

FINAL PLAT OF WATER VIEW TERRACE

PART OF GOVT. LOTS 4 & 5 SECTION 5
PART OF GOVT. LOT 1 & SE 1/4 NE 1/4 SECTION 6
T 27 N. R. 41 E. W.M.

SPOKANE COUNTY
AUGUST 1967

WASHINGTON
SCALE: 1"=100'

SARGENT, FLAGAN & RAMER, INC.
CONSULTING CIVIL ENGINEERS AND
LAND SURVEYORS

Original Gov't Distance from NW corner
Sec. 5 to Meander Corner was 13.20 ch.

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KNOW ALL MEN BY THESE PRESENTS

DEDICATION

that Alexander LaCroix and Patricia LaCroix, husband and wife, C.N. Adams Investment Co., a Corporation, C.N. Adams as his separate property and Cleora N. Tool, a widow, as to Lot 5 in Block 1 herein only, have platted into lots, blocks and streets the land shown hereon to be known as WATER VIEW TERRACE, and hereby dedicate forever for public road purposes the streets shown hereon, said land being: Part of Government Lots 4 and 5 in Section 5, and part of Government Lot 1 and the S.E. 1/4 of N.E. 1/4 of Section 6, all in T. 27 N. R. 41 E. W.M. in Spokane County, Washington, described as:

Beginning at the northeast corner of said Section 6; thence along the north line thereof S. 89° 59' 11" W., 61.03 feet; thence S. 5° 03' 20" W., 674.42 feet; thence S. 26° 10' 40" E., 46.66 feet; to a point in a non-tangent curve concave to the left (Southeast), having a radius of 130 feet, a radial of said curve drawn thru said point bearing S. 26° 10' 40" E.; thence along said curve Southwesterly a distance of 55.86 feet thru a central angle of 24° 37'; thence S. 39° 12' 20" W., 130.27 feet to the beginning of a tangent curve concave to the left; having radius of 230 feet; thence along said curve Southwesterly a distance of 123.52 feet thru a central angle of 30° 46' 10"; thence S. 8° 26' 10" W., 918.92 feet to the beginning of a tangent curve concave to the left, having a radius of 430 feet; thence along said curve Southerly a distance of 52.43 feet thru a central angle of 8° 19' 57"; thence S. 88° 46' 30" W., 854.76 feet to the easterly line of South Bank Road No. 1063; thence along said line S. 18° 27' 30" E., 226.64 feet and S. 5° 17' 30" E., 381.62 feet to the south line of the S.E. 1/4 of N.E. 1/4 of said Section 6; thence along said line N. 88° 46' 30" E., 1162.24 feet to the southeast corner of said S.E. 1/4 of N.E. 1/4 of Section 6; thence along the south line of said Govt. Lot, easterly to the easterly line thereof; thence Northerly along the easterly lines of said Government Lot 5 and Government Lot 4 in said Section 5 to the north line of said Govt. Lot 4; thence along said line S. 89° 25' 36" W. to the NW corner of Section 5, which point is the NE corner of Section 6, Twp. 27 N., R. 41 E. W.M. and the point of beginning of this description. Lots 1 through 25 inclusive in Block 1 shall include all the land lying between the side lot lines thereof projected as shown to the easterly line of Govt. Lots 4 and 5, Sec. 5 subject to WWP Easement No. 886789A Auditor's File (P.R.H.) below.

- No lot in this plat may be further subdivided without filing a replat, and no more than one detached dwelling structure may be constructed on any one lot herein.
- Building setback lines shown on the plat are required by Zoning Ordinance and are not construed to be deed restrictions.
- Lots 1 and 24 in Block 1 hereof are hereby dedicated to the Public for use as Public Recreation Areas and lake access. These Lots are not to be construed as building sites.
- The platters hereof, hereby agree for themselves, their heirs and/or assigns that Lots 26 and 27 in Block 1 and Lot 2 in Block 4 herein, each being 1 foot in width at the terminus of adjoining streets are hereby conveyed to Spokane County as general County property to be dedicated for public road purposes forever of such time as the street is extended or continued as a full width right of way, by dedication or right of way deed.
- Domestic water service must be provided to each lot in this plat prior to the sale of said lot.
- No private sewage disposal facilities may be located nearer than 50 feet distant from the high water line of Spokane Lake.
- Each lot in Block 1 herein shall include all of the land lying between the side lines of said lot projected easterly to the easterly Lot Lines of Govt. Lots 4 and 5, said Section 5.
- Each lot in Block 1 herein and the portion of those lots in Blocks 2 and 3 herein lying within Govt. Lots 4 and 5 in Section 5 T. 27 N. R. 41 E. W.M. is subject to the following: (A) Perpetual right and easement to flood and overflow that portion lying below 1536 feet elevation, mean sea level, and to damage as result of holding the waters of Long Lake and/or Spokane River as granted to The Washington Water Power Company by deed recorded June 23, 1949, under auditor's file No. 886789A; and (B) The right of overflow, as acquired by The Washington Water Power Company by decree of the Superior Court for Spokane County, Washington, entered September 15, 1914, in Civil Action No. 37538, by decree recorded in volume 326 of deeds, page 501, and certificate recorded in volume "R" of miscellaneous records, page 96, by instrument dated December 8, 1910, recorded December 10, 1910, in volume 274 of deeds, page 124.
- Drainage easements are hereby reserved as shown hereon for installation and maintenance of drainage ditches.

