

AMENDED PLAT OF WAIKIKI VIEW RIDGE

8612120378

#2825-A

PLAT # 2825-A
 BOOK 17
 PAGE 86-A

Leroy Kohler

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.

Patrick J. Moore
 Patrick J. Moore, RLS
 Certificate Number 18091



COUNTY UTILITIES DEPARTMENT

Examined and approved this 8th day of December, 1986.

William Whitely
 Director, Spokane County Utilities

COUNTY ENGINEER

Examined and approved this 5th day of Dec, 1986.

R. J. Smith
 Spokane County Engineer

COUNTY PLANNING DEPARTMENT

Examined and approved this 9th day of DECEMBER, 1986.

W. D. Hillard
 Director, Spokane County Planning Department

COUNTY HEALTH DISTRICT

Examined and approved this 9th day of December, 1986.

Annula Hector
 For Spokane County Health Officer

COUNTY ASSESSOR

Examined and approved this 9th day of Dec, 1986.

Gene Britton, Linda Rowe
 Spokane County Assessor by Deputy

COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 9th day of December, 1986.

Shirley Peterson
 Chairman, Spokane County Commissioners

COUNTY TREASURER

I do hereby certify that all taxes which have been levied and become chargeable against the land shown within this map have been fully paid this 17th day of December, 1986.

Shirley Peterson
 Spokane County Treasurer by Deputy

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
 County of Spokane) ss On this 27th day of October, 1986,

before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Robert Curtis, to me known to be Vice President of SEAFIRST MORTGAGE CORPORATION, the corporation that has 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 and that the seal affixed (if any) is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year last above written.

Sharon A. Inman
 Notary Public in and for the State of Washington, residing at Spokane

STATE OF WASHINGTON)
 County of Spokane) ss I, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, do hereby certify that on this 25th day of October, 1986,

before me, LEROY J. KOHLER and LINDA J. KOHLER, husband and wife, 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 official seal the day and year last above written.

Joanne E. Siegel
 Notary Public in and for the State of Washington, residing at Spokane

STATE OF WASHINGTON)
 County of Spokane) ss I, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, do hereby certify that on this 25th day of October, 1986,

before me, JAMES F. O'CONNELL and SHARON L. O'CONNELL, husband and wife, 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 official seal the day and year last above written.

Joanne E. Siegel
 Notary Public in and for the State of Washington, residing at Spokane

