

SHORT PLAT 1060-96

SECTION 24, TWP. 26N., RNG. 45E., W.M., SPOKANE COUNTY, WASHINGTON

4009700

1 of 2

PLATTOR'S DECLARATION

KNOW ALL MEN BY THESE PRESENCE THAT WE THE UNDERSIGNED, MICHAEL E. SCHMITZ & KAREN M. SCHMITZ, AND SHERRY MARTIN KIMBALL OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED AS SHOWN IN THE TITLE INSURANCE REPORT, HEREBY DECLARE THIS PLAT AND CERTIFY THAT EASEMENTS HAVE BEEN GRANTED FOR ROADS AND UTILITIES AS SHOWN. WE AND OUR SUCCESSORS HEREBY GRANT A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF ANY PUBLIC FACILITIES AND ANY PUBLIC PROPERTY WITHIN THIS SUBDIVISION.

THIS PLAT BEING PART OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 45 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE SOUTHEAST QUARTER LYING WESTERLY and NORTHERLY OF COUNTY ROADS, LESS THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER NORTH OF THE CENTERLINE OF IDAHO PINES LANE EASEMENT AND NORTH OF THE CENTERLINE OF 60' ACCESS AND UTILITY EASEMENT AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER NORTH OF THE IDAHO PINES LANE EASEMENT.

DRAINAGE EASEMENTS, AS PLATTED AND SHOWN HEREON, WHICH ARE FOR THE PURPOSE OF INSTALLING, OPERATING AND MAINTAINING DRAINAGE SWALES AND DRAINAGE FACILITIES, AS CONDITIONS OF PLAT APPROVAL, ARE HEREBY GRANTED TO SPOKANE COUNTY, THE PUBLIC AND THE IDAHO PINES ESTATES HOMEOWNERS.

THE DRAINAGE EASEMENTS AND TRACTS ARE SUBJECT TO THE SEPARATE DECLARATION OF COVENANT AS RECORDED JUNE 24, 1996 UNDER AUDITOR'S DOCUMENT NUMBERS 4007378, 4007379 WHICH BY REFERENCE IS MADE A PART HEREOF, AND ALSO THE FOLLOWING COVENANTS SHALL APPLY TO THIS PLAT:

