

FINAL PLAT WEST TERRACE FIRST ADDITION

9408170129
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 17 DAY
OF August 1994 AT Spokane
IN BOOK 22 OF Plats AT PAGE 50
AT THE REQUEST OF Adams & Clark

(Signed) Opalynn
County Auditor # 3205

BEING A REPLAT OF PORTIONS OF WEST TERRACE ADDITION AND A PLAT OF
UNPLATTED PORTIONS OF THE S.E. 1/4, OF SECTION 7, TOWNSHIP 24 NORTH,
RANGE 42 EAST, W.M., SPOKANE COUNTY, WASHINGTON

Book 22
Pg 50

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that West Terrace, Ltd. has caused to be platted into Lots, Blocks, and Streets, the land shown hereon to be known as West Terrace, First Addition, being a replat of those portions of West Terrace Addition, according to the plat recorded in Book 18 of Plats at Page 10, and of the unplatted portion of the SE 1/4 of Section 7, Township 24 North, Range 42 East, W.M., Spokane County, Washington, described as follows

Beginning at the northeast corner of Lot 10, Block 5 of said West Terrace Addition, thence N89°49'51"W, 300.00 feet to the northwest corner of Lot 10, Block 4 of said plat of West Terrace Addition, thence N00°41'52"E, 201.10 feet, thence N48°03'59"W, 79.31 feet, thence N40°00'00"E, 151.88 feet to a point on an 850.00 foot radius nontangent curve to the left, the center of circle of which bears S64°19'27"W, thence northwesterly along the arc of said curve, through a central angle of 6°49'19", a distance of 101.21 feet to the point of reverse curve of a 745.00 foot radius curve to the right, the center of circle of which bears N57°30'08"E, thence along the arc of said curve, through a central angle of 55°13'48", 718.14 feet to the point of reverse curve of a 1170.00 foot radius curve to the left, the center of circle of which bears N67°16'04"W, thence along the arc of said curve through a central angle of 6°51'19", 139.99 feet, thence N78°02'27"W, 154.54 feet, thence N18°40'29"E, 80.49 feet, thence S78°02'27"E, 147.87 feet to a point on a 1170.00 foot radius nontangent curve to the left, the center of circle of which bears N78°02'27"W, thence along the arc of said curve, through a central angle of 2°17'43", 46.87 feet, thence S80°20'10"E, 237.39 feet to the west line of the east 920 feet of said SE 1/4, thence S01°26'27"E, along said west line, 969.25 feet, thence S23°36'52"E, 103.53 feet, thence S01°23'13"W, 300.00 feet to the POINT OF BEGINNING, and they do hereby dedicate to public use forever the Streets as shown within this plat

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 plat may be varied from if proper zoning approvals are obtained.

No more than one dwelling unit shall be permitted on any lot nor shall any lot be further subdivided for the purpose of creating additional lots, ownerships or building sites without first filing a replat. Individual driveway access permits are required prior to issuance of a building permit for driveway approaches to the County road system.

At the time of filing this plat, the surrounding area has agricultural pursuits which may cause noise, dust, spray, or odors.

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

Use of individual on-site sewage systems shall not be authorized. A public sewer system will be made available for the plat, and individual service will be provided to each lot prior to sale. A sewer permit or service approval shall be issued for connection to City of Spokane public sewer system prior to issuing any building permits.

Lots 9 through 12, Block 1; Lots 1 through 4 and Lot 8, Block 2, and Lot 1, Block 3 are located on temporary cul-de-sacs or stub streets. These temporary cul-de-sacs/stub streets may be extended to provide access to adjacent property and/or connect to existing roads or new roads as development and/or circulation needs dictate.

Lot 13, Block 1; Lot 9, Block 2; and Lot 2, Block 3, being one-foot (1) strips, as shown hereon, are dedicated to Spokane County as general County property to be held in trust until the continuation of the streets be dedicated or deeded.

Lot 4, Block 4, as shown hereon and designated as walkway, is not a building site, and no residential structure shall be constructed thereon. All of the 24 building site lots in Blocks 1 through 4 of West Terrace First Addition shall have a 1/24th undivided ownership in the above-designated walkway lot and shall be responsible for payment of taxes, claims, and other liabilities as may become due for said lot and for continued maintenance of walkway thereon.

The sidewalk easements adjacent to the public streets, as platted and shown hereon, are hereby granted to the public. The owners of those lots having a sidewalk easement shall be responsible for maintenance of sidewalks within said easements.

