

# FINAL PLAT WEST TERRACE PLACE

PLANNED UNIT DEVELOPMENT  
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 9408170365  
AUDITOR'S CERTIFICATE  
FILED FOR RECORD THIS 17 DAY  
OF August 1994 AT 1:00 PM.  
IN BOOK 202 OF PLATS AT PAGE 52  
AT THE REQUEST OF West Terrace Joint Venture

(Signed) January  
County Auditor

#3206 Book 22  
page 52

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that West Terrace Limited Partnership and West Terrace Joint Venture have caused to be platted in to Lots, Blocks, Private Roads, and Common Areas, the land shown hereon to be known as West Terrace Place, A Planned Unit Development, being that portion 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 to the POINT OF BEGINNING, thence N74°43'42"W, 303.73 feet; thence N43°27'07"W, 261.73 feet; thence N01°39'17"W, 450.19 feet, thence N20°20'29"E, 218.63 feet, thence N68°18'04"E, 311.04 feet; thence N18°40'29"E, 17.89 feet, thence S78°02'27"E, 154.54 feet to a point on a 1,170.00 foot radius nontangent curve to the right, the center of circle of which bears N74°07'23"W, thence southwesterly along the arc of said curve, through a central angle of 6°51'19", 139.99 feet to the point of reverse curve of a 745.00 foot radius curve to the left, the center of circle of which bears S87°16'04"E, thence along the arc of said curve, through a central angle of 9°26'06", 122.68 feet; thence N76°42'10"W, 73.01 feet, thence S64°37'16"W, 110.47 feet; thence S01°39'17"E, 359.23 feet, thence S37°40'17"E, 35.63 feet; thence S56°54'37"E, 119.12 feet, thence N67°48'55"E, 80.01 feet to a point on a 745.00 foot radius nontangent curve to the left, the center of circle of which bears N67°48'55"E, thence southeasterly along the arc of said curve, through a central angle of 10°18'47", 134.10 feet to the point of reverse curve of an 850.00 foot radius curve to the right, the center of circle of which bears S57°30'08"W, thence along the arc of said curve, through a central angle of 6°49'19", 101.21 feet; thence S40°00'00"W, 151.88 feet to the POINT OF BEGINNING.

This plat shall be subject to the Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements for West Terrace Place, A Planned Unit Development recorded June 20, 1994, as Auditor's File No. 9406200588.

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 Division of Buildings 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.

The private road as shown hereon is an easement which provides a means of ingress and egress for those lots within the plat having frontage thereon.

The private road as shown hereon is an easement which provides a means of ingress and egress for those lots within the plat having frontage thereon.

The private road and drainage easements are subject to the separate DECLARATION OF COVENANT as recorded Aug 4, 1994, 1994, under Auditor's File No. 9408090152, which by reference is made a part hereof.

The private road and common areas shown on this plat are hereby dedicated to the West Terrace Place Owners' Association created by document filed June 17, 1994, under State Document No. U B I No. 601-553-585.

The private road and common areas cannot be sold or transferred without obtaining county approval, regardless of any provision in the covenants to the contrary, and shall be considered subservient estates for tax purposes to the other lots created thereon.

The County of Spokane is hereby granted the right of ingress and egress to all private roads, common areas, and/or drainage easements.

**WARNING:** Spokane County has no responsibility to build, improve, maintain, or otherwise service the private road 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.

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

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. Utility easements are hereby granted on the private road shown hereon. The 20-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 to dispose of runoff, are hereby granted to Spokane County, the public, and the West Terrace Place Owners' Association, or its successors in interest.

Sight distance easements in Lot 1, Block 1, and Lot 23, 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.

The sidewalk easements adjoining the private street, as shown hereon, are hereby granted to the West Terrace Place Owners' Association. The sidewalk easements adjoining the public street, as shown hereon, are hereby granted to the public. The owners of Lot 1 and Lot 23 of Block 1 and the owners of Lot 1 and Lot 15, Block 2, shall be responsible for the maintenance of sidewalks within public easements on their property.

The U. S. Postal Service easement, as shown hereon, is hereby granted for installation and maintenance of U. S. Postal Service facilities and for public access to those facilities.

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, 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, 1988, 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

An easement granted to the City of Spokane for construction and maintenance of a public sewer recorded December 14, 1993, under Auditor's File No. 9312140560

The separate DRAINAGE EASEMENT AND EASEMENT AGREEMENT as recorded JULY 29, 1994 under Auditor's File No. 9407200195, which by reference is made a part hereof.

This Plat is subject to the separate DECLARATION OF COVENANT as recorded July 11, 1994, 1994, under Auditor's Document No. 9407110405 which by reference is made a part hereof.

IN WITNESS WHEREOF I have set my hand:

West Terrace Limited Partnership

[Signature]

West Terrace Joint Venture

[Signature]

Daniel B. Clark  
Secretary, CKG, Inc.  
General Partner of West Terrace Joint Venture

ACKNOWLEDGMENT  
STATE OF WASHINGTON )  
COUNTY OF SPOKANE ) ss

On this 22 day of August, 1994, before me personally appeared Gary Steinhilber 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

ACKNOWLEDGMENT  
STATE OF WASHINGTON )  
COUNTY OF SPOKANE ) ss

On this 18 day of August, 1994, before me personally appeared Daniel B. Clark, to me known to be the Secretary of CKG, Inc. the General Partner of West Terrace Joint Venture, the joint venture that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said joint venture 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 19 day of August, 1994.

