

FINAL PLAT OF WEST TERRACE HEIGHTS

PORTIONS OF LOTS 2 AND 3, RICHLAND ADDITION TO MEADOW LAKE
SW 1/4 OF SECTION 7, T.24N., R.42E., W.M., SPOKANE COUNTY, WASHINGTON

SHEET 1 OF 2

3467 # 4483183 BK 26 pg 52

SPOKANE COUNTY AUDITOR
Filed for record by J. D. Builders
this 24 day of May, 2000, at
minutes past 10 o'clock A.M. and recorded
in Book 26 of Plats at Pages 52-53
Records of Spokane County, Washington.
J. Wood
Spokane County Auditor

SPOKANE COUNTY DIVISION OF CURRENT PLANNING
Examined and approved this 23rd day of May, 2000.
W. J. James
Spokane County Director of Current Planning

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS
Examined and approved this 15th day of May, 2000.
W. C. Johnson
Spokane County Engineer

SPOKANE COUNTY DIVISION OF UTILITIES
Examined and approved this 12th day of May, 2000.
N. Bruce Rawls
Spokane County Utilities

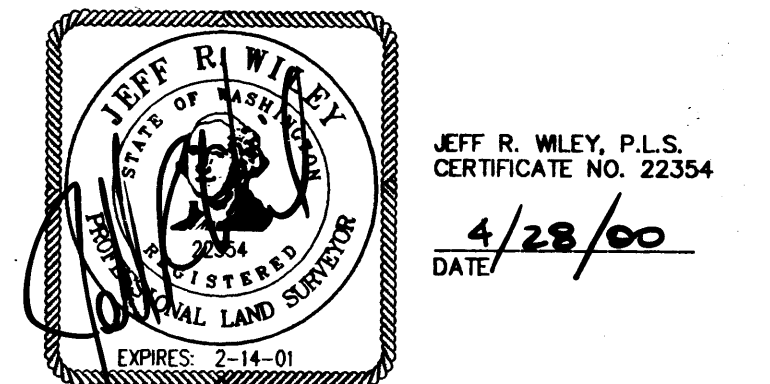
SPOKANE REGIONAL HEALTH DISTRICT
Examined and approved this 22nd day of May, 2000.
Donald D. Spaul
Spokane Regional Health Officer

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 24 day of May, 2000.
Linda M. Walston
Spokane County Treasurer

SPOKANE COUNTY ASSESSOR
Examined and approved this 23 day of May, 2000.
Susan Charlene Cooney by M.K. Walty
Spokane County Assessor

SPOKANE COUNTY COMMISSIONERS
This plat was approved and accepted by the County Commissioners of Spokane County, Washington this 23rd day of May, 2000.
Jim Rodulley
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.



LandTek, LLC
PROFESSIONAL LAND SURVEYORS
9209 E. MISSION AVENUE, SUITE "A"
SPOKANE, WASHINGTON 99206
PHONE (509)926-2821

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, being those portions of Lots 2 and 3, RICHLAND ADDITION TO MEADOW LAKE, per plat 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 1378.00 feet (1376.7' plat) to the Northeast corner of the SE 1/4 of the SW 1/4 of said Section 7, and the Northeast corner of Tract 1 of said RICHLAND ADDITION TO MEADOW LAKE; thence N87°39'42"W 1140.03 feet (1139.7' plat) along the North line of said SE 1/4 of the SW 1/4, to the Northwest corner of Tract 3 of said RICHLAND ADDITION TO MEADOW LAKE, and the POINT OF BEGINNING;
thence S00°45'08"E 679.94 feet to the Southwest corner of said Tract 3, and the North right-of-way line of Richland Addition Road; thence S86°45'20"E 557.14 feet along said right-of-way line; thence N01°47'24"E 131.77 feet; thence N02°20'18"E 117.00 feet; thence N11°33'51"W 39.15 feet; thence N02°20'18"E 116.00 feet; thence N87°39'42"W 20.73 feet; thence S83°18'14"W 148.12 feet; thence N24°27'08"W 146.12 feet; thence northeasterly along the arc of a 256.00 foot radius non-tangent curve, the center of which bears S18°13'58"E, through a central angle of 10°08'06", an arc length of 45.28 feet; thence N08°05'51"W 38.00 feet; thence N10°02'48"W 122.47 feet; thence N83°57'37"E 60.01 feet to the North line of said Tract 2; thence N87°39'42"W 420.00 feet 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 Planning, and water purveyor, shall be installed within this plat, 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.