- A). SIDE YARD AND REAR YARD SETBACKS SHALL BE DETERMINED AT THE TIME BUILDING PERMITS ARE REQUESTED UNLESS THESE SETBACKS ARE SPECIFICALLY DRAFTED ON THIS FINAL PLAT. THE SETBACKS INDICATED ON THIS FINAL PLAT MAY BE VARIED FROM IF PROPER ZONING APPROVALS ARE OBTAINED.
- B). THE PUBLIC WATER SYSTEM, PURSUANT TO THE WATER PLAN APPROVED BY THE COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, WATER PURVEYOR AND SPOKANE COUNTY DIVISION OF BUILDING AND PLANNING SHALL BE INSTALLED WITHIN THIS SUBDIVISION, AND THE APPLICANT SHALL PROVIDE FOR INDIVIDUAL DOMESTIC WATER SERVICE AS WELL AS FIRE PROTECTION TO EACH TRACT PRIOR TO SALE OF EACH TRACT AND PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
- C). DEVELOPMENT WITHIN THIS SUBDIVISION SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL FLOOD INSURANCE PROGRAM AND CHAPTER 3.20 OF THE SPOKANE COUNTY CODE. 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 ANY AND ALL PROPERTY WITHIN THE PLAT IN THE AREA OF SPECIAL FLOOD HAZARD.
- D). THE INSPECTION, MAINTENANCE AND REPAIR OF THE ACCESS EASEMENT, UTILITY EASEMENT, PRIVATE ROAD (IDAHO PINES LANE) AND STORM WATER MANAGEMENT SYSTEM COMPONENTS SHALL BE THE RESPONSIBILITY OF THE TRACT OWNERS. TRACT OWNERS SHALL SHARE EQUALLY IN THE OBLIGATION OF INSPECTION, MAINTENANCE AND REPAIR OF ROAD, UTILITY AND DRAINAGE COMPONENTS. TRACTS 1 & 4 SHALL BE EXCLUDED FROM PARTICIPATING IN ROAD MAINTENANCE EXPENSES. EACH TRACT OWNER SHALL ABIDE BY THE DECLARATION OF COVENANT AS FILED WITH THE SPOKANE COUNTY AUDITOR, RECORDATION NUMBER 9512040207.
- E). IN CONSIDERATION OF MUTUAL BENEFITS NOW OR TO BE HEREAFTER DERIVED, DO FOR THEMSELVES, THEIR HEIRS, GRANTEEES, ASSIGNS AND SUCCESSOR(S) IN INTEREST HEREBY REQUEST AND AUTHORIZE SPOKANE COUNTY TO INCLUDE THE ABOVE DESCRIBED PROPERTY IN A ROAD IMPROVEMENT DISTRICT (RID) AND TO SUPPORT THE FORMATION OF A RID FOR IMPROVEMENT OF THE ROAD(S) DESCRIBED BELOW BY REQUESTING AND AUTHORIZING SPOKANE COUNTY TO PLACE THEIR NAME(S) ON A PETITION FOR THE FORMATION OF A RID PURSUANT TO RCW 36.88.050, OR BY REQUESTING AND AUTHORIZING SPOKANE COUNTY TO CAST THEIR BALLOT IN FAVOR OF A RID BEING FORMED UNDER THE RESOLUTION METHOD PURSUANT TO RCW 36.88.030 AND/OR BY NOT FILING A PROTEST AGAINST THE FORMATION OF A RID BEING FORMED UNDER THE ALTERNATIVE RESOLUTION METHOD PROVIDED FOR IN RCW 36.88.065 AND CHAPTER 35.43 RCW.
 IF A RID IS PROPOSED FOR IMPROVEMENT OF THE ROAD(S) DESCRIBED BELOW, SAID OWNER(S) AND SUCCESSOR(S) FURTHER AGREE: (1) THAT THE IMPROVEMENTS OR CONSTRUCTION CONTEMPLATED WITHIN THE PROPOSED RID ARE FEASIBLE AND (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, THEMSELVES, THEIR HEIRS, GRANTEEES, ASSIGNS AND 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 THE PETITION OR RESOLUTION METHOD UNDER CHAPTER 36.88 RCW AND TO APPEAL TO THE SUPERIOR COURT THE DECISION OF THE BOARD OF COUNTY COMMISSIONERS CONFIRMING THE FINAL ASSESSMENT ROLL; PROVIDED FURTHER, IT IS RECOGNIZED THAT ACTUAL ASSESSMENTS MAY VARY FROM ASSESSMENT ESTIMATE SO LONG AS THEY DO NOT EXCEED A FIGURE EQUAL TO THE INCREASED TRUE AND FAIR VALUE IMPROVEMENT(S) ADD(S) TO THE PROPERTY.
 IT IS FURTHER ACKNOWLEDGED AND AGREED THAT AT SUCH TIME AS A RID IS CREATED OR ANY COUNTY ROAD IMPROVEMENT PROJECT IS AUTHORIZED BY SPOKANE COUNTY, THE IMPROVEMENTS REQUIRED SHALL BE AT THE SOLE EXPENSE OF THE OWNER(S) OF PROPERTY WITHIN THE RID OR SERVED BY THE IMPROVEMENTS WITHOUT ANY MONETARY PARTICIPATION BY SPOKANE COUNTY.
 THE RID WAIVER CONTAINED IN THE AGREEMENT SHALL EXPIRE AFTER TEN (10) YEARS FROM THE DATE OF EXECUTION BELOW. THIS PROVISION IS APPLICABLE TO 'IDAHO ROAD'.
- F). SUBJECT TO SPECIFIC APPLICATION APPROVAL AND ISSUANCE OF PERMITS BY THE HEALTH OFFICER, THE USE OF INDIVIDUAL ON-SITE SEWAGE SYSTEMS MAY BE AUTHORIZED.
- G). USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS THE DAY AND YEAR AS SHOWN IN THE ACKNOWLEDGMENTS BELOW

Michael E. Schmitz
MICHAEL E. SCHMITZ
Sherry Martin Kimball
SHERRY MARTIN KIMBALL
Karen M. Schmitz
KAREN M. SCHMITZ

