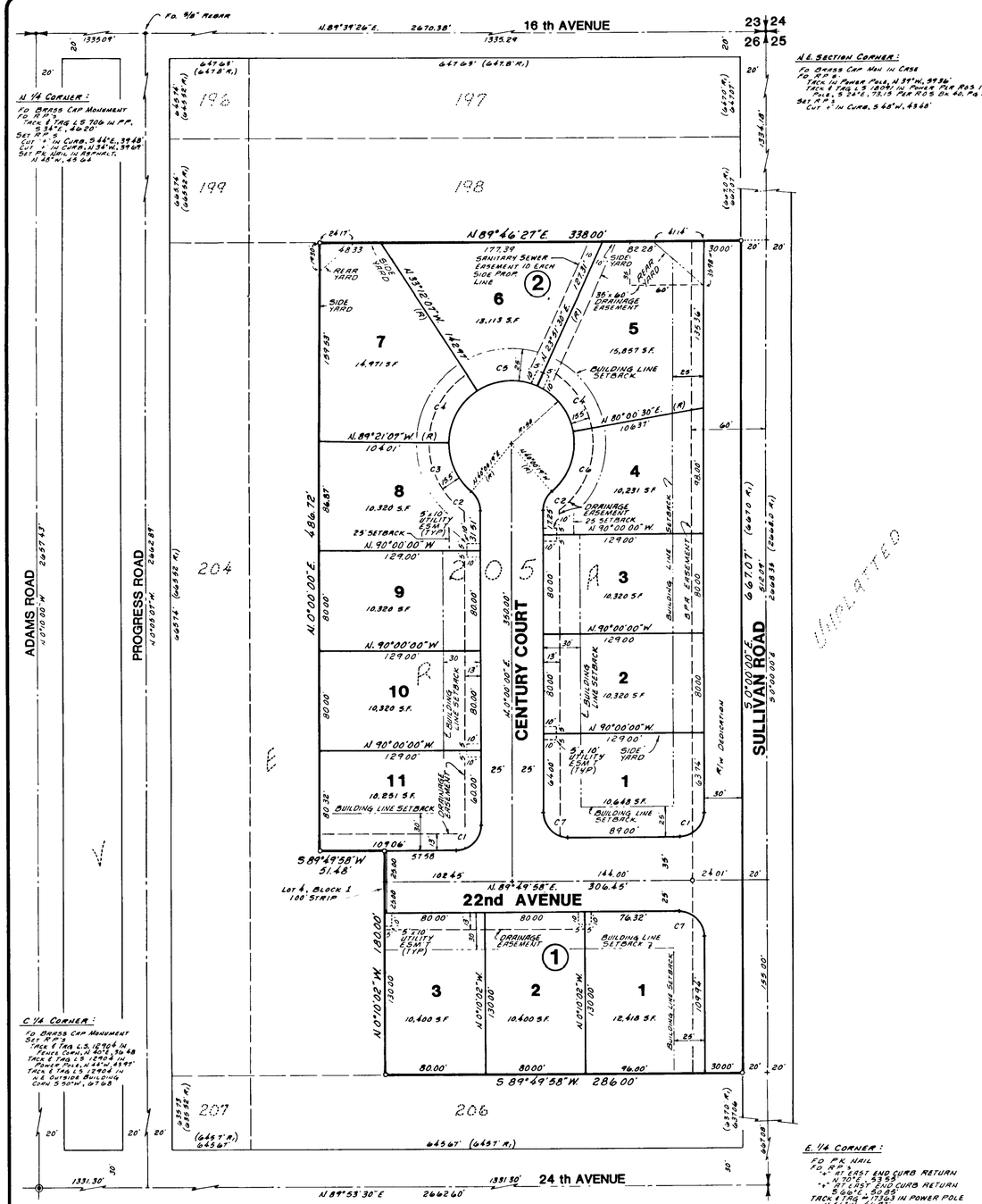
AF 480668



LEGEND :

