

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, that William B. Harbert and Nancy Ellen Harbert, who also appears of record as Nancy S. Harbert, husband and wife, and M. Vern Brock and Barbara Brock, husband and wife, and Barbara Brock, husband and wife, and Robert Slack, a single man, have caused to be platted into lots and blocks the land shown hereon to be known as MORAN PLACE; said land being described as the North 660 feet of the East 660 feet of the Northwest Quarter of the Southeast Quarter of Section 4, Township 24 North, Range 43 East, W.M., Spokane County, Washington; EXCEPT 57th Avenue; and they do hereby dedicate to public use forever the streets as shown hereon, including an additional 10.00 feet for 57th Avenue and 25.00 feet for Cook Street. Utility easements are hereby granted to the serving utility companies over a 10.00 feet wide strip adjoining all public road rights of way as platted and shown hereon, additionally, easements for drainage are hereby granted as shown hereon. Drainage basins and swales are to remain free of obstructions and no driveway access will be allowed within the drainage basin footprint areas. Use of private wells and water systems is prohibited. 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 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. Side yard and rear setbacks shall be determined at the time building 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 the 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 owner(s) or successor(s) in interest agree to authorize Spokane 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, the formation of a RID by the resolution method pursuant to Chapter 36.88 RCW, which resolution includes the owner(s) property. If a 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: (1) that the improvements or construction contemplated within the proposed RID is feasible, (2) 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, exceeds the cost and expense of formation of the RID, and (3) that the property within the proposed RID is sufficiently developed. Provided, further, 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 a 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 further agreed that at such time as a 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 the 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). This provision is applicable to 57th Avenue.

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. The County of Spokane is hereby granted the right of ingress and egress to all drainage easements adjacent to the public right of way. The property owner 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 and percolation of storm drainage water in the drainage swale as indicated by the approved plans.

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

Spokane County does not accept the responsibility of maintaining the drainage course on private lots within drainage easements or floodplain areas, nor the responsibility for any drainage, whatsoever, including but not limited to inverse condemnation to any properties due to deficient construction and/or maintenance of drainage courses in drainage easements on private property.

The lowest building opening, including basement opening, for any building on Lots 1-24, Block 1, shall be high enough to allow a minimum slope of 3% away from the building in 10.00 feet. All drainage shall be routed away from the building to natural drainages or other lawful drainage features.

A circular driveway shall be constructed for Lot 24 of the plat accessing 57th Avenue, no access to 57th Avenue will be granted for Lot 23.

IN WITNESS WHEREOF the owners have hereunto affixed their signatures on this 7th day of July, 1993.

William B. Harbert
William B. Harbert

Nancy Ellen Harbert
Nancy Ellen Harbert
who also appears of record as Nancy S. Harbert

M. Vern Brock
M. Vern Brock

Barbara Brock
Barbara Brock

Robert Slack
Robert Slack

ACKNOWLEDGEMENTS:

STATE OF WASHINGTON }
COUNTY OF SPOKANE }SS

On this day personally appeared before me, William B. Harbert and Nancy S. Harbert, husband and wife, the Individuals described in and who executed the within and foregoing instrument and acknowledge it to be the free and voluntary act and deed of said individuals for the uses and purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on this 7th day of July, 1993.

Janet K. Smith
Notary Public in and for the State of Washington, residing at Spokane.
My commission expires 12 June 95



STATE OF WASHINGTON }
COUNTY OF SPOKANE }SS

On this day personally appeared before me, M. Vern Brock and Barbara Brock, husband and wife, the Individuals described in and who executed the within and foregoing instrument and acknowledge it to be the free and voluntary act and deed of said individuals for the uses and purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on this 13th day of July, 1993.

Janet K. Smith
Notary Public in and for the State of Washington, residing at Spokane.
My commission expires 12 June 1995

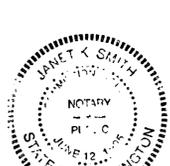


STATE OF WASHINGTON }
COUNTY OF SPOKANE }SS

On this day personally appeared before me, Robert Slack, a single man, the individual described in and who executed the within and foregoing instrument and acknowledge it to be the free and voluntary act and deed of said individual for the uses and purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on this 13th day of July, 1993.

