

FILED FOR RECORD THIS 8 DAY OF June 1993 AT 11:00 AM IN BOOK 21 OF PLATS AT PAGE 25-29 AT THE REQUEST OF

(Signed) Edheens-Deputy County Auditor

#3125

Bl 21  
Pg 28 (of 2)

# FINAL PLAT LIBERTY LAKE ESTATES

## SECOND ADDITION A PLANNED UNIT DEVELOPMENT

BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 22,  
TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN  
SPOKANE COUNTY, WASHINGTON

### DEDICATION

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

Commencing at a point which lies N15°58'47"E, 217.21 feet from the quarter corner common to Sections 15 and 22 (basis of bearings is Record of Survey filed in Spokane County under Auditor's File No. 8808050163); and a point on the boundary of Liberty Lake Estates, First Addition, Planned Unit Development, according to the plat recorded Book 19 at Pages 35 and 36; thence along said boundary the following eight (8) calls: 1) 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, 2) southeasterly along said right-of-way line, and along the arc of said curve, through a central angle of 14°59'10", 512.89 feet; 3) S46°22'45"E, 2.54 feet to the POINT OF BEGINNING; 4) S42°42'05"W, 141.93 feet; 5) S20°43'13"E, 359.63 feet; 6) S42°11'04"E, 207.74 feet; 7) S76°24'15"E, 156.14 feet; 8) N43°53'26"E, 232.36 feet to said westerly right-of-way line of Liberty Lake Road; thence along said westerly right-of-way line the following two (2) calls: 1) N46°06'34"W, 497.07 feet; 2) N46°22'45"W, 172.85 feet to the POINT OF BEGINNING.

TOGETHER WITH that portion of said NE 1/4, described as follows: Commencing at a point which lies N15°58'47"E, 217.21 feet 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. 8808050163); and a point on the boundary of Liberty Lake Estates, First Addition, Planned Unit Development, according to the plat recorded Book 19 at Pages 35 and 36; thence along said boundary the following nine (9) calls: 1) S23°45'00"E, 620.00 feet; 2) S79°00'00"W, 215.00 feet; 3) S00°00'00"W, 203.13 feet to the POINT OF BEGINNING; 4) N79°21'47"E, 170.08 feet; 5) S14°15'21"E, 111.32 feet; 6) S47°52'27"W, 70.00 feet; 7) S42°07'33"E, 143.02 feet; 8) N47°52'27"E, 82.83 feet; 9) S45°24'13"E, 333.99 feet; thence N89°36'51"W, 537.85 feet; thence N00°00'00"E, 404.84 feet to the POINT OF BEGINNING.

Utility easements are granted as shown hereon, and over all private roads shown hereon. All side and rear yard setbacks are zero feet (0') unless otherwise noted 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.

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.

Lots 8 and 9, Block 1; Lot 8 and 9, Block 2; and Lot 5, Block 3; 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. Lots 8 and 9, Block 1; Lot 8 and 9, Block 2; and Lot 5, Block 3; 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 9, Block 1, 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 5-20-93, under Spokane County Auditor's Document No. 902504115, which by reference is made a part hereof.

Drainage easements, over the private roads and common areas 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.

The County of Spokane is hereby granted the right of ingress and egress to all private roads, common areas, and/or drainage easements. A drainage easement over Lot 8, Block 1, as platted and shown hereon, which is for the purpose of installing, operating, and maintaining drainage swales and drainage facilities to dispose of stormwater runoff from the public streets, is hereby granted to the public. The Liberty Lake Estates Homeowners Association shall maintain the drainage swale with a permanent live cover of lawn turf, with optional shrubbery and/or trees, which do not obstruct the flow of stormwater in the drainage swale as indicated by the approved plans. Spokane County is granted the right of ingress and egress to all private roads, common areas, and 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 hereon. 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 1 through 9, Block 1, as shown hereon. The condition is applicable to driveway approaches, driveways and private roads constructed on the site for access.

The access easement shown in Lot 5, Block 3 is granted to lots 3 and 4, Block 3 for ingress and egress.

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 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.