- FD AS SHOWN
- SET 1/2" REBAR W/ CAP MARKED "ACW INC 12904"
- (R) RADIAL BEARING

BASIS OF BEARING :

THE BEARING OF S 0°00'00" E ON THE EAST LINE OF THE N.E. 1/4 OF SECTION 26, T 25 N., R 44 E., WM AS PER RECORD OF SURVEY IN BOOK 22 AT PAGE 64 WAS USED AS BASIS OF BEARING FOR THIS PLAT

RECORD :

R1 - PLAT OF VERA, Bk O, Pg 30

SCALE 1" = 50'

CURVE DATA :

CURVE	DELTA	RADIUS	ARC	TANGENT
C1	89°49'58"	20.00'	31.36'	19.94'
C2	49°54'41"	20.00'	17.45'	9.33'
C3	50°38'34"	50.00'	44.19'	23.66
C4	56°09'00"	50.00'	49.00'	26.67'
C5	57°03'37"	50.00'	49.79'	27.18'
C6	59°59'12"	50.00'	52.35'	28.86
C7	90°10'02"	20.00'	31.47'	20.06

NOTE :

THIS SURVEY WAS PERFORMED WITH A 10 SECOND TOTAL STATION THEODOLITE 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.

Donald R. Dunsmore, P.L.S., #24216
Registered Professional Land Surveyor

DONALD ROBERT DUNSMORE — STATE OF WASHINGTON — REGISTERED PROFESSIONAL LAND SURVEYOR

9/29/89

Abadon DTD-MT 6/87

FINAL PLAT OF:

AUTUMN CREST

FIRST ADDITION

BEING A REPLAT OF A PORTION OF TRACT 205, OF VERA, IN THE N.E. 1/4, OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 44 EAST, W.M., SPOKANE COUNTY, WASHINGTON.

MARCH, 1990

9005160219

Adams + Clark

53rd Sampson

Plat Book 19 Pg 31

2973

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that LANDRETH CONSTRUCTION, INC., a Washington corporation, has caused to be platted into Lots, Blocks, and Streets the land shown hereon to be known as AUTUMN CREST FIRST ADDITION, being a replat of that portion of Tract 205 of Vera, according to plat recorded in Book "O", Page 30, in the NE¼ of Section 26, Township 25 North, Range 44 East, W.M., Spokane County, Washington, described as follows:

Beginning at the northeast corner of said Tract 205; thence S00°00'00"E, along the east line of said Tract 205, 667.07 feet to the southeast corner of said Tract 205; thence S89°49'58"W, along the south line of said Tract 205, 286.00 feet; thence N00°10'02"W, 180.00 feet; thence S89°49'58"W, 51.48 feet; thence N00°00'00"E, 486.72 feet to the north line of said Tract 205; thence N89°46'28"E, along said north line, 338.00 feet to the Point of Beginning; and they do hereby dedicate to public use forever the streets and the additional right-of-way dedication shown hereon.

Utility, sanitary sewer, and drainage easements are granted as shown hereon.

No more than one dwelling structure shall be placed 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.

Side yard and rear yard setbacks shall be determined at the time building permits are requested. The setbacks indicated on this subdivision may be varied from if proper zoning approvals are obtained.

The public water system, pursuant the WATER PLAN approved by County and State Health authorities, the local fire district, County Building & 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.

Use of private wells and water systems is prohibited.

No direct access shall be allowed from lots to Sullivan Road. Individual driveway access permits are required prior to issuance of a building permit for driveway approaches to the County road system. This approach shall be constructed in accordance with the approved plan on file in the County Engineer's office.

The owner(s) or successor(s) in interest agree to join in any County approved Stormwater Management Program and to pay such rates and charges as may be fixed through public hearings for service or benefit obtained by the planning, design, constructing, maintaining or operation of storm water control facilities.

Lot 4, Block 1, a one(1) foot strip as shown hereon, is hereby dedicated to Spokane County as general county property to be held in trust until the continuation of the streets is dedicated or deeded.

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.

Subject to Agreement and the terms and conditions thereof as recorded April 15, 1908, as Auditor's No. 200528, which by reference is made a part hereof.

