FINAL P.U.D. PLAT OF CANYON BLUFFS THIRD ADDITION

A REPLAT OF THE FINAL P.U.D. PLAT OF CANYON BLUFFS FIRST ADDITION, LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M., CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT CANYON BLUFFS INVESTORS VII-3, LLC, HAS CAUSED TO BE PLATTED INTO LOTS AND COMMON AREAS, THE LAND SHOWN HEREON, TO BE KNOWN AS CANYON BLUFFS THIRD ADDITION A P.U.D.: SAID LAND LYING IN THE SOUTH HALF OF SECTION 26 TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M. DESCRIBED AS FOLLOWS:

LOT 1. BLOCK 1. AND TRACT A OF CANYON BLUFFS FIRST ADDITION, RECORDED IN BOOK 35 OF PLATS, PAGES 56 AND 57. RECORDS OF SPOKANE COUNTY, WASHINGTON

THIS SUBDIVISION HAS BEEN MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OF THE LAND SO DIVIDED. THE SIGNATORIES HEREOF, HEREBY CERTIFY THAT THEY ARE THE LAND OWNERS OF AND THE ONLY PARTIES HAVING ANY INTEREST IN THE LANDS SO DIVIDED; AND THAT THE PROPERTY SHOWN IS NOT ENCUMBERED BY ANY DELINQUENT TAXES OR ASSESSMENTS. THE AGREEMENT HEREIN EXPRESSED SHALL BE A COVENANT TO RUN WITH THE LAND AND SHALL BE CARRIED AS PROVISIONS IN EACH DEED DRAWN TO TRANSFER OWNERSHIP OF ANY AND ALL PROPERTY DELINEATED WITHIN

THE OWNERS ADOPT THE PLAN OF LOTS AND COMMON AREAS SHOWN HEREON.

THE CITY OF SPOKANE SHALL BE HELD HARMLESS FOR THE FAILURE OF THE PLATTOR TO PROVIDE WATER OR SANITARY SEWER SERVICES WITHIN THE PUD.

ALL WATER METERS INSTALLED IN VAULTS ADJACENT TO THE DRIVEWAYS MUST BE LOCATED WITHIN A 5-FOOT-STRIP PARALLEL AND ADJACENT TO THE 24-FOOT-WIDE DRIVEWAYS. ANY WATER METERS INSTALLED ADJACENT TO WESTWOOD LANF MUST BE LOCATED WITHIN A 3-FOOT-STRIP PARALLEL AND ADJACENT TO TRACT B FOR SAID INSTALLATION. THE CITY WILL OPERATE. MAINTAIN. AND REPAIR THE PUBLIC WATER SYSTEM, INCLUDING THE METERS, WHEN THE PUBLIC WATER SYSTEM HAS BEEN INSTALLED AND ACCEPTED AS PART OF THE CITY WATER SYSTEM. AND ALL WARRANTIES HAVE EXPIRED.

ALL OTHER UTILITY EASEMENTS ARE RESERVED TO THE DEVELOPER TO BE GRANTED TO SUCH OTHER PRIVATE OR QUASI-PUBLIC UTILITY COMPANIES AS ARE DETERMINED BY PRIVATE AGREEMENT BETWEEN THE DEVELOPER AND THE UTILITY

ALL ROADWAYS, PARKING AREAS AND DRIVEWAYS SHALL BE HARD SURFACED. THIS PLAT WILL BE SERVED BY A CITY WATER SERVICE AND SANITARY SEWER SERVICE ONLY. THE USE OF INDIVIDUAL ON-SITE SANITARY WASTE DISPOSAL OR PRIVATE WELLS IS PROHIBITED.

A CITY WATER SYSTEM APPROVED BY COUNTY AND STATE HEALTH AUTHORITIES AND THE CITY FIRE DEPARTMENT WILL BE INSTALLED WITHIN THIS P.U.D. SAID WATER SYSTEM SHALL BE OWNED AND OPERATED BY THE CITY OF SPOKANE.