The land being platted hereon is subject to Reservations contained in the Patent from the United States of America, recorded September 12, 1894, in Volume 61 of Deeds, Page 568; subject to easements and conditions contained therein as granted or reserved in favor of The Pacific Telephone and Telegraph Company in instruments recorded March 10, 1925, under Auditor's Document No. 789106 and recorded February 10, 1951, under Auditor's Document No. 136608; subject to an easement and conditions contained therein as granted or reserved in favor of The Washington Water Power Company, in an instrument recorded September 8, 1965, under Auditor's Document No. 230999C; subject to utility easement grants to Liberty Lake Sewer District No. 1, recorded January 11, 1980, under Auditor's Document No. 8001110177, in an instrument recorded January 11, 1980, under Auditor's Document No. 8001110181; subject to easement and the conditions contained therein as granted or reserved in favor of Pacific Northwest Bell Telephone Company, in an instrument recorded January 4, 1985 under Auditor's No. 8501040191; subject to a Notice to the Public and the terms and conditions contained herein as shown in an instrument recorded September 1, 1983 under Auditor's No. 8309010269; subject to easement and the conditions contained therein as granted or reserved in favor of The Washington Water Power Company, in an instrument recorded December 5, 1989, under Auditor's No. 8912050155; and subject to an agreement for transfer of sewer and water capacity by and between MeadowWood and Worthy Enterprises in an instrument recorded May 16, 1991 under Auditor's No. 9106240069.

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: Water Worthy By: Karen Worthy  
Water Worthy, husband Karen Worthy, wife

WASHINGTON TRUST BANK  
By: James J. Hannan By: \_\_\_\_\_  
Vice President

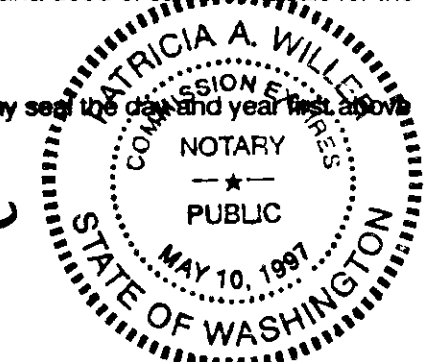
### ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
                                  ) ss  
County of Spokane     )

On this 19th day of May, 1993, before me personally appeared Water 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.

Patricia A. Walker  
Notary Public in and for the State of Washington,  
residing in Spokane



My commission expires 5-10-97

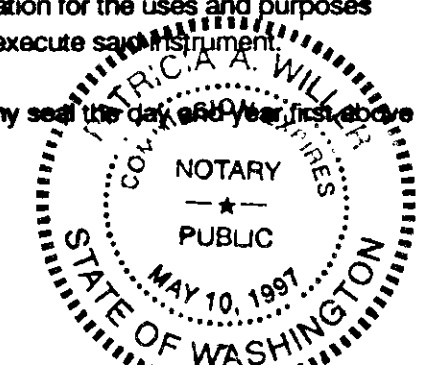
### ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
                                  ) ss  
County of Spokane     )

On this 19th day of May, 1993, before me personally appeared Gary E. Korman to me known to be the Secretary of Washington Trust Bank, the corporation 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.

Patricia A. Walker  
Notary Public in and for the State of Washington,  
residing in Spokane



My commission expires 5-10-93

### COUNTY ENGINEER

Examined and approved this 25th day of May, 1993.  
R. C. Hermann  
Spokane County Engineer

### COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 1 day of June, 1993.

Patricia A. Korman  
Spokane County Commissioners

### COUNTY HEALTH DISTRICT

Examined and approved this 28th day of May, 1993.  
Steven P. Holliday, R.S.  
Spokane County Health Officer

### COUNTY UTILITIES DEPARTMENT

Examined and approved this 25th day of MAY, 1993.  
William D. Doherty  
Spokane County Utilities Director

### COUNTY ASSESSOR

Examined and approved this 28th day of May, 1993.  
Nadine Charlene Cooney  
Spokane County Assessor

### COUNTY PLANNING DEPARTMENT

Examined and approved this 17th day of MAY, 1993.  
W. J. Sullivan  
Spokane County Planning Director

### COUNTY TREASURER

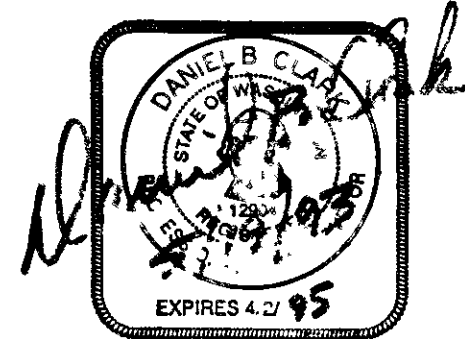
I, Treasurer of Spokane County, Washington, do hereby certify that all taxes which have been levied and become chargeable against the land shown within this map and described in the dedication of this date, have been fully paid, satisfied, and discharged. Dated 28th day of June, 1993.