IN WITNESS WHEREOF, the aforesaid persons have caused their signatures to be subscribed hereto this 16th day of October 1967, and the aforesaid corporation has caused its corporate name to be subscribed to and its corporate seal be affixed this 16th day of October, 1967.

C.N. Adams Investment Co.

C.N. Adams By President By Secretary Treasurer Cleora N. Tool Patricia LaCroix
ACKNOWLEDGMENT By Vice President Alexander LaCroix

STATE OF WASHINGTON
COUNTY OF SPOKANE } S.S.

On this _____ day of _____, 19____, before me a notary public in and for the above named County and State, C.N. Adams, Cleora N. Tool, and of C.N. Adams Investment Co., president C.N. Adams, vice president N.L. McGill and Secretary Treasurer Vivian R. McGill, Patricia LaCroix and Alexander LaCroix personally appeared, to me known to be the persons who executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said persons for the uses and purposes therein mentioned.

Notary Public in and for the State of Washington
Residing at Spokane

SURVEYOR'S CERTIFICATE

I, Philip L. Sargent, a registered land surveyor, hereby certify that this plat represents a true and accurate copy of the official record of the survey, field notes and work performed under my direction in August, 1967, and that all corners have been set. Dated this 21st day of July, 1967.

COUNTY ROAD ENGINEER

Examined and approved this 2nd day of June 1967
John W. Adams with By R.D. Pomeroy
SPOKANE COUNTY ROAD ENGINEER

COUNTY ASSESSOR

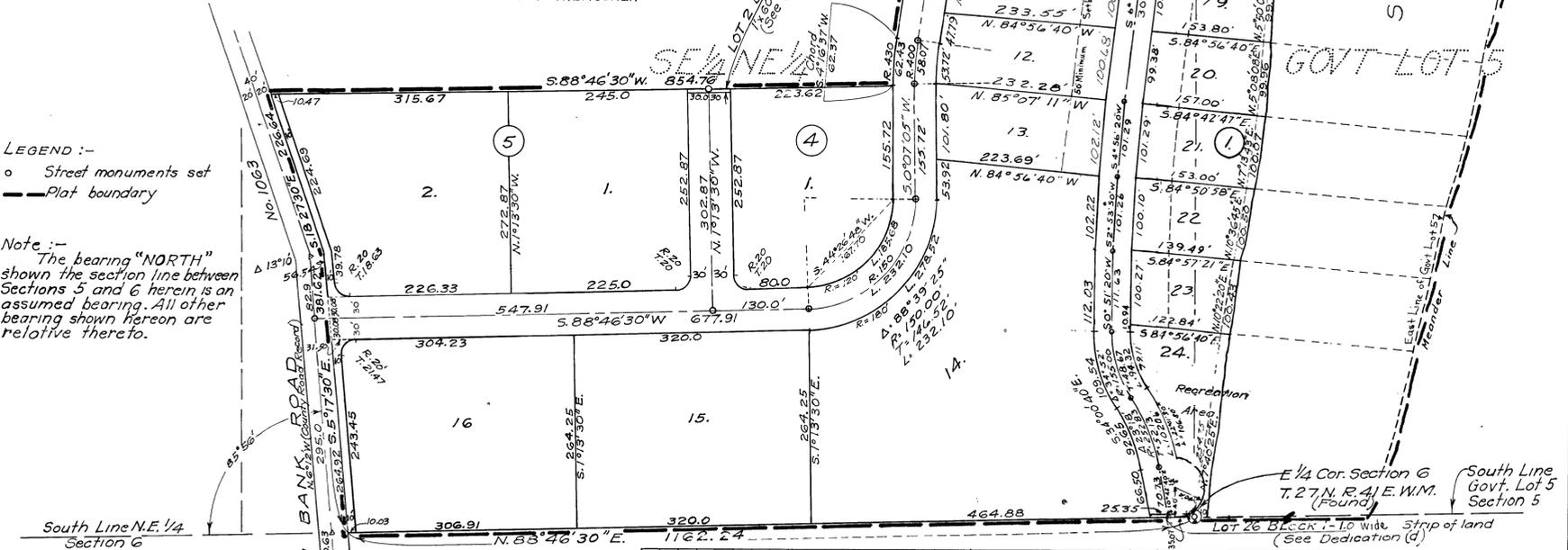
Examined and approved this 3 day of June 1967
Wylie Brown Noel Elliott
SPOKANE COUNTY ASSESSOR DEPUTY

COUNTY TREASURER

I hereby certify that the required taxes on the herein platted land have been fully paid, this 6th day of June 1967.
Merton L. Pomeroy
SPOKANE COUNTY TREASURER

LEGEND :-
o Street monuments set
--- Plat boundary

Note :-
The bearing "NORTH" shown the section line between Sections 5 and 6 herein is an assumed bearing. All other bearings shown hereon are relative thereto.