Utility easements shown hereon are hereby granted to the serving utility companies for the construction, reconstruction, maintenance, and operation of utilities, together with the right to inspect said utilities and to trim and/or remove brush and trees which may interfere with the construction, maintenance, and operation of same. The 16-foot wide sanitary sewer easement shown hereon is hereby granted to the City of Spokane.

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 the public. No structures, including fences, shall be constructed on drainage easements within this plat.

Slope easements adjacent to the public streets, as platted and shown hereon, are hereby granted to Spokane County.

Sight distance easements in Lots 8 and 9, Block 1, and Lots 4 and 5, Block 2, 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 will 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. All costs involved will be charged to the property owner.

Private drainage easements, as platted and shown hereon, which are for the purpose of installing, operating and maintaining drainage swales and drainage facilities to dispose of runoff, are hereby granted. The County of Spokane is hereby granted the right of ingress and egress to all drainage easements adjacent to the public right-of-way. The property owner shall maintain the drainage swale 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 approved plans.

The owners of Lots 1, 2, 3, 4, 5, 6, 7, and 12, Block 1; Lots 1, 6, 7, and 8, Block 2, shall be held responsible for keeping open and maintaining the path of the natural or man-made drainage flow over and across the property. The property owner or his representative shall inform each succeeding purchaser of all drainage easements on the property and his responsibility for maintaining drainage facilities within said easements. Spokane County does not accept the responsibility of maintaining the drainage course on private lots within drainage easements or floodplain areas, nor the responsibility for any drainage, 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.

The property owner or his representative shall inform each succeeding purchaser of all drainage easements on the property and his responsibility for maintaining drainage facilities within said easements.

Each lot owner at the time of building permit application shall pay a one time fee of \$2,000.00 to Spokane County Engineering to help fund off-site road improvements required as a condition of plat approval and needed for ingress and egress to the plat. Such fees will be utilized by Spokane County to assist in the construction or reconstruction of such roadway improvements. Payment of this fee replaces the original off-site road construction agreement between Spokane County and Charles Klar (West Terrace Development) as applicable to this plat.

All or part of the land being platted hereon is subject to:

An Avigation Easement granted to the City of Spokane and County of Spokane recorded April 11, 1969, under Auditor's File No. 420133C.

An easement granted to Inland Power & Light Co. for electrical transmission and distribution facilities, etc. recorded October 11, 1985, under Auditor's File No. 8510110215.

A Notice to the Public relating to a Utility Local Improvement District given by the City of Spokane recorded April 7, 1988, under Auditor's File No. 8604070339.

An easement granted to Inland Power & Light Co. for electrical transmission and distribution facilities, etc. recorded May 15, 1988, under Auditor's File No. 86051503383.

A Notice to the Public given by the Spokane County Planning Department regarding Land Use Regulations recorded February 6, 1991, under Auditor's File No. 9102060163.

An easement and the terms and conditions thereof granted to Superior Satellite Corporation, relating to construction and operation of transmission and distribution lines recorded January 13, 1993, under Auditor's File No. 9301130404. Assignment recorded February 24, 1993, under Auditor's File No. 9302240429.

The separate DECLARATION OF COVENANTS as recorded July 11, 1994, under Auditor's File No. 9407110406, which by reference is made a part hereof.

The separate DRAINAGE EASEMENT AND EASEMENT AGREEMENT as recorded July 20, 1994, under Auditor's File No. 9407200195, which by reference is made a part hereof.

The separate SLOPE EASEMENT AND EASEMENT AGREEMENT as recorded June 10, 1994, under Auditor's File No. 9408100019, which by reference is made a part hereof.

IN WITNESS WHEREOF I have set my hand:

West Terrace Limited Partnership
[Signature]

ACKNOWLEDGMENT
STATE OF WASHINGTON)
COUNTY OF SPOKANE)SS

On this 17th day of August, 1994, before me personally appeared Gary Alexander to me known to be the Managing Partner of West Terrace Limited Partnership, the limited partnership that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited partnership for the uses and purposes therein mentioned and stated on oath that he was 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. My commission expires 7-23-97



SPOKANE COUNTY COMMISSIONERS
This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 17th day of August, 1994.

Spokane County Commissioners

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS
Examined and approved this 5th day of Aug, 1994.

[Signature]
Spokane County Engineer

SPOKANE COUNTY HEALTH DISTRICT
Examined and approved this 8th day of August, 1994.

