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BK 28
Pg 51
sheet 1 of 2
#3595

FINAL PLAT

WEST TERRACE HEIGHTS SECOND ADDITION

A REPLAT OF PORTIONS OF LOTS 1 AND 2, RICHLAND ADDITION TO MEADOW LAKE
SW 1/4 OF SECTION 7, T.24N., R.42E., W.M., SPOKANE COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that J. & D. Builders, Inc., a Washington corporation, ~~and Alva J. Brodin and Karen L. Brodin, Husband and Wife,~~ have caused to be platted into lots, blocks and streets, the land shown hereon as WEST TERRACE HEIGHTS SECOND ADDITION, being those portions of Lots 1 and 2, RICHLAND ADDITION TO MEADOW LAKE, per plat thereof recorded in Volume "M" of Plats, Page 5, located in the SE 1/4 of the SW 1/4 of Section 7, Township 24 North, Range 42 East, W.M., Spokane County, Washington, described as follows:

COMMENCING at the South quarter corner of said Section 7; thence N00°17'14"W 680.36 feet along the east line of said Southwest Quarter, to the Southeast corner of Lot 1 of said RICHLAND ADDITION TO MEADOW LAKE, and the POINT OF BEGINNING;

thence N86°45'20"W 578.32 feet along the North right-of-way line of Richland Addition Road, to the easterly boundary of WEST TERRACE HEIGHTS ADDITION, per plat thereof recorded in Book 26 of Plats, Pages 52 and 53; thence along the boundary of said WEST TERRACE HEIGHTS ADDITION the following eleven (11) courses:
1) N01°47'24"E 131.77 feet; 2) thence N02°20'18"E 117.00 feet; 3) thence N11°33'51"W 39.15 feet;
4) thence N02°20'18"E 116.00 feet; 5) thence N87°39'42"W 20.73 feet;
6) thence S83°18'14"W 148.12 feet; 7) thence N24°27'08"W 146.12 feet;
8) thence northeasterly along the arc of a 256.00 foot radius non-tangent curve, the center of which bears S18°13'57"E, through a central angle of 10°08'06", an arc length of 45.28 feet; 9) thence N08°05'51"W 38.00 feet; 10) thence N10°02'48"W 122.47 feet;
11) thence N83°57'37"E 60.01 feet to the North line of the Southeast Quarter of the Southwest Quarter of said Section 7, and the North line of said plat of RICHLAND ADDITION TO MEADOW LAKE; thence S87°39'42"E 720.03 feet along said North line(s), to the Northeast corner of the Southeast Quarter of the Southwest Quarter of said Section 7, and the Northeast corner of Lot 1 of said RICHLAND ADDITION TO MEADOW LAKE; thence S00°17'14"E 697.64 feet along the East line of said Southwest Quarter to the Point of Beginning.

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 disposal systems shall not be authorized.

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, Division of Building and Code Enforcement, 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.

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 that may interfere with the construction, maintenance and operation of same, and together with the right to access said utility easements through any Border Easement shown herein.

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.

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 detached single-family dwellings or manufactured homes are allowed on Lots 1-16, Block 1 and Lots 9-24, Block 2. All lots with any lot line designated Center Duplex Lot Line shall be restricted to one common wall dwelling unit (one-half [1/2] duplex), provided the duplex common wall is aligned over or with the Center Duplex Lot Line, and provided that each duplex unit (half) is totally on its side of the center lot line when said lot line is extended vertically beyond the roof line.

Barberry Avenue, Raspberry Avenue, Fruitvale Road and a 15.00 foot strip along Richland Addition Road, as platted and shown hereon, are hereby dedicated to public use forever for road purposes.

Lot 17, Block 1, a one-foot strip as platted and shown hereon, is to be held in trust by Spokane County as general property, to be used for road purposes upon future platting, or until continuation of the streets by dedication or deed.

Spokane County does not accept the responsibility to inspect or maintain drainage facilities located outside of public rights-of-way, except in cases where Spokane County specifically assumes that responsibility in writing. Neither does Spokane County accept any liability for any failure by the property owner(s) to properly maintain such areas.

The property owner(s) within this plat shall be held responsible for keeping open and maintaining the surface path of natural or man-made drainage flow over and across their respective properties. If the property owner(s) fail to maintain the surface path of natural or man-made drainage flow, or drainage facilities on private properties, a notice of such failure may be given to the property owner(s). If not corrected within the period indicated on said notice, Spokane County has the right to correct the maintenance failure, or have it corrected, at the expense of the property owner(s).

Spokane County does not accept the responsibility of maintaining the drainage course on private lots or floodplain areas within private lots, nor the responsibility for any damage 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.

