

FINAL P.U.D PLAT
LAURELHURST PLACE FIRST ADDITION

A PLANNED UNIT DEVELOPMENT
BEING A REPLAT OF PORTIONS OF TRACTS 11, 12, 17 AND 18 OF MARSHALL'S 10-ACRE TRACTS
NW 1/4 SECTION 4, T.24N., R.43E. W.M.
SPOKANE COUNTY, WASHINGTON
SHEET 1 OF 2

4488984 1 of 2

SPOKANE COUNTY AUDITOR
Filed for record by R & S LAND DEV. CO.
this 13th day of JUNE, 2000, at
minutes past 4 o'clock P.M.; and recorded
in Book 26 of Plats at Page(s) 54.
Records of Spokane County, Washington.

M. O'Connell
Spokane County Auditor, Deputy
PLAT #
3468

SPOKANE COUNTY DIVISION
OF PLANNING
Examined and approved this 8th day
of June, 2000.
Jim Falk for Steve Gemmill
Spokane County Director of Planning.

SPOKANE COUNTY DIVISION
OF ENGINEERING AND ROADS
Examined and approved this 6th day
of June, 2000.
W. O'Connell
Spokane County Engineer

SPOKANE COUNTY DIVISION OF UTILITIES
Examined and approved this 5th day
of June, 2000.
Paula...
Spokane County Utilities

SPOKANE REGIONAL HEALTH DISTRICT
Examined and approved this 8th day
of June, 2000.
David...
Spokane Regional Health Officer

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 map; and
described in the dedication of this date
have been fully paid, satisfied and discharged.
Dated this 15th day of June, 2000.
Sinda M. Wolbert
Spokane County Treasurer

SPOKANE COUNTY ASSESSOR
Examined and approved this 08th day
of JUNE, 2000.
John...
Spokane County Assessor

SPOKANE COUNTY COMMISSIONERS
This plat was approved and
accepted by the County Commissioners
of Spokane County, Washington
this 15th day of June, 2000.
John...
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
PROFESSIONAL LAND SURVEYOR
EXPIRES 1-27-02
DATE 5/31/00

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, Common Area Tracts and Private Streets the land shown hereon to be known as LAURELHURST PLACE FIRST ADDITION, A Planned Unit Development, being those portions of Tracts 11, 12, 17 and 18 of MARSHALL'S 10-ACRE TRACTS, per plat thereof recorded in Volume "A" of Plats, Page 191; located in the Northwest quarter of Section 4, Township 24 North, Range 43 East, Willamette Meridian, Spokane County, Washington, described as follows:

BEGINNING at the southwest corner of Lot 1, Block 2 of LAURELHURST ESTATES, per plat thereof recorded in Book 24 of Plats, Pages 18 and 19; thence along the westerly lines of said Block 2 the following two (2) courses: 1) N11°46'53"E 189.14 feet (N11°46'27"E 189.13' plat); 2) thence N9°33'04"W 136.55 feet to the southeast corner of Lot 1, Block 1 of LAURELHURST ESTATES FIRST ADDITION, per plat thereof recorded in Book 25 of Plats, Pages 13 and 14; thence N67°45'22"W 163.93 feet along the southerly line of said Block 1; thence S22°14'38"W 107.68 feet; thence S46°40'19"W 31.18 feet; thence S11°27'43"W 99.25 feet; thence N79°34'14"W 122.63 feet; thence N69°08'15"W 20.15 feet; thence N76°14'19"W 56.41 feet; thence S00°01'15"W 275.74 feet to the northerly corner of Lot 2, Block 3 of LAURELHURST PLACE P.U.D. PHASE 1, per plat thereof recorded in Book 25 of Plats, Pages 11 and 12; thence along the boundary of said LAURELHURST PLACE P.U.D. PHASE 1 the following five (5) courses: 1) S76°51'28"E 78.50 feet 2) thence S89°56'11"E 225.00 feet 3) thence S00°03'49"W 209.09 feet; 4) thence N89°56'11"W 159.39 feet; 5) thence S00°03'49"W 40.43 feet; thence N89°50'03"E 16.36 feet; thence S00°09'57"E 315.90 feet to the north right-of-way line of 57th Avenue, per Right of Way Deed recorded July 25, 1997 under Auditor's File No. 4124794; thence N89°50'03"E 253.48 feet along said north right-of-way line, to the southwest corner of Lot 7, Block 1, of SULLIVAN AND HUGHES ADDITION, per plat thereof recorded in Book 17 of Plats, Page 30; thence N00°03'49"E 621.97 feet to the northwest corner of said SULLIVAN AND HUGHES ADDITION, being a point on the centerline of 55th Avenue; thence N00°04'39"E 30.00 feet to the Point of Beginning.

The private roads and common areas shown on this plat are hereby dedicated to the Laurelhurst Place P.U.D. Homeowners Association, created by a document recorded March 10, 1997 under State U.B.I. No. 601 779 413.

All owners of lots within this subdivision shall be members of Laurelhurst Place P.U.D. Homeowners Association.

The private roads and common areas 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 contained herein. The status of the areas designated as "subservient estates for tax purposes" cannot be changed without filing a replat.

Helena Lane and 55th Lane, private roads, as platted and shown hereon, are hereby dedicated as public utility easements.

Utility easements shown on the herein described plat 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 or trees which may interfere with the construction, maintenance and operation of same; and together with the right to access said utility easements through any Border Easement and "Future Right of Way Acquisition" areas shown herein; provided that if "Future Right of Way Acquisition Areas" become public road right of way, said access right will automatically terminate.

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 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 or 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(s), their heirs, successors, or assigns, including the obligation to participate in the maintenance of the private road as provided herein.

The private roads as shown hereon are an easement which provides a means of ingress and egress for those lots within the subdivision having frontage thereon. The County of Spokane is hereby granted the right of ingress and egress to all private roads, common areas and/or drainage easements. No direct access shall be allowed from any lot or tract to 57th Avenue.

A right of ingress and egress to Tract "D", as platted and shown hereon, is hereby granted to utility purveyors and providers of emergency services, for the purpose of vehicle turn around access.

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, 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.

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

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

The drainage easements, lots and tracts are subject to the separate DRAINAGE DECLARATION OF COVENANT as recorded JUNE 1, 2000 under Auditor's Document No. 4485416 which by reference is made a part hereof.

The private roads and drainage easements are subject to the separate Declaration of Covenant as recorded February 2, 2000 under Auditor's Document No. 4452963 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:

EASEMENT and conditions contained therein granted or reserved to the City of Spokane, recorded March 1, 1962 under Auditor's Recording No. 843464B.

DECLARATION OF COVENANT and the terms and conditions thereof recorded February 2, 2000 under Auditor's Recording No. 4452963.

IN WITNESS WHEREOF the aforesaid parties have affixed their signatures.

R & S LAND DEVELOPMENT COMPANY
Terence A. Sullivan
Terence A. Sullivan, Managing Partner

ACKNOWLEDGMENT

STATE OF WASHINGTON) ss
COUNTY OF SPOKANE)

On this 15th day of June, 2000, 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 G. Clouse
Notary Public in and for the State of Washington
Residing in Spokane
My commission expires 7-1-2003



LandTek, LLC
PROFESSIONAL LAND SURVEYORS
9209 E. MISSION AVENUE, SUITE "A"
SPOKANE, WASHINGTON 99206
PHONE (509)826-2821
FILE: PS-1772-99 May 30, 2000 3:03:30 p.m. Drawing: LAURPU02.DWG

