

5280341 20/44

# FINAL SHORT PLAT SP-1358-04

A REPLAT OF TRACT 8 OF PINE WOOD ACRES  
IN THE NE 1/4 OF SECTION 4,  
TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M.  
SPOKANE COUNTY, WASHINGTON  
SHEET 1 OF 2

### AUDITOR'S CERTIFICATE

Filed for record by J.H. Rippey  
this 26<sup>th</sup> day of September, 2005, at 54  
minutes past 1 o'clock P.M.; and recorded  
in Book 48 of Short Plats at Page 44-45  
Records of Spokane County, Washington.

[Signature]  
Spokane County Auditor Deputy  
5280341  
Auditor's File No.

### SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

Examined and approved this 26<sup>th</sup>  
day of Sept., 2005.

[Signature]  
Spokane Co. Dept. of Building & Planning

### SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 23<sup>rd</sup>  
day of September, 2005.

[Signature]  
Spokane County Engineer

### SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 31<sup>st</sup>  
day of AUGUST, 2005.

[Signature]  
Director / Designee

### SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 26<sup>th</sup>  
day of Sept, 2005.

[Signature]  
Spokane Regional Health Officer

### SPOKANE 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 this 26 day of September, 2005.

[Signature]  
Spokane County Treasurer

### SPOKANE COUNTY ASSESSOR

Examined and approved this 26<sup>th</sup>  
day of Sept, 2005.

[Signature]  
Spokane County Assessor

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that James H. Rippey and Sue F. Rippey, husband and wife, have caused to be platted into Tracts that portion of land, located in the NE 1/4 of Section 4, Township 24 North, Range 43 East, W.M., to be known as FINAL SHORT PLAT-1358-04, described as follows:

Tract 8 of Pine Wood Acres as per plat thereof recorded in Volume 'K' of Plats, Page 6;

Situate in the County of Spokane, State of Washington.

Setbacks shall be determined at the time building permits are requested.

The Border Easements 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's 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.

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 and 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 tract prior to sale of each tract and prior to issuance of a building permit for each tract.

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

That in consideration of Mutual Benefits now or to be hereafter derived, the owners do for themselves, their heirs, grantees, 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, grantees, 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 estimates 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 this agreement shall expire ten (10) years from the date of execution below. This provision is applicable to 53rd Avenue.

The property owner(s) within this plat shall be held responsible for keeping open and maintaining the surface path of natural or man-made drainage flow over and across their respective properties. If the property owner(s) fail to maintain the surface path of natural or man-made drainage flow, or drainage facilities on private properties, a notice of such failure may be given to the property owner(s). If not corrected within the period indicated on said notice, Spokane County has the right to correct the maintenance failure, or have it corrected, at the expense of the property owner(s).

Spokane County does not accept the responsibility of maintaining the drainage course on private lots nor the responsibility for any damage 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.

Any building that is constructed on a lot in this plat shall be set at such an elevation so as to provide positive drainage away from any drainage entry point to the building (including but not limited to a window well, a window unprotected by a window well, or a doorway). Said positive drainage shall consist of a minimum slope of 5% away from the building for a distance of at least 10 feet from the building. The lots shall be graded so that either a) all runoff is routed away from the building, and conveyed over the lot to a natural drainage swale or approved drainage facility, or b) drainage intercepted on the lot is disposed of on the lot in an approved drainage facility. All drainage facilities for this plat, including any '208' swales, shall be constructed in accordance with the approved plans on file at the Spokane County Engineer's Office. Any proposed changes to the approved road and drainage plans must be approved by the Spokane County Engineer's Office prior to construction of said changes.

There may exist properties located uphill and adjacent to this subdivision that periodically discharge stormwater runoff onto individual lots within this plat. Stormwater runoff from nearby uphill properties should be expected, and during snow melt periods or wet seasons the lots may be subjected to higher amounts of stormwater runoff than what is normally observed or anticipated. Because stormwater runoff from adjacent properties have discharged onto this plat prior to development, stormwater runoff will likely continue to do so after development. It is the responsibility of the individual lot owners to maintain existing surface paths of runoff through their respective lots and to grade the lots in accordance with applicable rules and regulations, so as to prevent property damage.

