

A FINAL PLAT OF : WEST TERRACE ADDITION

8606110243 PLAT BOOK 18
pg 10

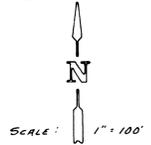
#2848

BEING A REPLAT OF PART OF FOUR LAKES GOLF AND COUNTRY CLUB SUBDIV. NO. 1
SECTIONS 7 & 18, T. 24 N., R. 42 E.W.M.,
SPOKANE COUNTY, WASHINGTON

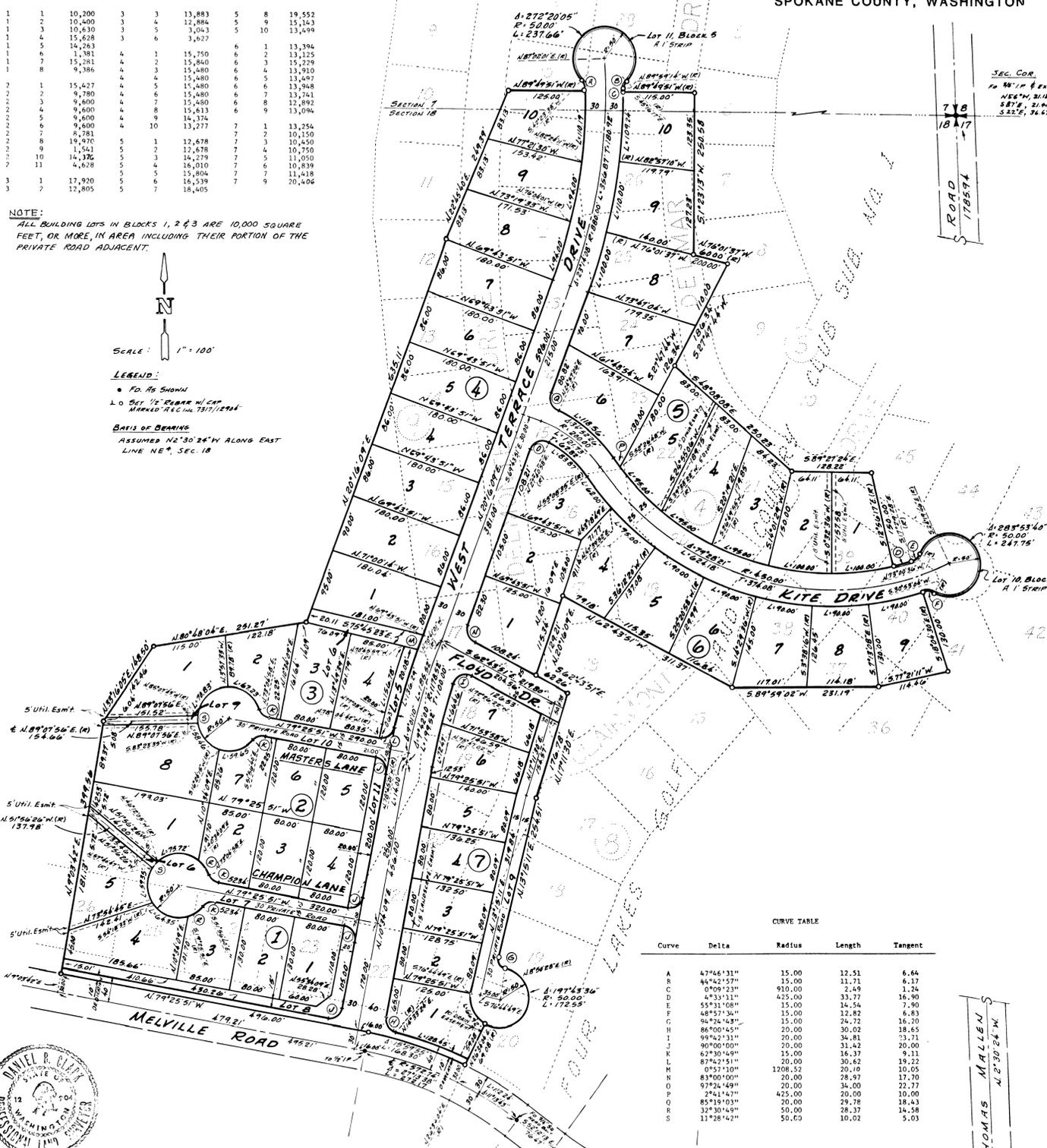
Amiel B. Clark
#2848
40°

BLK	LOT	AREA (S.F.)	BLK	LOT	AREA (S.F.)	BLK	LOT	AREA (S.F.)
1	1	10,200	3	3	13,883	5	8	19,552
1	2	10,400	3	4	12,886	5	9	15,143
1	3	10,630	3	5	3,043	5	10	13,499
1	4	15,628	3	6	3,622			
1	5	14,283				6	1	13,394
1	6	1,981	4	1	15,750	6	2	13,125
1	7	15,281	4	2	15,840	6	3	15,229
1	8	9,386	4	3	15,480	6	4	13,910
2	1	15,427	4	4	15,480	6	5	13,497
2	2	9,780	4	5	15,480	6	6	13,948
2	3	9,600	4	6	15,480	6	7	13,741
2	4	9,600	4	7	15,480	6	8	12,892
2	5	9,600	4	8	15,480	6	9	13,094
2	6	9,600	4	9	13,217	7	1	13,254
2	7	9,381	5	1	12,678	7	2	10,150
2	8	19,472	5	2	12,678	7	3	10,750
2	9	1,541	5	3	14,279	7	4	11,050
2	10	14,372	5	4	16,110	7	5	10,839
2	11	4,628	5	5	15,804	7	6	11,418
3	1	17,920	5	6	16,539	7	7	16,539
3	2	12,805	5	7	18,403	7	8	20,406

NOTE:
ALL BUILDING LOTS IN BLOCKS 1, 2 & 3 ARE 10,000 SQUARE FEET, OR MORE, IN AREA INCLUDING THEIR PORTION OF THE PRIVATE ROAD ADJACENT.



LEGEND:
• PD. AS SHOWN
