

Plat Book 18
Page 98
Plat # 2938

FINAL PLAT MT. VERNON PLACE A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF TRACTS 39 & 40, AND PORTIONS OF TRACTS 21, 22, 23, 24, & 38,
OF MORAN ORCHARDS TRACTS, LOCATED IN THE S.E. 1/4, OF SEC. 4, T. 24 N., R. 43 E., W.M.,
SPOKANE COUNTY, WASHINGTON.
JUNE, 1989

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that GRETCHEN JANE CAMP, as her separate estate, KATHRYN A. EFIRD, as her separate estate, and THE SWANSON FAMILY PARTNERSHIP have caused to be platted into Lots, Blocks, and Streets the land shown hereon to be known as MT. VERNON PLACE, A PLANNED UNIT DEVELOPMENT, being a replat of Tracts 39 and 40 and portions of Tracts 21, 22, 23, 24, and 38 of Moran Orchard Tracts, per Plat recorded in Book J, Page 48, located in the SE1/4 of Section 4, Township 24 North, Range 43 East, W.M., Spokane County, Washington, described as follows:
Beginning at the northwest corner of said Tract 40; thence N89°40'00"E, along the north line of said Tracts 40 and 21, 602.91 feet to the west line of the east 5.00 feet of said Tract 21; thence S00°08'47"W, along the west line of the east 5.00 feet of said Tracts 21, 22, and 23, 340.00 feet; thence N89°51'13"W, 120.00 feet; thence S00°08'47"W, 51.01 feet; thence S89°38'12"W, 165.00 feet; thence N81°01'50"W, 152.35 feet; thence N00°05'30"E, 30.00 feet; thence N89°54'30"W, 187.00 feet, to the west line of said Tracts 38, 39, and 40; thence N00°05'30"E, along said west line, 334.22 feet to the Point of Beginning; and they do hereby dedicate to public use forever the additional right-of-way dedication shown hereon for 57th Avenue, Cook Street, and Mt. Vernon Street.
Utility easements are granted on private roads and elsewhere as shown hereon. 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 being approved.

Side yard and rear yard setbacks shall be determined at the time building permits are requested. The setbacks indicated on the P.U.D. subdivision map were varied from if proper zoning approvals are obtained. Side yard setbacks shall be 5 feet for each story of building, and on lots having rear yards, the rear yard setbacks shall be a minimum of 20 feet.

The public water system, pursuant to 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.
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 hereon.

The private roads as shown hereon are easements which provide a means of ingress and egress for those lots within the plat having frontage thereon. Parking on private 24-foot wide streets is not allowed but parking on the cul-de-sacs and in designated parking areas is allowed. The private roads and common areas shown hereon are hereby dedicated to the Homeowners' Association as shown in the Covenants, Conditions, and Restrictions as referenced hereon.

The owner(s) or successor(s) in interest agree to authorize Spokane County to place their name(s) on a petition for the formation of a Road Improvement District (RID) by the petition method pursuant to Chapter 36.88 RCW, which resolution includes the owner(s) property, and further not to object, by the signing of a ballot, the formation of a RID by the resolution method pursuant to Chapter 36.88 RCW, the owner(s) or successor(s) further agree: (1) that the improvements or construction contemplated within the proposed RID is feasible, (2) that the benefits to be derived from the formation of the RID by the property included therein, together with the amount of any County participation, exceeds the cost and expense of formation of the RID, and (3) that the property within the proposed RID is sufficiently developed. Provided, further, the owner(s) or successor(s) shall retain the right, as authorized under RCW 36.88.090, to object to any assessment(s) on the property as a result of the improvements called for in conjunction with the formation of a RID by either petition or resolution method under Chapter 36.88 RCW, and to appeal to the Superior Court the decision of the Board of County Commissioners affirming the final assessment roll.

It is further agreed that at such time as an RID is created or any Road Improvement Project is sanctioned by Spokane County, the improvements required (curb, sidewalk, drainage control and paving) will be at the sole expense of the undersigned owner, their heirs, grantees and assigns without participation by Spokane County.

The RID waiver contained in this agreement shall expire ten (10) years from the date of execution below. However, the owner(s) or successor(s) agree that if said RID waiver expires without construction of the required improvements, the owner(s) or successor(s) agree to construct the required improvements at their own expense, pay to Spokane County the then estimated cost of the required improvements to enable the County to complete the same, or furnish a bond or other secure method suitable to the County (which may include the execution of another RID waiver agreement), providing for or securing to the County the actual construction of the improvements.

All of the requirements of this agreement shall run with the land and shall be binding upon the owner(s), their successor(s) or assign(s).
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.

