

3376 4182650
BX 25 Pg 11

FINAL P.U.D. PLAT LAURELHURST PLACE

PHASE 1

A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF A PORTIONS OF TRACTS 12 AND 17
MARSHALL'S TEN ACRE TRACTS
GOVERNMENT LOT 13, 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, Common Area Tracts and Private Streets the land shown hereon to be known as LAURELHURST PLACE P.U.D., PHASE ONE, being those portions of Tracts 12 and 17 of MARSHALL'S TEN ACRE TRACTS, as per plat recorded in Volume "A" of Plats, Page 191; situate in Government Lot 13 of Section 4, Township 24 North, Range 43 East, Willamette Meridian, described as follows:

BEGINNING at the southeast corner of Block 7 of SOUTH RIDGE VIEW ADDITION, as per plat recorded in Volume 1 of Plats, Page 79; thence along the boundary of SOUTH RIDGE VIEW ADDITION the following two courses: 1) N00°00'57"E, 630.87 feet (N00°01'30"E, 631.29' plat) to the northeast corner of Lot 4, Block 6; thence 2) N89°32'26"E, 49.95 feet (N89°46'30"E, 50.00' plat) to the southeast corner of Lot 5, Block 6; thence S74°03'32"E, 133.30 feet; thence northerly along the arc of a 438.50 foot radius curve concave westerly, the center of which bears N74°03'32"W, through a central angle of 01°45'33" for a length of 13.46 feet; thence S89°58'45"E, 118.34 feet; thence S00°01'15"W, 13.00 feet; thence S76°51'28"E, 78.50 feet; thence S89°56'11"E, 225.00 feet; thence S00°03'49"W, 209.09 feet; thence N89°56'11"W, 159.39 feet; thence S00°03'49"W, 40.43 feet; thence S89°50'03"W, 251.03 feet; thence S00°09'57"E, 325.90 feet to the North right of way line of 57th Avenue, a County road 60 feet wide, thence S89°50'03"W, 191.83 feet (191.85' record) along said right of way line to the Point of Beginning;

EXCEPT that portion deeded to Spokane County by deed recorded on July 25, 1997 under Recording Number 4124794; situate in the County of Spokane, State of Washington.

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.

The private roads and common areas cannot be sold or transferred, and shall be considered subtenant estates for tax purposes to the other lots contained herein. The status of the areas designated as "subtenant estates for tax purposes" cannot be changed without filing a replat.

Hogan Lane, 56th Lane and Helena Lane, private roads, are hereby dedicated as public utility easements. Utility easements shown on the herein described plat are hereby dedicated to the serving utility companies for the construction, reconstruction, maintenance and operation of utilities; together with the right to inspect said utilities and trim and or remove brush and 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.

No direct access shall be allowed from any lot to 57th Avenue.

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.

The existing 15-foot wide water main easement, per Document 843464B, located along the westerly and northerly lines of Block 2 shall remain unobstructed at all times and be readily accessible for purposes of maintaining and operating on 18" water main. No obstructions, including fencing and outbuildings, shall be allowed within the easement area.

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

The 5-foot wide landscaping easement over and across Lots 1 and 2, Block 3, is hereby granted to the Laurelhurst Place P.U.D. Homeowner's Association for purposes of installing and maintaining landscape improvements.

Drainage easements, 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, the public, and the Laurelhurst Place P.U.D. Homeowners Association.

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

DRAINAGE DECLARATION OF COVENANT recorded DECEMBER 19 1997 under Auditor's Recording No. 4171534

DECLARATION OF COVENANT as recorded _____ 1997 under Auditor's Recording No. _____

DECLARATION OF COVENANT governing private roads and associated drainage facilities as recorded October 30, 1997 under Auditor's Recording No. 4156016.

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

DRAINAGE EASEMENT recorded June 25, 1997 under Auditor's Recording No. 4115375.

DRAINAGE EASEMENT recorded June 25, 1997 under Auditor's Recording No. 4115376.

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 19th 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.

[Signature]
Notary Public in and for the State of Washington

Residing in Spokane
My commission expires 7-1-99



SPOKANE COUNTY AUDITOR

Filed for record by R & S Land Development Co.
this 28th day of January, 1998, at
minutes past 2:50 o'clock P.M. and recorded
in Book 25 of Plats at Page 11
Records of Spokane County, Washington.

