

LIBERTY LAKE ESTATES

FINAL PLAT

9006180191

FIRST ADDITION

A PLANNED UNIT DEVELOPMENT

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, AND OF THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN
SPOKANE COUNTY, WASHINGTON

DATE: JUNE, 1990

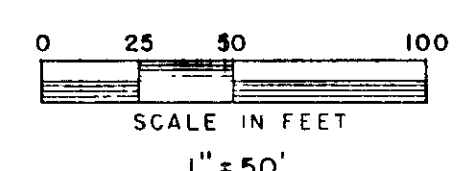
Plat Book 19
Pg 35
(1 of 2)
#2977

BASIS OF BEARINGS

S89°31'11"E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 25 NORTH, RANGE 45 EAST W.M. PER RECORD OF SURVEY BK.41, PG.68

BENCH MARK

BRASS CAP IN SOUTHWEST WING WALL OF SPRAGUE AVENUE BRIDGE EAST OF LIBERTY LAKE ROAD. ELEVATION - 2051.31 U.S.G.S. DATUM



VERTICAL DATUM BASIS - U.S.G.S.

EXISTING FINISH FLOOR ELEVATIONS

BLOCK ONE	LOTS	FINISH FLOOR ELEVATION
	1,2,3	2065.49
	4,5,6	2065.40
	7,8,9	2065.11
	10,11,12	2063.65
	13,14,15,16	2054.92
	17,18,19,20	2054.75
	21	2058.97
BLOCK TWO	LOTS	FINISH FLOOR ELEVATION
	1,2,3,4	2065.05
BLOCK THREE	LOTS	FINISH FLOOR ELEVATION
	1,2,3,4	2067.09

LEGEND

- FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "MOORE 18091", UNLESS OTHERWISE NOTED
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "LS 11318"
- ⊥ SET 1/2" REBAR WITH PLASTIC CAP MARKED "LS 11318" AT ALL LOT AND BLOCK CORNERS
- PLAT BOUNDARY
- - - EXISTING CONTOUR
- (RI) RECORD INFORMATION PER RECORD OF SURVEY BOOK 41, PAGE 68

EQUIPMENT AND PROCEDURES

THIS SURVEY WAS PERFORMED WITH A 20 SECOND TOTAL STATION THEODOLITE USING FIELD TRAVERSE PROCEDURES

NOTE

SECTION LINE INFORMATION IS SHOWN ACCORDING TO RECORD OF SURVEY BOOK 41, PAGE 68 FOR GENERAL PROPERTY LOCATION ONLY. SECTION CORNERS SHOWN WERE NOT LOCATED OR VERIFIED AS PART OF THIS SURVEY.

John C. Frandsen
JOHN C. FRANDSEN P.L.S. 11318
6/12/90 DATE



Frandsen Land Surveying
S. 921 Pines Road
Spokane, Washington 99216
Phone (509) 922-8864

FD IRON PIN PER PER R-O-S 8101070084

SHEET 2 of 2

SE 1/4 SEC. 15 & NE 1/4 SEC. 22, T.25N, R.45E, W.M.

19/35

FINAL PLAT

LIBERTY LAKE ESTATES

FIRST ADDITION
A PLANNED UNIT DEVELOPMENT

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, AND OF THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN
SPOKANE COUNTY, WASHINGTON

DATE: JUNE, 1990

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Walter Worthy and Karen Worthy, husband and wife, and First Interstate Bank of Washington, a National Association, have caused to be platted into Lots, Blocks, Private Roads, and Streets the land shown hereon to be known as LIBERTY LAKE ESTATES FIRST ADDITION, a Planned Unit Development, being a plat of portions of the SE 1/4 of Section 15 and of the NE 1/4 of Section 22, Township 25 North, Range 45 East, W.M., Spokane County, Washington, described as follows:

Beginning at a point which lies N15°58'47"E from the quarter corner common to said Sections 15 and 22 (basis of bearings is Record of Survey filed in Spokane County under Auditor's File No. 8806050163), thence N90°00'00"E, 99.03 feet to the westerly right-of-way line of Liberty Lake Road as deeded to Spokane County, by Right of Way Deed recorded under Auditor's File No. 8309010265, and a point on a nontangent, 1,960.93 foot radius curve to the left, the center of which bears N58°36'25"E, thence southeasterly along said right-of-way line the following two calls: 1) along the arc of said curve through a central angle of 14°59'10", 512.89 feet; 2) S46°22'45"E, 2.54 feet; thence S42°42'05"W, 141.93 feet; thence S20°43'13"E, 359.63 feet; thence S42°11'04"E, 207.74 feet; thence S76°24'15"E, 156.14 feet; thence N43°53'26"E, 232.36 feet to said westerly right-of-way line of Liberty Lake Road, thence southeasterly along said right-of-way line the following two calls: 1) S46°06'34"E, 351.81 feet to a point on a nontangent, 231.48 foot radius curve to the right, the center of circle of which bears S43°33'10"W; 2) along the arc of said curve, through a central angle of 33°45'14", 136.37 feet; thence N89°36'51"W, 648.67 feet; thence N45°24'13"W, 333.99 feet; thence S47°52'27"W, 82.83 feet; thence N42°07'33"W, 143.02 feet; thence N47°52'27"E, 70.00 feet; thence N14°15'21"W, 111.32 feet; thence S79°21'47"W, 170.08 feet; thence N00°00'00"E, 203.16 feet; thence N79°00'00"E, 215.00 feet; thence N23°45'00"W, 620.00 feet to the Point of Beginning.

Utility easements are granted as shown hereon, and over all private roads 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.

Lot 21, Block 1; Lot 5, Block 2; Lot 1, Block 4; and Lot 1, Block 5, the private roads and/or common areas shown hereon, are hereby dedicated to the Liberty Lake Estates Trust, as created under document recorded June 1, 1990, under Auditor's No. 9006070362. The private roads and/or common areas shown on this plat are hereby dedicated for the benefit of the owners of lots in the above described property, and for the benefit of the Liberty Lake Estates Homeowners' Association created by Articles of Incorporation filed in the office of the Secretary of State of the State of Washington, as Nonprofit Corporation No. 601 252 123. Lot 21, Block 1; Lot 5, Block 2; Lot 1, Block 4; and Lot 1, Block 5, the private roads and/or common areas, will be held in the Liberty Lake Estates Trust for the benefit of the owners of such lots and of the Liberty Lake Estates Homeowners' Association, and cannot be sold or transferred regardless of any provisions in the covenants to the contrary, without the express approval of Spokane County, and shall be considered, for tax purposes, to be estates subservient to the lots created hereon.

Lot 2, Block 5, as shown hereon, is an easement which provides a means of ingress and egress to and from those lots within the Plat having frontage thereon and is subject to the separate Declaration of Covenants recorded June 7, 1990, under Spokane County Auditor's Document No. 9006070363, which by reference is made a part hereof.

Ingress and egress to future development of Phase II of the approved Preliminary P U D Plat of Liberty Lake Estates, is hereby granted over Lot 21, Block 1 and Lot 1, Block 5, of this Plat.

Drainage easements, as platted and shown hereon, which are for the purpose of installing, operating, and maintaining drainage swales and drainage facilities to dispose of runoff, are hereby granted to the Liberty Lake Estates Homeowners' Association or successors in interest. Drainage easements are hereby granted over the private roads and common areas shown hereon.

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 lots to Liberty Lake Drive.

Slope easements are hereby granted to Spokane County along Liberty Lake Drive.

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 private road as shown hereon is an easement which provides a means of ingress and egress for those lots within the plat having frontage thereon.

Development within this subdivision shall conform to the requirements of the National Flood Insurance Program and the Spokane County Flood Zone Ordinance. Purchasers of the property within this subdivision are warned of possible flooding or ponding and the potential requirement to purchase flood insurance. This warning shall be carried in each and every deed drawn to transfer ownership of lots 13 through 21, Block 1, as shown hereon. This condition is applicable to driveway approaches, driveways and private roads constructed on the site for access.