The Owner(s) or Successor(s) in interest agree to authorize the County to place their name(s) on a petition for the formation of a LIUD by petition method pursuant to RCW Chapter 36.94 which includes the Owner(s) property and further not to object, by the signing of a ballot, the formation of a LIUD by resolution method pursuant to RCW Chapter 36.94 which includes the Owner(s) property. PROVIDED, this condition shall not prohibit the owner(s) or successor(s) from objection to any assessment(s) on the property as a result of improvements called for in conjunction with the formation of a LIUD by either petition or resolution method under RCW Chapter 36.94.

Subject to a Notice of Special Connection Charge as recorded January 18, 1989, as Auditor's No. 8901180141. Also subject to a notice to the public relating to public roads recorded June 5, 1989, as Auditor's No. 8906050330, which by reference is made a part hereof.

Subject to Covenants, Conditions, and Restrictions recorded June 27, 1989, as Auditor's No. 8906270215, which by reference is made a part hereof.

Subject to Declaration of Covenant requiring private construction and maintenance of approved private roads, and dedication to the county when recorded, recorded June 27, 1989, as Auditor's No. 8906270216, which by reference is made a part hereof.

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 the County of Spokane, which is 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 Homeowners' Association 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 and in the Covenants, Conditions, and Restrictions as referenced hereon.

IN WITNESS WHEREOF, the said owners have affixed their signatures this 21st day of June, 1989.

By Thomas G. Swanson
Thomas G. Swanson as Attorney-in-Fact for
Gretchen Jane Camp, Kathryn A. Efrid, and The Swanson Family Partnership

COUNTY ENGINEER
Examined and approved this 5th day of July, 1989.
P. C. Schumann
County Engineer

COUNTY COMMISSIONERS
This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 11th day of July, 1989.
John R. M. Brude

COUNTY HEALTH DISTRICT
Examined and approved this 11th day of July, 1989.
Kevin P. McKinley, P.S.
Health Officer

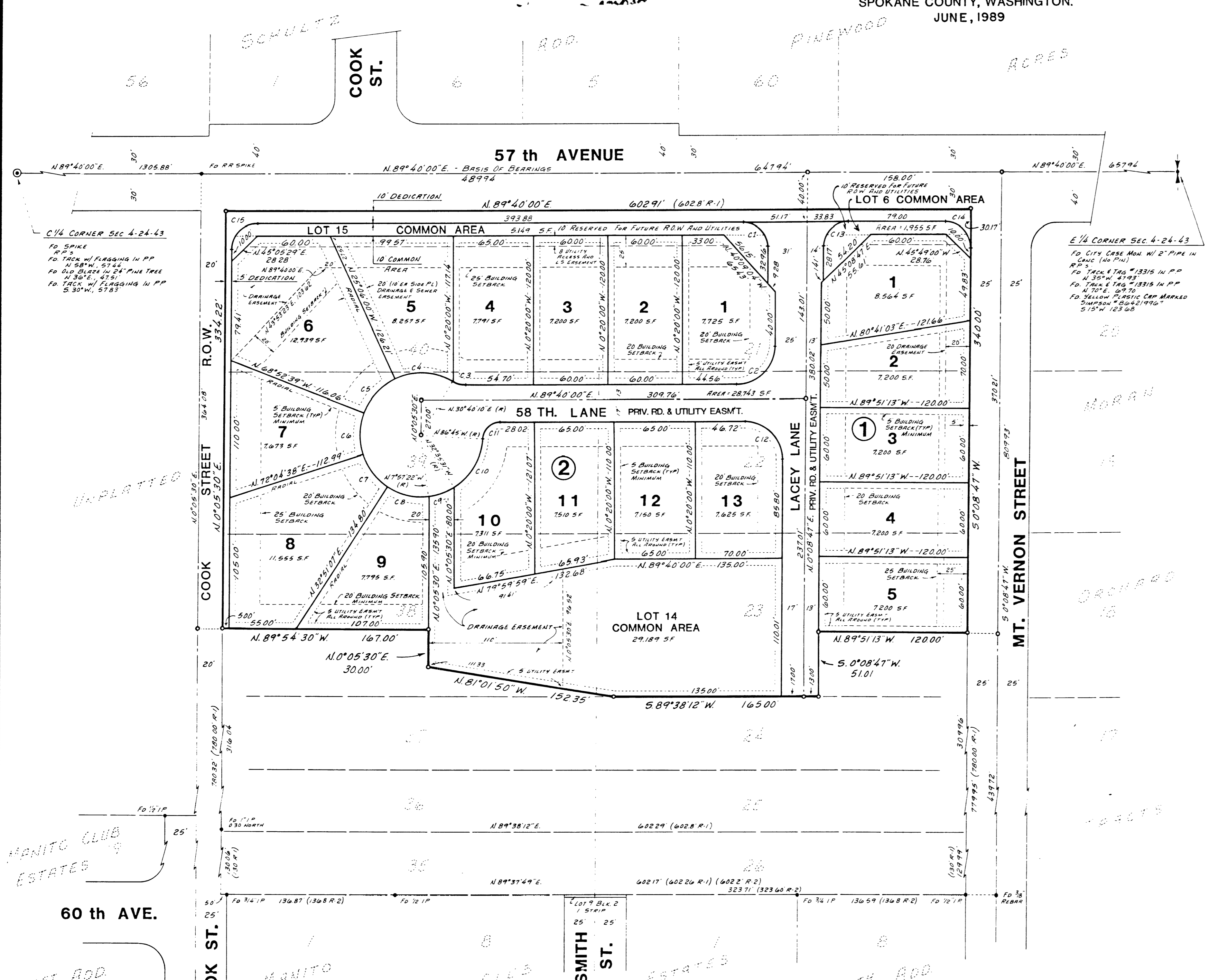
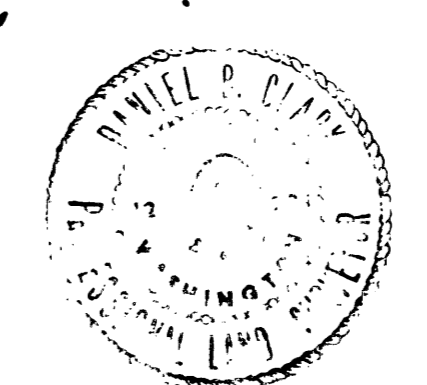
COUNTY UTILITIES DEPARTMENT
Examined and approved this 5th day of July, 1989.
B. James R. Lent
Spokane County Utilities Director

