

FINAL PLAT OF SKY CREST ADDITION

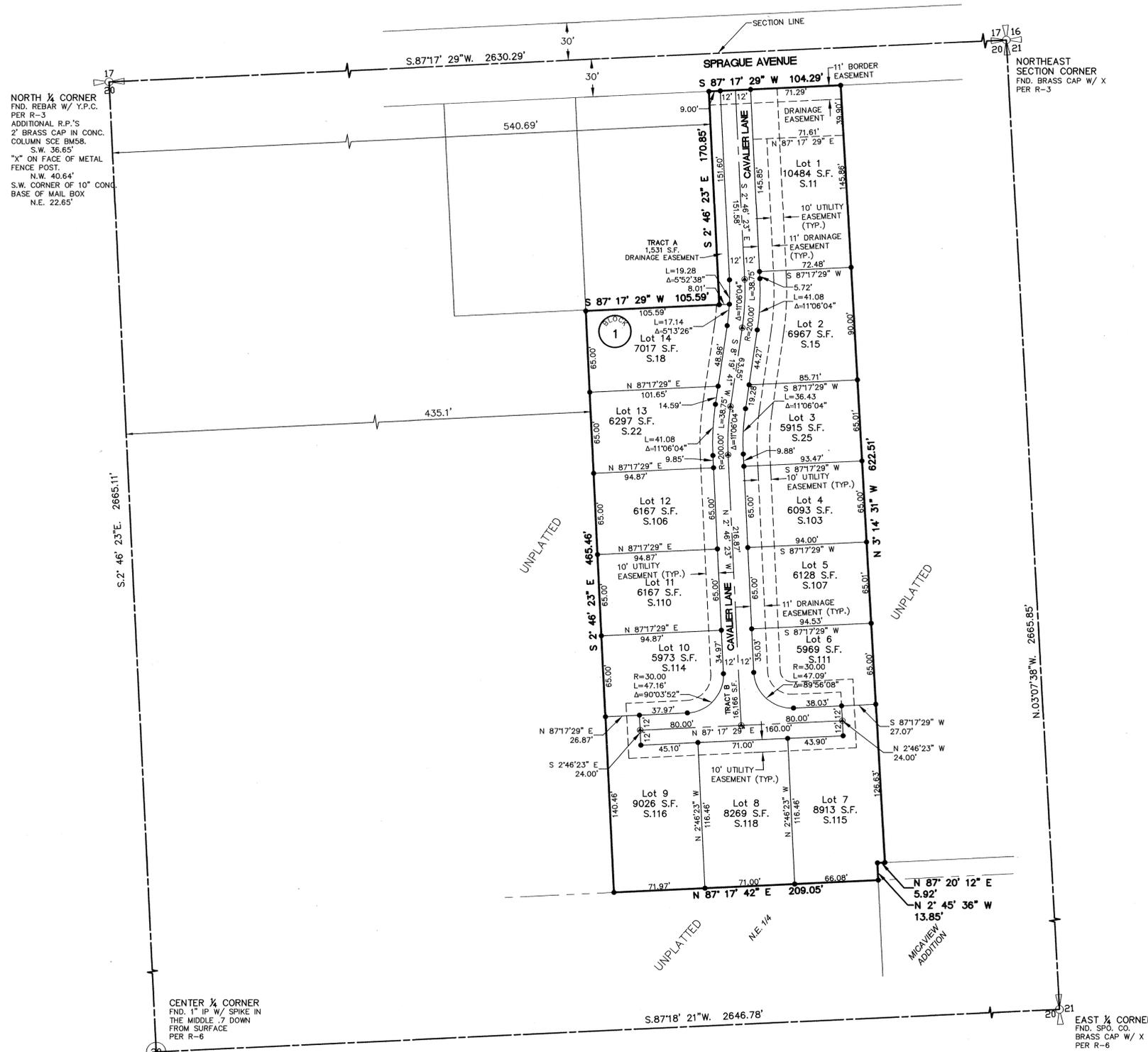
Located in the Northeast 1/4 of
Section 20, T.25N., R.45E., W.M., Spokane County, Washington
October, 2007
PE-1993-07

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 28TH DAY OF MARCH 2008
AT 11:34 A.M. IN BOOK 34 OF PLATS
AT PAGE 98-99 AT THE REQUEST OF LANDWORKS DEV. INC.

