

# FINAL PLAT MT. VERNON PLACE FIRST ADDITION

A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF TRACTS 24, 25, 36, & 37 AND PORTIONS OF TRACTS 38 & 23 OF MORAN ORCHARDS TRACTS, LOCATED IN THE S.E. 1/4 OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN SPOKANE COUNTY, WASHINGTON

### AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY  
 OF \_\_\_\_\_ 19\_\_ AT \_\_\_\_\_ M.  
 IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_  
 AT THE REQUEST OF \_\_\_\_\_  
 (Signed) \_\_\_\_\_ County Auditor

DEDICATION  
 KNOW ALL MEN BY THESE PRESENTS THAT THE S. AND S. LAND COMPANY, a partnership, has caused to be platted into Lots, Blocks, and Streets the land shown hereon to be known as MT. VERNON PLACE, FIRST ADDITION, A PLANNED UNIT DEVELOPMENT, being a replat of Tracts 24, 25, 36, and 37 and portions of Tracts 23 and 38 of Moran Orchard Tracts, per Plat recorded in Book J, Page 48, located in the SE 1/4 of Section 4, Township 24 North, Range 43 East, W.M., Spokane County, Washington, described as follows:

Beginning at the southwest corner of the plat of Mt. Vernon Place, P.U.D., according to the plat recorded in Book 18, Page 98; thence along the southerly line of said plat the following six (6) calls: 1) S89°54'30"E, 167.00 feet; 2) S00°05'30"W, 30.00 feet; 3) S81°01'50"E, 152.35 feet; 4) N89°38'12"E, 165.00 feet; 5) N00°08'47"E, 51.01 feet; 6) S89°51'13"E, 120.00 feet to the west line of Mt. Vernon Street; thence S00°08'47"W, along said west line, 309.96 feet to the south line of said Tract 25; thence S89°38'12"E, along the south line of said Tracts 25 and 36, a distance of 602.29 feet to the east line of Cook Street; thence N00°05'30"E, along said east line, 316.04 feet to the Point of Beginning, TOGETHER WITH an easement for ingress and egress over and across Lacey Lane, as shown on the plat of Mt. Vernon Place, P.U.D., recorded in Book 18, Page 98, located in the southeast quarter of Section 4, Township 24 North, Range 43 East, W.M., in Spokane County, Washington, and they do hereby dedicate to public use forever the additional right-of-way dedication shown hereon for Cook Street.

Utility easements are granted on private roads and elsewhere as shown hereon.  
 Side yard and rear yard setbacks shall be determined at the time building permits are requested. The setbacks indicated on the P.U.D. subdivision may be varied from proper zoning approvals are obtained.

The public water system, pursuant to the WATER PLAN approved by County and State Health authorities, the local fire district, County Building and Safety Department, and the water purveyor, will be installed within this plat, and the subdivider/sponsor will 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.  
 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, 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, their heirs, successors, or assigns including the obligation to participate in the maintenance of the private road as provided hereon.

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. Parking on private 24-foot wide streets is not allowed, but parking on the curbside and in designated parking areas is allowed.

The private roads and/or common areas shown on this plat are hereby dedicated to the Mt. Vernon Place Home Owners Association, created by document recorded Oct. 1, 1991 under Auditor's document No. 910001070.

The private roads and/or common areas cannot be sold or transferred, regardless of any provisions in the covenants to the contrary, and shall be considered subservient estates for tax purposes to the other lots created hereon.

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 Mt. Vernon Place Home Owners 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.  
 The private roads and drainage easements are subject to the separate DECLARATION OF COVENANT as recorded OCT 1, 1991 under Auditor's Document No. 910001071, which by reference is made a part hereof.

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 (R.I.D.) by the petition method pursuant to Chapter 36 88 RCW, which resolution includes the owner(s) property, and further not to object, by the signing of a ballot, the formation of a R.I.D. by the resolution method pursuant to Chapter 36 88 RCW, which resolution includes the owner(s) property, if a R.I.D. 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 R.I.D. is feasible, (2) that the benefits to be derived from the formation of the R.I.D. by the property included therein, together with the amount of any County participation, exceeds the cost and expense of formation of the R.I.D., and (3) that the property within the proposed R.I.D. 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 R.I.D. 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 an R.I.D. 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 owners, their heirs, grantees and assigns without participation by Spokane County.

The R.I.D. 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 R.I.D. 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 R.I.D. 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).  
 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.

Subject to a Notice to the Public relating to a County Road Improvement District as recorded June 5, 1989, as Auditor's No. 8906050330, which by reference is made a part hereof.

Subject to a Utility Connection Annexation Covenant as recorded June 27, 1989, as Auditor's No. 8906270217, which by reference is made a part hereof.

