

AUDITOR'S CERTIFICATE

Filed for record this 15th day of FEBRUARY, 1996 at 3:01 PM in Book 23 of Plats at page 73-74 at the request of LANDRETH CONSTRUCTION DORITA M. WALLIS 9602150267

Deputy *Stacy Ayle*

PLAT 3288 pg 1 of 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that LANDRETH CONSTRUCTION, INC. a Washington Corporation; DORITA M. WALLIS, a married women, as her separate property; and WASHINGTON MUTUAL BANK, a Washington Corporation, have caused to be platted into Lots, Blocks, and Streets, the land shown hereon, to be known as AUTUMN CREST FOURTH ADDITION and being a replat of a portion of Tract 199 of VERA located in the NE 1/4 of Section 26, T.25 N., R.44 E., W.M., described as follows:

Tract 199 of VERA, as per plat recorded in Book "O" of Plats, Page 30, in the Spokane County Auditor's Office, County of Spokane, State of Washington

EXCEPT the North 313.00 feet of the West 145.00 feet of said Tract 199

ALSO EXCEPTING that portion of said Tract 199 described as follows:

Beginning at the Northeast corner of said Tract 199; thence S.89°42'57"W. along the North line of said Tract 199 a distance of 125.00 feet; thence S.00°02'33"E. a distance of 26.28 feet; thence N.89°46'27"E. a distance of 125.00 feet to the East line of said Tract 199; thence N.00°02'33"W. along said East line a distance of 26.40 feet to the Point of Beginning.

And they do hereby dedicate to public use forever the streets and roads shown within this plat. Lot 1, Block 4, a one (1) foot strip as shown hereon, is hereby dedicated to Spokane County as general County property to be held in trust until continuation of the streets is dedicated or deeded.

No more than one dwelling structure 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 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 FOURTH ADDITION, as recorded the 15th day of 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. No. 601 224 547 and subject to the Articles of Incorporation and the by-laws thereof.

The public water system, pursuant to the WATER PLAN approved by County and State Health authorities, the local fire protection district, Spokane County Division of Buildings 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 systems shall not be authorized.

Drainage easements, as platted and shown hereon, which are for the purpose of installing, operating and maintaining drainage swales and drainage facilities, as conditions of plat approval, are hereby granted to the public. This Plat is subject to the separate DECLARATION OF COVENANT as recorded JANUARY 24, 1996, under Auditor's Document No. 9601640310, which by reference is made a part hereof.

Utility easements shown on the herein described plat are hereby dedicated to the serving utility companies 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.

IN WITNESS WHEREOF, the aforesaid owners have hereunto set their hands this 15th day of January, 1996.

LANDRETH CONSTRUCTION, INC.

Scott Landreth
Scott Landreth, President

Dorita M. Wallis
Dorita M. Wallis, a married women, as her separate property,

Nancy J. Simms
Nancy J. Simms, Vice President

WASHINGTON MUTUAL BANK,
A Washington Corporation

BY: *Gary M. Mark*
Its: AUP

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
Patrick J. Moore, PLS
Certificate Number 18091



ACKNOWLEDGMENTS

STATE OF WASHINGTON)
County of Spokane) ss

On this 15th day of January, 1996 before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared SCOTT LANDRETH and NANCY J. SIMMS, to me known to be the President and Vice President of LANDRETH CONSTRUCTION, INC., 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 is 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 last above written.

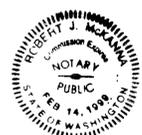


Scott Landreth
NOTARY PUBLIC in and for the State of Washington, residing at Spokane
My commission expires 9/16/97

STATE OF WASHINGTON)
County of Spokane) ss

I certify that I know or that I have satisfactory evidence that DORITA M. WALLIS, a married women, as her separate property, is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as her free and voluntary act and deed, for the uses and purposes stated in the instrument.

DATED this 16 day of January, 1996.



Robert M. Kanna
NOTARY PUBLIC in and for the State of Washington, residing at Spokane
My commission expires 2-19-99

STATE OF WASHINGTON)
County of Spokane) ss

On this 19th day of January, 1996 before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared GARY MARK to me known to be the AUP of WASHINGTON MUTUAL BANK, a Washington 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 is 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 last above written.