No detached single-family dwellings or manufactured homes are allowed on Lots 3-14, Block 1 and Lots 1-10, Block 2. All tracts 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.

Side yard and rear yard setbacks shall be determined at the time building permits are requested unless those setbacks are specifically drafted on this final plat. The setbacks indicated on this plat may be varied from, if proper zoning approvals are obtained.

Drainage easements, as platted and shown hereon, which are for the purposes of installing, operating and maintaining drainage ponds and drainage facilities, as conditions of plat approval, are hereby granted to Spokane County.

The drainage easements, lots and tracts are subject to the separate DRAINAGE DECLARATION OF COVENANT as recorded APRIL 25 2000 under Auditor's Document No. 4475824 which by reference is made a part hereof.

This plat is subject to the separate DRAINAGE EASEMENT, as recorded June 1, 1998 under Auditor's Document No. 4226258, which by reference is made a part hereof.

This plat is subject to the separate DRAINAGE MAINTENANCE ACCESS EASEMENT as recorded APRIL 28 2000 under Auditor's Document No. 4475825, which by reference is made a part hereof.

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.

Blackberry Street, Strawberry Street, 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 15, Block 1 and Lot 4, Block 3, one-foot strips as platted and shown hereon, are 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.

This plat is subject to the separate DECLARATION OF COVENANTS as recorded _____ under Auditor's Document No. _____, which by reference is made a part hereof.

Tracts A and B, common areas, as platted and shown hereon, are hereby dedicated to the West Terrace Heights Homeowners Association created by a document recorded under State U.B.I. No. 687-037-381.

The common areas cannot be sold or transferred, regardless of any provision in the covenants to the contrary, and shall be considered subservient estates for tax purposes to the other lots created herein. The status of the areas designated as subservient estates for tax purposes cannot be changed without filing a replat.

This plat, or portions thereof, is subject to the following easements, agreements and the terms and conditions of each; which by reference are made part hereof:

Easement granted to City of Spokane to Construct, Operate and Maintain Public Sewer recorded February 5, 1985 under Auditor's File No. 8503270142.

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

J & D Builders, Inc.
Richard J. Boyden
Richard J. Boyden, President

ACKNOWLEDGMENT
STATE OF Arizona) SS
COUNTY OF Maricopa

On this 20th day of April, 2000 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.

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

Francine C. Johnson
Notary Public in and for the State of Arizona
residing at Rio Verde, AZ
My commission expires Oct. 14, 2001