D. J. McLean  
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.

Daniel B. Clark  
Daniel B. Clark, P.L.S., #12904  
Registered Professional Land Surveyor



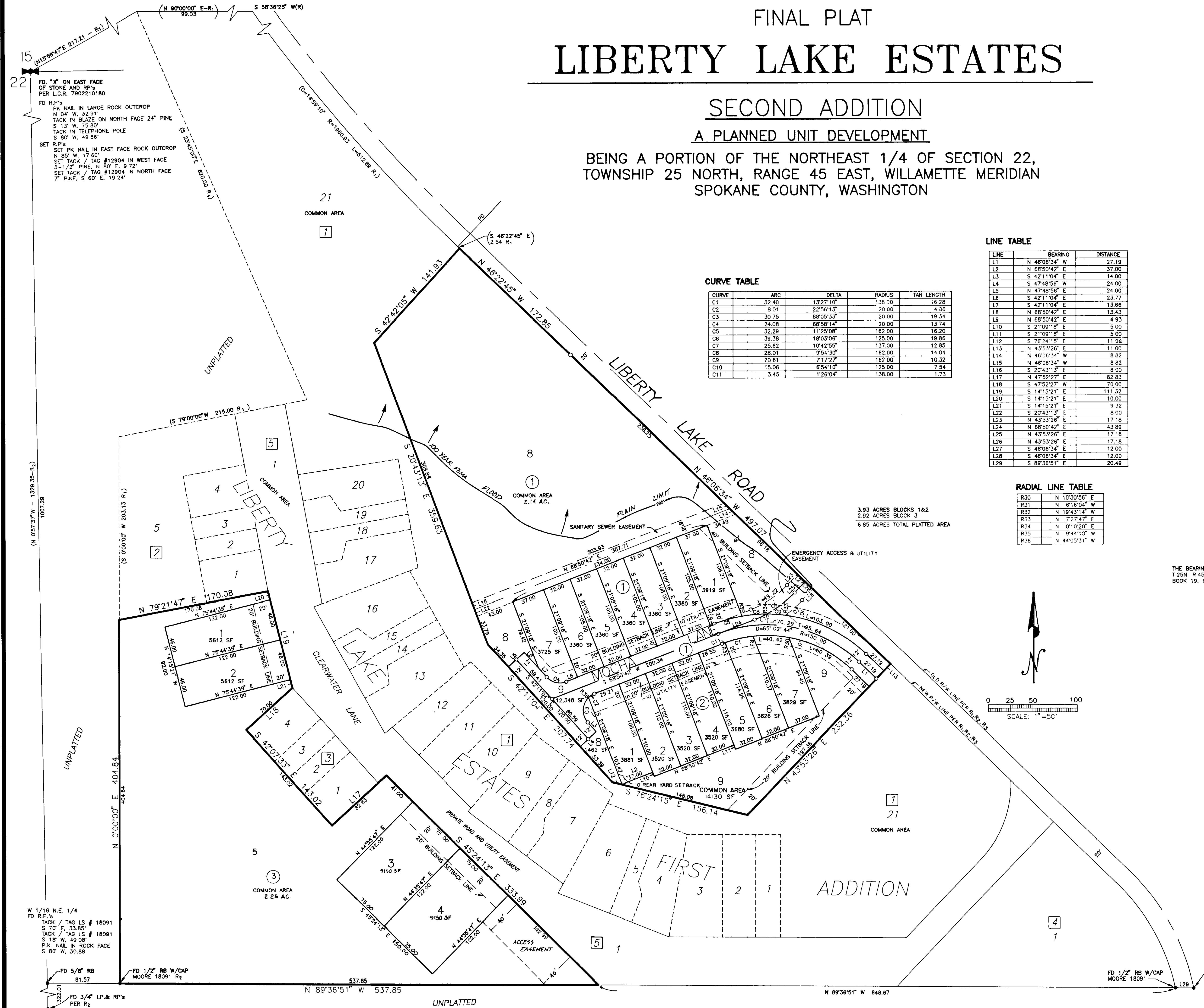
# FINAL PLAT LIBERTY LAKE ESTATES

## SECOND ADDITION A PLANNED UNIT DEVELOPMENT

BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 22,  
TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN  
SPOKANE COUNTY, WASHINGTON

**AUDITOR'S CERTIFICATE**  
FILED FOR RECORD THIS 8 DAY  
OF June 1997 AT 10:00 AM  
IN BOOK 21 OF PLATS AT PAGE 29  
AT THE REQUEST OF  
(Signed) *John R. Depary*  
County Auditor

#3125  
Bl 21  
Pg 29 (2 of 2)



CURVE TABLE

CURVE	ARC	DELTA	RADIUS	TAN LENGTH
C1	32.40	132°27'10"	138.00	16.28
C2	8.01	22°56'13"	20.00	4.06
C3	30.75	88°05'33"	20.00	19.34
C4	24.08	68°58'14"	20.00	13.74
C5	32.29	11°25'08"	162.00	16.20
C6	39.38	18°03'06"	125.00	19.86
C7	25.62	10°42'55"	137.00	12.85
C8	28.01	9°54'30"	162.00	14.04
C9	20.61	7°17'27"	162.00	10.32
C10	15.08	6°54'10"	125.00	7.54
C11	3.45	1°26'04"	138.00	1.73

