

4449633
BK 26 Pg 26

#3450

SPOKANE COUNTY AUDITOR'S CERTIFICATE
Filed for record this 21 day of JAN 2000 at 11:50A.M. in
Book 26 of Plats at Page 26 at the request of *Linderman Construction*

A. Alibi
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
Patrick J. Moore, PLS
Certificate Number 18091
PROFESSIONAL LAND SURVEYOR
EXPIRES 12-08-00

SPOKANE COUNTY DIVISION OF UTILITIES
Examined and approved this 11th day of January 2000

N. Bruce Randa
Spokane County Division of Utilities

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS
Examined and approved this 10th day of January 2000

W.C. Job
Spokane County Engineer

SPOKANE COUNTY DIVISION OF BUILDING AND PLANNING
Examined and approved this 18th day of January 2000

Sammy Jones
Director, Spokane County Building and Planning

SPOKANE REGIONAL HEALTH DISTRICT
Examined and approved this 18th day of JAN 2000

Donald H. Hinch
for Spokane Regional Health Officer

SPOKANE COUNTY ASSESSOR
Examined and approved this 18th day of January 2000

Sarah Christine Conroy
Spokane County Assessor by Deputy

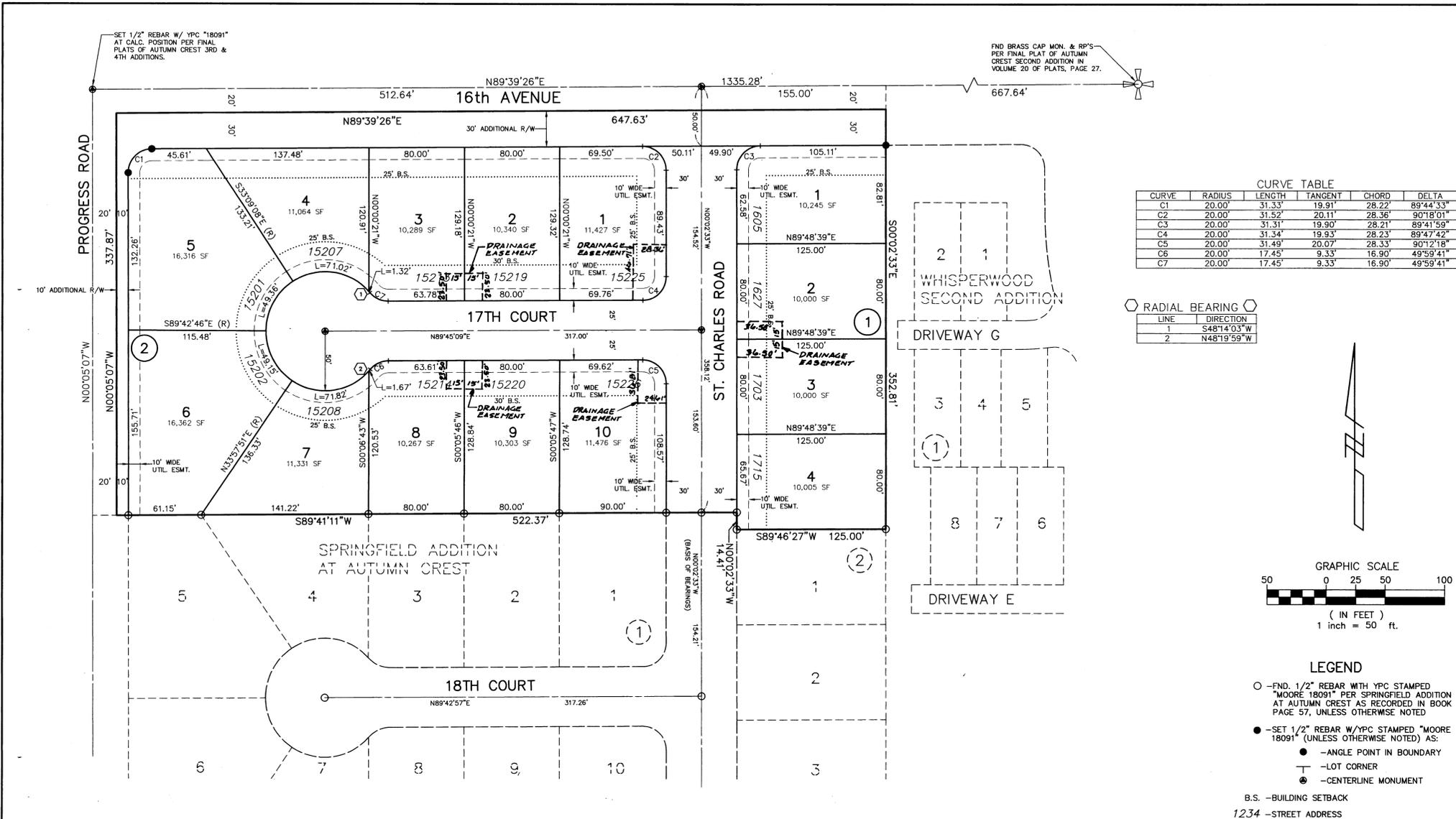
SPOKANE COUNTY BOARD OF COMMISSIONERS
This plat was approved and accepted by the County Commissioners of Spokane County,
Washington, on this 18th day of January 2000