[Signature]
Spokane County Auditor

SPOKANE COUNTY DIVISION OF BUILDING AND PLANNING

Examined and approved this 28th day
of January, 1998

[Signature]
Spokane County Director of Building & Planning

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 13th day
of January, 1998

[Signature]
Spokane County Engineer

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 28th day
of January, 1998

[Signature]
Spokane County Utilities

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 28th day
of January, 1998

[Signature]
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 28th day of January, 1998

[Signature]
Spokane County Treasurer

SPOKANE COUNTY ASSESSOR

Examined and approved this 28th day
of January, 1998

[Signature]
Spokane County Assessor

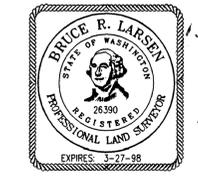
SPOKANE COUNTY COMMISSIONERS

This plat was approved and
accepted by the County Commissioners
of Spokane County, Washington
this 28th day of January, 1998

[Signature]
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.



[Signature]
Bruce R. Larsen, P.L.S.
Certificate No. 26390

12-19-97
Date

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
PUDS-1-95
SHEET 1 OF 2

FINAL P.U.D. PLAT LAURELHURST PLACE

PHASE 1

A PLANNED UNIT DEVELOPMENT

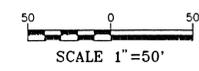
BEING A REPLAT OF A PORTIONS OF TRACTS 12 AND 17
MARSHALL'S TEN ACRE TRACTS
GOVERNMENT LOT 13, SECTION 4, T.24N., R.43E., W.M.
SPOKANE COUNTY, WASHINGTON

482650
BK 15 PG 12
3376

SPOKANE COUNTY AUDITOR

Filed for record by R.S. Land Dev. Co.
at this 28 day of January, 1992, at
minutes past 1:50 o'clock P.M. and recorded
in Book 25 of Plats at Page 12,
Records of Spokane County, Washington.

M. Cawthorne (Deputy)
Spokane County Auditor



LEGEND

- SET 1/2" REBAR & PLASTIC CAP MARKED "G4 EAST LS 26390" AT LOT CORNERS, CURVE POINTS AND CENTERLINE POINTS.
NOTE: STREET-FRONTING PROPERTY CORNERS ARE MARKED BY CHISELED NOTCHES IN TOP OF CURB OR BACK OF SIDEWALK.
- FOUND POINT AS NOTED
- PLAT BOUNDARY
- SETBACK LINE (S.B.L.)
- EASEMENT LINE
- CENTERLINE
- LOT ADDRESS

PLAT DATA

TOTAL PLATTED AREA -- 216,109 SQ.FT. (4.96 ACRES)
TOTAL COMMON AREA -- 28,712 SQ. FT. (0.66 AC.)
TOTAL PRIVATE ROADS AREA -- 38,971 SQ. FT. (0.89 AC.)
NUMBER OF BUILDING LOTS -- 20

RADIAL LINE TABLE

NO.	RADIAL BEARING
R1	S89°12'08"E
R2	S80°27'09"E
R3	N11°53'18"E
R4	N02°23'59"E
R5	N11°31'47"E
R6	N02°25'18"E
R7	N75°49'05"W

BUILDING SETBACKS

FRONT YARD -- 20'
FLANKING STREET -- 15'
REAR YARD -- 15'
SIDE YARD -- 5' PER STORY

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	87°26'00"	24.00'	36.62'	22.95'	33.17'
C2	92°34'00"	24.00'	38.77'	25.10'	34.69'
C3	90°00'00"	24.00'	37.70'	24.00'	33.94'
C4	90°00'00"	24.00'	37.70'	24.00'	33.94'
C5	90°00'00"	20.00'	31.42'	20.00'	28.28'
C6	90°00'00"	20.00'	31.42'	20.00'	28.28'

BASIS OF BEARINGS

ASSUMED BEARING OF N89°50'03"E ALONG THE NORTH LINE OF THE SW 1/4 OF SECTION 4, T24N., R43E., W.M.

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.