Any building that is constructed on a lot in this plat shall be set at such an elevation so as to provide positive drainage away from any drainage entry point to the building (including but not limited to a window well, a window unprotected by a window well, or a doorway). Said positive drainage shall consist of a minimum slope of 3% away from the building for a distance of at least 10 feet from the building. The lots shall be graded so that either a) all runoff is routed away from the building, and conveyed over the lot to a natural drainage swale or approved drainage facility, or b) drainage intercepted on the lot is disposed of on the lot in an approved drainage facility. All drainage facilities for this plat, including any '208' swales, shall be constructed in accordance with the approved plans on file at the Spokane County Engineer's Office. Any proposed changes to the approved road and drainage plans must be approved by the Spokane County Engineer's Office prior to construction of said changes.

There may exist properties located uphill and adjacent to this subdivision that periodically discharge stormwater runoff onto individual lots within this plat. Stormwater runoff from nearby uphill properties should be expected, and during snow melt periods or wet seasons the lots may be subjected to higher amounts of stormwater runoff that what is normally observed or anticipated. Because stormwater runoff from adjacent properties have discharged onto this plat prior to development, stormwater runoff will likely continue to do so after development.

The property owner(s) within this plat shall maintain all water quality swales ('208' swales) and drainage ditches situated on their respective properties, and any portion of a '208' swale situated in a public right-of-way adjacent to their respective properties, with a permanent ground cover as specified in the currently approved and accepted plans on file at Spokane County Engineer's Office. No structures, including fences, shall be constructed directly over or within a '208' swale without the expressed written consent of the Spokane County Engineer. Spokane County does not accept the responsibility to inspect and/or maintain the drainage easements or drainage swales, nor does Spokane County accept any liability for any failure by the lot owner(s) to properly maintain such areas.

All lot owners within this plat shall be members of the West Terrace Heights Homeowners Association, which was created by a document recorded under State U.B.I. No. 602-032-381.

The West Terrace Heights Homeowner's Association or its successors in interest shall maintain any drainage facilities, such as detention ponds and stormwater pipes, located outside the public right-of-way in conformance with the approved plans on file at the Spokane County Engineer's Office. Maintenance of drainage facilities includes, but is not limited to, keeping open and cleaning storm pipes, ditches, drainage ponds, swales, etc., replacement of drainage facilities as needed, and maintaining live native-type dryland grasses or lawn turf in the '208' swales located in common areas or tracts, 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 West Terrace Heights Homeowner's Association shall be responsible for payment of all claims and other liabilities which may become due for said maintenance responsibilities.

If the West Terrace Heights Homeowner's Association, or their successors in interest, fail to maintain the drainage facilities in conformance with the accepted drainage plan on file at the Spokane County Engineer's Office, a notice of such failure may be given to the West Terrace Heights Homeowner's Association, or their successors in interest, by the County Engineer. If not corrected within the period indicated on said notice, Spokane County has the right to correct the maintenance failure, or have it corrected, at the expense of the West Terrace Heights Homeowner's Association, or their successors in interest.

Should the West Terrace Heights Homeowner's Association be terminated for any reason, the successors in interest shall be the individual lot owner(s), or their successors in interest, who are members of the West Terrace Heights Homeowner's Association at the time of said termination. The successors in interest shall share equally in the responsibility and cost of maintaining said drainage facilities.

This plat, or portions thereof, is subject to the following instruments, which by reference are made part hereof:

Easement and the terms and conditions thereof granted to the City of Spokane, a municipal corporation, recorded March 27, 1985 under Recording No. 8503270142.

Right of Way Easement and the terms and conditions thereof granted to Inland Power & Light Co., a Washington corporation, recorded February 8, 2000 under Recording No. 4454270.

IN WITNESS WHEREOF, the aforesaid owners have affixed their signatures.

J & D Builders, Inc.

Richard J. Boyden
Richard J. Boyden, President

ACKNOWLEDGMENT

STATE OF Washington)
COUNTY OF Snohomish) SS

On this 14th day of January, 2003, before me personally appeared Richard J. Boyden, to me known as President of J. & D. Builders, Inc., the Washington corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned and stated on oath that he was authorized to execute said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Denise M. Glasscock
Notary Public in and for the State of Washington