Jimmie A. Sigal
NOTARY PUBLIC in and for the State of Washington, residing at Spokane
My commission expires 10/27/97

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 25th day of January, 1996.

7 Bruce Rawls
Director, Spokane County Utilities

SPOKANE COUNTY ENGINEER

Examined and approved this 24 day of January, 1996.

W. J. Johnson PE
Spokane County Engineer

SPOKANE COUNTY DIVISION OF BUILDING AND PLANNING

Examined and approved this 30th day of January, 1996.

Stacy Biedard
for: Director, Spokane County Division of Building and Planning

SPOKANE COUNTY HEALTH DISTRICT

Examined and approved this 25th day of January, 1996.

Steven P. Holmby, R.S.
for Spokane County Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 31st day of January, 1996.

J.C. Cooney, Lynda Rose
Spokane County Assessor by Deputy

SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 31st day of January, 1996.

Alfred...
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 15th day of February, 1996.

Lynda Halverson
Spokane County Treasurer by Deputy

FINAL PLAT OF
AUTUMN CREST FOURTH ADDITION

BEING A REPLAT OF A PORTION OF TRACT 199 OF VERA
IN THE NE 1/4 OF SECTION 26, T.25 N., R.44 E., W.M.
SPOKANE COUNTY, WASHINGTON



AUDITOR'S CERTIFICATE
Filed for record this 15th day of FEBRUARY, 1996 at 3:01 PM. P.M. in 3:01 PM '96
Book 23 of Plats at page 73-74 at the request of LANDRETH CONSTRUCTION
DORIS M. WALLIS

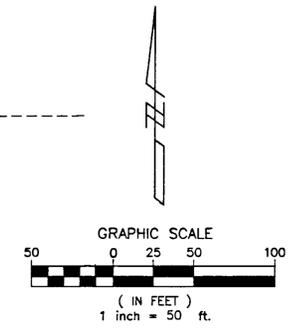
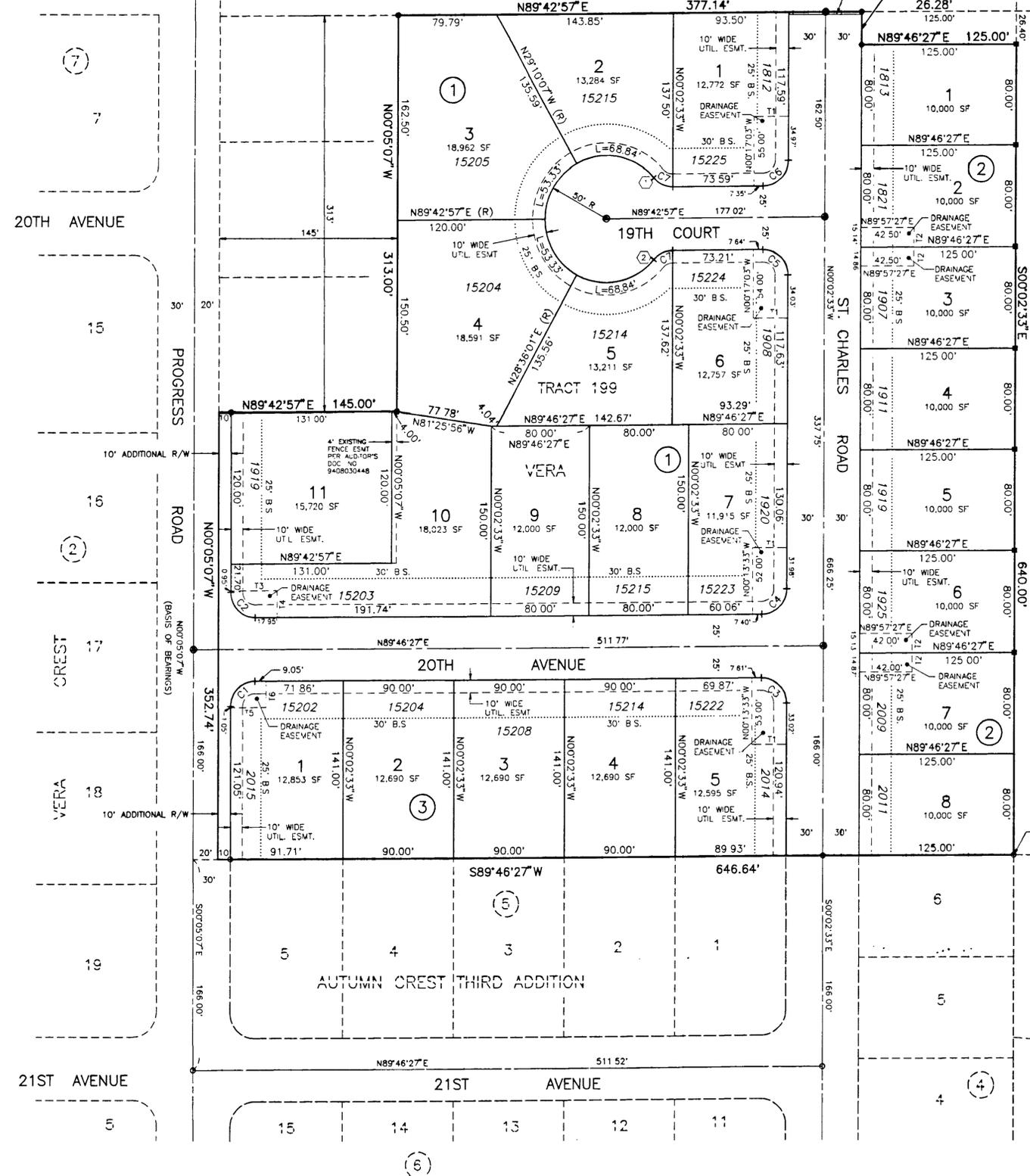
Deputy Sheryl Deje 960215067