Subject to Covenants, Conditions, and Restrictions contained in the Declaration of Protective Restrictions recorded June 27, 1989, as Auditor's No. 8906270215, and as amended by document recorded OCT 1, 1991, as Auditor's No. 910001071, which by reference is made a part hereof.

Subject to Declaration of Covenant Requiring Private Construction and Maintenance of Approved Private Road and Dedication to the County When Required, recorded June 19, 1989, as Auditor's No. 8906190393, which by reference is made a part hereof.

Subject to Covenant Requiring Private Construction and Maintenance of Approved Private Road and Dedication to the County When Required, recorded June 27, 1989, as Auditor's No. 8906270216, which by reference is made a part hereof.

Subject to the Articles of Incorporation of the Mt. Vernon Place Home Owners' Association recorded OCT 1, 1991, as Auditor's No. 910001070.

### ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
 County of Spokane ) ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 1991, before me personally appeared Terence Sullivan and Kathleen S. Sullivan of the S. and S. Land Company, to me known to be the individuals who executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes herein mentioned.

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

Edna M. Della My commission expires October 1, 1995  
 Notary Public in and for the State of Washington, residing in Spokane

COUNTY ENGINEER  
 Examined and approved this 2<sup>nd</sup> day of October, 1991. [Signature]  
 County Engineer

COUNTY COMMISSIONERS  
 This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 8 day of October, 1991.  
[Signature]  
 County Commissioner

COUNTY HEALTH DISTRICT  
 Examined and approved this 7<sup>th</sup> day of October, 1991. [Signature]  
 Health Officer

COUNTY UTILITIES DEPARTMENT  
 Examined and approved this 2<sup>nd</sup> day of October, 1991. [Signature]  
 Spokane County Utilities Director

COUNTY ASSESSOR  
 Examined and approved this 7<sup>th</sup> day of OCTOBER, 1991. [Signature]  
 Spokane County Assessor

COUNTY PLANNING DEPARTMENT  
 Examined and approved this 8<sup>th</sup> day of OCTOBER, 1991. [Signature]  
 Planning Director

COUNTY TREASURER  
 I do hereby certify that all taxes which have been levied and become chargeable against the land shown within this map and described in the declaration of this date, have been fully paid, satisfied, and discharged. Dated this 9<sup>th</sup> day of October, 1991.  
[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]  
 Daniel B. Clark, P.L.S. #12904  
 Registered Professional Land Surveyor



LINE	BEARING	DISTANCE
L1	S 81°01'50" E	20.24
L2	N 89°38'12" E	5.52
L3	N 89°38'12" E	17.00
L4	N 89°38'12" E	13.00
L5	S 0°05'30" W	22.00
L6	S 89°38'12" E	5.00
L7	N 89°54'30" E	5.00
L8	S 89°51'13" E	25.00
L9	S 89°38'12" E	20.00
L10	S 89°54'30" E	20.00
L11	N 89°38'12" E	25.00
L12	N 50°25'53" E	45.00
L13	S 71°52'36" E	45.00
L14	S 21°51'01" W	45.00
L15	S 39°21'07" W	45.00
L16	S 38°34'35" E	50.00
L17	N 0°08'23" E	50.00
L18	N 32°46'31" E	50.00
L19	N 80°02'34" E	50.00

CURVE	ARC	DELTA	RADIUS	TAN LENGTH
C1	13.86	39°42'54"	20.00	7.22
C2	13.67	17°24'06"	45.00	6.89
C3	13.86	39°42'54"	20.00	7.22
C4	13.34	38°12'41"	20.00	6.93
C5	21.50	24°38'09"	50.00	10.92
C6	22.45	80°24'22"	16.00	13.52
C7	27.09	41°57'01"	37.00	14.18

### LEGEND

- = SET 1/2" REBAR W/ CAP MARKED "A" & C INC. 12904"
- = FOUND POINT AS SHOWN
- (R) = RADIAL
- R-1 = PLAT OF MORAN ORCHARD TRACTS
- R-2 = PLAT OF MANITO CLUB ESTATES 6TH ADDITION

### EQUIPMENT AND PROCEDURES

THIS SURVEY WAS PERFORMED WITH A 3 SECOND TOTAL STATION THEODOLITE USING FIELD TRAVERSE PROCEDURES

TOTAL PLAT AREA = 173796 Sq. Ft.

### BASIS OF BEARING

THE BEARING OF N89°40'00"E ON THE NORTH LINE OF THE SE 1/4 OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M. AS SHOWN ON THE PLAT OF MANITO CLUB ESTATES FIRST ADDITION WAS USED AS THE BASIS OF BEARINGS FOR THIS PLAT.

24 FOOT WIDE EMERGENCY ACCESS DETAIL