

FINAL P.U.D PLAT  
**LAURELHURST PLACE SECOND ADDITION**

A PLANNED UNIT DEVELOPMENT  
BEING A REPLAT OF PORTIONS OF TRACTS 11, 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

**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 SECOND ADDITION, A Planned Unit Development, being those portions of Tracts 11, 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 most northerly corner of Lot 6, Block 3, LAURELHURST PLACE FIRST ADDITION, P.U.D., per plat thereof recorded in Volume 26 of Plats, Pages 54 and 55; thence along the boundary of said LAURELHURST PLACE FIRST ADDITION, P.U.D. the following seven (7) courses: 1) S22°14'38"W 107.68 feet; 2) thence S46°40'19"W 31.18 feet; 3) thence S11°27'43"W 99.25 feet; 4) thence N79°34'14"W 122.63 feet; 5) thence N69°08'15"W 20.15 feet; 6) thence N76°14'19"W 56.41 feet; 7) thence S00°01'15"W 262.74 feet to the northeast corner of Tract "C" of LAURELHURST PLACE P.U.D. PHASE 1, per plat thereof recorded in Volume 25 of Plats, Pages 11 and 12; thence along the boundary of said LAURELHURST PLACE P.U.D. PHASE 1, the following three (3) courses: 1) N89°58'45"W 118.34 feet; 2) southwesterly along the arc of a 438.50 foot radius non-tangent curve right, the center of which bears N75°49'05"W, through a central angle of 01°45'33", an arc length of 13.46 feet; 3) thence N74°03'32"W 133.30 feet, to the southeast corner of Lot 5, Block 6, SOUTH RIDGE VIEW ADDITION, per plat thereof recorded in Volume 1 of Plats, Page 79; thence N00°01'34"E 501.21 feet along the east boundary of said SOUTH RIDGE VIEW ADDITION, to the southwest corner of Lot 1, Block 1, LAURELHURST ESTATES THIRD ADDITION, per plat thereof recorded in Volume 25 of Plats, Pages 76 and 77; thence N89°44'36"E 227.74 feet along the south line of said LAURELHURST ESTATES THIRD ADDITION; thence S80°07'20"E 150.87 feet to the southeast corner of Lot 5, Block 1 of LAURELHURST ESTATES FIRST ADDITION, per plat thereof recorded in Volume 25 of Plats, Pages 13 and 14; thence S67°45'22"E 163.05 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 "Pathway Easement" over and across Lots 7 and 8, Block 2, as platted and shown hereon, is hereby granted to members of the Laurelhurst Place P.U.D. Homeowners Association for the purpose of ingress and egress to and from the "Tract A Common Area."

The private roads and common areas cannot be sold or transferred, 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.

Hogan Lane and 54th 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.

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.

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 Code Enforcement, 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.

The private roads and drainage easements are subject to the separate Declaration of Covenant as recorded May 23, 2002 under Auditor's Recording No. 4730674, which by reference is made a part hereof.

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 and the Laurelhurst Place P.U.D. Homeowners' Association.

Spokane County and its authorized agents are hereby granted the right to ingress and egress to, over and from all public drainage easements for the purposes of inspection and emergency maintenance of drainage pipes and other drainage facilities, if not properly maintained by the property owner(s) or the Laurelhurst Place P.U.D. Homeowners' Association. Spokane County does not accept the responsibility to inspect or maintain drainage facilities located outside of public rights-of-way, except in cases where Spokane County specifically assumes that responsibility in writing. Neither does Spokane County accept any liability for any failure by the property owner(s) to properly maintain such areas.

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. The property owner(s) shall keep all drainage easements clear of permanent structures and fences. If the property owner(s) fail to maintain the surface path of natural or man-made drainage flow, drainage facilities on private properties, or keep drainage easements clear of permanent structures and fences, 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).

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. All drainage facilities for this plat shall be constructed in accordance with the approved plans on file at the Spokane County Engineer's Office. Any proposed changes to the approved road and drainage plans must be approved by the Spokane County Engineer's Office prior to construction of said changes.