If groundwater or mottled soil is encountered during basement excavation, it is Spokane County's recommendation that protective measures that meet the requirements of the current IBC code with respect to dampproofing and waterproofing be implemented as part of the basement foundation construction

This covenant and agreement shall run with the land in perpetuity, and shall be binding upon the owner(s), their heirs, successors and assigns, including the obligation to participate in the maintenance of the drainage facilities provided herein.

IN WITNESS WHEREOF, the aforesaid parties have affixed their signatures.

### ACKNOWLEDGMENT

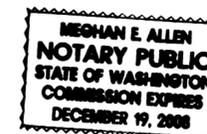
State of Washington) SS  
County of Spokane)

[Signature]  
James H. Rippey  
[Signature]  
Sue F. Rippey

On this day personally appeared before me James H. Rippey and Sue F. Rippey, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal this 29<sup>th</sup> day of August, 2005.

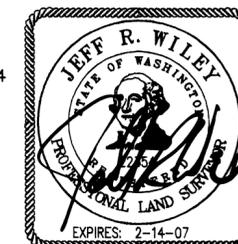
[Signature]  
Notary Public in and for the State of Washington,  
Residing at Spokane.  
My commission expires Dec 19, 2007.



### 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.

JEFF R. WILEY, P.L.S.  
CERTIFICATE NO. 22354  
8/12/05  
DATE



**LandTek, LLC**  
PROFESSIONAL LAND SURVEYORS  
619 N. MADELIA STREET  
SPOKANE, WASHINGTON 99202  
PHONE (509)926-2821

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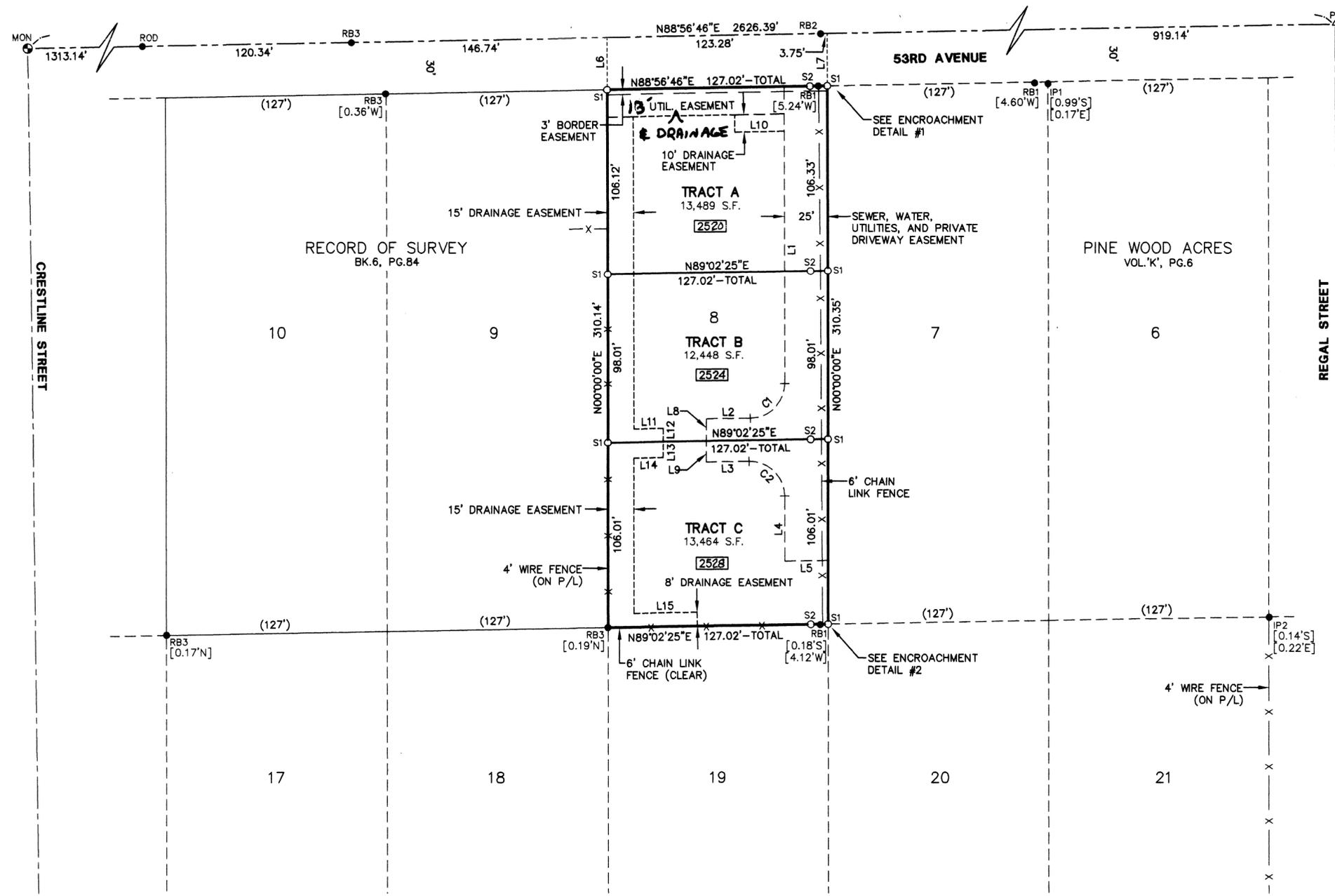
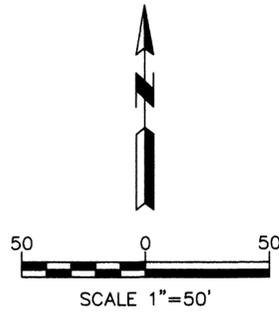
# FINAL SHORT PLAT SP-1358-04

