



- LEGEND**
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "A & C INC. 12904"
  - SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "MOORE 18091" (UNLESS OTHERWISE NOTED) AS:
    - - ANGLE POINT IN BOUNDARY
    - └ - LOT CORNER
    - - CENTERLINE MONUMENT
  - B.S. BUILDING SETBACK

**BASIS OF BEARINGS**

THE BEARING OF N00°05'07"W ALONG THE CENTERLINE OF PROGRESS ROAD AS SHOWN ON THE PLAT OF AUTUMN CREST SECOND ADDITION WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

**ACCURACY STATEMENT**

THIS SURVEY WAS PERFORMED USING A TOPCON GTS 3C TEN-SECOND THEODOLITE AND ELECTRONIC DISTANCE METER. FIELD TRAVERSE METHODS WERE USED IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".

- NOTES**
- THE AREA OF THE SUBDIVISION IS 10.05 ACRES.
  - COMPUTED BOUNDARIES FOR TRACTS 204 & 205 ARE BASED ON FOUND MONUMENTS AND INFORMATION PER PLAT OF AUTUMN CREST SECOND ADDITION AND SUBSTITUTED BY SURVEYS BY I.P.E. FOR SP 71-91, SOUTH ADAMS ADDITION AND JANS ADDITION.

○ RADIAL BEARINGS ○

NUMBER	RADIAL BEARING
1	S45°29'07"E
2	S24°05'30"W
3	N25°22'03"W
4	N25°22'61"W
5	N53°30'15"E

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	20.00'	31.46'	20.05'	28.32'	97°08'26"
C2	20.00'	31.37'	19.95'	28.25'	89°51'34"
C3	20.00'	31.35'	19.94'	28.24'	89°49'00"
C4	20.00'	31.48'	20.06'	28.33'	90°11'00"
C5	20.00'	31.46'	20.04'	28.32'	90°07'29"
C6	20.00'	31.37'	19.98'	28.25'	89°52'31"
C7	20.00'	30.18'	18.80'	27.39'	86°28'53"
C8	20.00'	32.66'	21.28'	29.15'	83°33'07"
C9	20.00'	17.45'	9.33'	16.90'	49°59'41"

**KNOW ALL MEN BY THESE PRESENTS, THAT LANDRETH CONSTRUCTION, INC., a Washington Corporation; DORRIS M. WALLIS, her sole and separate property, 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 THIRD ADDITION, and being a replat of Tract 204 and a portion of Tract 205 of VERA, per final plat thereof recorded in Volume "O" of Plats, page 30, in the NE 1/4 of Section 26, Township 25 North, Range 44 East, W.M., Spokane County, Washington described as follows:**

Tract 204 of VERA, according to the plat recorded in Book "O" of Plats, Page 30, in the NE 1/4 of Section 26, T. 25 N., R. 44 E., W.M., Spokane County, Washington; TOGETHER WITH that portion of Tract 205 of said plat lying west of the westerly boundary of AUTUMN CREST SECOND ADDITION according to the plat thereof recorded in Book 20 of Plats, Page 27 in said county.

And they do hereby dedicate to public use forever the streets and roads shown within this plat. Individual driveway access permits are required prior to issuance of a building permit for driveway approaches to the county road system.

No more than one (1) dwelling structure shall be placed on any one lot; nor shall any lot be further subdivided for the purpose of creating additional lots, ownerships or building sites without first filing and receiving approval of a replat.

Side 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.

This plat or any portion thereof and the use of any property therein shall be subject to and restricted by the terms and conditions of the COVENANTS, CONDITIONS AND RESTRICTIONS FOR AUTUMN CREST THIRD ADDITION, as recorded 15 March, 1990 under Auditor's File No. 9003150115. All owners of lots in this plat will be members of the AUTUMN CREST HOMEOWNERS ASSOCIATION filed under U.B.I. Number 601 224 547 and subject to the Articles of Incorporation and the By-laws thereof.

Lot 3, Block 3 and Lot 7, Block 4, one (1) foot strips as shown hereon, are hereby dedicated to Spokane County as general County property to be held in trust until continuation of the streets is dedicated or deeded.

The public water system, pursuant to the WATER PLAN approved by County and State Health authorities, the local fire protection district, Spokane County Building Department, and the water supplier (purveyor) will be installed within the 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. Any water service for this plat shall be provided in accordance with the Coordinated Water System Plan for Spokane County.

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 system shall not be authorized.

Public drainage easements lying adjacent to the public road rights of way, as platted and shown hereon, for the purpose of installing, operating, and maintaining drainage swales and drainage facilities to dispose of storm water runoff from the street 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 owners shall maintain the drainage swales and ponds 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 swales 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 easement. The County of Spokane will maintain the dry wells, as shown on the approved road plans, located in said public drainage easements. That the owner(s) or successor(s) in interest agree to join in any County approved Storm Water 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.