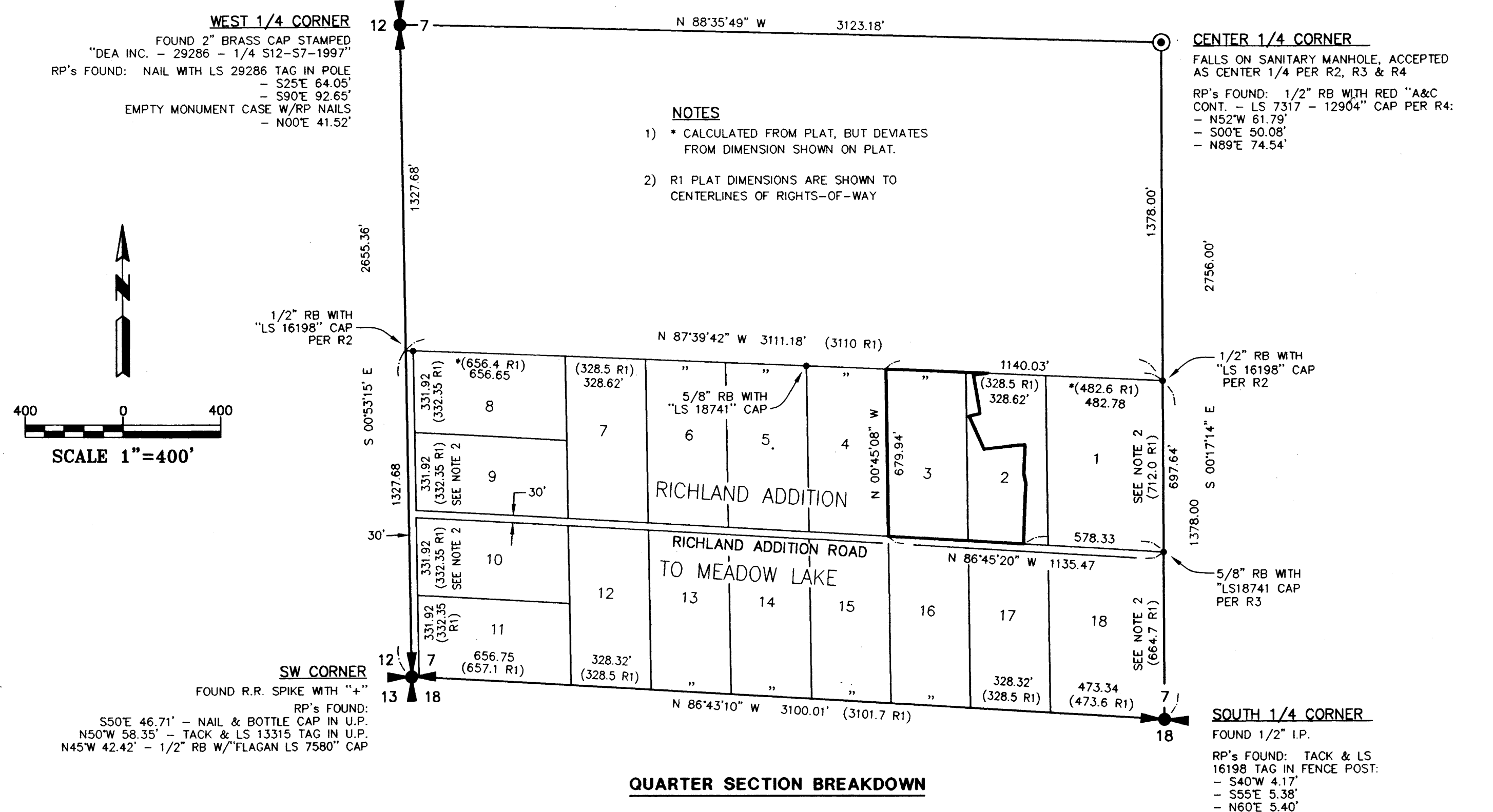
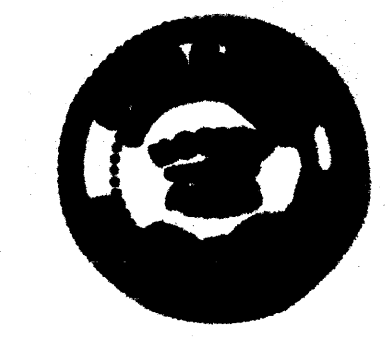
Alva J. Brodin Karen L. Brodin
Alva J. Brodin Karen L. Brodin

ACKNOWLEDGMENT
STATE OF WASHINGTON) SS
COUNTY OF SPOKANE)

On this 25 day of APRIL 2000 before me personally appeared Alva J. Brodin and Karen L. Brodin, Husband and Wife, known to me to be the persons who executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said persons for the uses and purposes therein mentioned and stated on oath that they were authorized to execute said instrument.