A REPLAT OF TRACT 8 OF PINE WOOD ACRES  
IN THE NE 1/4 OF SECTION 4,  
TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M.  
SPOKANE COUNTY, WASHINGTON  
SHEET 2 OF 2

SPOKANE COUNTY AUDITOR

Filed for record by J.H. Rippey  
this 20th day of Sept 2005 at 54  
minutes past 1 o'clock PM; and recorded  
in Book 20 of Short Plats at Page 44-45  
Records of Spokane County, Washington.

*[Signature]*  
Spokane County Auditor Deputy



- LEGEND**
- S10 SET 1/2" REBAR & 'LS 22354' CAP AT PROPERTY CORNER
  - S20 SET 1/2" REBAR & 'LS 22354' CAP WITNESS CORNER 10.00' FROM TRUE CORNER, ON PROPERTY LINE
  - MON FOUND PIN IN 2" IRON PIPE INSIDE MONUMENT CASE
  - PKA FOUND PK NAIL
  - RB1 FOUND 1/2" REBAR & 'LS 7317' CAP
  - RB2 FOUND 1/2" REBAR & A&C INC. 12904' CAP
  - RB3 FOUND 5/8" REBAR, NO CAP
  - ROD FOUND 1" ROD
  - IP1 FOUND 3/8" IRON PIPE
  - IP2 FOUND 1/2" IRON PIPE
  - X- FENCE AS NOTED
  - [ ] DEVIATION FROM CALCULATED POSITION AS DIMENSIONED ON THIS MAP
  - ( ) DIMENSION PER PLAT (R1)
  - P/L PROPERTY LINE
  - [2524] TRACT ADDRESS