The owners of Lots 1, 2, 3, 4, 5 & 6, Block 4, shall be held responsible for keeping open and maintaining the path of the natural or man-made drainage flow over and across the property.

Spokane County does not accept the responsibility of maintaining the drainage course on private lots within drainage easements or floodplain 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.

Utility easements are hereby granted to the serving utility companies over a ten foot (10') wide strip adjoining all public road rights of way, as platted and shown hereon.

IN WITNESS WHEREOF, the aforesaid parties have hereunto set their hands this 9th day of March, 1993.

LANDRETH CONSTRUCTION, INC.  
*Scott Landreth*  
 SCOTT LANDRETH, PRESIDENT

WASHINGTON MUTUAL SAVINGS BANK  
*James M. Sims*  
 JAMES M. SIMS, VICE PRESIDENT

DORRIS M. WALLIS  
*Dorris M. Wallis*  
 DORRIS M. WALLIS

ACKNOWLEDGMENTS

STATE OF WASHINGTON )  
 County of Spokane ) ss  
 On this 9th day of March, 1993 before me the undersigned, a Notary Public in and for the State of Washington, personally appeared *Doris M. Wallis* and *James M. Sims* and *Scott Landreth* of WASHINGTON MUTUAL SAVINGS BANK, the corporation that executed the within and 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 stated on oath that they were authorized to execute said instrument.

GIVEN under my hand and seal this 9th day of March, 1993

*Doris M. Wallis*  
 NOTARY PUBLIC in and for the State of Washington, Residing at Spokane  
 My Commission expires 11/30/96

**INLAND PACIFIC ENGINEERING**  
 South 25 Almont Spokane, Washington 99202  
 (509) 535-1410

336377702

SPokane County Auditor's Certificate  
 Filed for record this 17 day of March, 1993  
 at 10:38 A.M. in Book 21 of Plats at Page 13  
 at the request of *Landreth Construction Inc.*

January 7, 1993  
 Spokane County Auditor by Deputy

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.  
*Patrick J. Moore, PLS*  
 Certificate Number 18091  
 3/9/93

SPokane County Utilities Department  
 Examined and approved this 10th day of March, 1993  
*William J. ...*  
 Director, Spokane County Utilities

SPokane County Engineer  
 Examined and approved this 10th day of March, 1993  
*Patrick J. Moore*  
 Spokane County Engineer

SPokane County Planning Department  
 Examined and approved this 16th day of March, 1993  
*W.D. ...*  
 Director, Spokane County Planning Department

SPokane County Health District  
 Examined and approved this 15th day of March, 1993  
*Daryl E. ...*  
 for Spokane County Health Officer

SPokane County Assessor  
 Examined and approved this 15th day of March, 1993  
*J.C. ...*  
 Spokane County Assessor by Deputy

SPokane County Commissioners  
 This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 16th day of March, 1993  
*Patricia A. Munnery*  
 Chairman, Spokane County Commissioners

SPokane County Treasurer  
 I do hereby certify that all taxes which have been levied and become chargeable against the land shown within this map have been fully paid this 17th day of March, 1993  
*Linda ...*  
 Spokane County Treasurer by Deputy

ACKNOWLEDGMENTS

STATE OF WASHINGTON )  
 County of Spokane ) ss  
 On this 9th day of March, 1993 before me, a Notary Public in and for the State of Washington, personally appeared DORIS M. WALLIS, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and seal this 9th day of March, 1993

NOTARY PUBLIC in and for the State of Washington, Residing at Spokane  
 My Commission expires

STATE OF WASHINGTON )  
 County of Spokane ) ss  
 On this 9th day of March, 1993 before me the undersigned, a Notary Public in and for the State of Washington, personally appeared *Doris M. Wallis* and *James M. Sims* and *Scott Landreth* of WASHINGTON MUTUAL SAVINGS BANK, the corporation that executed the within and 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 on oath stated that they are authorized to execute the said instrument and that the seal affixed (if any) is the corporation seal of said corporation.

GIVEN under my hand and official seal the day and year first above written.

*Doris M. Wallis*  
 NOTARY PUBLIC in and for the State of Washington, Residing at Spokane  
 My Commission expires

FINAL PLAT OF  
 AUTUMN CREST THIRD ADDITION  
 BEING A REPLAT OF TRACT 204 AND  
 A PORTION OF TRACT 205 OF VERA  
 IN THE NE 1/4 OF SECTION 26, T.25N., R.44E., W.M.  
 SPOKANE COUNTY, WASHINGTON