PLAT 3288
pg 2 of 2

TRACT 196

TRACT 197

LOT 1, BLOCK 4
(1' WIDE STRIP)



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	20.00'	31.37'	19.95'	28.25'	89°51'34"
C2	20.00'	31.46'	20.05'	28.32'	90°08'26"
C3	20.00'	31.48'	20.06'	28.33'	90°11'00"
C4	20.00'	31.35'	19.94'	28.24'	89°49'00"
C5	20.00'	31.50'	20.08'	28.34'	90°14'30"
C6	20.00'	31.33'	19.92'	28.22'	89°45'30"
C7	20.00'	17.45'	9.33'	16.90'	49°59'41"

- LEGEND
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "MOORE 18091" UNLESS OTHERWISE NOTED
 - SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "MOORE 18091" (UNLESS OTHERWISE NOTED) AT:
 - - ANGLE POINT IN BOUNDARY
 - ⊥ - LOT CORNER
 - ⊙ - CENTERLINE MONUMENT
 - SET TACK WITH TAG STAMPED "MOORE 18091" IN TOP RAIL OF WOOD FENCE
 - 1615 - STREET ADDRESS
 - B.S. BUILDING SETBACK

TANGENT TABLE

LINE	DIRECTION	DISTANCE
T1	N89°57'27"E	27.50'
T2	N00°02'33"W	15.00'
T3	N89°46'27"E	38.00'
T4	N0°05'07"W	21.00'
T5	N89°46'27"E	29.00'
T6	N0°05'07"W	21.00'

BASIS OF BEARINGS
THE BEARING OF N0°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 352-130-90 SECTION "C".

- NOTES
- 1 THE AREA OF THE SUBDIVISION IS 8.77 ACRES.
 - 2 COMPUTED BOUNDARIES FOR TRACTS 199 ARE BASED ON FOUND MONUMENTS AND INFORMATION PER PLAT OF AUTUMN CREST SECOND AND THIRD ADDITIONS AND SUBSTANTIATED BY SURVEYS BY I.P.E. FOR SP 711-91, SOUTH ADAMS ADDITION AND JANS ADDITION

IPE INLAND PACIFIC ENGINEERING
707 West 7th • Suite 200 (509) 458-6840
Spokane, WA 99204 FAX: (509) 458-6844



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