SIGHT DISTANCE EASEMENT

SIGHT DISTANCE EASEMENTS IN LOTS 2, AND 3, AS PLATTED AND SHOWN HEREON, ARE HEREBY GRANTED TO SPOKANE COUNTY AND ITS AUTHORIZED AGENTS FOR THE SOLE PURPOSE OF ALLOWING A CLEAR VIEW SIGHT DISTANCE TRIANGLE OVER AND ACROSS THE EASEMENTS. THE OWNERS OF SAID LOTS AGREE NOT TO OBSTRUCT OR IN ANY MANNER ALLOW ANY OBSTACLE TO BLOCK THIS CLEAR VIEW TRIANGLE BETWEEN A HEIGHT OF THREE (3) FEET AND A HEIGHT OF SEVEN (7) FEET ABOVE THE ROAD PAVEMENT ELEVATION ADJACENT TO SAID LOTS. SPOKANE COUNTY AND ITS AUTHORIZED AGENTS ARE HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS TO, OVER AND FROM SAID EASEMENTS FOR THE PURPOSE OF INSPECTION AND EMERGENCY MAINTENANCE OF THE SIGHT DISTANCE AREA. IF THE PROPERTY OWNER FAILS TO MAINTAIN THE SIGHT DISTANCE AREA IN REASONABLE CONFORMANCE WITH THE APPROVED PLANS ON FILE IN THE OFFICE OF THE SPOKANE COUNTY ENGINEER, A NOTICE OF SUCH FAILURE MAY BE GIVEN TO THE PROPERTY OWNER. IF NOT CORRECTED AFTER TEN (10) DAYS, SPOKANE COUNTY HAS THE RIGHT TO CORRECT THE MAINTENANCE FAILURE OR HAVE IT CORRECTED AT THE SOLE EXPENSE OF THE PROPERTY OWNER.

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF Spokane

ON THIS 25 DAY OF June, IN THE YEAR OF 1996, BEFORE ME PERSONALLY APPEARED MICHAEL E. SCHMITZ & KAREN M. SCHMITZ, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, and ACKNOWLEDGED TO ME THAT HE (SHE OR THEY) EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF WASHINGTON
RESIDING AT: Spokane MY COMMISSION EXPIRES: 6-16-98

Chris Jury
NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF Spokane

ON THIS 25 DAY OF June, IN THE YEAR OF 1996, BEFORE ME PERSONALLY APPEARED SHERRY MARTIN KIMBALL, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, and ACKNOWLEDGED TO ME THAT HE (SHE OR THEY) EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF WASHINGTON
RESIDING AT: Spokane MY COMMISSION EXPIRES: 6-16-98

Chris Jury
NOTARY PUBLIC

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 HEREIN.

SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 28th DAY OF June, 1996 AT 1:32pm, IN BOOK 13 OF SHORT PLATS AT PAGE 17-18 AT THE REQUEST OF A. Schmitz
J. Perkins Deputy

SPOKANE COUNTY DIVISION OF BUILDING & PLANNING

EXAMINED AND APPROVED THIS 28th DAY OF June, 1996.

[Signature]
SHORT PLAT ADMINISTRATOR

SPOKANE COUNTY ENGINEER

EXAMINED AND APPROVED THIS 27th DAY OF June, 1996.

[Signature]
COUNTY ENGINEER

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 26th DAY OF June, 1996.

[Signature]
COUNTY UTILITIES DIRECTOR

SPOKANE COUNTY HEALTH DISTRICT

EXAMINED AND APPROVED THIS 27th DAY OF June, 1996.

[Signature]
COUNTY HEALTH DISTRICT OFFICER

SPOKANE COUNTY TREASURER

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREON PLATTED LAND HAVE BEEN PAID THIS 27th DAY OF June, 1996.

[Signature]
COUNTY TREASURER

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 28th DAY OF JUNE, 1996.

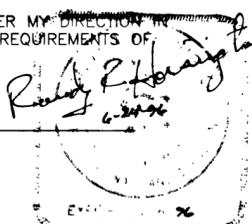
[Signature]
DEPUTY COUNTY ASSESSOR

SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH LAWS OF THE STATE OF WASHINGTON AND THE REQUIREMENTS OF THE SPOKANE COUNTY SHORT PLAT ORDINANCE.