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

Sean Miller
Notary Public in and for the State of Washington,
residing at CHENEY
My commission expires 11/15/03



FINAL PLAT OF WEST TERRACE HEIGHTS

PORTIONS OF LOTS 2 AND 3, RICHLAND ADDITION TO MEADOW LAKE
SW 1/4 OF SECTION 7, T.24N., R.42E., W.M., SPOKANE COUNTY, WASHINGTON

SHEET 2 OF 2

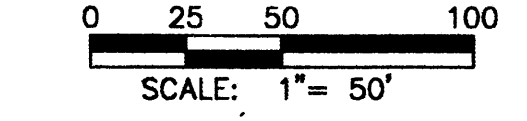
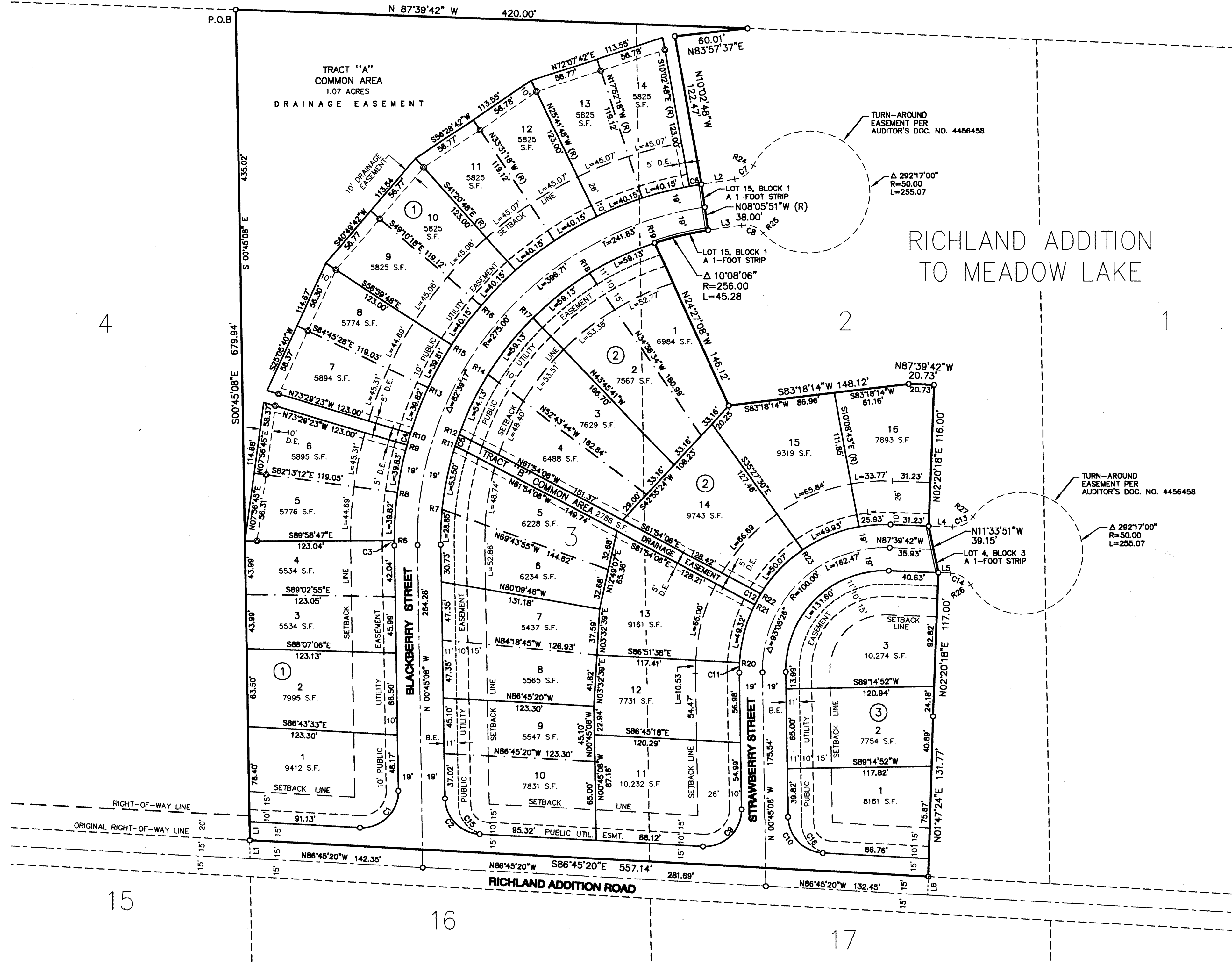
4483183 BK 26 pg 53
3467
SPOKANE COUNTY AUDITOR
Filed for record by *J.D. Buidert*
this 21 day of *Aug* 2000, at
minutes past 10 o'clock A.M.; and recorded
in Book 26 of Plats at Pages 52-53
Records of Spokane County, Washington.
J.D. Buidert
Spokane County Auditor