Residing at Stanwood

My commission expires 8-1-06

DENISE M. GLASSCOCK COMMISSION EXPIRES NOTARY PUBLIC 8-1-2006 STATE OF WASHINGTON

~~______________ Alva J. Brodin~~

~~## ACKNOWLEDGMENT~~

~~STATE OF ______________)
COUNTY OF ______________) SS~~

~~______________ Karen L. Brodin~~

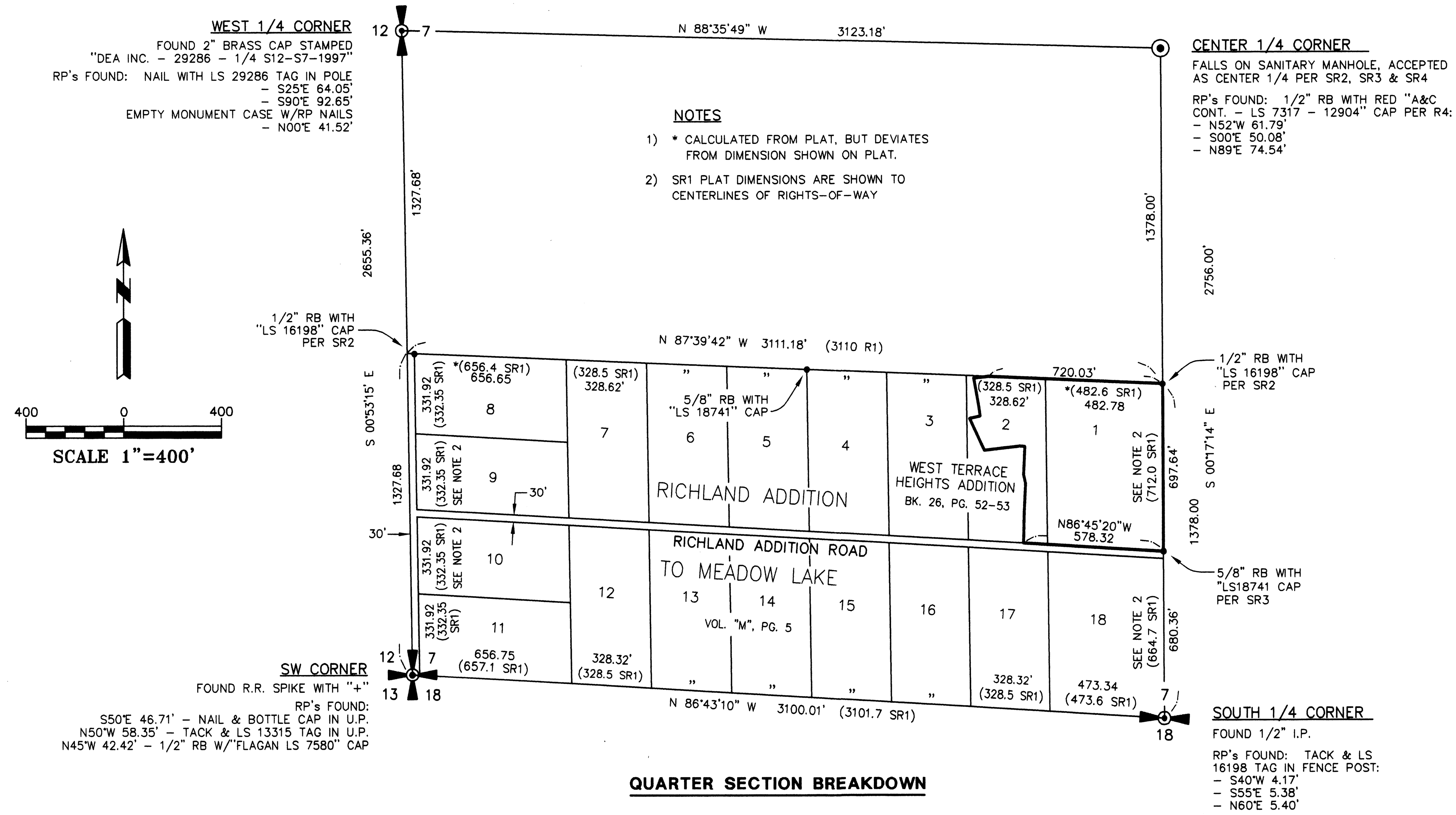
~~On this day personally appeared before me Alva J. Brodin and Karen L. Brodin, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.~~

~~Given under my hand and seal this ___ day of ______________, 2003.~~

~~______________
Notary Public in and for the State of Washington,~~

~~residing at ______________.~~

~~My commission expires ______________~~



QUARTER SECTION BREAKDOWN

SPOKANE COUNTY AUDITOR

Filed for record by J&D Builders this 28th day of January 2003, at 46 minutes past 2 o'clock P.M; and recorded in Book 28 of Plats at Pages 51, Records of Spokane County, Washington.