[Signature]
Spokane County Health Officer

SPOKANE COUNTY DIVISION OF UTILITIES
Examined and approved this 5th day of August, 1994.

[Signature]
Spokane County Utilities Director

SPOKANE COUNTY ASSESSOR
Examined and approved this 17th day of August, 1994.

[Signature]
Spokane County Assessor

SPOKANE COUNTY PLANNING DEPARTMENT
Examined and approved this 16th day of Aug, 1994.

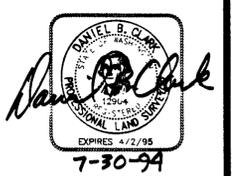
[Signature]
Spokane County Planning Director

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 17th day of August, 1994.

[Signature]
Spokane County Treasurer

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



SHEET 1 OF 2



S.E. 1/4, SEC. 7, T.24 N., R. 24 E., W.M.

3205

WT-1-CWG VIEW, V2 06-15-94

FINAL PLAT WEST TERRACE FIRST ADDITION

BEING A REPLAT OF PORTIONS OF WEST TERRACE ADDITION AND A PLAT OF UNPLATTED PORTIONS OF THE S.E. 1/4, OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 42 EAST, W.M., SPOKANE COUNTY, WASHINGTON

9408170129
AUDITOR'S CERTIFICATE

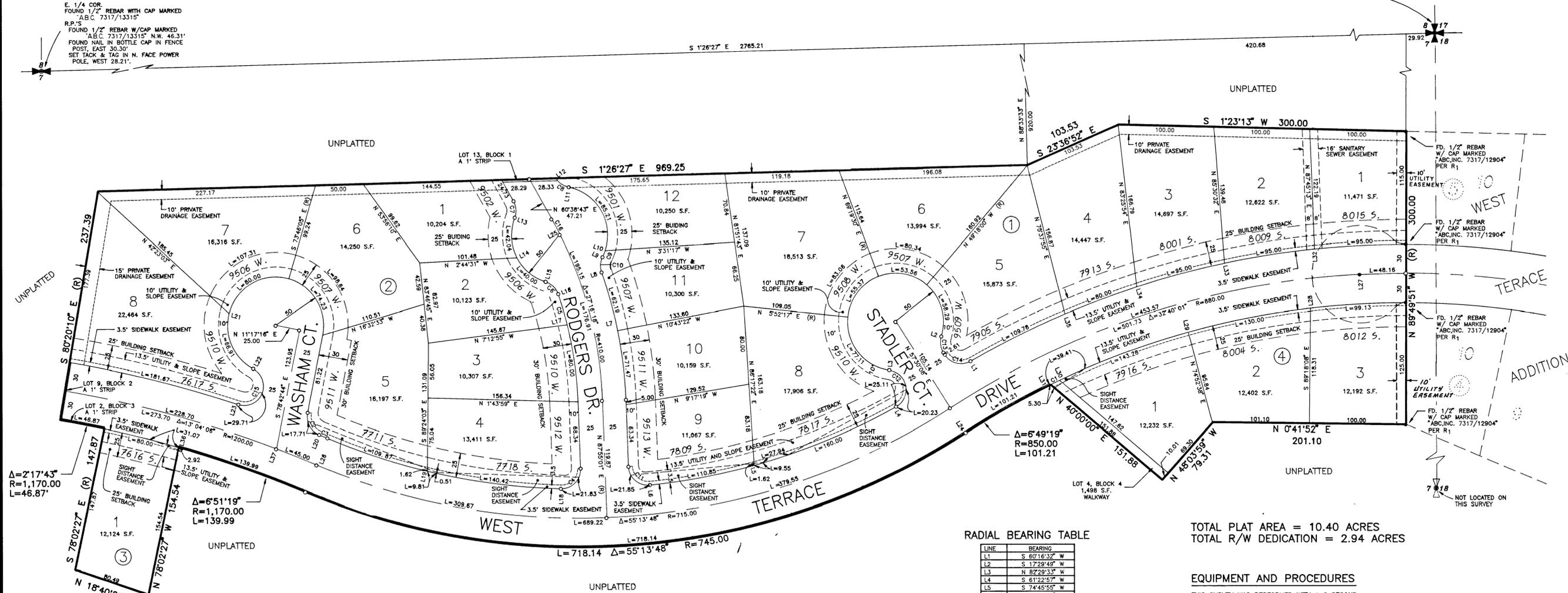
FILED FOR RECORD THIS DAY
OF August 19 1994 AT 10:00 AM
IN BOOK 222 OF PLATS AT PAGE 5
AT THE REQUEST OF Adams & Clark