UNPLATTED

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	49.22	30.00	93°59'48"
C2	45.03	30.00	86°00'12"
C3	3.85	294.00	0°46'10"
C4	10.00	294.00	1°56'58"
C5	10.13	256.00	2°18'05"
C6	10.00	294.00	1°56'57"
C7	19.60	20.00	56°08'30"
C8	19.60	20.00	56°08'30"
C9	49.22	30.00	93°59'48"
C10	45.03	30.00	86°00'12"
C11	8.09	119.00	3°53'39"
C12	10.01	119.00	4°49'02"
C13	19.60	20.00	56°08'30"
C14	19.60	20.00	56°08'30"
C15	36.78	24.50	86°00'12"
C16	36.78	24.50	86°00'12"

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.04	S00°45'08"E
L2	25.78	N81°54'09"E
L3	25.78	S81°54'09"W
L4	19.70	N87°39'42"W
L5	10.30	S87°39'42"E
L6	15.01	N01°47'24"E

RADIAL LINE TABLE	
LINE	BEARING
R6	S89°58'58"E
R7	S84°17'31"E
R8	S82°13'22"E
R9	S74°27'40"E
R10	S72°30'44"E
R11	S72°19'07"E
R12	S70°03'02"E
R13	S64°45'08"E
R14	S57°58'08"E
R15	S56°59'37"E
R16	S49°10'13"E
R17	S44°42'04"E
R18	S31°28'01"E
R19	S18°13'58"E
R20	S86°51'29"E
R21	S87°00'43"E
R22	S58°17'41"E
R23	S34°11'18"E
R24	N64°14'21"W
R25	S48°02'39"W
R26	S56°28'48"W
R27	N53°48'12"W



- LEGEND**
- SET 1/2" X 24" REBAR WITH PLASTIC CAP MARKED "LS 22354"
 - ⊥ SET 1/2" X 24" REBAR WITH PLASTIC CAP MARKED "LS 22354" AT LOT CORNERS
 - SET 1/2" X 24" REBAR WITH PLASTIC CAP MARKED "LS 22354" AT 10' OFFSET TO LOT CORNER
 - FOUND AS NOTED
 - CENTER DUPLEX LOT LINE
 - U.E. PUBLIC UTILITY EASEMENT
 - B.E. BORDER EASEMENT
 - D.E. DRAINAGE EASEMENT
 - RB REBAR
 - IP. IRON PIPE
 - (R) RADIAL
 - (XXX) RECORD DIMENSION PER PLAT OF RICHLAND ADDITION TO MEADOW LAKE
 - RP REFERENCE POINT
 - P.O.B. POINT OF BEGINNING
 - R1 PLAT OF RICHLAND ADDITION TO MEADOW LAKE, AS RECORDED IN BOOK M, PAGE 5, JULY 1909
 - R2 RECORD OF SURVEY, BOOK 34, PAGE 22
 - R3 RECORD OF SURVEY, BOOK 61, PAGE 65
 - R4 RECORD OF SURVEY, BOOK 47, PAGE 4

PLAT INFORMATION

TOTAL PLAT AREA: 7.53 ACRES
COMMON AREA: 1.13 ACRES
PUBLIC RIGHT-OF-WAY DEDICATION AREA: 1.06 ACRES
TOTAL NUMBER OF BUILDING LOTS: 33

BASIS OF BEARINGS

N86°43'10"W ALONG THE SOUTH LINE OF THE SW 1/4 OF SECTION 7, T.24N., R.42E., 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 TOPCON GTS302 THREE SECOND TOTAL STATION, USING FIELD TRAVERSE PROCEDURES.

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, P.L.S.
CERTIFICATE NO. 22354
DATE: 4/11/00

LandTek, LLC
PROFESSIONAL LAND SURVEYORS
9209 E. MISSION AVENUE, SUITE "A"
SPOKANE, WASHINGTON 99206
PHONE (509)926-2821