

TRACT 238

S.P. 83+231

FINAL PLAT

9012210225

Adams + Clark
Dec 21 2 50 PM '90
SPOKANE COUNTY, WASH.
53rd Sampson

LAZY FOX ESTATES

A REPLAT OF TRACT 245 OF VERA,
LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 35
TOWNSHIP 25 NORTH, RANGE 44 EAST, WILLAMETTE MERIDIAN
SPOKANE COUNTY, WASHINGTON.

PLAT Book 19
Pg 69
#3007

DATE: NOVEMBER 1990

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Ron H. Gerard and Lisa L. Gerard, husband and wife, and Gary Gerard and Tracy Gerard, husband and wife, have caused to be platted into Lots, Blocks, and Private Roads the land shown hereon to be known as LAZY FOX ESTATES, being a replat of Tract 245 of Vera, according to the plat recorded in Book O, Page 30, in the NW 1/4 of Section 35, Township 25 North, Range 44 East, W.M., Spokane County, Washington; and they do hereby dedicate for public use forever the additional right-of-way adjoining 32nd Avenue and Adams Road, as shown hereon.

Utility easements are granted as shown hereon and over the private road shown hereon. No more than one (1) dwelling structure shall be placed on any Lot nor shall any Lot be further subdivided for the purpose of creating additional lots, ownerships, or building sites without first filing and receiving approval of a replat.

Side and rear yard setbacks shall be determined at the time building permits are requested. The setbacks indicated on this plat may be varied from if proper zoning approvals are obtained.

The public water system, pursuant to the WATER PLAN approved by County and State Health authorities, the local fire protection district, County Building & Safety Department, and water purveyor, shall be installed within this subdivision, and the subdivider/sponsor shall provide for individual domestic water service as well as fire protection to each lot prior to sale of each lot.

The private roads, as shown hereon, are easements which provide a means of ingress and egress for those lots within the Plat having frontage thereon, and are subject to the separate DECLARATION OF COVENANT as recorded the 5 day of May, 1990 under Auditor's Document No. 4011050199, which by reference is made a part hereof.

No direct access shall be allowed from lots 1, 2, and 3, as shown hereon, to Adams Road, and no direct access will be allowed from lots 1 and 8, as shown hereon, to 32nd Avenue.

WARNING: Spokane County has no responsibility to build, improve, maintain, or otherwise service the private roads contained within or provide 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 owner(s) or successor(s) in interest agree to authorize the County to place their name(s) on a petition for the formation of a Road Improvement District (RID) by the petition method pursuant to Chapter 36.88 RCW, which petition includes the owner(s) property and further not to object, by the signing of a ballot, to the formation of an RID by the resolution method pursuant to Chapter 36.88 RCW, which resolution includes the owner(s) property. If an RID is formed by either the petition or resolution method as provided for in Chapter 36.88 RCW, the owner(s) or successor(s) further agree:

- (a) that the improvement(s) or construction contemplated within the proposed RID is feasible;
- (b) that the benefits to be derived from the formation of the RID by the property included therein, together with the amount of any County participation, exceed the cost and expense of formation of the RID; and
- (c) that the property within the proposed RID is sufficiently developed.

Provided further that the owner(s) or successor(s) shall retain the right, as authorized under RCW 36.88.090, to object to any assessment(s) on the property as a result of the improvements called for in conjunction with the formation of an RID by either petition or resolution method under Chapter 36.88 RCW, and to appeal to the Superior Court the decision of the Board of County Commissioners affirming the final assessment roll.

It is agreed that at such time as an RID is created or any Road Improvement Project is sanctioned by Spokane County, the improvements required (curb, sidewalk, drainage control and paving) will be at the sole expense of the undersigned owner(s), their heirs, grantees, and assigns without participation by Spokane County.

The RID waiver contained in this agreement shall expire after ten (10) years from the date of execution below. However, the owner(s) or successor(s) agree that if said RID waiver expires without construction of the required improvements, the owner(s) or successor(s) agree to construct the required improvements at their own expense, pay to Spokane County the then estimated cost of the required improvements to enable the County to complete the same, or furnish a bond or other secure method suitable to the County (which may include the execution of another RID waiver agreement) providing for or securing to the County the actual construction of the improvements.

All of the requirements of this agreement shall run with the land and shall be binding upon the owner(s), their successor(s), or assigns(s).

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.

Drainage easements, as platted and shown hereon, which are for the purpose of installing, operating, and maintaining drainage swales and drainage facilities to remove runoff, are hereby granted.