URLEY M. DALTON COUNTY AUDITOR
DEPUTY

PLAT # 3996

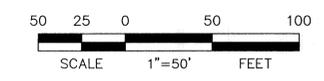
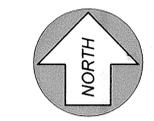


NORTH 1/4 CORNER
FND. REBAR W/ Y.F.C.
PER R-3
ADDITIONAL R.P.'S
2" BRASS CAP IN CONC.
COLUMN S/OE DMS58.
S.W. 36.65'
"X" ON FACE OF METAL
FENCE POST.
N.W. 40.84'
S.W. CORNER OF 10" CONC.
BASE OF MAIL BOX
N.E. 22.65'

NORTHEAST SECTION CORNER
FND. BRASS CAP W/ X
PER R-3

CENTER 1/4 CORNER
FND. 1" IP W/ SPIKE IN
THE MIDDLE .7 DOWN
FROM SURFACE
PER R-6

EAST 1/4 CORNER
FND. SPO. CO.
BRASS CAP W/ X
PER R-6



DATUM PLANE FOR ELEVATIONS SHALL BE
SPOKANE COUNTY (NAVD 88)

LEGEND

- SET 5/8" REBAR W/ YPC L.S. #37544
- FOUND AS NOTED
- ⊙ SET 5/8" REBAR W/ YPC L.S. #37544
- PLAT BOUNDARY LINE
- LOT LINES

BASIS OF BEARINGS

N.87°17'29"E. ON THE NORTH LINE OF THE N.E. 1/4 OF SECTION 20,
T.25N., R.45E., SPOKANE COUNTY, WASHINGTON.

ACCURACY STATEMENT: SURVEY PERFORMED USING A LEICA TOPP 1203
ONE SECOND ROBOTIC TOTAL STATION. FIELD TRAVERSE METHODS PER
WAC 332-130-090 PART C.

REFERENCES:

- R-1. SP 870-93 BK. 11, PG. 47, A.F.N. 9411010326
- R-2. SP 86-463 BK. 5, PG. 32, A.F.N. 8703230364
- R-3. SP 736-92 BK. 8, PG. 54, A.F.N. 9205220113
- R-4. PELLEY'S ADDITION BK. 14, PG. 42
- R-5. MICA VIEW 3RD ADDITION BK. 16, PG. 14
- R-6. R.O.S. BK. 118, PG. 36
- R-7. R.O.S. BK. 33, PG. 4
- R-8. R.O.S. BK. 83, PG. 16

Surveyor's Certificate

I, Richard C. Benecchi, certify that I am a Professional Land Surveyor licensed in the State of Washington; that this plat represents a survey made by me or under my supervision; that it is a true and correct representation of the land actually surveyed; that all monuments shown hereon actually exist as shown; and that this plat conforms in all respects to the provisions of law.

37544
Certificate No.

Richard C. Benecchi
Licensed Professional Land Surveyor



DWN: RCB
CK'D: _____
DATE: 09/05/07

REVISIONS	

SHEET
SCALE: 1"=50'
1 OF 2

FINAL PLAT OF
SKY CREST ADDITON

SPOKANE, WA
CADD FILE: 07-009 SKY CREST

FINAL PLAT OF SKY CREST ADDITION

Located in the Northeast 1/4 of Section 20, T.25N., R.45E., W.M., Spokane County, Washington
October, 2007
PE-1993-07

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 28TH DAY OF MARCH 2008
AT 11:59 A.M. IN BOOK 24 OF PLATS
AT PAGE 48-99 AT THE REQUEST OF LANDWORKS DEV. INC.
VICKY M. DALTON COUNTY AUDITOR
S.C. DEPUTY

PLAT # 3996

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Landworks Development Inc., a Washington Corporation and Washington Trust Bank, a Washington Corporation, have platted into Lots, Blocks, and private roads, the land shown hereon to be known as SKY CREST ADDITION, in the County of Spokane, State of Washington, said land being that portion of the N.W. 1/4 of the N.W. 1/4 of the N.E. 1/4 of Section 20 T.25N., R.45E., W.M., Spokane County, Washington, described as follows:

Beginning at a point 30.00 feet South of the North line of said N.W. 1/4 of the N.W. 1/4 of the N.E. 1/4 of Section 20 and 540.69 feet East of the West line of said N.W. 1/4 of the N.W. 1/4 of the N.E. 1/4 of Section 20; thence S.02°46'23"E., along a line parallel with the West line of said N.W. 1/4 of the N.W. 1/4 of the N.E. 1/4 of Section 20, 170.85 feet; thence S.87°17'29"W., along a line parallel with the North line of said N.W. 1/4 of the N.W. 1/4 of the N.E. 1/4 of Section 20, 105.59 feet to a point on the East line of West 435.1 feet of said N.W. 1/4 of the N.W. 1/4 of the N.E. 1/4 of Section 20; thence S.02°46'23"E., along said East line, 465.46 feet to the South line of said N.W. 1/4 of the N.W. 1/4 of the N.E. 1/4 of Section 20; thence N.87°17'42"E., along said South line, 209.05 feet to the West line of Lot 4, Block 1 of the Final Plat of Mica View Addition, as per Plat recorded in Book 10 of Plats, Page 73 under Auditor's file No. 625705C, Spokane County, Washington, thence N.02°45'36"W., 13.85 feet to the Northwest corner of said Lot 4; thence N.87°20'12"E., along the North line of said Lot 4, 5.92 feet to the West line of Parcel No. 552019085; thence N.03°14'31"W., along said West line, 622.51 feet to the Northwest corner of said parcel and the South right of way line of Sprague Avenue, thence S.87°17'29"W., along said South right of way line, 104.29 feet to the Point of Beginning.

Containing 2.69± Acres

The private roads (Tract B) and (Tract A) areas shown on this plat are hereby dedicated to the Sky Crest Homeowners association created by a document recorded ~~SEPTEMBER 19, 2007~~ under state UBI no. ~~602-763-227~~

The private roads (Tract B) and drainage easements (Tract A) are subject to the separate DECLARATION OF COVENANT as recorded ~~SEPTEMBER 28, 2007~~ under Auditor's Document No. ~~5594296~~ which by reference is made a part hereof.

The private roads (Tract B) and (Tract A) areas cannot be sold or transferred, and shall be considered subservient estates for tax purposes to the other lots created herein.

The private roads (Tract B) as shown hereon are easements which provide a means of ingress and egress for those lots within the Plat having frontage thereon. The County of Spokane is hereby granted the right of ingress and egress to all private roads, common areas and/or drainage easements.

The status of the areas designated as, subservient estates for tax purposes cannot be changed without filing a replat.

No direct access shall be allowed from lots to Sprague Avenue, until such time as authorized by the County Engineer.

WARNING: Spokane County has no responsibility to build, improve, or 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 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 roads as provided herein.

Setbacks shall be determined at the time of building permit issuance.

The perpetual easement for Cavalier Lane (Tract B) is hereby granted to Spokane County its successors and assigns for the sole purpose of constructing, installing, operating, maintaining, repairing, altering, replacing, removing, and all other uses or purposes which are or may be related to a sewer system Spokane County, its successors and assigns at all times hereinafter, at their own cost and expense, may remove all crops, brush, grass or trees that may interfere with the constructing, installing, operating, maintaining, repairing, altering, replacing, removing and all other uses or purposes which are/may be related to a sewer system. The grantor(s) reserves the right to use and enjoy that property which is the subject of this easement for purposes which will not interfere with the County's full enjoyment of the rights hereby granted; provided, the grantor(s) shall not erect or construct any building or other structure or drill on the easement, or diminish or substantially add to the ground cover over the easement. The easement described herein above is to and shall run with the land.

The use of private wells and water systems is prohibited.

The public water system, pursuant to the Water Plan approved by Spokane county and state health authorities, the local fire protection district, department of planning and planning 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.

A public sewer system will be made available for the plat, and individual service will be provided to each lot prior to sale. The use of individual on-site sewage disposal systems shall be not authorized.

Public sewers shall be constructed to provide for the connection of each parcel to the county's system of sewerage. uses on properties within the project shall be required to connect to the sewer and pay applicable charges per the county sewer ordinance. sewer connection permits shall be required.