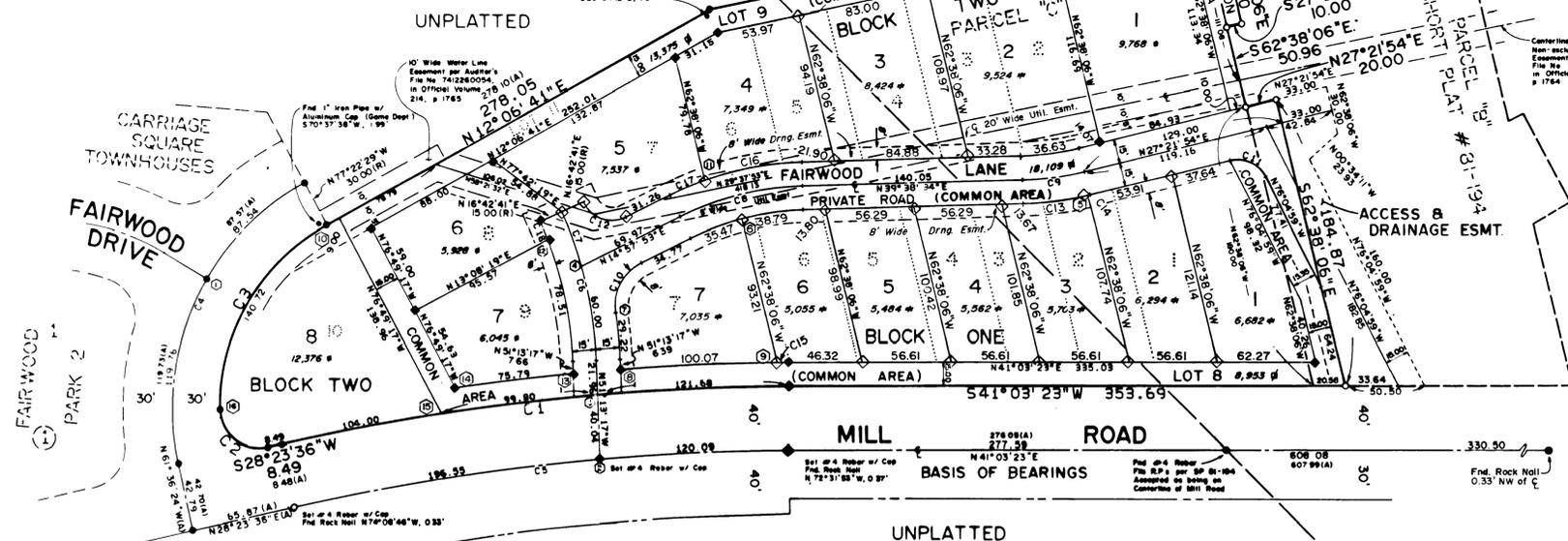
CURVE INFORMATION

CHORD BEARING	CHORD	DELTA	RADIUS	ARC	TANGENT
C1 S34°43'30"W	324.82	12°39'47"	1472.70	325.41	163.41
C2 S79°30'01"W	38.92	102°12'49"	25.00	44.60	30.99
C3 N18°23'02"W	133.95	62°01'06"	130.00	140.72	78.14
C4 S24°29'26"E	193.10	74°13'55"	160.00	207.30	121.08
C5 N36°43'30"E	316.00	12°39'47"	1432.70	316.65	158.97
C6 S62°45'18"E	95.69	22°04'02"	250.00	96.29	48.75
C7 S69°07'48"E	36.26	8°19'02"	250.00	36.29	18.18
C8 N27°18'14"E	80.11	24°40'40"	187.43	80.73	41.00
C9 N33°30'14"E	39.77	12°16'40"	185.95	39.85	20.00
C10 N21°17'15"W	35.48	72°30'16"	30.00	37.96	22.00
C11 N65°38'27"E	24.78	76°33'07"	20.00	26.72	15.78
C12 S60°50'17"W	28.71	91°44'48"	20.00	32.03	20.62
C13 N33°39'35"E	41.89	11°57'57"	200.95	41.97	21.06
C14 N27°31'16"E	1.09	0°18'43"	200.95	1.09	0.55
C15 S40°55'04"W	7.20	0°16'38"	1487.70	7.20	3.60
C16 S30°44'09"W	62.69	17°48'50"	202.43	62.94	31.73
C17 S18°23'48"W	24.24	6°51'50"	202.43	24.25	12.14
C18 S71°49'33"E	12.00	2°55'33"	235.00	12.00	6.00

○ RADIAL BEARINGS

- 1 N57°18'08"E
- 2 S53°44'46"E
- 3 S53°40'39"E
- 4 S25°01'43"W
- 5 N62°19'23"W
- 6 S63°14'53"E
- 7 S32°27'38"W
- 8 S53°04'28"E
- 9 S49°13'15"E
- 10 S77°22'29"E
- 11 S68°10'17"E
- 12 S19°38'14"W
- 13 S54°13'52"E
- 14 S57°09'00"E
- 15 S57°33'38"E
- 16 N40°36'25"E

NOTE: All Lots are Subject to 8' Wide Drainage Easements Adjoining the Private Road. See Dedication.



SCALE: 1" = 50'

- LEGEND
- Monuments (1/2" rebar per Short Plat No. 81-195, unless otherwise noted) found per Final Plat of Waikiki View Ridge
 - 1/2" rebar w/yellow plastic cap "MOORE 18091" set as angle point in boundary, Lot Corner, or Centerline of Fairwood Lane Private Road respectively of final plat of Waikiki View Ridge, as recorded in Volume 17 of Plats, page 86
 - ◆ Fnd 1/2" rebar set for final plat of Waikiki View Ridge
 - ⊕ Set 1/2" rebar w/yellow plastic cap "MOORE 18091" as property corner of lots revised by this amended plat or to replace destroyed pins.

- NOTES:
1. The BASIS OF BEARINGS for this map is the bearing system of the final plat of WAIKIKI VIEW RIDGE, as recorded in Volume 17 of Plats, page 86.
 2. This amended plat revises the sizes and locations of those lots shown herein as Lots 1 through 7, Block 1 and Lots 2 through 4, Block 2. Lots shown herein as Lots 5 through 9, Block 2 have only been renumbered. Lot 8, Block 1 and Lot 1, Block 2 and Fairwood Lane Private Road have not been changed or renumbered.
 3. Rebars which marked original lot lines which were changed by this amended plat have been removed.