L.O. SET 1/2" BARRER W/CHG
W/CHG 1/2" BARRER W/CHG
BARRER 1/2" BARRER W/CHG
BARRIS OF BEARING
ASSUMED N2°30'24" W ALONG EAST LINE NE 1/4 SEC. 18



Curve	Delta	Radius	Length	Tangent
A	47°46'31"	15.00	12.51	6.64
B	46°42'57"	15.00	11.71	6.17
C	0°09'23"	910.00	2.49	1.24
D	4°33'31"	425.00	33.77	16.90
E	55°31'08"	15.00	14.54	7.90
F	48°57'34"	15.00	12.82	6.83
G	94°24'43"	15.00	24.72	16.20
H	86°00'45"	20.00	30.02	18.65
I	89°42'31"	20.00	34.81	21.71
J	90°00'00"	20.00	31.42	20.00
K	62°30'14"	15.00	16.37	9.11
L	87°42'51"	20.00	30.62	19.22
M	0°57'10"	1208.52	20.10	10.05
N	83°00'00"	20.00	28.87	17.70
O	97°24'49"	20.00	34.00	22.77
P	2°41'47"	425.00	20.00	10.00
Q	85°19'03"	20.00	29.78	18.43
R	32°30'49"	50.00	28.37	14.58
S	11°28'42"	50.00	10.02	5.03

DEDICATION
KNOW ALL MEN BY THESE PRESENTS, that West Terrace Joint Venture has caused to be platted into lots, blocks and streets, the land shown hereon to be known as "West Terrace Addition," said plat being a replat of a part of Four Lakes Golf and Country Club Subdivision No. 1 and also being that portion of the SE 1/4 of Section 7 and the NE 1/4 of Section 18, Township 24 North, Range 42 East, W.M., Spokane County, State of Washington, described as follows:

Beginning at the NE corner of said Section 18; thence S02°30'24"W, along the east line of said Section 18 and the centerline of Thomas Mallen Road, 1785.94 feet to a point at the intersection of said Thomas Mallen Road and Melville Road; thence along the centerline of said Melville Road the following four (4) courses: (1) N89°51'40"W, 576.71 feet to the point of curve of a 409.17 foot radius curve to the right; (2) thence along the arc of said curve, through a central angle of 33°39'36", 240.38 feet to the point of tangent; (3) thence, N52°12'13"W, 76.47 feet to the point of curve of a 572.74 foot radius curve to the left; (4) thence along the arc of said curve, through a central angle of 21°33'43", 112.24 feet; thence, leaving said centerline, N08°34'04"E, 30.00 feet to a point on the northerly right-of-way line of said Melville Road, being a point on a nontangent 602.74 foot radius curve to the left, the center of circle of which bears S26°34'04"W, said point being the True Point of Beginning; thence along said right-of-way line and along the arc of said curve, through a central angle of 15°59'55", 148.30 feet to the point of tangent; thence continuing along said right-of-way line N79°25'51"W, 496.00 feet; thence leaving said right-of-way line N09°03'42"E, 399.56 feet; thence N33°16'05"E, 148.50 feet; thence N80°48'04"E, 251.27 feet; thence N20°16'09"E, 635.11 feet; thence N22°45'40"E, 249.39 feet; thence S89°49'51"E, 125.00 feet to a point on a nontangent 15.00 foot radius curve to the left, the center of circle of which bears S89°49'51"E; thence along the arc of said curve, through a central angle of 47°46'31", 12.51 feet to the point of reverse curve of a 50.00 foot radius curve to the right, the center of circle of which bears N47°23'38"E; thence along the arc of said curve, through a central angle of 27°20'05", 237.66 feet to the point of reverse curve of a 15.00 foot radius curve to the left, the center of circle of which bears S45°16'17"E; thence along the arc of said curve, through a central angle of 117.17 feet to the point of reverse curve of a 910.00 foot radius curve to the right, the center of circle of which bears N89°59'14"W; thence along the arc of said curve, through a central angle of 0°09'23", 2.49 feet; thence S89°49'51"E, 115.00 feet; thence S01°23'13"W, 250.58 feet; thence S76°01'37"E, 60.00 feet; thence S17°47'46"W, 186.34 feet; thence S48°08'08"E, 250.23 feet; thence S89°27'24"E, 128.22 feet; thence S12°56'17"E, 150.00 feet to a point on a nontangent 425.00 foot radius curve to the left, the center of circle of which bears N12°56'17"E; thence along the arc of said curve, through a central angle of 0°33'11", 33.77 feet to the point of compound curve of a 15.00 foot radius curve to the left, the center of circle of which bears S17°11'30"W, 176.78 feet; thence S17°11'30"W, 254.51 feet to a point of curve of a 15.00 foot radius curve to the left, the center of circle of which bears S16°44'49"E; thence along the arc of said curve through a central angle of 94°24'43", 24.72 feet to the point of reverse curve of a 50.00 foot radius curve to the right, the center of circle of which bears S08°50'28"W; thence along the arc of said curve, through a central angle of 197°43'36", 172.55 feet; thence S26°34'04"W, 69.08 feet to the True Point of Beginning; and they do hereby dedicate to public use forever, the streets as shown within this plat.

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. A 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. The use of private wells and water systems is prohibited. 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 sewage systems shall not be authorized. A sewer permit or service approval shall be issued for connection to City of Spokane Public Sewer system prior to issuing any building permits. The owners, heirs, grantees and assigns of each "building lot" within this plat agree to join in and not oppose or protest a County Road Improvement District (R.I.D.) or County Road Project (C.R.P.) which is created in order to improve Melville Road or Thomas Mallen Road to a higher standard than that which is required for the final platting of any phase.

