5451934 33/17

# FINAL PLAT
# WEST MEADOWS

PORTIONS OF GOVERNMENT LOTS 1, 2, 7, & 8 IN NE1/4
SECTION 4, TOWNSHIP 24 NORTH, RANGE 42 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON

## AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 26th DAY OF OCTOBER, 2006 AT 8:53A.M. IN BOOK 33 OF plats AT PAGE 17-18 AT THE REQUEST OF ADAMS & CLARK, INC.

(Signed) ______ County Auditor
Deputy

Plat #3863

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that West Meadows Spokane, LLC, a Washington Limited Liability Company, and Sterling Savings Bank, have caused to be platted into Lots and Blocks, the land shown hereon to be known as WEST MEADOWS, being unplatted portions of Government Lots 1, 2, 7 and 8 in the Northeast Quarter of Section 4, Township 24 North, Range 42 East, W.M., Spokane County, Washington, described as follows:

BEGINNING at the Northeast corner of said Section 4; thence along the North line of said Section 4 the following two (2) courses: 1) North 89°59'32" West 1072.50 feet to the Northwest corner of the plat of Windsor Acres, as per plat recorded in Volume "M" of Plats, page 4, records of Spokane County, and the TRUE POINT OF BEGINNING; 2) continuing North 89°59'32" West 341.39 feet to a point on the Southerly right-of-way line of Thorpe Road as shown on the plat of Spark's Five Acre Tracts, as per plat recorded in Volume "I" of Plats, at page 4, records of Spokane County; thence along said Southerly right-of-way line the following two courses: 1) South 58°30'13" West 21.39 feet; 2) South 89°05'26" West 167.93 feet; thence leaving said Southerly right-of-way line, South 00°42'43" West 810.07 feet; thence parallel with said North line of Section 4, South 89°59'32" East 526.29 feet to a point on the West line of said plat of Windsor Acres; thence along said west line, North 00°47'11" East 823.95 feet to the TRUE POINT OF BEGINNING.

They do hereby dedicate for public use, forever, the rights-of-way for Carnation Road, Mack Road, and 46th Avenue shown hereon.

Side yard and rear yard setbacks shall be determined at the time of building permit issuance. The setbacks may be varied from if proper zoning approvals are obtained.

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

The owner(s) or successor(s) in interest agree that in consideration of Mutual Benefits now or to be hereafter derived, 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 Road Improvement District 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 Road Improvement District pursuant to RCW 36.88.050, or by requesting and authorizing Spokane County to cast their ballot in favor of an RID being formed under the resolution method pursuant to RCW 36.88.030, and/or by not filing a protest against the formation of an RID being formed under the alternative resolution method provided for in RCW 36.88.065 and Chapter 35.43 RCW.

If an 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, they, 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 an 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 such time as an 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 after ten (10) years from the date of execution below. This provision is applicable to Thorpe Road.

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 Engineers permit process prior to usage.

The 10' Utility Easements, as shown on this final plat, are hereby granted to Inland Power and Light Company for ingress, egress, and utilities with the right, privilege and authority, to install, alter, bury, rephrase, energize, chemically treat, operate, move, maintain and remove electric transmission and distribution facilities, consisting of poles, cable, wires, (including buried cable) and all other necessary or convenient appurtenances, to make said facilities an integrated electric system, as such specification now exists and as hereafter changed in accordance with specifications adopted by the Grantee, to the extent necessary to install and maintain said electric system. It is agreed that areas over buried vaults, cables, and within the right-of-way shall be remain free and clear of structures, barriers, buildings, trees, shrubbery and/or any other physical encumbrances except by written consent of the Grantee. These 10' Utility Easements are also granted to the other serving utility companies for the construction, reconstruction, maintenance, protection, inspection and operation of their respective utilities together with the right to prohibit changes is grade that will reduce the existing coverage over installed underground facilities, and together with the right to access said utility easements through the "Border Easements" shown herein.

Basements shall not be allowed on any lots within this subdivision.

Border and Utility 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 to the West Meadows Homeowners Association

All border and utility easements are hereby dedicated to the West Meadows 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 these easements for inspection and emergency maintenance of the stormwater facilities.

The border and utility easements, lots, common areas and tracts are subject to the separate Drainage Declaration of Covenant as recorded September 8, 2006 under Auditor's Document No. 5432005 that by reference is made a part hereof.

This plat is subject to the terms of the Declaration of Covenants, Conditions and Restrictions for West Meadows as recorded September 26, 2006 under Auditor's Document No. 5439089 which by reference is made a part hereof.

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 not be authorized.

The use of private wells and private 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, the County Division of Building 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.