KNOW ALL MEN BY THESE PRESENTS, that LEROY J. KOHLER and LINDA J. KOHLER, husband and wife; and JAMES F. O'CONNELL and SHARON L. O'CONNELL, husband and wife; and SEAFIRST MORTGAGE CORPORATION, a Washington Corporation, have caused to be platted into Lots, Blocks, and Common Area the land shown hereon, to be known as AMENDED PLAT OF WAIKIKI VIEW RIDGE, being a planned unit development and a replat of portions of Short Plat No. 81-194, located in Sections 6 and 7, T.26 N., R.43 E.W.M., in Spokane County, Washington and recorded in Volume 2 of Short Plats, pages 32 and 33, in the Auditor's Office of said County, described as follows:

The final plat of WAIKIKI VIEW RIDGE, as recorded in Volume 17 of Plats, page 86, in the Spokane County Auditor's Office

All owners of lots in this plat will be members of the WAIKIKI VIEW RIDGE HOMEOWNERS ASSOCIATION and subject to the Articles of Incorporation and the By-Laws thereof. This plat or any portion thereof and the use of any property therein shall be subject to and restricted by the terms and conditions of the COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR WAIKIKI VIEW RIDGE, as recorded December 20, 1984 under Auditor's File No. 8412200026, which by reference is made a part hereof. The Common Area (Lot 8, Block 1; and Lot 9, Block 2; and Fairwood Lane Private Road, as shown hereon) is not dedicated hereby to the general public but is dedicated solely to the common use and enjoyment of homeowners in this plat for landscaping, streets, utilities, recreation, and other related activities, except as otherwise provided in the COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR WAIKIKI VIEW RIDGE.

WARNING: Spokane County has no responsibility to build, improve, maintain or otherwise service the private road 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.

This plat is subject to the separate Declaration of Covenants requiring private construction and maintenance of private roads, as recorded October 22, 1985, under Auditor's Document No. 8510220310, which by reference is made a part hereof.

No more than one dwelling structure shall be placed on any lot, nor shall any lot be further subdivided for the purposes of creating additional lots, ownerships, or building sites without filing a replat.

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 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. Any water service for this plat shall be provided in accordance with the Coordinated Water System Plan for Spokane County.

Connection to 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 sewer systems will not be allowed. Maintenance of the private sewer line within the plat shall be the responsibility of the owners of the lots through the WAIKIKI VIEW RIDGE HOMEOWNERS ASSOCIATION and all future assigns.

The Owners or Successors in interest agree to authorize the County to place their names on a petition for the formation of ULID by petition method pursuant to RCW 36.94 which the petition includes the Owners property and further not to object by the signing of a protest petition against the formation of a ULID by resolution method pursuant to RCW Chapter 36.94 which includes the Owners property. PROVIDED, this condition shall not prohibit the Owners or Successors from objection to any assessments on the property as a result of improvements called for in conjunction with the formation of a ULID by either petition or resolution method under RCW Chapter 36.94.

Individual driveway access permits are required prior to issuance of a building permit for driveway approaches to the County road system. No direct access shall be allowed from lots to Mill Road.

An eight foot (8') wide drainage easement over that portion of all lots adjacent to the private road easement for drainage swales and drainage facilities to dispose of runoff is hereby granted. The property owner shall maintain the eight foot (8') wide drainage easement 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 grade of adjacent streets.

Subject to right of way easements for electrical distribution lines recorded under Auditor's File Nos. 639007A, 7501090159, 7710100066, and 8509030235. Subject also to a twenty foot (20') wide non-exclusive utility easement recorded under Auditor's File No. 7412260053, a water line easement recorded under Auditor's File No. 7412260054, and a sewer easement recorded under Auditor's File No. 7601020136 A five foot (5') wide utility easement adjoining the southeasterly margin of said twenty foot (20') wide easement, as shown hereon, is hereby granted to the serving utility companies. Utility easements are also granted to the serving utility companies over the Common Area (Fairwood Lane Private Road and Lot 8, Block 1 and Lot 9, Block 2) and over those portions of Lots 1 through 3, Block 2 lying southeasterly of the above described twenty foot (20') wide utility easement.

Subject also to the Covenants, Conditions, and Restrictions of Short Plat No. 81-194, as recorded December 2, 1981 under Auditor's File No. 8112020168.

IN WITNESS WHEREOF, the said owners have hereunto set their hands and affixed their seals (if any) this 27th day of October, 1986.

Leroy J. Kohler
 LINDA J. KOHLER
 JAMES F. O'Connell
 SHARON L. O'CONNELL

SEAFIRST MORTGAGE CORPORATION
 By: Robert J. Curtis
 By: Its Vice President