Subject to provisions contained in Deed from Vera Irrigation District No. 15, recorded June 24, 1953, as Auditor's No. 179518B, which by reference is made a part hereof.

Subject to Easement and the terms and conditions thereof as recorded August 18, 1958, as Auditor's No. 557303B, which by reference is made a part hereof.

Drainage easements, as platted and shown hereon adjacent to the public right-of-way, which are for the purpose of installing, operating, and maintaining drainage swales and drainage facilities to dispose of street runoff, are hereby granted. The County of Spokane is hereby granted the right of ingress and egress to all drainage easements adjacent to the public right-of-way. The property owner shall maintain the drainage swale with a permanent live cover of lawn turf, 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.

Drainage easements, as platted and shown hereon, which are for the purpose of installing, operating, and maintaining the drainage retention pond, culverts, ditches, and associated drainage facilities to dispose of runoff are hereby granted to the Autumn Crest Homeowners' Association and/or the owners of all Lots or their successors in interest. The County of Spokane is hereby granted the right of ingress and egress to all drainage easements.

The subdivider/sponsor will construct the drainage retention pond, culverts, ditches, and associated drainage facilities.

The Autumn Crest Homeowners' Association and/or the owners of all Lots or their successors in interest, shall maintain the drainage retention pond, culverts, ditches, and associated drainage facilities in reasonable conformance with the approved plans on file in the County Engineer's Office.

Whenever the Autumn Crest Homeowners' Association and/or the owners of all Lots or their successors in interest fail to maintain the drainage retention pond, culverts, ditches, and associated drainage facilities in reasonable conformance with the approved drainage plan, a notice will be given to the Autumn Crest Homeowners' Association and/or the owners of all Lots or their successors in interest by the County. If not corrected after 10 days, the County has the right to correct the maintenance failure or have it corrected. All costs involved will be charged to the Autumn Crest Homeowners' Association and/or the owners of all Lots or their successors in interest.

Spokane County does not accept the responsibility of maintaining the drainage course on private lots within drainage easements or floodplain areas, 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.

The property owner or his representative shall inform each succeeding purchaser of all drainage easements on the property and his responsibility for maintaining drainage facilities within said easements.

Subject to Declaration of Covenants, Conditions, and Restrictions for the Autumn Crest Homeowners' Association, recorded under Auditor's Document Number 9003150115, which by reference is made a part hereof.

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

By: Scott Landreth
Scott Landreth
Secretary-Treasurer
Landreth Construction, Inc.

By: Nancy J. Simms
Nancy J. Simms
Vice President
Landreth Construction, Inc.

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
) ss
County of Spokane)

On this 27th day of March, 1990 before me personally appeared Scott Landreth and Nancy J. Simms, to me known to be the Secretary-Treasurer and Vice President, respectively, of Landreth Construction, Inc., the 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 they were authorized to execute said instrument.

Notary Public

COUNTY ENGINEER

Examined and approved this 9th day of May, 1990.

County Engineer

COUNTY COMMISSIONERS

Patricia A. Hennessey

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 15 day of May, 1990.

COUNTY HEALTH DISTRICT

Examined and approved this 28th day of March, 1990.

Steven P. Hobbs, R.S.
Health Officer

COUNTY UTILITIES DEPARTMENT

Examined and approved this 9TH day of MAY, 1990.

Spokane County Utilities Director

COUNTY ASSESSOR

Examined and approved this 28th day of March, 1990.

Spokane County Assessor

COUNTY PLANNING DEPARTMENT

Examined and approved this 15th day of May, 1990.

Planning Director

COUNTY TREASURER

I, Skip Chilberg, 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 16TH day of May, 1990.

Skip Chilberg by R. VanStenburg
Spokane County Treasurer

N.E. 1/4, SEC. 26, T. 25 N., R. 44 E., W.M.

ac
Adams & Clark, Inc.
N. 501 RIVERPOINT BLVD.
SPOKANE, WA. 99202
(509) 747-4800
W.O. No. 87-027.1

19/31