FINAL PLAT OF

WILLOW CREST P.U.D.

LOCATED IN THE SW 1/4 OF SECTION 15, TOWNSHIP 25 N.,
RANGE 44 E., W.M., SPOKANE COUNTY, WASHINGTON JULY 1992

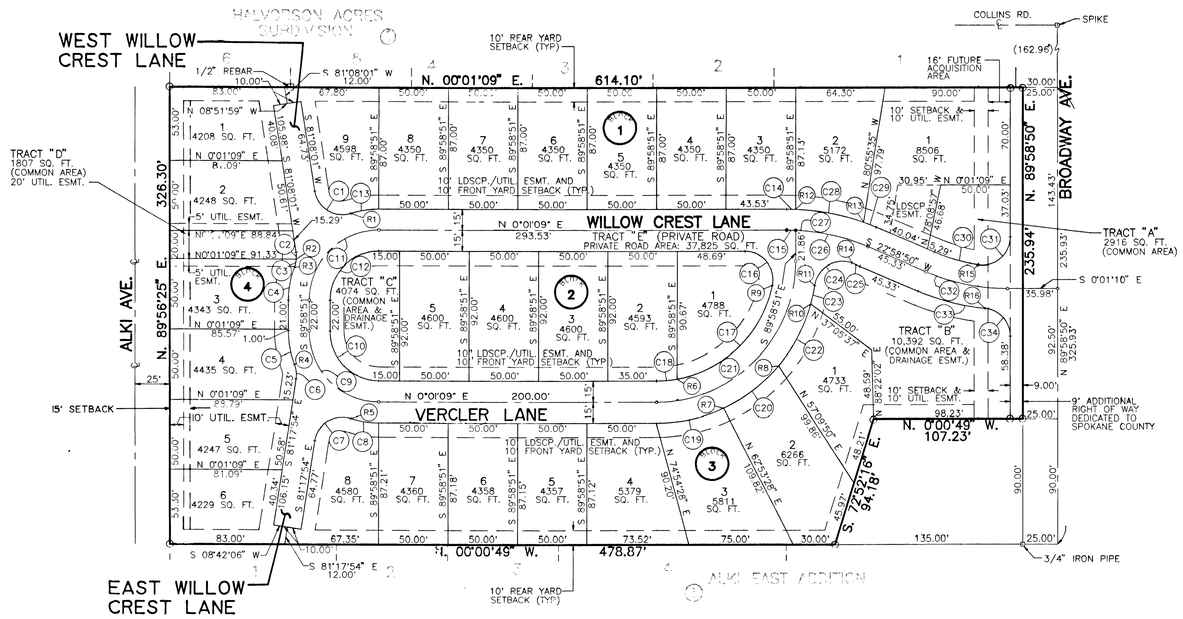
50 25 0 50 100
SCALE SCALE: 1"=50' FEET

9212170408 Co Planning

AUDITOR'S NUMBER

BK 21 Pg 1 # 3105

Hay



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT GERALD E. MORSE AND MARIANNE A. MORSE, HUSBAND AND WIFE; AND ALVIN L. MOORE AND INEZ MOORE, HUSBAND AND WIFE; AND LORETTA J. MOORE, A SINGLE PERSON, HAVE PLATTED, INTO LOTS, BLOCKS, & TRACTS, THE LAND SHOWN HEREIN TO BE KNOWN AS WILLOW CREST P.U.D. IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON; SAID LAND BEING IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 25 NORTH, RANGE 44 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS;

The East One Half of Tract 83, "OPPORTUNITY", as per plat thereof recorded in Volume K of plats, page 20, Spokane County, Washington.

EXCEPT That portion of Tract 83 described as follows; Beginning at the Northeast corner of said Tract 83; thence S.00°00'49"E. along the East line of said Tract 83, 140.00 feet; thence N.72°52'16"W., 94.18 feet; thence N.00°00'49"W., 112.23 feet, to the North line of said Tract 83; thence N.89°58'50"E., along said North line, 90.00 feet to the point of beginning.

EXCEPT the North 5.00 feet. EXCEPT the South 25.00 feet. Area = 4.346 Acs.

SIDE YARD 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. SETBACKS FOR ALL FRONT YARDS SHALL BE A MINIMUM OF TEN FEET WITH TWO OFF-STREET PARKING SPACES A MINIMUM OF EIGHTEEN FEET OF LENGTH. REAR YARD SETBACKS SHALL BE TEN FEET, SIDE YARDS SHALL BE TWO FEET. FLANKING STREET SETBACKS SHALL BE TEN FEET OFF OF BROADWAY AVENUE AND ALKI AVENUE, AS SHOWN ON THIS PLAT.