NAME OF SURVEYOR Randy R. Heisinger
(SIGNED & SEALED)

CERTIFICATE NUMBER 24220



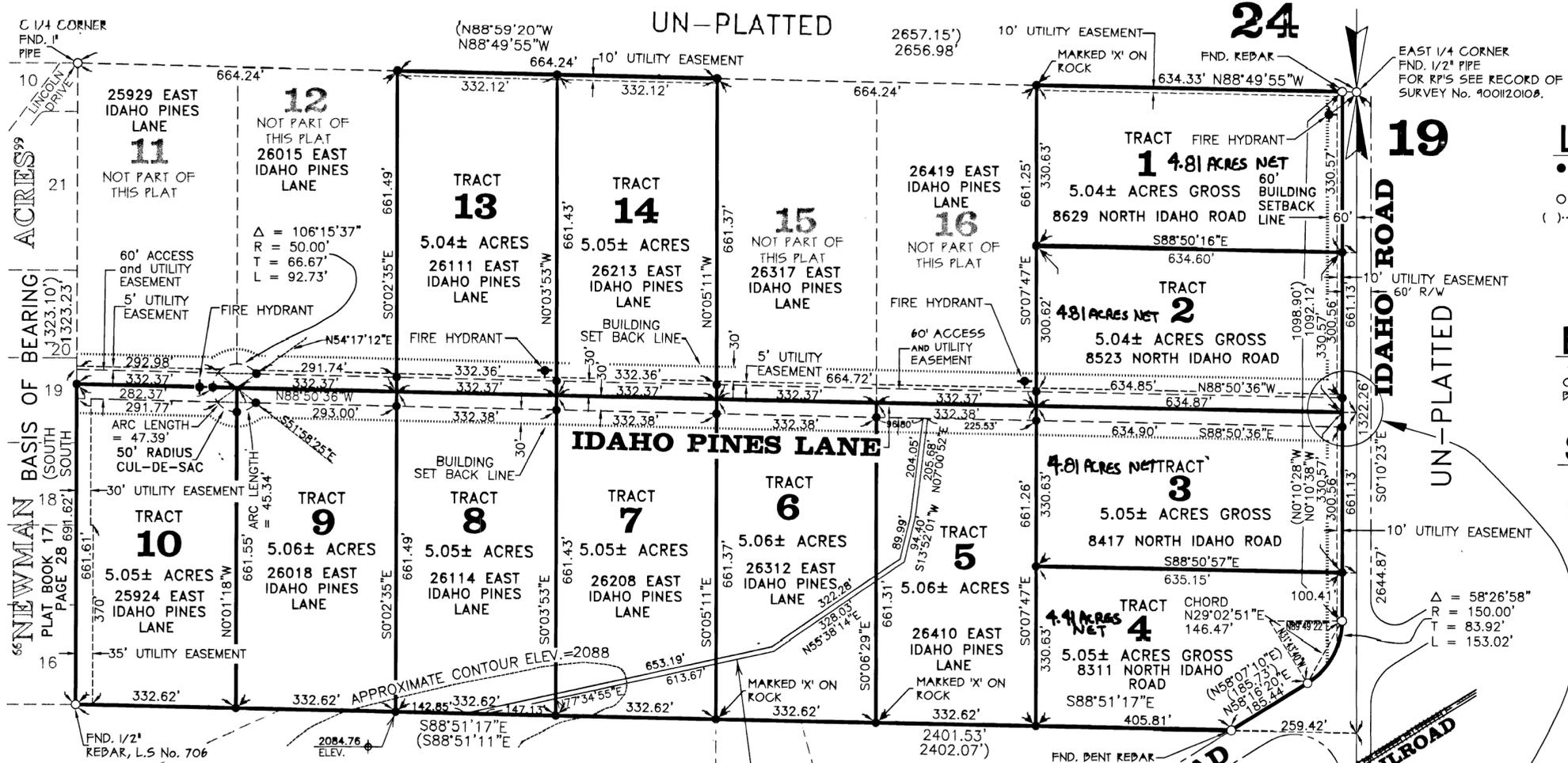
SECTION 24, TWP 26N, RNG 45E., W.M.	SHEET TITLE: SHORT PLAT 1060-96	DATE: <u>6-24-96</u> SCALE: <u>1"=200'</u>
		DRAWN: DPH/BAD CHECKED: RFH/RRH PROJ. NO.: SCHMITZ CAD FILE NO.: SCHMITZ1
James A. Sewell and Associates CONSULTING ENGINEERS NEWPORT, WASHINGTON, 99156, (509)447-3626		SHT. 1 OF 2