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 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 Laurelhurst Place P.U.D. Homeowners' Association or its successors in interest shall maintain any drainage facilities in conformance with the approved plans on file at the Spokane County Engineer's Office. Maintenance of drainage facilities includes, but is not limited to, keeping open and cleaning storm pipes, drainage ponds, etc., and replacement of drainage facilities as needed. The Laurelhurst Place P.U.D. Homeowners' Association shall be responsible for payment of all claims and other liabilities which may become due for said maintenance responsibilities.

If the Laurelhurst Place P.U.D. Homeowners' Association, or their successors in interest, fails to maintain the drainage facilities in conformance with the accepted drainage plan on file at the Spokane County Engineer's Office, a notice of such failure may be given to the Laurelhurst Place P.U.D. Homeowners' Association, or their successors in interest, by the County Engineer. 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 Laurelhurst Place P.U.D. Homeowners' Association, or their successors in interest.

Should the Laurelhurst Place P.U.D. Homeowners' Association be terminated for any reason, the successors in interest shall be the individual lot owner(s), or their successors in interest, who are members of the Laurelhurst Place P.U.D. Homeowners' Association at the time of said termination. The successors in interest shall share equally in the responsibility and cost of maintaining said drainage facilities.

The developer, property owner(s), and homeowners association 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.

The owner(s) or successor(s) in interest agree to join in any County-approved stormwater management program and to pay such rates and charges as may be fixed through public hearings for service or benefit obtained by the planning, design, constructing, maintaining or operation of stormwater control facilities.

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.

IN WITNESS WHEREOF the aforesaid parties have affixed their signatures.

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

**ACKNOWLEDGMENT**

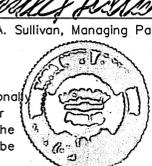
STATE OF WASHINGTON )  
COUNTY OF SPOKANE ) ss

On this 2nd day of July, 2002, 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.

*Laurel Carver*  
Notary Public in and for the State of Washington  
Residing in *Spokane*

My commission expires *July 2, 2002*



**SPOKANE COUNTY AUDITOR**

Filed for record by *R & S Land Development Co.*  
this 30th day of July, 2002, at 6  
minutes past 3 o'clock P.M.; and recorded  
in Book 27 of Plats at Page(s) 94.  
Records of Spokane County, Washington.

*J. Higdon*  
Spokane County Auditor 4755353  
Plt 27  
Pg 94  
Sheet 1 of 2

**SPOKANE COUNTY DIVISION OF PLANNING**

Examined and approved this 29th day of July, 2002.

*John W. Pederson*  
Spokane County Director of Planning.

**SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS**

Examined and approved this 30th day of July, 2002.

*Laurel Carver*  
Spokane County Engineer

**SPOKANE COUNTY DIVISION OF UTILITIES**

Examined and approved this 30th day of July, 2002.

*Laurel Carver*  
Spokane County Utilities

**SPOKANE REGIONAL HEALTH DISTRICT**

Examined and approved this 29th day of July, 2002.

*Steven P. Hollibaugh, P.E.*  
for 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 30 day of July, 2002.

*Linda M. Wolcott*  
Spokane County Treasurer *By a check*



**SPOKANE COUNTY ASSESSOR**

Examined and approved this 29 day of JULY, 2002.

*S. Cooney by Robert & Felton*  
Spokane County Assessor

**SPOKANE COUNTY COMMISSIONERS**

This plat was approved and accepted by the County Commissioners of Spokane County, Washington this 30th day of July, 2002.

*W. Thibault-Cast*  
Chairperson  
Spokane County Commissioners

**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY PERFORMED 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

DATE 6/19/02



**LandTek, LLC**  
PROFESSIONAL LAND SURVEYORS  
624 N. MADELIA STREET  
SPOKANE, WASHINGTON 99202  
PHONE (509)926-2821

# FINAL P.U.D PLAT LAURELHURST PLACE SECOND ADDITION

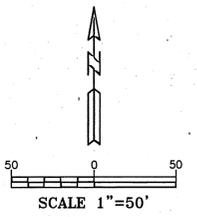
A PLANNED UNIT DEVELOPMENT  
BEING A REPLAT OF PORTIONS OF TRACTS 11, 17 AND 18  
OF MARSHALL'S 10-ACRE TRACTS  
NW 1/4 SECTION 4, T.24N., R.43E. W.M.  
SPOKANE COUNTY, WASHINGTON  
SHEET 2 OF 2

**SPOKANE COUNTY AUDITOR**

Filed for record by PLS Land Development Co.  
this 30<sup>th</sup> day of July, 2002, at 6  
minutes past 3 o'clock P.M.; and recorded  
in Book 271 of Plats at Page(s) 95.  
Records of Spokane County, Washington.