THE PUBLIC WATER SYSTEM, PURSUANT TO THE WATER PLAN APPROVED BY COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, COUNTY BUILDING & SAFETY DEPARTMENT AND WATER PURVEYOR, SHALL BE INSTALLED WITHIN THIS SUBDIVISION OR BINDING SITE PLAN, 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.

NO DIRECT ACCESS SHALL BE ALLOWED FROM LOTS TO ALKI AVENUE UNTIL ALKI AVENUE IS CONSTRUCTED TO COUNTY STANDARDS.

FUTURE SLOPE EASEMENTS ALONG ALKI AVENUE ARE HEREBY GRANTED TO SPOKANE COUNTY.

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 ROAD IMPROVEMENT DISTRICT (RID) BY THE PETITION METHOD PURSUANT TO CHAPTER 36.88 RCW, WHICH PETITION INCLUDES THE OWNER(S)' PROPERTY, AND FURTHER NOT TO OBJECT, BY THE SIGNING OF A BALLOT, TO THE FORMATION OF AN RID BY THE RESOLUTION METHOD PURSUANT TO CHAPTER 36.88 RCW, WHICH RESOLUTION INCLUDES THE OWNER(S)' PROPERTY. IF AN RID IS FORMED BY EITHER THE PETITION OR RESOLUTION METHOD AS PROVIDED FOR IN CHAPTER 36.88 RCW, THE OWNER(S) OR SUCCESSOR(S) FURTHER AGREE:

(A) THAT THE IMPROVEMENT(S) OR CONSTRUCTION CONTEMPLATED WITHIN THE PROPOSED RID IS FEASIBLE;

(B) 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, EXCEED THE COST AND EXPENSE OF FORMATION OF THE RID; AND

(C) THAT THE PROPERTY WITHIN THE PROPOSED RID IS SUFFICIENTLY DEVELOPED.

PROVIDED FURTHER THAT 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 ANY 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(S), THEIR HEIRS, GRANTEES AND ASSIGNS WITHOUT PARTICIPATION BY SPOKANE COUNTY.

THE RID WAIVER CONTAINED IN THIS AGREEMENT SHALL EXPIRE AFTER 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 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). THIS PROVISION APPLIES TO ALL LOTS WITHIN THE PLAT AND IS APPLICABLE TO ALKI AVENUE.

WARNING: SPOKANE COUNTY HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE THE PRIVATE ROADS CONTAINED WITHIN OR PROVIDE 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 OR 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(S), THEIR HEIRS, SUCCESSORS OR ASSIGNS, INCLUDING THE OBLIGATION TO PARTICIPATE IN THE MAINTENANCE OF THE PRIVATE ROAD AS PROVIDED HEREIN.

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 U.L.I.D. BY PETITION METHOD PURSUANT TO RCW 36.94, WHICH PETITION INCLUDES THE OWNER(S)' PROPERTY; AND FURTHER NOT TO OBJECT BY THE SIGNING OF A PROTEST PETITION AGAINST THE FORMATION OF A U.L.I.D. 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 OBJECTING TO ANY ASSESSMENT(S) ON THE PROPERTY AS A RESULT OF IMPROVEMENTS CALLED FOR IN CONJUNCTION WITH THE FORMATION OF A U.L.I.D. BY EITHER PETITION OR RESOLUTION METHOD UNDER RCW CHAPTER 36.94.

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 FUTURE ACQUISITION AREA, UNTIL ACQUIRED BY SPOKANE COUNTY, SHALL BE PRIVATE PROPERTY AND MAY BE USED AS ALLOWED IN THE ZONE EXCEPT ANY IMPROVEMENTS (SUCH AS LANDSCAPING, PARKING, SURFACE DRAINAGE, DRAINFIELDS, SIGNS, OR OTHERS) SHALL BE CONSIDERED "INTERIM" USES.

THE PRIVATE ROADS AND COMMON AREAS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE WILLOW CREST HOME OWNER'S ASSOCIATION CREATED BY DOCUMENT RECORDED NOV. 30, 1992 (DATE) UNDER STATE DOCUMENT NUMBER 92 128 767.

THE PRIVATE ROADS AND COMMON AREAS CANNOT BE SOLD OR TRANSFERRED, REGARDLESS OF ANY PROVISIONS IN THE COVENANTS TO THE CONTRARY, AND SHALL BE CONSIDERED SUBSERVIENT ESTATES FOR TAX PURPOSES TO THE OTHER LOTS CREATED HEREIN.