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 46°06'34" W	27.19
L2	N 68°50'42" E	37.00
L3	S 42°11'04" E	14.00
L4	S 47°48'56" W	24.00
L5	N 47°48'56" E	24.00
L6	S 42°11'04" E	23.77
L7	S 42°11'04" E	13.66
L8	N 68°50'42" E	13.43
L9	N 68°50'42" E	4.93
L10	S 21°09'08" E	5.00
L11	S 2°09'08" E	5.00
L12	S 76°24'15" E	11.06
L13	N 43°53'26" E	11.00
L14	N 46°06'34" W	8.82
L15	N 46°06'34" W	8.82
L16	S 20°43'13" E	8.00
L17	N 47°52'27" E	82.83
L18	S 47°52'27" W	70.00
L19	S 14°15'21" E	111.32
L20	S 14°15'21" E	10.00
L21	S 14°15'21" E	9.32
L22	S 20°43'13" E	8.00
L23	N 43°53'26" E	17.18
L24	N 68°50'42" E	43.89
L25	N 43°53'26" E	17.18
L26	N 43°53'26" E	17.18
L27	S 46°06'34" E	12.00
L28	S 46°06'34" E	12.00
L29	S 89°36'51" E	20.49

RADIAL LINE TABLE

R	BEARING
R30	N 10°30'56" E
R31	N 61°16'04" W
R32	N 19°43'14" W
R33	N 72°7'47" E
R34	N 0°0'20" E
R35	N 94°47'07" W
R36	N 44°05'31" W

**BENCH MARK**

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

**EQUIPMENT AND PROCEDURES**

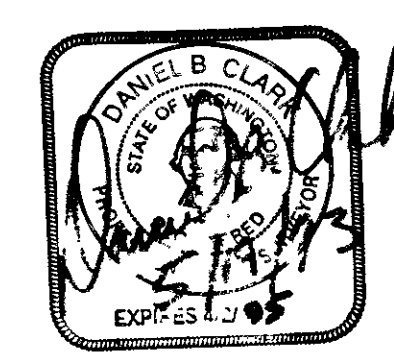
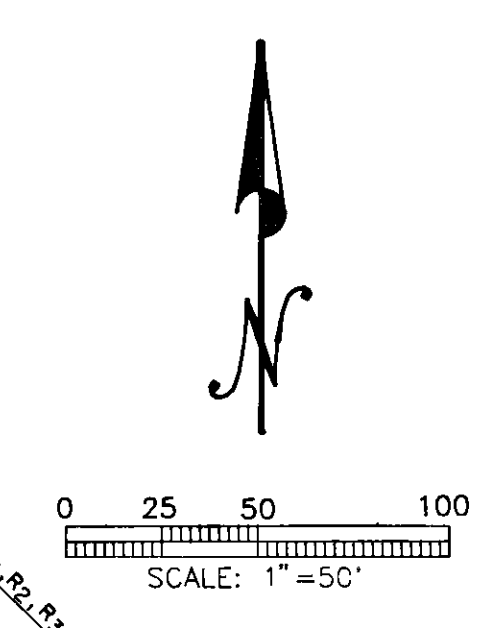
THIS SURVEY WAS PERFORMED WITH A 6 SECOND TOTAL STATION THEODOLITE USING FIELD TRAVERSE PROCEDURES.

**BASIS OF BEARING**

THE BEARING OF N 00°57'37" W ALONG THE WEST LINE OF THE NW1/4 NE1/4 OF SECTION 22, T25N R45E, W1/2, AS SHOWN ON THE PLAT OF LIBERTY LAKE ESTATES, FIRST ADDITION, BOOK 19, PAGES 35 & 36.

**LEGEND**

- NOTE: 1/2" REBARS W/CAP MARKED "A&C INC 12904" WERE SET AT ALL LOT CORNERS WITHIN THIS SUBDIVISION.
- = SET 1/2" REBAR MARKED "A&C INC. 12904"
  - = FOUND AS SHOWN
  - X = CALCULATED POSITION---NOTHING FOUND OR SET
  - I.P. = IRON PIPE
  - RB = REBAR
  - (R) = RADIAL BEARING
  - R1 = LIBERTY LAKE ESTATES FIRST ADDITION BOOK 19 PAGES 35 & 36.
  - R2 = RECORD OF SURVEY BOOK 41, PAGE 68
  - R3 = RECORD OF SURVEY BOOK 8, PAGE 41-A



*2/29 2008*