The owners of all lots within this subdivision shall be members of the West Meadows Homeowners Association created September 27, 2006 by the Secretary of State of the State of Washington under U.B.I. Number 602-653-839 and subject to the Articles of Incorporation and Bylaws thereof.

All or part of the land shown hereon is subject to:
A) An easement recorded November 8, 1978, Recording No. 7811080089.
B) An easement recorded August 24, 2006, Recording No. 5425635.

IN WITNESS WHEREOF I have set my hand:

West Meadows Spokane, LLC

John C. Raby (signature)

by John C. Raby

Title Manager

Sterling Savings Bank,

T. Michael Yocum (signature)

by T. MICHAEL YOCUM

Title OFFICER

## ACKNOWLEDGMENT

STATE OF Washington )
COUNTY OF Spokane )Ss
On this 4th day of October 2006, before me personally appeared John C. Raby, to me known to be the Manager of West Meadows Spokane, LLC, a Washington Limited Liability Company that executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned and stated on oath that he/she is authorized to execute said instrument.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

(signature)
Notary Public in and for the State of Washington
residing in Spokane County
My commission expires 05-12-08

GREGORY J WORSHAM NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES MAY 12, 2008

## ACKNOWLEDGMENT

STATE OF Washington )
COUNTY OF Spokane )Ss
On this 4th day of October 2006, before me personally appeared T. Michael Yocum, to me known to be the Officer of Sterling Savings Bank, a Washington Corporation that executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned and stated on oath that he/she is authorized to execute said instrument.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

(signature)
Notary Public in and for the State of Washington,
residing in Spokane County
My commission expires 05-12-08

GREGORY J WORSHAM NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES MAY 12, 2008

## SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 24 day of October, 2006.

(signature)
Chairman, Spokane County Commissioners

## SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 17 day of October, 2006.

(signature)
Spokane County Engineer

## SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 23rd day of October, 2006.

(signature)
Spokane Regional Health Officer
for

## SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 10th day of OCTOBER, 2006.

(signature)
Spokane County Utilities

## SPOKANE COUNTY ASSESSOR

Examined and approved this 25th day of OCTOBER, 2006.

(signature)
Spokane County Assessor, DEPUTY

## SPOKANE COUNTY BUILDING AND PLANNING DEPARTMENT

Examined and approved this 25 day of October, 2006.

(signature)
Spokane County Building & Planning Department

## 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 plat, have been fully paid, satisfied, and discharged. Dated this 25 day of OCTOBER, 2006.

Linda M. Wolverton by K. Smith
Spokane County Treasurer

OFFICIAL SEAL TREASURER SPOKANE COUNTY WASHINGTON

## 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.

Daniel B. Clark, P.L.S. #12904
Registered Professional Land Surveyor

DANIEL B. CLARK STATE OF WASHINGTON 12904 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 4/2/07

(signature)
10-4-06

| NW | NE |
|---|---|
| SW | SE |
| 4-24-42 | |

SPOKANE COUNTY
LAND USE FILE
PW 1943-04

SHEET 1 OF 2

Adams & Clark, Inc.
1720 W. Fourth Ave.
Spokane, WA 99204
(509) 747-4600 F(509) 747-8913
www.adamsandclark.com
Project No. 2004-01-052

20041052-PLAT.DWG JSH 10-03-2006

Plat 1943

5461934 33/18

# FINAL PLAT
# WEST MEADOWS

PORTIONS OF GOVERNMENT LOTS 1, 2, 7, & 8 IN NE1/4
SECTION 4, TOWNSHIP 24 NORTH, RANGE 42 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON

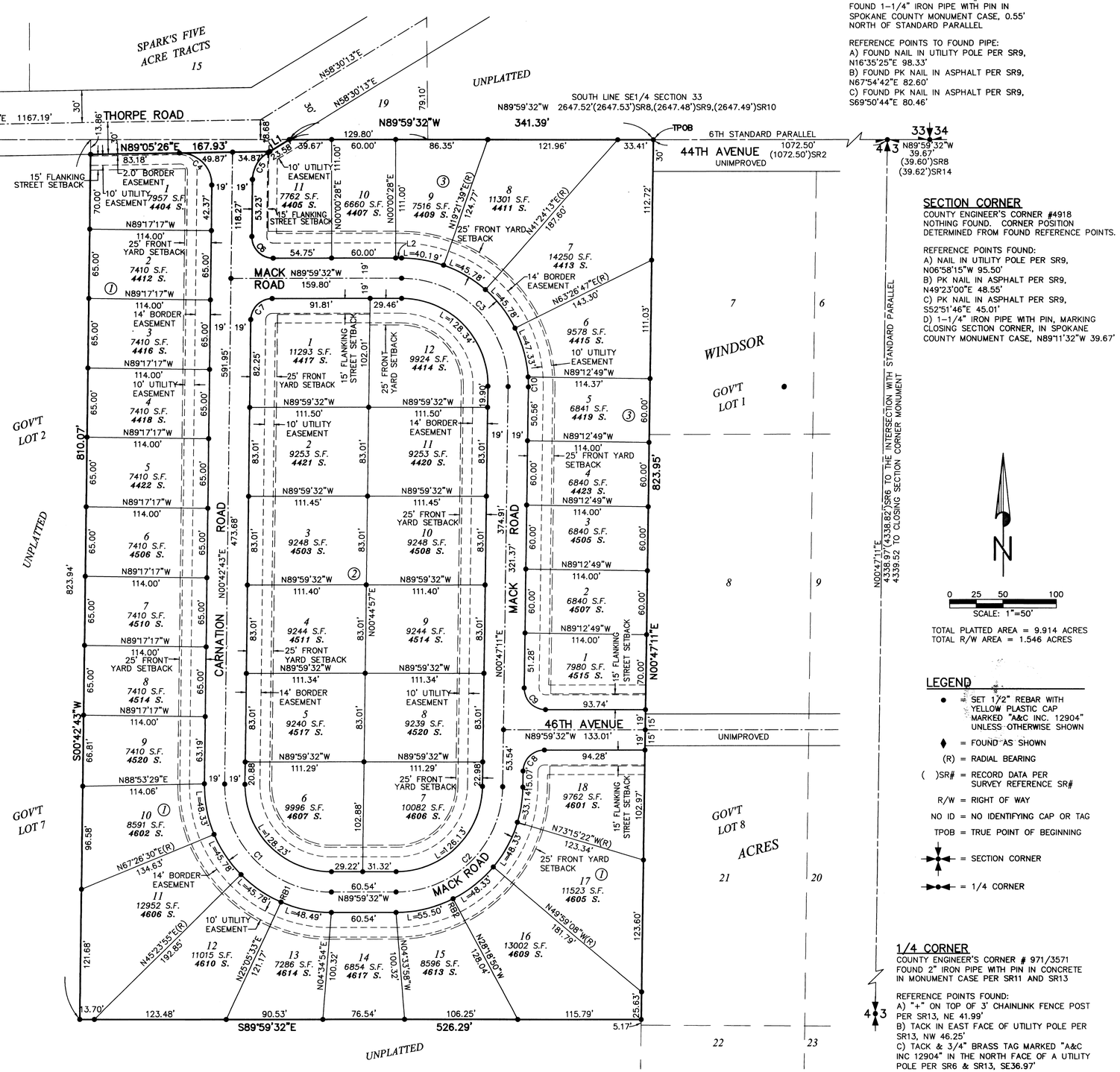
**AUDITOR'S CERTIFICATE**
FILED FOR RECORD THIS 25th DAY
OF October 2006 AT 8:53 A.M.
IN BOOK 33 OF PLATS AT PAGE 17-18
AT THE REQUEST OF ADAMS & CLARK, INC.
(Signed) _____
County Auditor
Deputy
Plat # 3863

**SOUTH 1/4 CORNER**
COUNTY ENGINEER'S CORNER #1020
FOUND 2" BRASS CAP IN CONCRETE, PER SR5, SR8, SR9, SR10

REFERENCE POINTS:
A) FOUND NAIL & 3/4" BRASS TAG MARKED "LS #13315" IN UTILITY POLE PER SR8 & SR9, N46°E 94.05'.
B) FOUND NAIL & 3/4" BRASS TAG MARKED "A&C INC 12904" IN UTILITY POLE PER SR9, S88°E 89.04'
C) FOUND NAIL & BRASS TAG MARKED "LS #13315" IN UTILITY POLE PER SR8 & SR9, S75°W 69.11'

**CLOSING SECTION CORNER**
COUNTY ENGINEER'S CORNER #970
FOUND 1-1/4" IRON PIPE WITH PIN IN SPOKANE COUNTY MONUMENT CASE, 0.55' NORTH OF STANDARD PARALLEL

REFERENCE POINTS TO FOUND PIPE:
A) FOUND NAIL IN UTILITY POLE PER SR9, N16°35'25"E 98.33'
B) FOUND PK NAIL IN ASPHALT PER SR9, N67°54'42"E 82.60'
C) FOUND PK NAIL IN ASPHALT PER SR9, S69°50'44"E 80.46'