The Border Easement as shown hereon are hereby granted to Spokane County and its authorized agents, and to the public for road purposes, including but not limited to curbs, sidewalks, drainage, signage, and other usage deemed necessary by the Spokane County Engineer for the safety and welfare of the Public. No fence or portion thereof will be constructed within said easement without permission of the Spokane County Engineer, nor will any objects be placed in said easement that would obstruct the sight distance necessary for safe and efficient vehicular movement. Any other easements granted or dedicated within this Border Easement area will be subordinate to the rights created by this easement and are subject to Spokane County Engineers permit process prior to usage,

Utility easements shown on the herein described plat are hereby dedicated for the use of serving utility companies for the construction, reconstruction, maintenance, protection, inspection and operation of their respective facilities, together with the right to prohibit changes in grade that will reduce the existing coverage over installed underground facilities and the right to trim and/or remove trees, bushes, landscaping and to prohibit structures that may interfere with the construction, reconstruction, reliability, maintenance, and safe operation of same.

Drainage easements, as platted and shown hereon, which are for the purpose of conveying and storing stormwater runoff, and for installing, operating and maintaining drainage ponds and drainage facilities which dispose of and treat stormwater runoff, are hereby granted to Spokane County and Sky Crest Homeowners Association.

All drainage tracts are hereby dedicated to the Sky Crest Homeowners Association for the purpose of conveying and storing stormwater runoff, and for installing, operating and maintaining drainage ponds and drainage facilities that dispose of and treat stormwater runoff. The right to ingress/egress is granted to Spokane County over all tracts for inspection and emergency maintenance of the stormwater facilities.

The drainage easements, lots, common areas and Tracts A and B are subject to the separate Drainage Declaration of Covenant as recorded September 7, 2007 under Auditor's Document No. 5585174 that by reference is made a part hereof.

ACKNOWLEDGMENT

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 8 DAY OF October 20 07.

Landworks Development Inc.,
A WASHINGTON CORPORATION

BY: [Signature]

ITS: Managing Member

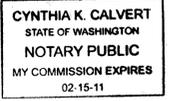
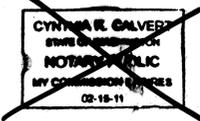
ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF SPOKANE) SS

ON THIS 8 DAY OF October 20 07, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED Calvin D. Walker, TO ME KNOWN TO BE THE MEMBER OF LANDWORKS DEVELOPMENT INC., A WASHINGTON CORPORATION, WHICH EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF SAID CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Cynthia K. Calvert
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON RESIDING AT SPOKANE, MY COMMISSION EXPIRES 2-15-11



ACKNOWLEDGMENT

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____ 20 ____.

WASHINGTON TRUST BANK
A WASHINGTON CORPORATION

BY: Connie Bischoff

ITS: SVP

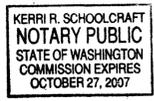
ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF SPOKANE) SS

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT Connie Bischoff IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE R.S.V.P. OF WASHINGTON TRUST BANK, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 9th DAY OF October 20 07

Kerri R. Schoolcraft
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON RESIDING AT Spokane, MY COMMISSION EXPIRES 10-27-07

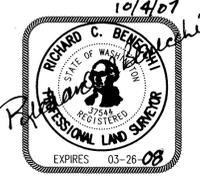


Surveyor's Certificate

I, Richard C. Benechi, certify that I am a Professional Land Surveyor licensed in the State of Washington; that this plat represents a survey made by me or under my supervision; that it is a true and correct representation of the land actually surveyed; that all monuments shown hereon actually exist as shown; and that this plat conforms in all respects to the provisions of law.

37544
Certificate No.

Richard C. Benechi
Licensed Professional Land Surveyor



Landworks ENGINEERING, INC.
221 N. PINES RD. SPOKANE VALLEY, WA 99216
PHONE: (509) 922-7400 FAX: (509) 924-9728
DWN: RCB DATE: 09-05-07
CK'D: DATE:

REVISIONS	SHEET
	SCALE: 1"=50'
	2 OF 2
FINAL PLAT OF SKY CREST ADDITION	SPOKANE, WA
CAAD FILE: 07-009 SKY CREST	