**RECORD DOCUMENTS**

- R1 PLAT OF PINE WOOD ACRES FILED IN VOLUME 'K' OF PLATS, PAGE 6. (RECORDED 1908)
- R2 RECORD OF SURVEY FILED IN BOOK 6 OF SURVEYS, PAGE 84. (RECORDED 1976)
- R3 RECORD OF SURVEY FILED IN BOOK 11 OF SURVEYS, PAGE 86. (RECORDED 1977)
- R4 RECORD OF SURVEY FILED IN BOOK 46 OF SURVEYS, PAGE 39. (RECORDED 1990)
- R5 PLAT OF ALTAMONT COURT ADDITION FILED IN BOOK 90 OF PLATS, PAGE 73. (RECORDED 1991)
- R6 P.U.D. PLAT OF BROOKFIELD FILED IN BOOK 22 OF PLATS, PAGES 31-32. (RECORDED 1994)
- R7 RECORD OF SURVEY FILED IN BOOK 69 OF SURVEYS, PAGE 72. (RECORDED 1996)
- R8 PLAT OF BROOKFIELD FIRST ADDITION FILED IN BOOK 25 OF PLATS, PAGE 39. (RECORDED 1998)
- R9 SPOKANE COUNTY C.R.P. #2694 APPROVED BY ROBERT S. ADAMS, (DATED 6-30-98), RECORDS OF SPOKANE COUNTY.
- R10 LANDTEK RECORD OF SURVEY, FILED IN BOOK 115 OF SURVEYS, PAGE 42. (RECORDED 2005)

**EQUIPMENT & PROCEDURES**

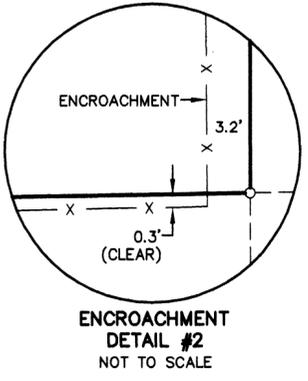
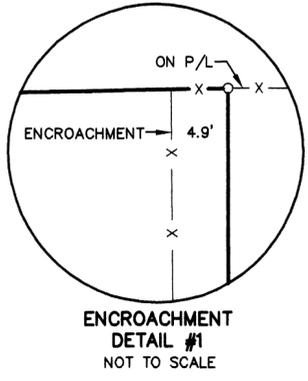
THIS SURVEY WAS PERFORMED WITH A TOPCON HIPER-LITE GLOBAL POSITIONING SYSTEM USING REAL TIME KINEMATIC SURVEYING PROCEDURES.

**BASIS OF BEARINGS**

N00°00'00"W ALONG THE CENTERLINE OF REGAL STREET BETWEEN 53RD AVENUE AND 57TH AVENUE, PER RECORD OF SURVEY FILED IN BOOK 6 OF SURVEYS, PAGE 84. (R2)

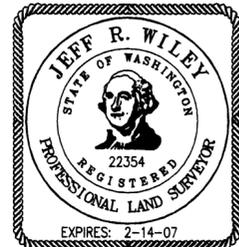
**SURVEYOR'S NOTE**

COMPLETE BOUNDARY INFORMATION IS SHOWN ON LANDTEK RECORD OF SURVEY, FILED IN BOOK 115 OF SURVEYS, PAGE 42, RECORDS OF SPOKANE COUNTY.



LINE	BEARING	DISTANCE
L1	N00°00'00"W	172.12
L2	N89°02'25"E	25.33
L3	N89°02'25"E	24.66
L4	N00°00'00"E	37.18
L5	N89°02'25"E	25.00
L6	N00°00'00"E	30.01
L7	N00°00'00"E	30.01
L8	N00°00'00"E	12.50
L9	N00°00'00"E	12.50
L10	N88°56'46"E	28.12
L11	N89°02'25"E	17.25
L12	N00°00'00"E	7.50
L13	N00°00'00"E	9.50
L14	N89°02'25"E	17.00
L15	N89°02'25"E	36.71

CURVE	DELTA	RADIUS	LENGTH
C1	89°02'25"	20.00	31.08
C2	90°57'35"	20.00	31.75



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