John R. Shelley
Chairman, Spokane County Commissioners

SPOKANE COUNTY TREASURER
I, Treasurer of Spokane County, Washington 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 21st day of January 2000

Linda M. Walston
Spokane County Treasurer by Deputy

FINAL PLAT OF SPRINGFIELD FIRST ADDITION AT AUTUMN CREST BEING A REPLAT OF A PORTION OF TRACT 196 OF VERA IN THE NE 1/4 OF SECTION 26, T. 25 N., R. 44 E., W.M. SPOKANE COUNTY, WASHINGTON

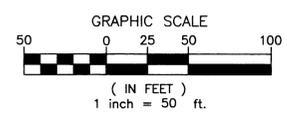


CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	20.00'	31.33'	19.91'	28.22'	89°44'33"
C2	20.00'	31.52'	20.11'	28.36'	90°18'01"
C3	20.00'	31.31'	19.90'	28.21'	89°41'59"
C4	20.00'	31.34'	19.93'	28.23'	89°47'42"
C5	20.00'	31.49'	20.07'	28.33'	90°12'18"
C6	20.00'	17.45'	9.33'	16.90'	49°59'41"
C7	20.00'	17.45'	9.33'	16.90'	49°59'41"

RADIAL BEARING

LINE	DIRECTION
1	S48°14'03"W
2	N48°19'59"W



- LEGEND
- - END 1/2" REBAR WITH YPC STAMPED "MOORE 18091" PER SPRINGFIELD ADDITION AT AUTUMN CREST AS RECORDED IN BOOK 25 PAGE 57, UNLESS OTHERWISE NOTED
 - - SET 1/2" REBAR W/YPC STAMPED "MOORE 18091" (UNLESS OTHERWISE NOTED) AS:
 - - ANGLE POINT IN BOUNDARY
 - ⊕ - LOT CORNER
 - ⊙ - CENTERLINE MONUMENT
 - B.S. - BUILDING SETBACK
 - 1234 - STREET ADDRESS

BASIS OF BEARINGS
THE BEARING OF N.00°02'33"W. ALONG THE CENTERLINE OF ST. CHARLES ROAD AS SHOWN ON THE PLAT OF AUTUMN CREST FOURTH ADDITION AS RECORDED IN BOOK 23 OF PLATS, PAGE 73 & 74, 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 USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".

SURVEYOR'S NOTES
1. THE AREA OF THE SUBDIVISION IS 5.07 ACRES.
2. THE AREA DEDICATED FOR PUBLIC ROADS IS 1.41 ACRES.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS, that LINDERMAN CONSTRUCTION COMPANY, INC., a Washington Corporation, and WASHINGTON TRUST BANK, a corporation, have caused to be platted into Lots, Blocks, and Streets the land shown hereon, to be known as SPRINGFIELD FIRST ADDITION AT AUTUMN CREST and being a replat of a portion of Tract 196 of VERA, as per plat recorded in Book "0" of Plats, Page 30, in the Spokane County Auditor's Office, County of Spokane, State of Washington, described as follows:
All of that portion of Tract 196 of Vera, being in the Northeast Quarter of Section 26, Township 25 North, Range 44 East, W.M., Spokane County, Washington lying northerly of the north line of Springfield Addition at Autumn Crest recorded in Book 25 of Plats, Page 57 in the county auditor's office.
And they do hereby dedicate to public use forever the streets and roads shown within this plat, including a 10 foot wide strip of additional right of way for Progress Road, and 30 foot wide strip of additional right of way for 16th Avenue.
There will be no direct access allowed to 16th Avenue from lots in this subdivision.
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.
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 Building and Planning 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.
Drainage Easements, as platted and shown hereon, which are for the purposes of installing, operating and maintaining drainage ponds and drainage facilities to dispose of runoff are hereby granted to Spokane County and the public. The drainage easement and plat are subject to the separate Declaration of Covenant as recorded JAN 07 2000 under Auditor's Document No. 4446117, which by reference is made a part hereof.
Utility easements as shown herein are hereby dedicated to the serving utility companies for the construction, reconstruction, maintenance and operation of said 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 hand this 21st day of December, 1999
LINDERMAN CONSTRUCTION COMPANY, INC.
Lonnie Linderman
Lonnie Linderman, President
WASHINGTON TRUST BANK
A Corporation
Constance M. Bischoff
By *Constance M. Bischoff*
Its Vice President

ACKNOWLEDGMENTS
STATE OF WASHINGTON)
County of Spokane) ss
On this 20th day of December 1999, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared LONNIE LINDERMAN, to me known to be the President of LINDERMAN CONSTRUCTION COMPANY, 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 he 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.
Judith Lee
NOTARY PUBLIC in and for the State of Washington, residing at Spokane
My commission expires 10-27-01



STATE OF WASHINGTON)
County of Spokane) ss
I certify that I know or that I have satisfactory evidence that *Constance M. Bischoff* 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 the Vice President of WASHINGTON TRUST BANK, a Washington corporation, to be the free and voluntary act of such corporation, for the uses and purposes stated in the instrument.
DATED this 21st day of December 1999

Debra L. Pehan
NOTARY PUBLIC in and for the State of Washington, residing at Spokane
My commission expires 4-29-2001



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