J. Higdem
Spokane County Auditor

SPOKANE COUNTY DIVISION OF PLANNING

Examined and approved this 23rd day of JANUARY, 2003.

James Richardson FOR
Spokane County Director of Planning

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 15th day of January, 2003.

Spokane County Engineer

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 16th day of January, 2003.

N Bruce Rawls
Spokane County Utilities

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 17th day of JANUARY, 2003.

Don Copley
For Spokane Regional Health Officer

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 date have been fully paid, satisfied and discharged.
Dated this 28 day of January, 2003.

Linda M Wolverton a Leach
Spokane County Treasurer

OFFICIAL SEAL SPOKANE COUNTY WASHINGTON

SPOKANE COUNTY ASSESSOR

Examined and approved this 17th day of January, 2003.

Duane Sommers by M.K. Wentz
Spokane County Assessor

SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington this 28th day of January, 2003.

John Roskelley
Chairperson
Spokane County Commissioners

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.

JEFF R. WILEY STATE OF WASHINGTON 22354 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES: 2-14-03

JEFF R. WILEY, P.L.S.
CERTIFICATE NO. 22354

DATE 1/9/03

LandTek, LLC
PROFESSIONAL LAND SURVEYORS
624 N. MADELIA STREET
SPOKANE, WASHINGTON 99202
PHONE (509)926-2821

PW-1791-95-A

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Pg 52

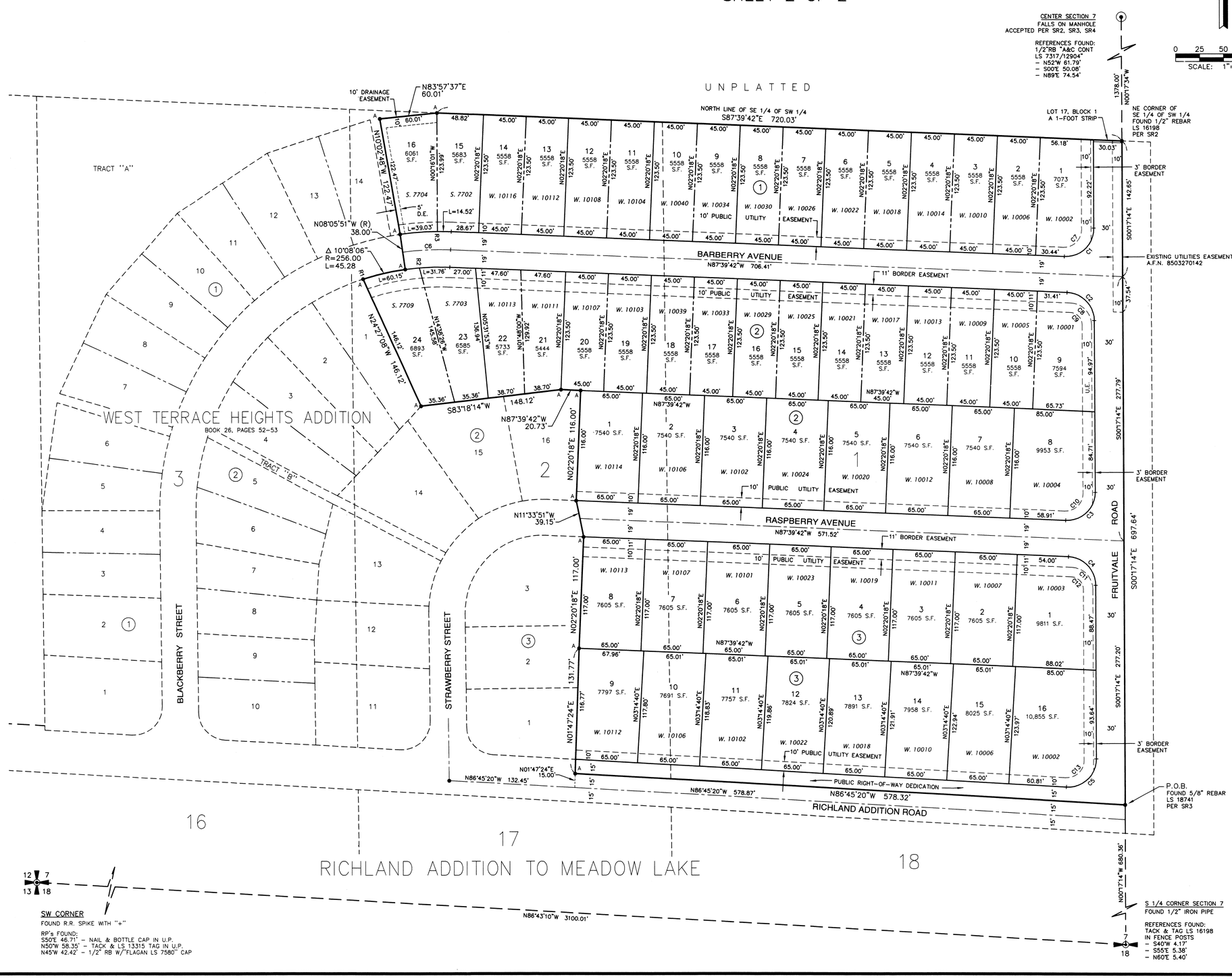
Sheet 2 of 2
#3595

FINAL PLAT

WEST TERRACE HEIGHTS SECOND ADDITION

A REPLAT OF PORTIONS OF LOTS 1 AND 2, RICHLAND ADDITION TO MEADOW LAKE
SW 1/4 OF SECTION 7, T.24N., R.42E., W.M., SPOKANE COUNTY, WASHINGTON

SHEET 2 OF 2



0 25 50 100
SCALE: 1"= 50'

SPOKANE COUNTY AUDITOR

Filed for record by J&D Builders
this 28th day of January 2003, at 46 minutes past 2 o'clock P.M; and recorded in Book 28 of Plats at Pages 52.
Records of Spokane County, Washington.

J. Higdon
Spokane County Auditor

LEGEND