THE LOTS TO BE SOLD SHALL BE CONNECTED TO A FUNCTIONING WATER SYSTEM IN ACCORDANCE WITH THE PLANS SUBMITTED AND APPROVED BY THE CITY OF SPOKANE AND COMPLYING WITH THE REQUIREMENTS OF THE ENGINEERING SERVICES DEPARTMENT AND HAVING ADEQUATE PRESSURE FOR DOMESTIC AND FIRE USES, AS DETERMINED BY THE WATER/HYDRO SERVICES DEPARTMENT.

THE LOTS TO BE SOLD SHALL BE ADEQUATELY SERVED BY A FIRE HYDRANT AND APPROPRIATE ACCESS STREET IN ACCORDANCE WITH THE PLANS SUBMITTED AND APPROVED BY THE CITY OF SPOKANE AND AS DETERMINED BY THE CITY OF SPOKANE FIRE DEPARTMENT AND CITY TRANSPORTATION DEPARTMENT.

THIS PLAT IS NOT IN ANY IRRIGATION DISTRICT. THE LOTS TO BE SOLD SHALL BE CONNECTED TO A FUNCTIONING SANITARY SEWER SYSTEM IN ACCORDANCE WITH THE PLANS SUBMITTED AND APPROVED BY THE CITY OF SPOKANE AND COMPLYING WITH THE REQUIREMENTS OF THE ENGINEERING SERVICES DEPARTMENT.

ALL STORMWATER AND SURFACE DRAINAGE MUST BE DISPOSED OF ON-SITE IN ACCORDANCE WITH THE '208' REQUIREMENTS OF THE ENGINEERING SERVICES DEPARTMENT OF THE CITY OF SPOKANE.

THE LAND IN THIS PLAT IS NOT IN A DRAINAGE CHANNEL OR FLOOD PLAIN; AND IT HAS NO PONDING AREAS OR BODIES OF WATER, WETLANDS OR FLOOD ZONES.

THE COMMON ELEMENTS ARE ALL PORTIONS OF THE PROJECT OTHER THAN THE RESIDENTIAL UNITS AND ASSIGNED PARKING SPACES. THEIR USES SHALL BE GOVERNED BY THE DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS (CC&R'S) FOR CANYON BLUFFS. SAID CC&R'S HAVE BEEN FILED WITH THE SPOKANE COUNTY AUDITOR UNDER ___. A COPY OF THESE CC&RS IS IN THE RECORD AND ARE ADEQUATE TO ADDRESS THE DUTIES AND RESPONSIBILITIES OF THE PLATTOR AND THE HOMEOWNERS ASSOCIATION WITH RESPECT TO OPERATION AND MAINTENANCE OF THE STORMWATER DISPOSAL SYSTEM, PRIVATE STREETS, PRIVATE SEWER AND WATER SYSTEMS AS WELL AS THE MAINTENANCE AND PRESERVATION OF OPEN SPACES, WALKWAYS, AND THE ADJACENT WILDLIFE PRESERVE AREA. THE CC&RS SHALL CONTINUE TO RETAIN THOSE PROVISIONS AND MAY BE AMENDED, BUT NOT TO DELETE ANY OF THOSE PARTICULAR

TRACT A, B AND C AS SHOWN HEREON, ARE COMMON AREAS TO BE USED AS OPEN SPACE AND MAINTAINED BY THE CANYON BLUFFS HOMFOWNER'S ASSOCIATION. TRACT B IS ALSO RESERVED FOR EMERGENCY ACCESS.

THE 20 FOOT ALLEYWAY SHOWN HEREON IS GRANTED AS AN ACCESS EASEMENT TO ALL OWNERS OF LOTS 1 THROUGH 20.

