

FINAL PLAT WEST TERRACE SECOND ADDITION

BEING 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

West Terrace 9408170360
AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 17 DAY
OF August 1994 AT 1:20 PM
IN BOOK 20 OF Plats AT PAGE 51
AT THE REQUEST OF West Terrace Limited Partnership
(Signed) Janney
County Auditor
#3207

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that West Terrace Limited Partnership has caused to be platted into Lots, and Blocks, the land shown hereon to be known as West Terrace, Second Addition, being a plat of unplatted portions of the SE 1/4 of Section 7, Township 24 North, Range 42 East, W.M., Spokane County, Washington, described as follows:

Commencing at the northeast corner of Lot 10, Block 5 of West Terrace Addition, according to the plat recorded in Book 18 of Plats at Page 10; 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°48'19", 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 10°18'47", a distance of 134.10 feet to the POINT OF BEGINNING; thence S67°48'55"W, 80.01 feet; thence N56°54'37"W, 119.12 feet; thence N37°40'17"W, 35.63 feet; thence N01°39'17"W, 359.23 feet; thence N64°37'16"E, 110.47 feet; thence S76°42'10"E, 73.01 feet to a point on a 745.00 foot radius nontangent curve to the left, the center of circle of which bears S78°42'10"E, thence southerly along the arc of said curve through a central angle of 35°28'55", 461.36 feet to the POINT OF BEGINNING

Sidewalk easements, as shown hereon adjoining West Terrace Drive, are hereby granted to the public. The owners of Lots 1 through 6, Block 1, inclusive, shall be responsible for the maintenance of the sidewalk within said easement.

Side 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.

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.

Utility easements shown on the herein described plat 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.

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.

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

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

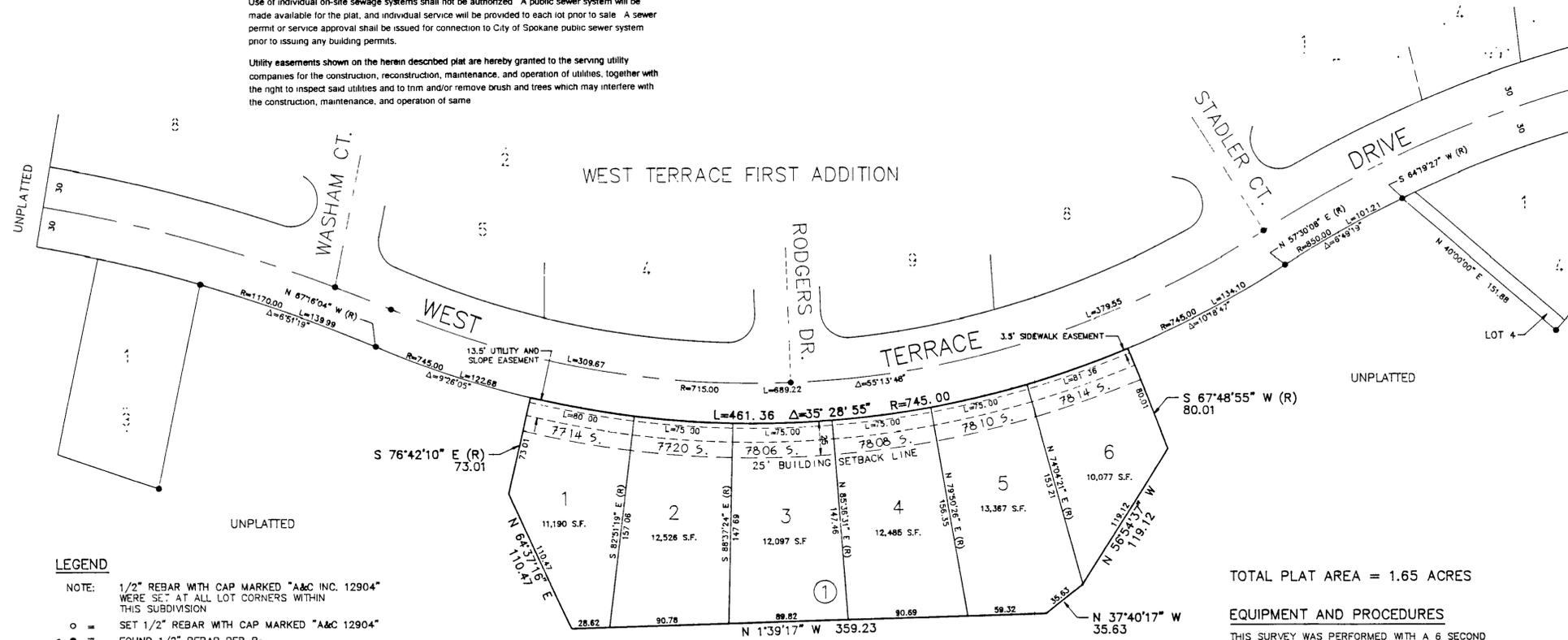
An easement granted to Inland Power & Light Co for electrical transmission and distribution facilities, etc. recorded October 11, 1985, under Auditor's File No. 8510110215

A Notice to the Public relating to a Utility Local Improvement District given by the City of Spokane recorded April 7, 1986, under Auditor's File No. 8604070339

An easement granted to Inland Power & Light Co for electrical transmission and distribution facilities, etc. recorded May 15, 1986, under Auditor's File No. 8605150383

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.

This Plat is subject to the separate DECLARATION OF COVENANT as recorded AUG 2, 1994, under Auditor's Document No. 940804153 which by reference is made a part hereof.



LEGEND

NOTE: 1/2" REBAR WITH CAP MARKED "A&C INC. 12904" WERE SET AT ALL LOT CORNERS WITHIN THIS SUBDIVISION

○ = SET 1/2" REBAR WITH CAP MARKED "A&C 12904"

● = FOUND 1/2" REBAR PER R₂

(R) = RADIAL BEARING

R₁ = PLAT OF WEST TERRACE ADDITION BOOK 18 PAGE 10.

R₂ = PLAT OF WEST TERRACE FIRST ADDITION BOOK ___ PAGE ___

*** S = STREET ADDRESS

⊕ = BLOCK NUMBER

TOTAL PLAT AREA = 1.65 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 N 89°49'51"W ALONG THE NORTH LINE OF THE PLAT OF WEST TERRACE ADDITION, WAS USED AS THE BASIS OF BEARINGS FOR THIS PLAT.

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

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS
Examined and approved this 5th day of Aug 1994
R. C. Schumann
Spokane County Engineer

SPOKANE COUNTY HEALTH DISTRICT
Examined and approved this 8th day of August 1994
William P. Hallock, R.S.
Spokane County Health Officer

SPOKANE COUNTY DIVISION OF UTILITIES
Examined and approved this 5th day of August 1994
John Rupp
Spokane County Utilities Director

SPOKANE COUNTY ASSESSOR
Examined and approved this 8th day of August 1994
S.C. Conroy by Rynnda Rouse
Spokane County Assessor

SPOKANE COUNTY PLANNING DEPARTMENT
Examined and approved this 9th day of Aug 1994
W.D. Hubbard
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 17 day of August 1994
Janice M. Halberton by Rose Carter
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



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

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