(Signed) Amiasy
County Auditor

#3205
Book 222
pg. 51

S.E. SECTION CORNER
FOUND 3/4" IRON PIPE
R.P.'S
FOUND TACK IN 30' PINE N.W. 21.13
FOUND TACK IN 30' PINE S.W. 85.51
SET TACK/TAG #12904 IN N. FACE
POWER POLE EAST 22.41

E 1/4 COR.
FOUND 1/2" REBAR WITH CAP MARKED
"ABC 7317/13315"
R.P.'S
FOUND 1/2" REBAR W/CAP MARKED
"ABC 7317/13315" N.W. 46.31'
FOUND NAIL IN BOTTLE CAP IN FENCE
POST, EAST 30.30'
SET TACK & TAG IN N. FACE POWER
POLE, WEST 28.21'



RADIAL BEARING TABLE

LINE	BEARING
L1	S 60°16'37" W
L2	S 77°29'49" W
L3	N 82°29'33" W
L4	S 81°22'57" W
L5	S 74°45'55" W
L6	S 84°02'13" W
L7	S 112°34'46" E
L8	S 124°11'44" E
L9	S 26°50'29" W
L10	S 18°43'32" W
L11	S 78°54'52" E
L12	N 32°28'52" W
L13	N 210°42'1" E
L14	N 270°17' W
L15	N 72°56'28" W
L16	S 18°51'25" E
L17	S 13°59'19" E
L18	N 88°12'11" W
L19	N 78°37'26" W
L20	N 67°41'49" W
L21	N 14°33'32" E
L22	N 82°08'38" W
L23	N 71°52'25" W
L24	S 57°30'08" W
L25	S 26°48'18" E
L26	N 67°18'04" W
L27	N 87°02'01" E
L28	N 83°29'14" E
L29	N 74°43'28" E
L30	N 65°03'58" E
L31	N 64°19'27" E
L32	N 84°11'16" E
L33	N 78°12'23" E
L34	N 72°13'30" E
L35	N 67°11'16" E
L36	S 74°07'23" E
L37	S 69°24'59" E

TOTAL PLAT AREA = 10.40 ACRES
TOTAL R/W DEDICATION = 2.94 ACRES

EQUIPMENT AND PROCEDURES

THIS SURVEY WAS PERFORMED WITH A 6 SECOND TOTAL STATION THEODOLITE USING FIELD TRAVERSE PROCEDURES.

BASIS OF BEARING

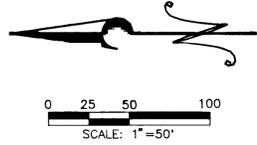
THE BEARING OF N88°49'51"W ALONG THE NORTH LINE OF THE PLAT OF WEST TERRACE ADDITION, WAS USED AS THE BASIS OF BEARINGS FOR THIS PLAT.

CURVE TABLE

CURVE	ARC	DELTA	RADIUS
C1	11.01	0°44'31"	850.00
C2	27.57	7°59'05"	20.00
C3	9.21	0°25'45"	1250.00
C4	32.77	9°35'48"	20.00
C5	32.71	4°52'06"	385.00
C6	18.88	54°05'03"	20.00
C7	17.60	50°25'38"	20.00
C8	16.21	46°26'00"	20.00
C9	7.08	6°05'57"	50.00
C10	16.24	46°31'43"	20.00
C11	32.77	9°35'48"	20.00
C12	50.22	14°35'30"	20.00
C13	17.45	49°59'41"	20.00
C14	30.45	8°13'36"	20.00
C15	59.42	17°14'13"	20.00
C16	18.25	2°32'59"	410.00

LEGEND

- NOTE: 1/2" REBAR WITH CAP MARKED "ABC INC. 12904" WERE SET AT ALL LOT CORNERS WITHIN THIS SUBDIVISION
- = SET 1/2" REBAR WITH CAP MARKED "ABC 12904"
 - = FOUND AS SHOWN
 - (R) = RADIAL BEARING
 - R1 = PLAT OF WEST TERRACE ADDITION BOOK 18 PAGE 10.
 - Ⓜ = BLOCK NUMBER
 - #### S. = STREET ADDRESS



S.E. 1/4, SEC. 7, T.24 N., R.42 E., W.M.

#3205 *cd/sj*

WT-1, LWG VIEW: V1 05-03-94