The property owner(s) or his representative(s) shall inform each succeeding purchaser of all drainage easements on the property and his responsibility for maintaining drainage facilities within said easements.

A public sewer system will be made available for the plat, and individual service will be provided to each lot prior to sale. Use of individual on-site sewage systems shall not be authorized. Use of private wells and water systems is prohibited.

Subject to agreement and terms and conditions thereof recorded April 25, 1908, under Auditor's Document No. 200528, and amended by instrument dated March 25, 1918, recorded in Book 'Q' of Contracts, page 130. Subject to agreement and terms and conditions thereof recorded September 21, 1988, under Auditor's Document No. 8809210089.

IN WITNESS WHEREOF, the said owners have affixed their signatures.

By: [Signature] Ron H. Gerard, husband
 By: [Signature] Lisa L. Gerard, wife
 By: [Signature] Gary Gerard, husband
 By: [Signature] Tracy Gerard, wife

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
County of Spokane) ss

On this 21st day of November, 1990, before me personally appeared Ron H. Gerard and Lisa L. Gerard, husband and wife, to me known to be the individuals that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said individuals for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto 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 9-1-93

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
County of Spokane) ss

On this 21st day of November, 1990, before me personally appeared Gary Gerard and Tracy Gerard, husband and wife, to me known to be the individuals that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said individuals for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto 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 9-1-93

COUNTY ENGINEER

Examined and approved this 17th day of December, 1990.

[Signature]
Spokane County Engineer

COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 17th day of December, 1990.

COUNTY HEALTH DISTRICT

Examined and approved this 17th day of December, 1990.

[Signature]
Spokane County Health Officer

COUNTY UTILITIES DEPARTMENT

Examined and approved this 12th day of DECEMBER, 1990.

[Signature]
Spokane County Utilities Director

COUNTY ASSESSOR

Examined and approved this 29 day of NOVEMBER, 1990.

[Signature]
Spokane County Assessor

COUNTY PLANNING DEPARTMENT

Examined and approved this 18th day of December, 1990.

[Signature]
Spokane County Planning Director

COUNTY TREASURER

I, DE "Skip" Chiffon, 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 21 day of Dec., 1990.

[Signature]
Spokane County Treasurer

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]
Donald R. Dunsmore, P.L.S., #24216
Registered Professional Land Surveyor