ALL IMPROVEMENTS, INCLUDING TRAIL AND STREET IMPROVEMENTS SHALL BE INSTALLED TO SERVE THE RESIDENTIAL UNIT FOR WHICH THE CERTIFICATE OF OCCUPANCY IS SOUGHT IN ACCORDANCE WITH THE PLANS SUBMITTED AND APPROVED BY THE CITY

THE OWNER/DESIGNEES HOLD THE CITY HARMLESS FOR FAILURE OF THE OWNER/DESIGNEES TO PROVIDE FOR THE PROPER CONSTRUCTION AND MAINTENANCE OF PRIVATE ROADS OR WALKWAYS, INCLUDING SNOW REMOVAL, WITHIN THIS P.U.D.

THE DEVELOPER WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH CONSTRUCTING PRIVATE STREET IMPROVEMENTS, INCLUDING SANITARY SEWER, STORM WATER AND WATER SYSTEMS NECESSARY TO SERVE THIS PROPOSED PUD.

SUFFICIENT PARKING WILL BE PROVIDED TO EACH BUILDING. IN ADDITION, THERE SHALL BE RECIPROCAL PARKING ARRANGEMENTS AMONG THE LOTS, AS IMPLEMENTED THROUGH THE CC & R'S.

THE CANYON BLUFFS HOMEOWNER'S ASSOCIATION AND ITS SUCCESSORS, AS OWNERS OF THE COMMON OPEN SPACES AND PRIVATE STREETS, WILL BE RESPONSIBLE FOR THE MAINTENANCE, REPLACEMENT AND REPAIR OF THESE PRIVATE STREETS AND COMMON AREAS, INCLUDING SNOW REMOVAL AND FOR THE MAINTENANCE, REPLACEMENT AND REPAIR OF THE SEWER AND DRAINAGE FACILITIES LOCATED THEREIN AND IN ADDITIONAL EASEMENTS SHOWN HEREON. THE CITY SHALL BEAR NO RESPONSIBILITY FOR SUCH MAINTENANCE, REPLACEMENT AND REPAIR.

THE STORM WATER SYSTEM, UTILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY, EXCEPT FOR THE CITY'S WATER LINE IN THE PUBLIC EASEMENT IN WESTWOOD LANE, ROADS, ALLEYWAY AND ANY OTHER PRIVATE COMMON SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

THE ALLEYWAY SHOWN HEREON IS TO PROVIDE THE SOLE VEHICULAR ACCESS TO THE LOTS IT SERVES. DIRECT VEHICULAR ACCESS (DRIVEWAYS) LOTS 1 THROUGH 20, BLOCK 1, TO WESTWOOD LANE IS PROHIBITED. TO ACCOMMODATE FIRE APPARATUS ACCESS, THE 20-FOOT ALLEYWAY SHALL HAVE NO PARKING ALLOWED ON EITHER SIDE, EXCEPT IN FRONT OF GARAGES.

5 FOOT UTILITY EASEMENTS ARE HEREBY GRANTED TO THE SERVING UTILITY COMPANIES AS SHOWN HEREON, 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.

CANYON BLUFF A WASHINGTON		
BY:		

ACKNOWLEDGMENT

STATE OF	_)
)SS
COUNTY OF)

ON THIS _____ DAY OF ____ _, 2017, APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ___ COMMISSIONED AND SWORN, FEATURE REALTY, INC., A NEVADA CORPORATION. THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND TO OATH STATED THAT HE IS 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	 	
RESIDING AT		. :	_			
MY COMMISSION EX	PIRES					

NOTE THAT THIS PROPERTY HAS BEEN PLATTED AS PORTIONS OF SEVERAL PREVIOUS PLATS: CANYON MEADOWS (BOOK 14, PAGE 86), MISSION SPRINGS (BOOK 20, PAGE 90), AND CANYON BLUFFS FIRST ADDITION (BOOK 35, PAGE

ONLY 2 MONUMENTS FROM CANYON MEADOWS WERE FOUND ALTHOUGH THE PLAT APPEARS TO INDICATE SEVERAL MONUMENTS BEING SET (NO DESCRIPTION OF SET MONUMENTS WAS PROVIDED ON THAT PLAT). CANYON MEADOWS ALSO DEDICATED TO THE CITY OF SPOKANE FOR PUBLIC USE FOREVER THE STREETS SHOWN ON SAID PLAT, AND FURTHER DEDICATED TO THE CITY AS GENERAL CITY PROPERTY BLOCKS "A", "B", AND "C" (1-FT STRIPS). ADDITIONALLY, SEVERAL EASEMENTS WERE GRANTED FOR SPECIFIC PURPOSES.