COUNTY ASSESSOR
Examined and approved this 11th day of July, 1989.
Miss Britton Rippe-Rouse
Spokane County Assessor

COUNTY PLANNING DEPARTMENT
Examined and approved this 11th day of July, 1989.
W. J. Hultman
Planning Director

COUNTY TREASURER
Steve Chittenden, 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 15th day of July, 1989.
Steve Chittenden
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
Daniel B. Clark, L.S. #12904
Registered Professional Land Surveyor



CURVE DATA

CURVE DELTA	RADIUS	LENGTH	TANGENT
C 1 90°28'47"	20.00'	31.58'	20.17'
C 2 89°31'13"	30.00'	46.87'	29.75'
C 3 31°00'10"	20.00'	10.82'	5.55'
C 4 55°42'10"	50.00'	48.67'	20.46'
C 5 43°42'39"	50.00'	38.20'	20.04'
C 6 39°02'43"	50.00'	34.07'	17.73'
C 7 39°13'31"	50.00'	34.23'	17.82'
C 8 40°48'30"	50.00'	35.61'	18.60'
C 9 24°38'09"	50.00'	21.50'	10.92'
C 10 54°09'29"	50.00'	47.26'	25.56'
C 11 86°25'00"	14.00'	21.12'	13.15'
C 12 90°28'47"	24.00'	37.90'	24.20'
C 13 89°31'13"	20.00'	31.25'	19.83'
C 14 90°28'47"	20.00'	31.58'	20.17'
C 15 89°34'30"	20.00'	31.27'	19.85'

BASIS OF BEARING

THE BEARING OF N89°40'00"E ON THE NORTH LINE OF THE S.E. 1/4 OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 43 EAST W.M. AS SHOWN ON THE PLAT OF MANITO CLUB ESTATES IS ADDITION WAS USED AS THE BASIS OF BEARINGS FOR THIS PLAT.

LEGEND

- FO AS SHOWN
- SET 1/2" REBAR W/ CAP MARKED ADAMS & CLARK, INC. 12904
- 1/P IRON PIPE
- R-1 PLAT OF MORAN ORCHARD TRACTS
- R-2 PLAT OF MANITO CLUB ESTATES
- Q-2 ADDITION

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
County of Spokane) ss

On this 21st day of June, 1989, before me personally appeared Thomas G. Swanson as Attorney-in-Fact for Gretchen Jane Camp, Kathryn A. Efrid, and The Swanson Family Partnership, to me known to be the individual who executed the within and foregoing instrument, and acknowledged said instrument to be his free and voluntary act and deed for the uses and purposes herein mentioned.

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

Quinn L. Francalancia
Notary Public in and for the State of Washington,
residing in Seattle

My commission expires 3-1-93

AC

Adams & Clark, Inc.
Civil Engineers - Land Surveyors
Land Planners - Landscape Architects
W. 1803 Marwell Ave.
Spokane, Wash. 99201
(509) 328-5853

Daniel B. Clark, P.L.S.
Leslie D. Killingsworth, P.E.
Stuart A. Deysenroth, A.S.L.A.

PROJECT TITLE:
MT. VERNON PLACE
A PLANNED UNIT DEVELOPMENT

SHEET TITLE:
FINAL PLAT

Date Drawn: 2-10-1989
Designed By:
Drawn By: D.E.H.
Checked By:
Field Book No.: 319-13
Sec. 4, T. 24 N., R. 43 E.W.M.
Work Order No.: 88-8174
Revision By Date

NORTH
SCALE
1" = 50'

SHEET
1 of 1
18/98