THE PRIVATE ROADS, AS SHOWN HEREON, ARE EASEMENTS WHICH PROVIDE A MEANS OF INGRESS, EGRESS AND UTILITY CONSTRUCTION AND MAINTENANCE FOR THOSE LOTS WITHIN THE PLAT HAVING FRONTAGE THEREON.

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 WILLOW CREST HOME OWNER'S ASSOCIATION OR SUCCESSORS IN INTEREST.

THE COUNTY OF SPOKANE IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS TO ALL PRIVATE ROADS, COMMON AREAS AND DRAINAGE EASEMENTS.

THE PRIVATE ROADS AND DRAINAGE EASEMENTS ARE SUBJECT TO THE SEPARATE DECLARATION OF COVENANT AS RECORDED SEPT. 17, 1992 (DATE) UNDER AUDITOR'S DOCUMENT NO. 9209170273 WHICH BY REFERENCE IS MADE A PART HEREOF.

THE 9' STRIP ALONG BROADWAY AVE., AS SHOWN HEREON, IS HEREON DEDICATED TO SPOKANE COUNTY FOREVER.

ATTACHED, SINGLE FAMILY, ZERO LOT LINE UNITS SHALL NOT BE PERMITTED WITHIN THIS P.U.D.

THIS PLAT IS SUBJECT TO THE SEPARATE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF EASEMENTS AS RECORDED NOV. 17, 1992 (DATE) UNDER AUDITOR'S DOCUMENT NO. 9211170230 WHICH BY REFERENCE IS MADE A PART HEREOF.

LEGEND

- ○ = INDICATES SET NO. 5 X 18" REBAR WITH CAP NO. 13775 AT ANGLE POINTS IN PLAT BOUNDARY.
- ⊡ = FOUND AS NOTED
- ⊥ INDICATES SET NO. 5 X 18" REBAR WITH CAP NO. 13775 AT ALL LOT CORNERS.
- ∘ INDICATES SET NO. 5 X 18" REBAR WITH CAP NO. 13775 AT ROAD CENTERLINE MONUMENTS

BASIS OF BEARING: ASSUMED; N.89°58'50"E.- CENTERLINE OF BROADWAY AVE.

CURVE DATA CHART

NO.	ELTA	RADIUS	TANGENT	LENGTH
1	1°38'50"	20.00'	23.48'	34.61'
2	14°03'45"	20.00'	2.47'	4.91'
3	16°04'16"	20.00'	2.82'	5.61'
4	21°14'53"	65.00'	12.19'	24.11'
5	21°20'03"	65.00'	12.24'	24.20'
6	30°01'00"	20.00'	5.36'	10.48'
7	99°12'24"	20.00'	23.50'	34.63'
8	17°53'21"	65.00'	10.23'	20.29'
9	90°00'00"	50.00'	50.00'	78.54'
10	90°00'00"	35.00'	35.00'	54.98'
11	90°00'00"	50.00'	50.00'	78.54'
12	90°00'00"	35.00'	35.00'	54.98'
13	18°01'58"	65.00'	10.31'	20.45'
14	02°14'44"	165.00'	3.23'	6.47'
15	02°28'13"	150.00'	3.23'	6.47'
16	101°32'13"	20.00'	24.49'	35.44'
17	68°17'56"	85.00'	57.66'	101.32'
18	10°09'51"	85.00'	7.56'	15.08'
19	24°54'40"	115.00'	25.40'	50.00'
20	24°54'40"	115.00'	25.40'	50.00'
21	90°00'00"	100.00'	100.00'	157.08'
22	24°54'40"	115.00'	25.43'	50.00'
23	06°40'40"	115.00'	6.71'	13.40'
24	101°44'22"	20.00'	24.58'	35.51'
25	02°37'59"	135.00'	3.10'	6.20'
26	20°29'28"	150.00'	27.11'	53.65'
27	22°57'41"	150.00'	30.47'	60.11'
28	17°21'45"	165.00'	25.19'	50.00'
29	03°21'12"	165.00'	4.83'	9.66'
30	13°59'09"	135.00'	16.56'	32.95'
31	99°00'51"	20.00'	23.42'	34.56'
32	23°00'00"	150.00'	30.52'	60.21'
33	17°24'39"	165.00'	25.26'	50.14'
34	84°24'39"	20.00'	18.14'	29.46'

RADIAL CHART

NO.	RADIAL
1	N. 71°59'11" E.
2	S. 05°11'46" W.
3	S. 21°16'02" W
4	S. 21°18'54" E
5	N. 72°05'30" W.
6	S. 79°51'18" W.
7	S. 65°06'29" W.
8	N. 40°11'49" E.
9	S. 11°33'22" W.
10	N. 15°17'09" E.
11	N. 08°36'29" E
12	S. 87°44'07" E.
13	S. 70°22'22" E.
14	S. 69°39'09" E.
15	N. 81°00'19" W.
16	N. 84°25'49" W.