J. Higgins 4755353  
Spokane County Auditor BK 27  
Pg 95  
sheet 2 of 2  
# 3563

NW COR. SEC. 4  
FND. 1" PIPE  
REFERENCES FOUND:  
PK NAIL AT C/L PERRY(N) - S89°32'12"W 64.63'  
NAIL & BOTTLE CAP IN NORTH FACE  
OF POWER POLE - N87°01'53"E 14.73'  
TACK & TAG L57317 IN WEST FACE  
OF POWER POLE - N89°05'00"E 14.34'  
"X" IN TOP CURB, EAST SIDE PERRY ST.  
AT 4404 S. PERRY MAIL BOX - S22°35'15"E 45.67'



**LEGEND**  
○ FOUND 1/2" REBAR & PLASTIC CAP MARKED "LS 26390" EXCEPT WHERE OTHERWISE NOTED  
--- PLAT BOUNDARY  
--- EASEMENT LINE  
--- CENTERLINE  
XXXX LOT ADDRESS

**MONUMENTATION**  
SET 1/2" REBAR & PLASTIC CAP MARKED "LS 26390" AT LOT CORNERS, CURVE POINTS AND CENTERLINE POINTS.  
PRIVATE ROAD STREET-FRONTING LOT CORNERS ARE MARKED BY CHISELED NOTCHES IN TOP OF CURB

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

**BASIS OF BEARINGS**  
ASSUMED BEARING OF N89°50'03"E ALONG THE NORTH LINE OF THE SW 1/4 OF SECTION 4, T.24N., R.43E. W.M. PER PLAT OF LAURELHURST PLACE P.U.D. PHASE 1, RECORDED IN BOOK 25 OF PLATS, PAGES 11 AND 12.

**PLAT DATA**  
TOTAL PLATTED AREA --- 4.38 AC.  
TOTAL COMMON AREA --- (NONE THIS PHASE)  
TOTAL PRIVATE ROADS AREA --- 25,427 S.F. (0.58 AC.)  
NUMBER OF BUILDING LOTS --- 22

**SURVEYOR'S CERTIFICATE**  
THIS MAP CORRECTLY REPRESENTS A SURVEY PERFORMED 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  
6/19/02  
DATE



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N00°01'34"E	12.76
L3	N89°58'26"W	15.16
L4	N89°08'15"W	10.08
L5	N69°08'15"W	10.08
L6	N46°40'19"E	15.61
L7	N46°40'19"E	15.57

**RADIAL BEARINGS**

LINE	BEARING
R8	N75°49'05"W
R9	N83°47'24"W
R10	N86°14'00"W
R11	S87°13'07"E
R12	S181°15'8"W
R13	N02°25'44"E
R14	N11°33'03"E
R15	N11°22'58"E
R16	N21°49'25"E
R17	N21°03'31"E
R18	N45°26'03"E
R19	N30°14'25"E
R20	N30°51'27"E
R21	N31°25'46"E

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C1	45°24'42"	20.00	15.85
C2	48°10'01"	50.00	42.03
C3	52°42'32"	50.00	46.00
C4	52°42'33"	50.00	46.00
C5	27°14'05"	50.00	23.77
C6	45°24'29"	20.00	15.85
C7	2°24'10"	425.00	17.82

**LandTek, LLC**  
PROFESSIONAL LAND SURVEYORS  
624 N. MADELIA STREET  
SPOKANE, WASHINGTON 99201  
PHONE (509)926-2821

W 1/4 COR. SEC. 4  
FND. SPIKE BELOW ASPHALT  
REFERENCES FOUND:  
"X" IN CURB - S10°19'38"W 30.40'  
"X" IN CURB - N00°00'18"E 33.64'  
3/4" BOLT - S89°55'46"W 29.93'

C 1/4 COR. SEC. 4  
FND. 5/8" REBAR  
REFERENCES FOUND:  
"X" IN CURB - S37°30'10"E 80.25'  
"X" IN CURB - S37°24'43"W 50.28'  
NAIL & CAP IN POLE - N82°07'53"W 57.40'