WARNING: Spokane County has no responsibility to build, improve, maintain, or otherwise service the private roads 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. Easements for private roadway, drainage and utilities are hereby granted over and across the lots as shown hereon. #8606110243 Subject to Declaration of Covenants, Conditions and Restrictions, recorded May 2, 1986, under Auditor's File No. #060220205. Also, subject to an Avigation Easement recorded under Auditor's File No. 4201330.

Lot 11, Block 5 & Lot 10, Block 6; being one-foot strips, as shown hereon, are dedicated to Spokane County as general County property to be dedicated for road purposes, forever, at such time as the road is continued as a full width right-of-way or adjacent land platted. Lot 7, Block 1; Lot 10, Block 2; and Lot 9, Block 7, as shown hereon, are not building sites, and no residential structures shall be constructed thereon. The above lots shall be restricted to private road and utility installation and are hereby designated as access and utility easements. Lots 1 through 5, Block 1; Lots 1 through 8, Block 2; lots 1 through 4, Block 3; and lots 1 through 7, Block 7 shall have 1/20th undivided ownership in the above-designated private road lots and shall be responsible for payment of taxes, claims and other liabilities as may become due for said lots and for continued maintenance and operation of the private roads thereon. Lot 6, Block 1; Lot 9, Block 2; and Lot 6, Block 3, as shown hereon and designated as walkway, drainage, and utility easement lots, as well as Lot 8, Block 1; Lot 11, Block 2; and Lot 3, as shown hereon and designated as landscape lots, are not building sites and no residential structures shall be constructed thereon. All of the 53 building site lots in Blocks 1 through 7 of West Terrace Addition shall have a 1/53rd undivided ownership in the above-designated walkway and landscaping lots and shall be responsible for payment of taxes, claims and other liabilities as may become due for said lots and for continued maintenance of landscaping and drainage amenities thereon. Spokane County does not accept the responsibility of maintaining the drainage course on private lots 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.

IN WITNESS WHEREOF we have hereunto set our hand and affixed our seal this 7th day of May, 1986.
WEST TERRACE JOINT VENTURE
Charles R. Klar
Charles R. Klar, Managing Partner

STATE OF WASHINGTON)
COUNTY OF SPOKANE)
On this 7th day of MAY, 1986, personally appeared before me Charles R. Klar, Managing Partner for West Terrace Joint Venture to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that he signed the same as his free and voluntary act and deed for the purposes therein mentioned.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first written above.
Richard S. Adams
Notary Public in and for the State of Washington, residing at Spokane.

COUNTY ENGINEER
Examined and approved this 19th day of May, 1986
[Signature]
County Engineer

COUNTY COMMISSIONERS
This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 10 day of June, 1986
[Signature]
Chairman, Spokane County Commissioners

COUNTY HEALTH DISTRICT
Examined and approved this 19th day of May, 1986
[Signature]
Health Officer

COUNTY UTILITIES DEPARTMENT
Examined and approved this 16th day of MAY, 1986
[Signature]
Spokane County Utilities Director

COUNTY ASSESSOR
Examined and approved this 19th day of May, 1986
[Signature]
Spokane County Assessor

COUNTY PLANNING DEPARTMENT
Examined and approved this 20th day of MAY, 1986
[Signature]
Planning Director

COUNTY TREASURER
I, *[Signature]*, 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 date, have been fully paid, satisfied, and discharged. Dated this 6th day of June, 1986
[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.
Amiel B. Clark
Daniel R. Clark, L.S. 112974
Registered Professional Land Surveyor

ACKNOWLEDGEMENT
STATE OF WASHINGTON)
COUNTY OF SPOKANE)
Subscribed and sworn to before me on this 7th day of MAY, 1986.
Richard S. Adams
Notary Public in and for the State of Washington, Residing in Spokane

ADAMS & CLARK, INC.
Civil Engineers - Land Surveyors
Civil Engineers - Landscape Architects
14103 Mainway/Ave
SPokane, WASH. 99217
(509) 325-3333

WEST TERRACE ADDITION

SHEET
1 of 1
11.25.20

#2848