ACCURACY STATEMENT (WAC 332-130-100)

THIS SURVEY WAS PERFORMED USING A LIETZ SET-4 TOTAL STATION, A ZEISS LEVEL AND A 100 FOOT CHAIN. ALL EQUIPMENT WAS PRECISELY CALIBRATED TO ACCURACY STANDARDS PRIOR TO THIS SURVEY. FIELD TRAVERSE METHODS USED WERE AS PER WAC 332-130-090 PART C.

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.

LAWRENCE L. LEINWEBER — STATE OF WASHINGTON — 13 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 11-3-93

11/18/92

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 19__
AT _____ M. IN BOOK ____ OF _____
AT PAGE ____ AT THE REQUEST OF _____

COUNTY AUDITOR
DEPUTY

COUNTY ASSESSOR
EXAMINED AND APPROVED
THIS 15th DAY OF December, 1992. SPOKANE COUNTY ASSESSOR, BY DEPUTY — SC Comey by C. Fischer

COUNTY HEALTH DISTRICT
EXAMINED AND APPROVED
THIS 15th DAY OF DECEMBER, 1992. HEALTH OFFICER

COUNTY TREASURER
I HEREBY CERTIFY THAT ALL DELINQUENT ASSESSMENTS FOR WHICH THE PROPERTY INCLUDED WITHIN THIS SUBDIVISION MAY BE LIABLE HAVE BEEN DULY PAID, SATISFIED, OR DISCHARGED AS OF THIS 16 DAY OF December, 1992. SPOKANE COUNTY TREASURER, BY DEPUTY

COUNTY COMMISSIONERS
EXAMINED AND APPROVED
THIS 15 DAY OF Dec., 1992. CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS — Patricia A. Nunnemey

COUNTY PLANNING DEPARTMENT
EXAMINED AND APPROVED
THIS 15th DAY OF DECEMBER, 1992. SPOKANE COUNTY PLANNING DIRECTOR

COUNTY ENGINEER
EXAMINED AND APPROVED
THIS 3rd DAY OF December, 1992. COUNTY ENGINEER

COUNTY UTILITY DEPARTMENT
EXAMINED AND APPROVED
THIS 8TH DAY OF DECEMBER, 1992. COUNTY UTILITIES DIRECTOR

IN WITNESS WHEREOF, THE FOLLOWING OWNERS HAVE HEREUNTO SET THEIR HANDS THIS 6 DAY OF Sept, 19 92

GERALD E. MORSE

MARIANNE A. MORSE

ACKNOWLEDGEMENT

STATE OF WASHINGTON } SS.
COUNTY OF SPOKANE }

ON THIS 6 DAY OF Sept., 1992, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED GERALD E. MORSE AND MARIANNE A. MORSE, KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID INDIVIDUALS, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND TO OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE

MY COMMISION EXPIRES May 29 1993
Commission No. 021/1989

MALCOLM O. GOTTSCHALK — COMMISSION EXPIRES — NOTARY — PUBLIC — MAY 29, 1993 — STATE OF WASHINGTON

IN WITNESS WHEREOF, THE FOLLOWING OWNERS HAVE HEREUNTO SET THEIR HANDS THIS 4TH DAY OF SEPTEMBER, 1992.

ALVIN L. MOORE

INEZ MOORE

LORETTA J. MOORE

ACKNOWLEDGEMENT

STATE OF WASHINGTON } SS.
COUNTY OF SPOKANE }

ON THIS 4th DAY OF September, 1992, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED ALVIN L. MOORE, INEZ MOORE AND LORETTA J. MOORE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID INDIVIDUALS, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND TO OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE

MY COMMISION EXPIRES 2-14-95

NOTARY — PUBLIC — STATE OF WASHINGTON

REVISIONS

DWN: BKS DATE: 6-1-92 APP: _____
CK'D: _____ DATE: _____ APP: _____

Taylor Engineering, Inc.
Civil Design and Land Planning
(509) 328-3371

WILLOW CREST
FINAL P.U.D. PLAT

1/1

CADD ACCESS NAME: 91131P15

3105 21/1