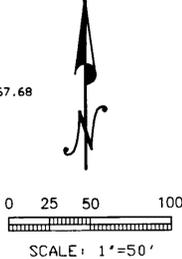


FOUND POINTS

- ① **N 1/4 CORNER:** FOUND BRASS CAP MONUMENT
 F.D. R.P.'S.
 TACK & TAG L.S. 706 IN P.P., S34°E, 46.20
 ** IN CURB, S44°E, 39.49
 ** IN CURB, N34°W, 39.69
 P.K. NAIL IN ASPHALT, N48°W, 45.64
- ② **C 1/4 CORNER:** FOUND BRASS CAP MONUMENT
 F.D. R.P.'S.
 TACK & TAG L.S. 12904 IN FENCE COR., N40°E, 36.49
 TACK & TAG L.S. 12904 IN POWER POLE, N44°W, 43.97
 TACK & TAG L.S. 12904 IN N.E. OUTSIDE BUILDING COR., S50°W, 67.68
- ③ **E 1/4 CORNER:** FOUND P.K. NAIL
 F.D. R.P.'S.
 ** AT EAST END OF CURB RETURN, N70°E, 53.55
 ** AT EAST END CURB RETURN, S66°E, 50.80
 TACK & TAG L.S. 17363 IN POWER POLE, N46°W, 46.93
- ④ **N.E. SECTION CORNER:** FOUND BRASS CAP MON. IN CASE
 F.D. R.P.'S.
 ** IN CURB, S48°W, 43.48
 TACK & TAG L.S. 18091 IN POWER POLE, S24°E, 73.15
 TACK IN POWER POLE, N39°W, 55.36



BASIS OF BEARING

THE BEARING OF S00°00'00"E ON THE EAST LINE OF THE N.E. 1/4 OF SECTION 26, T.25N., R.44E., W.M. AS PER RECORD OF SURVEY IN BOOK 22, PAGE 64 WAS USED AS BASIS OF BEARING FOR THIS PLAT.

LEGEND

- = SET 1/2" REBAR W/ CAP MARKED "A & C INC. 12904"
- = FOUND 1/2" REBAR W/ CAP MARKED "A & C INC. 12904" PER PLAT OF AUTUMN CREST FIRST ADDITION
- R1 = PLAT OF VERA, BOOK 0, PAGE 30

CURVE DATA

CURVE	ARC	BELTA	RADIUS	TAN LENGTH
C1	31.36	89°49'58"	20.00	19.34
C2	17.45	49°59'41"	20.00	9.33
C3	17.45	49°59'41"	20.00	9.33
C4	31.47	90°10'02"	20.00	20.06

EQUIPMENT AND PROCEDURES

THIS SURVEY WAS PERFORMED WITH A 3 SECOND TOTAL STATION THEODOLITE USING FIELD TRAVERSE PROCEDURES.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 2ND DAY OF DECEMBER, 1991 AT 2 P.M. IN BOOK 20 OF PLATS AT PAGE 27 AT THE REQUEST OF COUNTY PLANNING DEPT.

(Signed) *Wm. Douglas Raby*
County Auditor

FINAL PLAT

**AUTUMN CREST
SECOND 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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that LANDRETH CONSTRUCTION, INC., a Washington corporation, and WASHINGTON MUTUAL SAVINGS BANK, a Washington corporation, have caused to be platted into Lots, Blocks, and Streets the land shown hereon to be known as AUTUMN CREST SECOND ADDITION, being a replat of that portion of Tract 205 of Vera, according to the plat recorded in Book "0", Page 30, in the NE 1/4 of Section 26, Township 25 North, Range 44 East, W.M., Spokane County, Washington, described as follows:

Beginning at the northwest corner of the plat of Autumn Crest, First Addition, according to the plat recorded in Book 19, Page 31; thence along the boundary of said plat the following three (3) calls:
 (1) S00°00'00"E, 486.72 feet; (2) N89°49'58"E, 51.48 feet; (3) S00°10'02"E, 180.00 feet to the south line of said Tract 205; thence S89°49'58"W, along said south line 320.00 feet; thence N00°10'02"W, 180.00 feet; thence S89°49'58"W, 39.76 feet to the west line of said Tract 205; thence N00°02'33"W, 486.41 feet to the northwest corner of said Tract 205; thence N89°46'27"E, 308.64 feet to the Point of Beginning; and they do hereby dedicate to public use forever the streets shown hereon.

Utility 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 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. 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 5, 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 25, 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. 1795188, which by reference is made a part hereof.

Subject to an easement and conditions contained therein as created or disclosed in instrument recorded August 19, 1991, as Auditor's No. 9108190127.

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.

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 No. 9003150115, which by reference is made a part hereof.

IN WITNESS WHEREOF, the aforesaid 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.

WASHINGTON MUTUAL SAVINGS BANK

By: *David M. Clark*
By: *Daniel B. Clark*

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
County of Spokane)ss

On this 19th day of November 19, 1991, before me personally appeared *Shirley M. Madsen* and *Donna M. Madsen*, to me known to be the **AVP** and **V.P.**, respectively, of Washington Mutual Savings Bank, 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.

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

Edna M. Wells
Notary Public in and for the State of Washington,
residing in Spokane
My commission expires October 1, 1995



ACKNOWLEDGEMENT

STATE OF WASHINGTON)
County of Spokane)ss

On this 19th day of November, 1991, 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.

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

Edna M. Wells
Notary Public in and for the State of Washington,
residing in Spokane
My commission expires October 1, 1995



COUNTY ENGINEER

Examined and approved this 25th day of November, 1991.

Paul J. Hermann
County Engineer

COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 2nd day of December, 1991.

John R. Madsen

COUNTY HEALTH DISTRICT

Examined and approved this 22nd day of November, 1991.

John P. Madsen
Health Officer

COUNTY UTILITIES DEPARTMENT

Examined and approved this 26th day of November, 1991.

William J. Madsen
Spokane County Utilities Director

COUNTY ASSESSOR

Examined and approved this 22 day of NOV, 1991.

Donna M. Madsen
Spokane County Assessor

COUNTY PLANNING DEPARTMENT

Examined and approved this 26th day of November, 1991.

William J. Madsen
Planning Director

COUNTY TREASURER

I 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 2nd day of December, 1991.

Edna M. Wells
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, P.L.S. #12904
Registered Professional Land Surveyor



AC
Adams & Clark, Inc.
N 501 Riverpoint Blvd.
Spokane, WA 99202-1648
(509) 747-4600 F (509) 747-8913
Project No. 90-165

NE 1/4-26-25-44