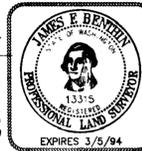
Janet K. Smith
Notary Public in and for the State of Washington, residing at Spokane.
My commission expires 12 June 1995



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.

James F. Benthin
James F. Benthin, L.S. 13315



7/6/93

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 10 DAY OF January, 1994 AT 2:30 P.M. IN BOOK 21 OF Plats AT PAGE 318
AT THE REQUEST OF Harbert

J. Behrens-deputy
COUNTY AUDITOR

940100575
BK 21
Pg 78
3159
(192)

APPROVALS:

County Engineer
Examined and approved this 27th day of Dec., 1993.

R. C. Jermann
County Engineer

County Commissioners
This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 4 day of January, 1994.

[Signature]
Chairperson, Spokane County Commissioners

County Planning Department
Examined and approved on this 4th day of Jan., 1994.

[Signature]
Planning Director

County Health District
Examined and approved on this 28th day of DEC., 1993.

Steve P. Hollaby, R.S.
for Health Officer

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 on this 10 day of January, 1994.

Linda M. Volant
Spokane County Treasurer

County Assessor
Examined and approved this 28 day of DECEMBER, 1993.

Robert E. Fulson for CHARLEEN COONEY
Spokane County Assessor

County Utilities Director
Examined and approved this 27th day of DEC., 1993.

William [Signature]
Spokane County Utilities Director

FINAL PLAT
MORAN PLACE
BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON

JAMES F. BENTHIN & ASSOCIATES
COMPLETE PROFESSIONAL AND SURVEYING SERVICES
(509) 325-4529
W.55 MISSION AVE. # SUITE 15 • SPOKANE, WA 99201

SHEET 1 OF 2

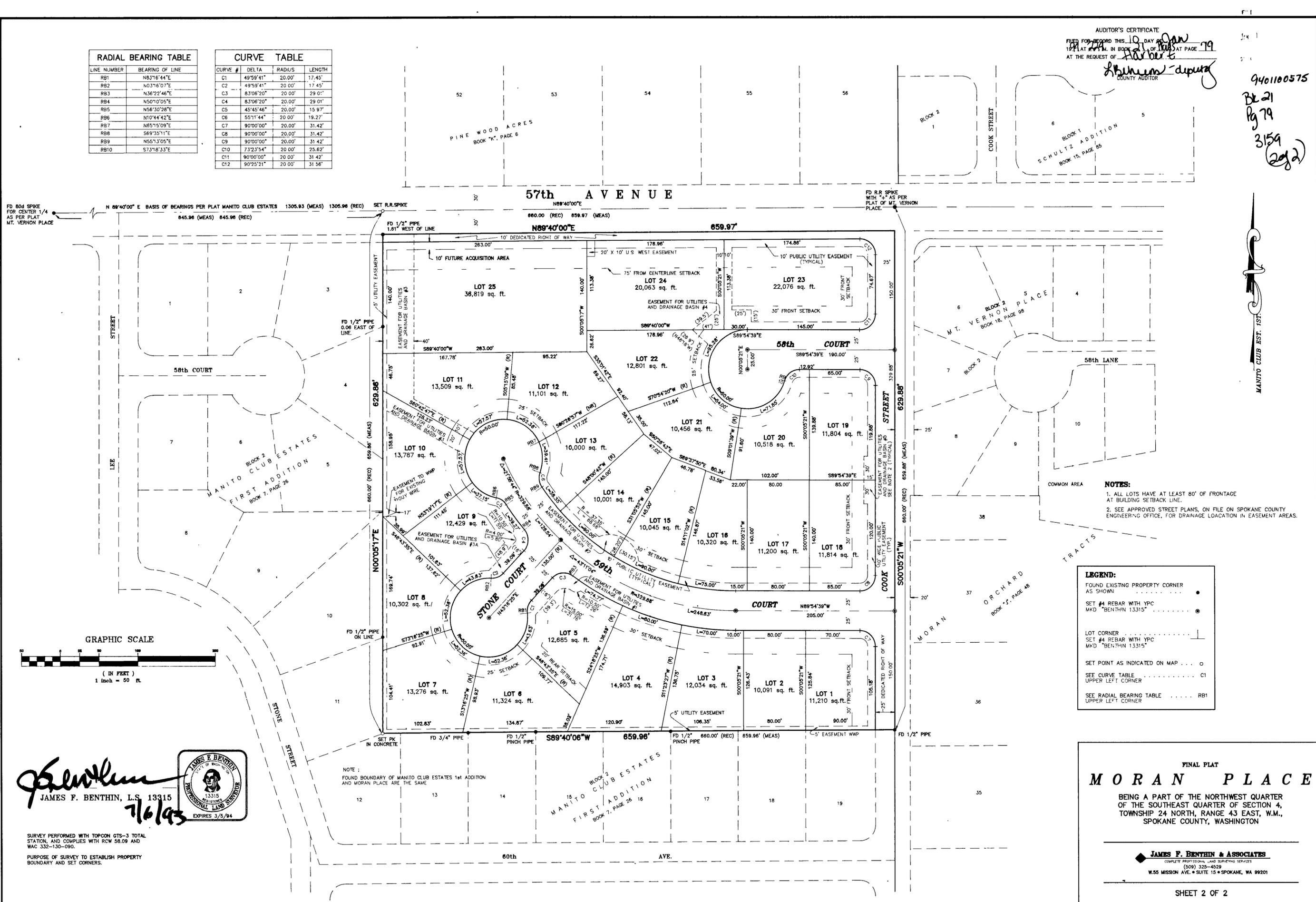
AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS 10 DAY OF Jan 1999
 AT THE REQUEST OF *James F. Benthin*
 COUNTY AUDITOR