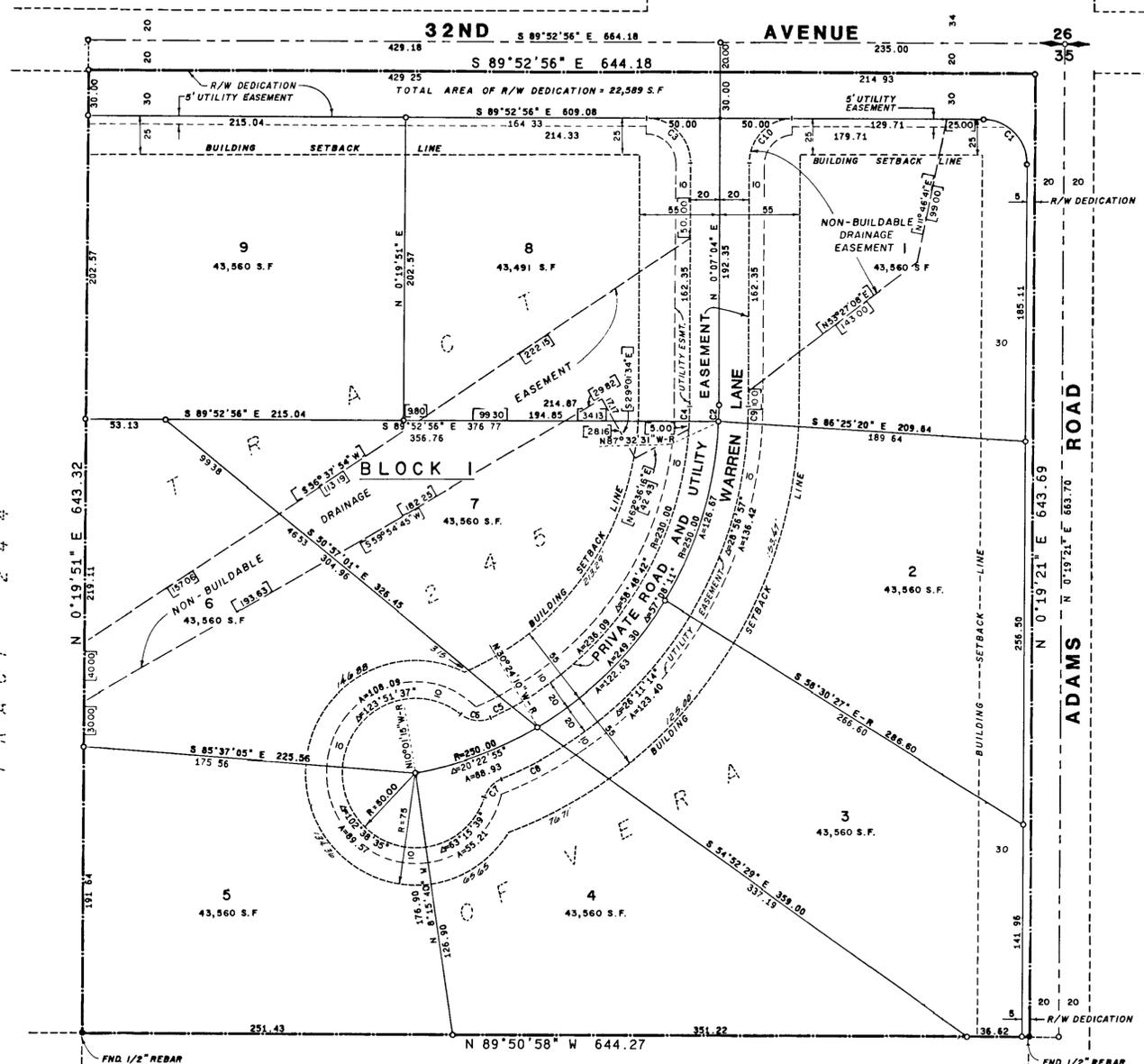


11/9/90

N.E. 1/4, N.W. 1/4, SEC. 35, T.25 N., R.44 E. W.M.



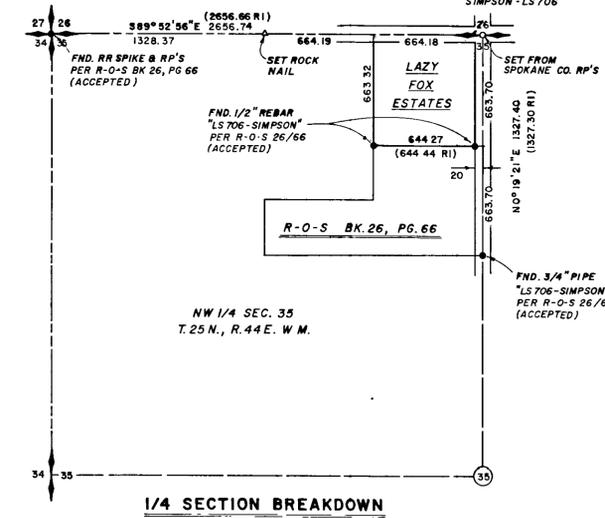
Adams & Clark, Inc.
N 501 Riverpoint Blvd.
Spokane, WA 99202 1648
(509) 747-4600 F (509) 747-8913
Project No. 90-042



CURVE	ARC	DELTA	RADIUS	TAN LENGTH
C1	47.23	90°12'17"	30.00	30.11
C2	10.22	2°20'35"	250.00	5.11
C3	47.12	90°00'00"	30.00	30.00
C4	10.22	2°32'49"	230.00	5.11
C5	16.46	4°05'00"	230.00	8.23
C6	21.87	62°39'56"	20.00	12.18
C7	17.19	49°15'14"	20.00	9.17
C8	47.37	10°03'08"	270.00	23.75
C9	11.43	2°25'33"	270.00	5.72
C10	47.12	90°00'00"	30.00	30.00

BASIS OF BEARINGS
S89°52'56"E ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 35,
T.25 N., R.44 E. W.M. ACCORDING TO SPOKANE COUNTY SHORT PLAT 82-204
RECORDED IN BOOK 2, PAGE 50.

EQUIPMENT AND PROCEDURES
THIS SURVEY WAS PERFORMED WITH A 5 SECOND TOTAL
STATION THEODOLITE USING FIELD TRAVERSE PROCEDURES



- LEGEND**
- FOUND POINT AS NOTED
 - SET 1/2" REBAR WITH PLASTIC CAP MARKED "A & C INC. 12904"
 - R RADIAL BEARING
 - [2.0] DATA DEFINING EASEMENT (DRAINAGE)