Spokane County Commissioners

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

[Signature]  
Spokane County Engineer

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

[Signature]  
for Spokane County Health Officer

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

[Signature]  
Spokane County Utilities Director

SPOKANE COUNTY ASSESSOR  
Examined and approved this 8 day of August, 1994.

[Signature]  
Spokane County Assessor

SPOKANE COUNTY PLANNING DEPARTMENT  
Examined and approved this 9 day of August, 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 17 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. 42 E., W.M.

3206 : 22/52

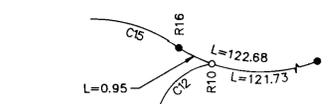
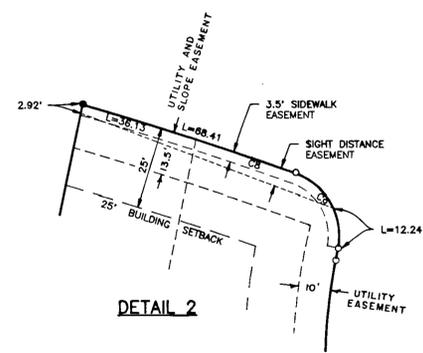
# FINAL PLAT WEST TERRACE PLACE

PLANNED UNIT DEVELOPMENT  
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 4408170365  
AUDITOR'S CERTIFICATE  
FILED FOR RECORD THIS 17 DAY  
OF August 1994 AT 4:20 P.M. 53  
IN BOOK 89 OF PLATS AT PAGE  
AT THE REQUEST OF West Terrace Joint  
Committee

(Signed) *Conroy*  
County Auditor

#3206 *Book 89 p 53*



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 57°30'08" W (R)	30.00
L2	N 20°20'29" E	49.26
L3	S 78°42'44" E	18.65
L4	S 78°42'44" E	30.41
L5	N 74°43'42" W	21.33
L6	N 43°21'07" W	26.36
L7	N 01°39'17" W	20.37
L8	N 74°43'42" W	16.80
L9	N 68°18'04" E	10.00
L10	N 68°18'04" E	22.07
L11	N 18°40'29" E	17.89
L12	N 78°42'44" W	3.79
L13	N 74°43'42" W	21.46
L14	N 01°39'17" W	17.50
L15	N 20°20'29" E	8.00
L16	N 68°18'04" E	24.00
L17	S 64°37'16" W	13.82
L18	N 20°20'29" E	11.49
L19	N 01°39'17" W	16.49

**RADIAL BEARINGS**

LINE	BEARING
R1	N 64°13'27" E
R2	N 59°55'38" E
R3	N 61°55'01" W
R4	N 07°04'44" E
R5	N 50°51'28" W
R6	S 69°02'33" W
R7	S 3°28'25" W
R8	S 00°22'37" W
R9	S 60°07'28" W
R10	N 67°20'26" W
R11	S 69°24'59" E
R12	S 69°10'33" E
R13	S 70°46'23" E
R14	S 72°21'14" E
R15	S 74°07'23" E
R16	N 67°16'04" W
R17	S 57°30'08" W

**CURVE TABLE**

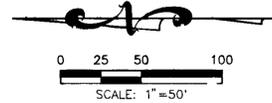
CURVE	LENGTH	DELTA	RADIUS
C1	81.88	31°16'35"	150.00
C2	57.59	21°59'48"	150.00
C3	32.26	92°25'00"	20.00
C4	16.64	54°43'39"	165.00
C5	11.93	4°08'34"	165.00
C6	29.80	107°05'56"	165.00
C7	30.50	87°22'40"	20.00
C8	32.28	134°51"	1170.00
C9	28.64	82°03'39"	20.00
C10	8.86	304°40"	165.00
C11	16.67	704°28"	135.00
C12	36.82	105°28'50"	20.00
C13	20.45	706°02"	165.00
C14	22.29	744°30"	165.00
C15	38.96	154°29"	1170.00
C16	32.62	135°50"	1170.00
C17	34.10	237°20"	745.00
C18	35.85	225°00"	850.00

**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 INC. 12904"
- = FOUND 1/2" REBAR PER R<sub>2</sub> & R<sub>3</sub> UNLESS OTHERWISE NOTED
- (R) = RADIAL BEARING
- R<sub>1</sub> = PLAT OF WEST TERRACE ADDITION BOOK 18 PAGE 10.
- R<sub>2</sub> = PLAT OF WEST TERRACE FIRST ADDITION
- R<sub>3</sub> = PLAT OF WEST TERRACE SECOND ADDITION
- ###S. = STREET ADDRESS
- SF = SQUARE FEET
- # = BLOCK NUMBER

TOTAL PLAT AREA = 7.79 ACRES  
TOTAL PRIVATE ROAD AREA = 40,581 S.F.  
TOTAL COMMON AREA = 51,288 S.F.



**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.



SHEET 2 OF 2



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

3206 22/53