9401100575
 Bl 21
 Pg 79
 3159
 (202)

LINE NUMBER	BEARING OF LINE
RB1	N83°16'44"E
RB2	N03°16'07"E
RB3	N36°22'46"E
RB4	N50°07'05"E
RB5	N56°30'28"E
RB6	N10°44'42"E
RB7	N85°15'09"E
RB8	S69°35'11"E
RB9	N55°13'05"E
RB10	S73°18'33"E

CURVE #	DELTA	RADIUS	LENGTH
C1	49°59'41"	20.00'	17.45'
C2	49°59'41"	20.00'	17.45'
C3	83°06'20"	20.00'	29.01'
C4	83°06'20"	20.00'	29.01'
C5	45°45'46"	20.00'	15.97'
C6	55°11'44"	20.00'	19.27'
C7	90°00'00"	20.00'	31.42'
C8	90°00'00"	20.00'	31.42'
C9	90°00'00"	20.00'	31.42'
C10	73°23'54"	20.00'	25.82'
C11	90°00'00"	20.00'	31.42'
C12	90°25'21"	20.00'	31.56'

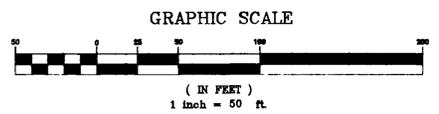
FD 80d SPIKE FOR CENTER 1/4 AS PER PLAT MT. VERNON PLACE



- NOTES:**
1. ALL LOTS HAVE AT LEAST 80' OF FRONTAGE AT BUILDING SETBACK LINE.
 2. SEE APPROVED STREET PLANS, ON FILE ON SPOKANE COUNTY ENGINEERING OFFICE, FOR DRAINAGE LOCATION IN EASEMENT AREAS.

LEGEND:

- FOUND EXISTING PROPERTY CORNER AS SHOWN
- SET #4 REBAR WITH YPC MKD "BENTHIN 13315"
- LOT CORNER
- SET #4 REBAR WITH YPC MKD "BENTHIN 13315"
- SET POINT AS INDICATED ON MAP
- SEE CURVE TABLE UPPER LEFT CORNER
- SEE RADIAL BEARING TABLE UPPER LEFT CORNER



James F. Benthin
 JAMES F. BENTHIN, L.S. 13315
 7/6/93
 EXPIRES 3/5/94

SURVEY PERFORMED WITH TOPCON GTS-3 TOTAL STATION, AND COMPLIES WITH RCW 58.09 AND WAC 332-130-090.
 PURPOSE OF SURVEY TO ESTABLISH PROPERTY BOUNDARY AND SET CORNERS.

FINAL PLAT
MORAN PLACE
 BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON

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3159 2/79