MISSION SPRINGS, BEING A REPLAT OF A PORTION OF CANYON MEADOWS, WAS RECORDED 13 YEARS LATER. NO MONUMENTS FROM THAT PLAT WERE FOUND. ALTHOUGH THE ORIGINAL CANYON MEADOWS LOT AND STREET LAYOUT IS SHOWN IN "GHOST" FORM, NO MENTION IS MADE OF THE ORIGINAL DEDICATIONS OR EASEMENTS. NEW PRIVATE ROADS AND EASEMENTS ARE SHOWN AND GRANTED. WESTWOOD DRIVE IS SHOWN AND GRANTED AS AN EASEMENT TO THE CITY OF SPOKANE UNTIL SUCH TIME THAT THE RIGHT OF WAY IS IMPROVED, UPON WHICH IT WILL BE DEDICATED TO THE CITY. SAID PLAT STIPULATES THAT THIS ROAD IMPROVEMENT WILL BE COMPLETED WITHIN 5 YEARS OF CITY COUNCIL APPROVAL OF THE PLAT.

CANYON BLUFFS FIRST ADDITION, BEING A REPLAT OF A PORTION OF MISSION SPRINGS. WAS RECORDED 17 YEARS AFTER MISSION SPRINGS. NO MONUMENTS FROM THAT PLAT WERE FOUND. NO MENTION IS MADE OF THE ORIGINAL DEDICATIONS OR EASEMENTS GRANTED OR CONVEYED PER CANYON MEADOWS OR MISSION SPRINGS. WESTWOOD LANE (FORMERLY A PORTION OF WESTWOOD DRIVE) IS NOW A NON-EXCLUSIVE EASEMENT FOR ACCESS AND UTILITIES. NOTE THAT WESTWOOD DRIVE WAS VACATED BY RECORDING NO. 4350224, HOWEVER, THE ENTIRE FORMER RIGHT OF WAY WAS RESERVED FOR UTILITY EASEMENT PURPOSES. A PORTION OF THIS RIGHT OF WAY IS NOW INCLUDED WITHIN THE PRIVATE ROAD OF WESTWOOD LANE.

BASED UPON THE PRECEDENCE OF WHAT WAS REPORTED ON PRIOR SUBDIVISION PLATS, IT IS ASSUMED THAT PROPER VACATIONS AND EASEMENT TERMINATIONS HAVE OCCURRED, ALTHOUGH THE PLAT CERTIFICATE PROVIDED FOR THIS SUBDIVISION DOES CITE COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS AND OTHER SERVITUDES CITED PER THE PREVIOUS SUBDIVISION PLATS. NO LIABILITY CAN BE ASSUMED IF THE PRIOR AND UNDERLYING RIGHT OF WAY DEDICATIONS AND GRANTING OF EASEMENTS ARE STILL EFFECTIVE.

PER THE PLAT CERTIFICATE ISSUED BY INLAND PROFESSIONAL TITLE, THIS PROPERTY IS SUBJECT TO THE FOLLOWING MATTERS:

- 1) COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES PER THE PLAT OF
- CANYON MEADOWS, RECORDED IN VOLUME 14 OF PLATS, PAGE 86. COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES PER THE PLAT OF
- MISSION SPRINGS, RECORDED IN VOLUME 20 OF PLATS, PAGE 90. AGREEMENT REGARDING ZONING ORDINANCE PER RECORDING NO. 8210140111.
- COVENANTS, CONDITIONS, RESTRICTIONS, PER RECORDING NO. 9211130162. DECLARATION PER RECORDING NO. 9208040469.
- AVIGATION EASEMENT PER RECORDING NO. 8210140113.
- RELEASE OF LIABILITY AGREEMENT PER RECORDING NO.9101080159. TERMS AND CONDITIONS OF ORDINANCE C32370, AFFECTING VACATED WESTWOOD DRIVE, PER RECORDING NO.
- 4350224. RESERVES AN EASEMENT OVER THE ENTIRE FORMER RIGHT OF WAY FOR UTILITY PURPOSES.
- COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES PER THE PLAT OF CANYON BLUFF PUD.
- 10) COVENANTS, CONDITIONS, RESTRICTIONS, PER RECORDING NO.5049798.
- 11) DEED OF TRUST TO BANK OF WHITMAN, PER RECORDING NO.5656845.
- 12) COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES PER THE PLAT OF CANYON BLUFFS FIRST ADDITION, RECORDED IN VOLUME 35 OF PLATS, PAGE 56.

ENGINEERING, PLANNING, ENVIRONMENTAL SCIENCES

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AUDITOR'S CERTIFICATE:

Filed for at	record this m. in Book	Day of of	20
at Page	at the r	· ————— - · ———	
· · · · · · · · · · · · · · · · · · ·		Cou	nty Auditor

HEARING EXAMINER

THIS PLAT HAS BEEN REVIEWED ON THIS ____ DAY OF,____ FOUND TO BE IN FULL COMPLIANCE WITH ALL THE CONDITIONS OF APPROVAL STIPULATED IN THE HEARING EXAMINER'S APPROVAL OF THE PRELIMINARY PLAT #Z2009-009-PPLT.

CITY OF SPOKANE HEARING EXAMINER

PLANNING DIRECTOR

THIS PLAT HAS BEEN REVIEWED ON THIS ___ DAY OF,____ FOUND TO BE IN FULL COMPLIANCE WITH ALL THE CONDITIONS OF APPROVAL STIPULATED IN THE HEARING EXAMINER'S / PLANNING DIRECTOR'S APPROVAL OF THE PRELIMINARY PLAT #Z2009-009-PPLT.

CITY OF SPOKANE PLANNING DIRECTOR

CITY ENGINEER

APPROVED AS TO COMPLIANCE WITH THE SURVEY DATA, THE DESIGN OF PUBLIC WORKS AND PROVISIONS MADE FOR CONSTRUCTING THE IMPROVEMENTS AND PERMANENT CONTROL MONUMENTS THIS ____ DAY OF ______, 2017.

CITY OF SPOKANE ENGINEER

CITY TREASURER

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT. AS OF THE DATE OF THIS CERTIFICATION, IS NOT SUBJECT TO ANY LOCAL IMPROVEMENT ASSESSMENTS. EXAMINED AND APPROVED, THIS ____ DAY OF _____, 2017.

CITY OF SPOKANE TREASURER

COUNTY TREASURER

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT. AS OF THE DATE OF THIS CERTIFICATION, IS NOT SUBJECT TO ANY LOCAL IMPROVEMENT ASSESSMENTS. EXAMINED AND APPROVED, THIS ____ DAY OF ______, 2017.

SPOKANE COUNTY TREASURER

COUNTY ASSESSOR

APPROVED THIS _____, 2017

SPOKANE COUNTY ASSESSOR

SURVEYOR'S CERTIFICATE:

, DAVID M. SEESE REGISTERED LAND SURVEYOR, HEREBY CERTIFIES THAT THE PLAT OF CANYON BLUFFS THIRD ADDITION, AS SHOWN HEREON, IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN AND THAT ALL NON-LOT CORNERS ARE SET AS SHOWN ON THE PLAT. LOT CORNERS SHALL BE SET UPON COMPLETION OF THE UTILITY AND STREET IMPROVEMENTS.



DAVID M. SEESE, PLS 35991

DESIGNED ONE INCH AT FULL SCALE DRAWN IF NOT, SCALE ACCORDINGLY 377,7900,001 PLAT.DWG CHECKED 377,7900,001 APPROVED 4-25-2017

FINAL P.U.D. PLAT OF **CANYON BLUFF THIRD ADDITION**