A ●	FOUND 1/2" REBAR LS 22354 PER PLAT OF WEST TERRACE HEIGHTS, BOOK 26 OF PLATS, PAGES 52-53
●	FOUND AS NOTED
	CENTER DUPLEX LOT LINE
D.E.	DRAINAGE EASEMENT
RB	REBAR
I.P.	IRON PIPE
(R)	DENOTES RADIAL BEARING
(XXX)	RECORD DIMENSION PER PLAT OF RICHLAND ADDITION TO MEDICAL LAKE
RP	REFERENCE POINT
P.O.B.	POINT OF BEGINNING

RECORD DOCUMENTS

SR1	PLAT OF RICHLAND ADDITION TO MEADOW LAKE, AS RECORDED IN BOOK M, PAGE 5, JULY 1909
SR2	RECORD OF SURVEY, BOOK 34, PAGE 22
SR3	RECORD OF SURVEY, BOOK 61, PAGE 65
SR4	RECORD OF SURVEY, BOOK 47, PAGE 4

MONUMENTATION

THIS SURVEY SET 1/2" REBARS WITH PLASTIC CAPS MARKED "LS 22354" AT ALL LOT CORNERS AND STREET CENTERLINE ALIGNMENT CONTROL POINTS.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	92°37'32"	30.00	48.50
C2	87°22'28"	30.00	45.75
C3	92°37'32"	30.00	48.50
C4	87°22'28"	30.00	45.75
C5	93°31'54"	30.00	48.97
C6	10°26'09"	275.00	50.09
C7	92°37'32"	18.50	29.91
C8	87°22'28"	23.00	35.07
C9	87°22'28"	13.00	19.82
C10	92°37'32"	18.50	29.91
C11	87°22'28"	23.00	35.07
C12	87°22'28"	13.00	19.82
C13	93°31'54"	18.50	30.20

RADIAL LINE TABLE

LINE	BEARING	DISTANCE
R1	S18°13'57"E	256.00
R2	S04°46'15"E	256.00
R3	S00°29'30"E	294.00

PLAT INFORMATION

TOTAL PLAT AREA: 10.43 ACRES

PUBLIC RIGHT-OF-WAY DEDICATION AREA: 1.80 ACRES

TOTAL NUMBER OF BUILDING LOTS: 56

BASIS OF BEARINGS

N86°43'10"W ALONG THE SOUTH LINE OF THE SW 1/4 OF SECTION 7, T24N, R42E, W.M., PER RECORD OF SURVEY FILED IN BOOK 34, PAGE 22, RECORDS OF SPOKANE COUNTY, WASHINGTON.

EQUIPMENT & PROCEDURES

THIS SURVEY WAS PERFORMED WITH A 5-SECOND TOTAL STATION THEODOLITE USING FIELD TRAVERSE PROCEDURES ACHIEVING MINIMUM CLOSURE STANDARDS PER WAC 332-130-090.

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.

JEFF R. WILEY
STATE OF WASHINGTON
22354
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 2-14-03

JEFF R. WILEY, P.L.S.
CERTIFICATE NO. 22354

DATE 1/9/03

LandTek, LLC
PROFESSIONAL LAND SURVEYORS
624 N. MADELIA STREET
SPOKANE, WASHINGTON 99202
PHONE (509)926-2821

PW-1791-95-A

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