY, WASHINGTON

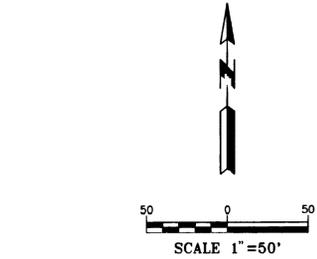


LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 61°42'57" E	1.64'
L2	N 88°16'14" E	49.58'
L3	N 21°21'10" E	0.60'

MARSHALL'S
10-ACRE TRACTS
WEST HALF OF
TRACT 11

WEST HALF OF
TRACT 12



- LEGEND**
- SET 1/2" REBAR & PLASTIC CAP MARKED "G4 EAST LS 26390" AT ALL LOT CORNERS, CURVE POINTS AND CENTERLINE POINTS
 - FOUND POINT AS NOTED
 - PLAT BOUNDARY
 - [S. 5332] LOT ADDRESS

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	89°41'53"	20.00'	31.31'	19.89'
C2	90°18'07"	20.00'	31.52'	20.11'
C3	01°30'22"	440.00'	11.57'	5.78'
C4	07°55'57"	532.50'	73.71'	36.91'
C5	84°09'07"	20.00'	29.37'	18.06'
C6	90°49'46"	20.00'	31.71'	20.29'
C7	90°09'56"	20.00'	31.47'	20.06'

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 61°42'57" E	1.64'
L2	N 88°16'14" E	49.58'
L3	N 21°21'10" E	0.60'
L4	S 00°27'08" E	30.00'

RADIAL LINE TABLE

RADIAL NO.	DIRECTION
R1	S 84°50'40" E
R2	S 84°46'03" E
R3	N 87°43'50" W
R4	N 86°42'07" W
R5	S 81°18'33" W
R6	N 83°31'35" E
R7	N 84°08'49" E
R8	N 00°22'40" E
R9	N 00°07'18" W
R10	N 15°22'08" E
R11	N 07°53'34" E

PLAT STATISTICS

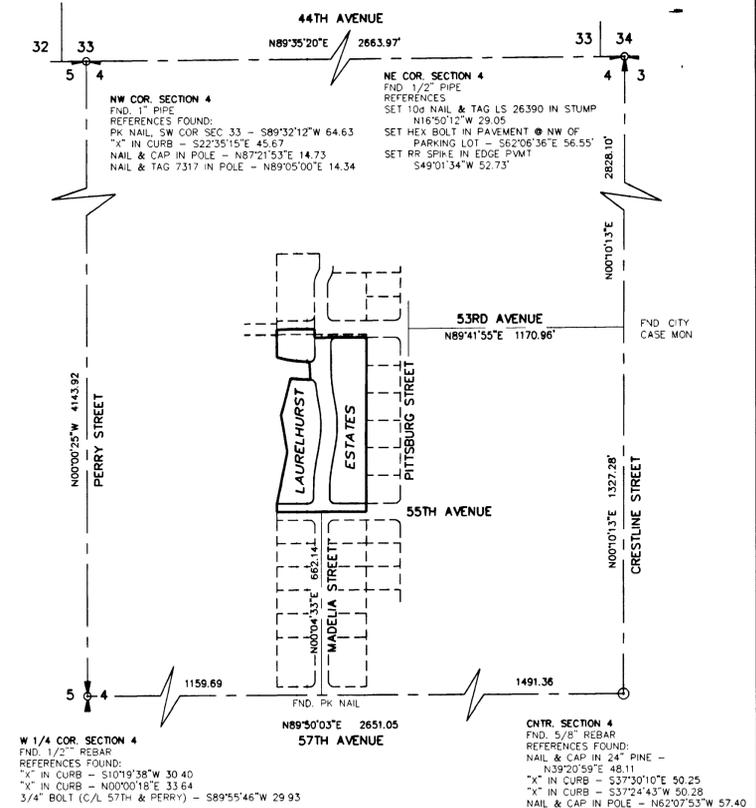
TOTAL PLATTED AREA -- 193,976 SQ. FT. (4.453 ACRES)
PUBLIC RIGHT-OF-WAY DEDICATION -- 47,824 SQ. FT. (1.098 ACRES)
GENERAL COUNTY PROPERTY DEDICATION -- 95 SQ. FT. (1 FT. STRIPS - LOT 6 BLOCK 2 & LOT 2 BLOCK 3)

BASIS OF BEARINGS

ASSUMED BEARING OF N89°50'03"E ALONG THE SOUTH LINE OF THE NW 1/4 OF SECTION 4, T24N., R42E., W.M. (CENTERLINE OF 57TH AVENUE) - PLAT OF SOUTHRIDGE VIEW ADDITION, BOOK 1, PAGE 79 RECORD BEARING OF N89°50'00"E.

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.



QUARTER SECTION DIAGRAM
NOT TO SCALE

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
5-8-96
Date

G4 GROUP FOUR EAST INCORPORATED
9209 E. MISSION AVENUE, SUITE "A"
SPOKANE, WASHINGTON 99206
(509)926-2821 • FAX (509)926-2736
PROFESSIONAL LAND SURVEYING

DRAWN BY: BRL
DATE: 4-23-96

CHECKED BY:
DATE:

SHT 2 of 2

JOB NO: 950-8006