

PLAT DEDICATION OF  
LAKESHORE TERRACE

Dated: September 19, 1980  
Recorded: October 2, 1980  
Auditor's No. 8010210072

1. No more than one single family dwelling unit shall be placed on any one lot, nor shall any lot be further subdivided for the purpose of creating additional lots or building sites without filing a replat.
2. The platdor does hereby dedicate forever the streets shown hereon for public road purposes.
3. A public water system as approved by state and county health authorities and the local fire district and the purveyor will be installed within this plat, and the subdivider will provide for individual domestic water service as well as fire protection to each lot prior to sale of any lot. Use of private wells and water systems is prohibited.
4. Utility easements are hereby provided on lots as shown and shall be used for utility purposes. Easements are hereby granted where necessary for construction and maintenance of slopes for road improvements.
5. Each lot is authorized for the use of individual on site sewage disposal systems.
6. The owners of Lots 10 and 11, of Block 2 shall be held responsible for obstructing and artificially collecting or discharging the natural or manmade drainage flow across or adjacent to their property, and shall be held responsible for maintaining the drainage easement on their property.
7. 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.
8. Spokane County does not accept the responsibility of maintaining the drainage courses on private lots within drainage easements or flood plain 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.

Plat Dedication continued  
Lakeshore Terrace

9. Floors, including basement floors, shall not be constructed below Elevation 2350, USC and GS datum, within this plat without special construction standards as required by the "NATURAL FLOOD INSURANCE PROGRAM" Title 24, Chapter X, Subchapter B, Part 1910,3 (C), paragraphs 3 and 4.
10. An approved grading plan exists for the ditch on Lots 10 and 11, Block 2. Grading must conform to said plan on file in the County Engineer's Office.
11. Spokane County shall not be held responsible to maintain ingress or egress across the flood plain area.
12. That land within the 200 foot Shoreline Management Act Zone is dedicated to its existing state and no dwellings or accessory structures shall be located within said zone.
13. Declarations as to limitations, restrictions and uses to which the lots in this plat may be put are compiled into a set of restrictive covenants, which are to be filed for record separately from this plat.
14. Subject to Easements and Restrictions recorded in Auditor's File Numbers: 7909130223, 861708B, 7303060101.

# 7909130223

New # 214172

This is an easement Rec. 9/13/1979

Doc. # 1578479 Book 468 Pg 1033

Grantors - Cox, C Conrad, Valerie Ann

Grantees - Nupacific Company

# 861708B Rec 5/23/1962

Doc # 20662059 Book 798 Page 649

Right of Way Easement

Grantor - Inland Empire Conference Assoc.

Grantee - Washington Water Power Company

# 7303060101

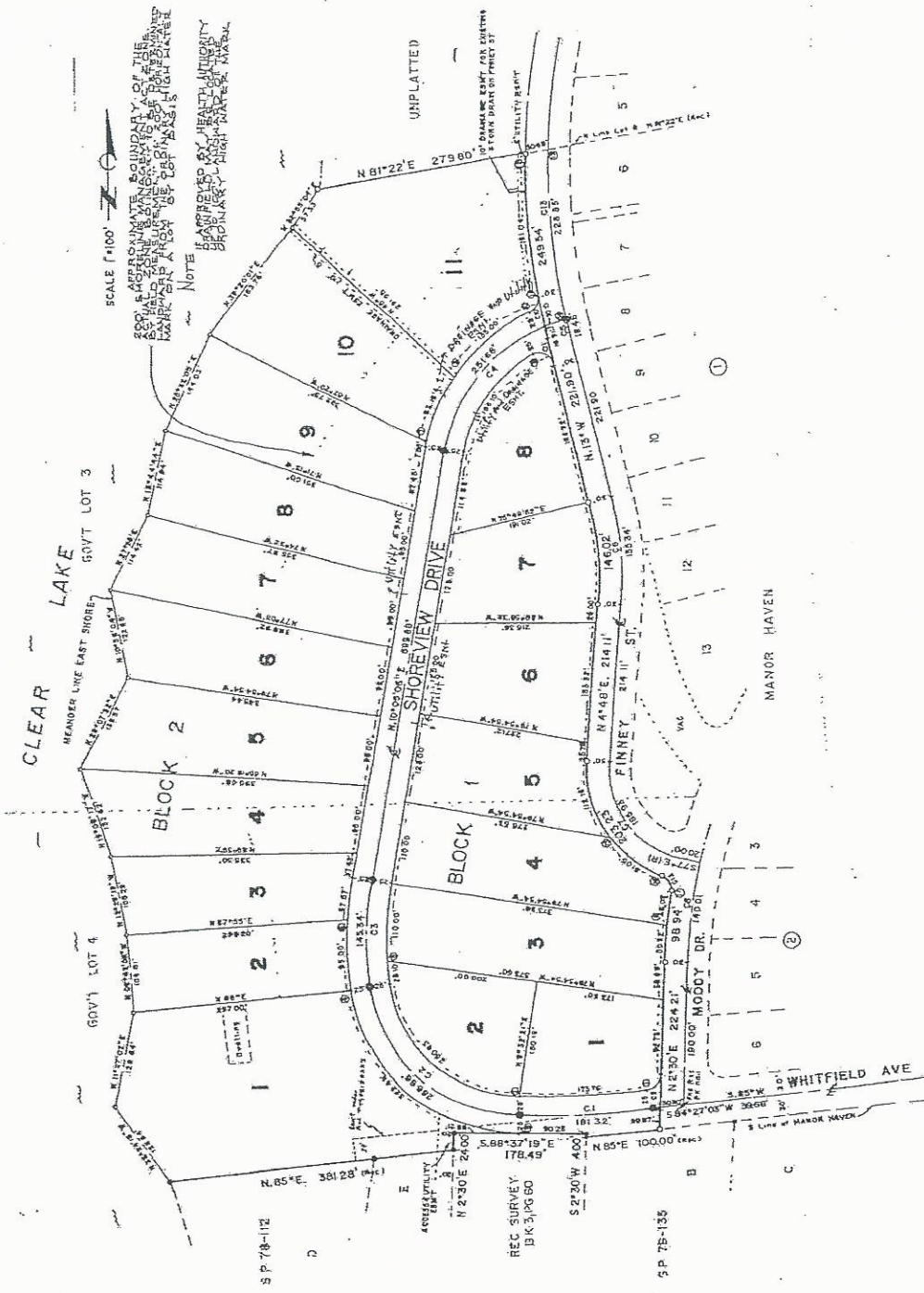
Easement

Rec. 3/6/1973

Doc # 1008171 Book 154, page 1766

Grantor - Nupacific Company

Grantee - Washington Water Power Co.



A PORTION OF THE SW QUARTER OF SECTION 31 TOWNSHIP 24 NORTH, RANGE 41 EAST, W.M.



**SPOKANE  
COUNTY  
TITLE**

"Service Is The Difference"