TOTAL PLATTED AREA = 9.914 ACRES
TOTAL R/W AREA = 1.546 ACRES

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | DELTA | LENGTH | TANGENT |
| C1 | 100.00' | 90°42'15" | 158.31' | 101.24' |
| C2 | 100.00' | 89°13'17" | 155.72' | 98.65' |
| C3 | 100.00' | 90°46'43" | 158.44' | 101.37' |
| C4 | 30.00' | 91°37'17" | 47.97' | 30.86' |
| C5 | 30.00' | 57°47'30" | 30.26' | 16.56' |
| C6 | 20.00' | 90°42'15" | 31.66' | 20.25' |
| C7 | 20.00' | 89°17'45" | 31.17' | 19.76' |
| C8 | 20.00' | 89°13'17" | 31.14' | 19.73' |
| C9 | 20.00' | 90°46'43" | 31.69' | 20.27' |
| C10 | 119.00' | 4°32'59" | 9.45' | 4.73' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | S58°30'13"W | 21.39' |
| L2 | N89°59'32"W | 5.57' |

| BEARING TABLE | |
|---|---|
| RADIAL | BEARING |
| RB1 | N23°21'21"E |
| RB2 | N26°42'54"W |

## SURVEY REFERENCES
SR1 = Spokane County Engineer's Corner Book
SR2 = Plat of Windsor Acres, Volume "M" Page 4
SR3 = Plat of Sparks' Five Acre Tracts, Volume "I" Page 4
SR4 = Plans and field notes for Old Medical Lake Road, CPH No.89 and CRP No.11, Spokane County Engineer, surveyed July 13, 1937, approved January 3, 1938.
SR5 = Land Corner Record, Book 1 Page 474, Inst. No. 8403200262
SR6 = Record of Survey, Book 19 Page 39
SR7 = Record of Survey, Book 21 Page 90
SR8 = Plat of Horton-Turner Addition, Volume 18 Page 50
SR9 = Spokane County Short Plat No. SP-1037-95, Book 13 Pages 36 & 37.
SR10 = Record of Survey, Book 77 Page 37
SR11 = Record of Survey, Book 98 Page 69
SR12 = Land Corner Record, Book 2 Page 342-343, Inst. No. 4211828
SR13 = Land Corner Record, Book 2 Page 344-345, Inst. No. 4211829
SR14 = Spokane County Engineer's Cadastral Record of Corner No.970, dated May 15, 1995.
SR15 = Spokane County Engineer's Cadastral Record of Corner No.4918, dated May 15, 1995.

## EQUIPMENT AND PROCEDURES
This survey was performed with a 6 second total station theodolite using field traverse procedures.

## BASIS OF BEARINGS
N89°59'32"W on the south line of the SE1/4 of Section 33 per SR8

## SURVEYOR'S NOTE:
1) The field control survey for this map was performed, and the corners shown hereon were located, between December 9, 2004 and January 17, 2005.
2) The south right-of-way line of Thorpe Road was located as shown on the plat of Spark's Addition and Horton-Turner Addition.

## LEGEND
● = SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "A&C INC. 12904" UNLESS OTHERWISE SHOWN
♦ = FOUND AS SHOWN
(R) = RADIAL BEARING
( )SR# = RECORD DATA PER SURVEY REFERENCE SR#
R/W = RIGHT OF WAY
NO ID = NO IDENTIFYING CAP OR TAG
TPOB = TRUE POINT OF BEGINNING
= SECTION CORNER
= 1/4 CORNER

DANIEL B. CLARK
STATE OF WASHINGTON
12904
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 4/2/07
10-4-06

| NW | NE |
|---|---|
| SW | SE |
| 4-24-42 | |

**1/4 CORNER**
COUNTY ENGINEER'S CORNER # 971/3571
FOUND 2" IRON PIPE WITH PIN IN CONCRETE IN MONUMENT CASE PER SR11 AND SR13

REFERENCE POINTS FOUND:
A) "+" ON TOP OF 3' CHAINLINK FENCE POST PER SR13, NE 41.99'
B) TACK IN EAST FACE OF UTILITY POLE PER SR13, NW 46.25'
C) TACK & 3/4" BRASS TAG MARKED "A&C INC 12904" IN THE NORTH FACE OF A UTILITY POLE PER SR6 & SR13, SE36.97'

SHEET 2 OF 2

SPOKANE COUNTY
LAND USE FILE
PW 1943-04


Adams & Clark, Inc.
1720 W. Fourth Ave.
Spokane, WA 99204
(509) 747-4600 F(509) 747-8913
www.adamsandclark.com
Project No. 2004-01-052


2004-1052-PLAT.DWG JSH 10-03-2006

Plat 1943