SHORT PLAT 1060-96

SECTION 24, TWP. 26N., RNG. 45E., W.M., SPOKANE COUNTY, WASHINGTON

4009700

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LEGEND

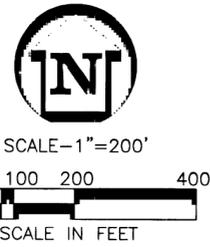
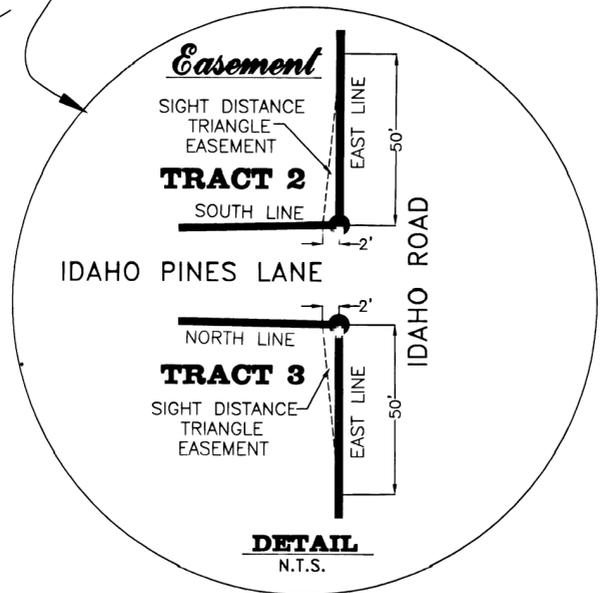
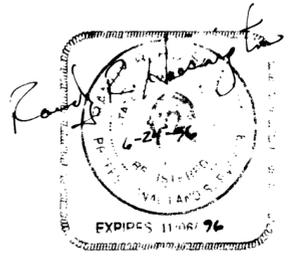
- SET 3/4" REBAR W/ALUMINUM CAP, RLS No. 24220, UNLESS OTHERWISE NOTED.
- FOUND REBAR, PLS No. 10010, UNLESS OTHERWISE NOTED.
- () INFORMATION AS SHOWN ON RECORD OF SURVEY AUDITOR'S No. 400120100 FILED IN BOOK 45 AT PAGE 34 BY L.S. No. 10010.

BASIS OF BEARING

RECORD OF SURVEY SPOKANE COUNTY AUDITOR'S CERTIFICATE No. 400120100 FILED IN BOOK 45 AT PAGE 34 BY L.S. No. 10010.

SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED USING A 6 SECOND THEODOLITE WITH ELECTRONIC DISTANCE METER. THE LINEAR ERROR OF CLOSURE OF THE RANDOM TRAVERSE, PRIOR TO ANY ADJUSTMENT, WAS 1:24,150.

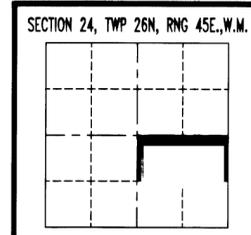


NOTE

LOT OWNERSHIP LINES EXTEND TO CENTERLINE OF 60' IDAHO PINES LANE AND REBAR ARE SET AS RP'S 30' EACH SIDE OF SAID CENTERLINE.

DATUM

USC&GS BENCH MARK No. N264, 1944. ELEVATION 2096.05 (1929 DATUM).



SECTION 24, TWP 26N, RNG 45E., W.M. SHEET TITLE: **SHORT PLAT 1060-96**

James A. Sewell and Associates
CONSULTING ENGINEERS
NEWPORT, WASHINGTON, 99156, (509)447-3626

DATE:	6-24-96
SCALE:	1" = 200'
DRAWN:	DPH/BAD
CHECKED:	RFH/RRH
PROJ. NO.:	SCHMITZ
CAD FILE NO.:	SCHMITZ1
SHT 2 OF 2	