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:

- that the improvement(s) or construction contemplated within the proposed RID is feasible;
- 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
- 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 waives 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 assign(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.

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 Reservations and the terms and conditions thereof recorded September 12, 1894, in Volume 61 of Deeds, Page 566, which by reference is made a part hereof. Subject to Easement and the terms and conditions thereof recorded March 10, 1925, under Auditor's Document No. 789106, which by reference is made a part hereof. Subject to Easement and the terms and conditions thereof recorded February 10, 1951, under Auditor's Document No. 789106, which by reference is made a part hereof. Subject to Easement and the terms and conditions thereof recorded under Auditor's Document No. 789106, which by reference is made a part hereof. Subject to Easement and the terms and conditions thereof recorded September 6, 1966, under Auditor's Document No. 230999C, which by reference is made a part hereof. Subject to Easement and the terms and conditions thereof recorded August 2, 1974, under Auditor's Document No. 7408020092, which by reference is made a part hereof. Subject to Easement and the terms and conditions thereof recorded January 11, 1980, under Auditor's Document No. 8001110177, which by reference is made a part hereof. Subject to Easement and the terms and conditions thereof recorded January 11, 1980, under Auditor's Document No. 8001110178, which by reference is made a part hereof. Subject to Easement and the terms and conditions thereof recorded January 11, 1980, under Auditor's Document No. 8001110181, which by reference is made a part hereof. Subject to Notice to the Public and the terms and conditions thereof recorded September 1, 1983, under Auditor's Document No. 8309010269, which by reference is made a part hereof. Subject to Easement and the terms and conditions thereof recorded January 4, 1985, under Auditor's Document No. 8501040191, which by reference is made a part hereof. Subject to Easement and the terms and conditions thereof recorded December 5, 1989, under Auditor's Document No. 8912050155, which by reference is made a part hereof.

Subject to the Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements for Liberty Lake Estates, recorded June 7, 1990 under Auditor's Document No. 9006070364, which by reference is made a part hereof.

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

By: Walter Worthy Walter Worthy, husband
By: Karen Worthy Karen Worthy, wife
By: Interstate Bank, N.A. of First Interstate Bank, N.A.
By: _____ of First Interstate Bank, N.A.

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
) ss
County of Spokane)

On this 11th day of June, 1990, before me personally appeared Walter Worthy and Karen Worthy, 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.

Joan M. Overhol
Notary Public in and for the State of Washington,
residing in Spokane

My commission expires 8/25/93

9006180191
Plat Book R
Pg 36
(2 of 2)
2977

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
) ss
County of Spokane)

On this 11th day of June, 1990, before me personally appeared Joan M. Overhol and John C. Frandsen to me known to be the Notary Public and Registered Professional Land Surveyor, of First Interstate Bank of Washington, the National Association that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said association for the uses and purposes therein mentioned and stated on oath that they were authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Joan M. Overhol
Notary Public in and for the State of Washington,
residing in Spokane

My commission expires 8/25/93

COUNTY ENGINEER

Examined and approved this 14th day of June, 1990.
R. P. [Signature]
Spokane County Engineer

COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 18th day of June, 1990.
Patricia A. Mummery
Spokane County Commissioners

COUNTY HEALTH DISTRICT

Examined and approved this 13th day of June, 1990.
John P. [Signature]
Spokane County Health Officer

COUNTY UTILITIES DEPARTMENT

Examined and approved this 14th day of JUNE, 1990.
William [Signature]
Spokane County Utilities Director

COUNTY ASSESSOR

Examined and approved this 11th day of June, 1990.
Mac Britton, Lynda Bruce
Spokane County Assessor

COUNTY PLANNING DEPARTMENT

Examined and approved this 15th day of JUNE, 1990.
W.D. [Signature]
Spokane County Planning Director

COUNTY TREASURER

I, Skip Chilling, 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, 1990.
Skip Chilling by R. Van Staben
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.

John C. Frandsen
John C. Frandsen, P.L.S., #11318
Registered Professional Land Surveyor