COUNTY PLANNING COMMISSION
Examined and approved this 5th day of June 1967
High R. Hales by Charles H. Hales
CHAIRMAN, SPOKANE COUNTY PLANNING COMMISSION

COUNTY COMMISSIONERS
Examined and approved this 5th day of June 1967
J.O. Collier
CHAIRMAN, SPOKANE COUNTY BOARD OF COMMISSIONERS

COUNTY HEALTH DEPARTMENT
Examined and approved this 3 day of June 1967
SPOKANE COUNTY HEALTH OFFICER

BEARING	DISTANCE	LATITUDE		DEPARTURE	CLOSURE
		North	South		
S. 89° 59' 11" W.	61.03	0.01	61.03	61.03	61.03
S. 5° 03' 20" W.	674.42	671.80	69.43	59.43	69.43
S. 26° 10' 40" E.	46.66	41.87	20.58	43.38	43.38
S. 39° 12' 20" W.	130.27	100.94	82.34	82.34	82.34
S. 8° 26' 10" W.	918.92	111.64	908.98	134.81	134.81
S. 8° 19' 57" W.	62.37	62.19	4.65	4.65	4.65
S. 88° 46' 30" E.	854.76	18.27	854.76	854.76	854.76
S. 5° 17' 30" E.	381.62	214.98	379.99	35.19	35.19
S. 5° 03' 20" W.	1162.24	24.85	1161.97	1161.97	1161.97
N. 7° 40' 25" E.	194.69	192.95	26.00	26.00	26.00
N. 7° 40' 25" E.	60.06	59.52	6.02	6.02	6.02
N. 10° 36' 45" E.	100.43	98.79	18.08	18.08	18.08
N. 7° 13' 43" E.	100.07	99.28	12.59	12.59	12.59
N. 5° 08' 08" E.	99.96	99.56	8.95	8.95	8.95
N. 5° 05' 05" E.	99.97	99.45	10.16	10.16	10.16
N. 4° 55' 55" E.	99.96	99.60	9.94	9.94	9.94
N. 4° 02' 25" E.	99.78	99.52	7.15	7.15	7.15
N. 4° 46' 50" E.	100.00	98.83	10.28	10.28	10.28
N. 6° 05' 15" E.	99.81	98.41	11.82	11.82	11.82
N. 4° 02' 52" E.	99.97	99.71	7.17	7.17	7.17
N. 3° 44' 38" E.	100.03	99.82	6.53	6.53	6.53
N. 5° 03' 20" E.	100.11	99.06	14.44	14.44	14.44
N. 4° 37' 33" E.	100.00	99.67	8.81	8.81	8.81
N. 4° 37' 33" E.	100.47	99.67	8.07	8.07	8.07
N. 5° 35' 58" E.	100.00	99.52	9.76	9.76	9.76
N. 7° 08' 45" E.	100.07	99.29	12.45	12.45	12.45
N. 8° 58' 28" E.	100.23	99.09	15.63	15.63	15.63
N. 16° 00' 24" E.	101.86	97.91	28.09	28.09	28.09
N. 5° 25' 20" E.	100.00	99.61	10.76	10.76	10.76
N. 5° 25' 20" E.	100.00	99.61	8.81	8.81	8.81
N. 8° 25' 36" W.	284.24	284.24	0.00	284.23	284.23

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4461735
Plot # 3455
BK 9 pg 27A

AUDITOR'S CERTIFICATE

Filed for record this 8 day of March
2000 at 10:30 M. in Book of Plats on Page
27A at the request of Spokane County

AMENDMENT TO FINAL PLAT OF
WATER VIEW TERRACE

PN-631-66

Recording No. 7703150132

BK 9 pg 27

The following language shall be deleted from the final plat of Water View Terrace:

“(c) Lots 1 in Block 1 hereof are hereby dedicated to the Public for use as Public Recreation Areas and lake access. These Lots are not to be construed as building sites.”

SPOKANE COUNTY (OWNER)

John Roskelley
Chair, Spokane County Board of
Commissioners

SPOKANE COUNTY COMMISSIONERS

Examined and approved this 23 day of February 2000

John Roskelley
Chair, Spokane County Board of
Commissioners

SPOKANE COUNTY DIVISION OF CURRENT PLANNING

Examined and approved this 7th day of March 2000.

Sammy Jones
Deputy Director, Division of Current
Planning

9/27/11