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

Date

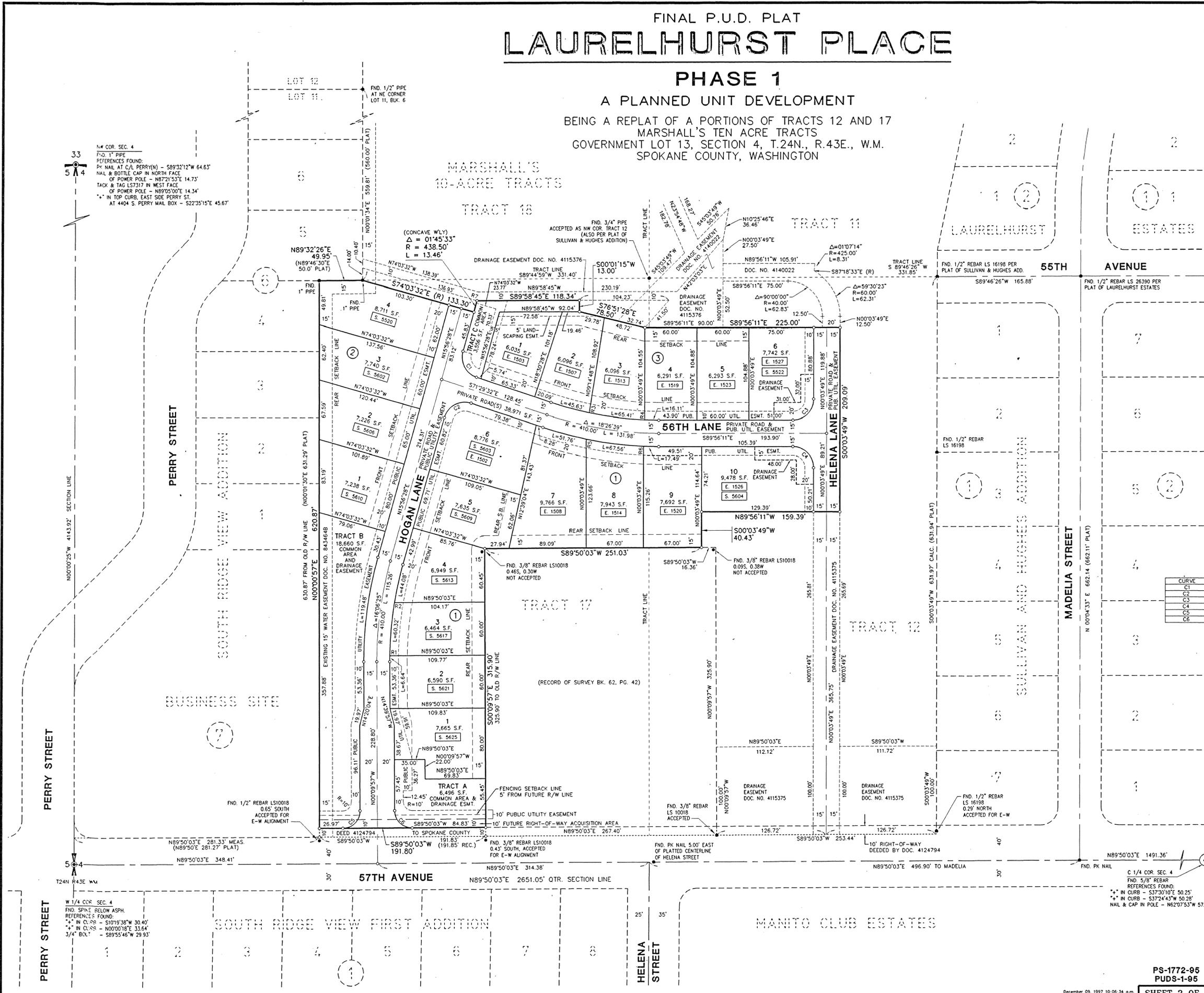


C 1/4 COR. SEC. 4
FND. 5/8" REBAR
REFERENCES FOUND:
** IN CURB - S37°30'10"E 50.25'
** IN CURB - S37°24'43"W 50.28'
NAIL & CAP IN POLE - N62°07'53"W 57.40'

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PS-1772-95
PUDS-1-95

SHEET 2 OF 2



3376 25/12