

#3413

#4314874 BK25 pg13

AUDITOR'S CERTIFICATE
Filed for record this 7 day of Jan 1999 at 2:28 PM in
Book 25 of Plats at page 73-74 at the request of Canterbury Terrace LLC
Auditor: [Signature]
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

SPOKANE COUNTY DIVISION OF UTILITIES
Examined and approved this 16th day of December, 1998.
[Signature]
Spokane County Utilities

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS
Examined and approved this 6th day of December, 1998.
[Signature]
Spokane County Engineer

SPOKANE COUNTY DIVISION OF BUILDING AND PLANNING
Examined and approved this 17th day of December, 1998.
[Signature]
Spokane County Director of Building and Planning

SPOKANE REGIONAL HEALTH DISTRICT
Examined and approved this 17th day of December, 1998.
[Signature]
for Spokane Regional Health Officer

SPOKANE COUNTY ASSESSOR
Examined and approved this 7th day of January, 1999.
[Signature]
Spokane County Assessor by Deputy

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 and described in the dedication of this date, have been fully paid, satisfied, and discharged. Dated this 1st day of January, 1999.
[Signature]
Spokane County Treasurer by Deputy

SPOKANE COUNTY COMMISSIONERS
This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 5th day of January, 1999.
[Signature]
Chairman, Spokane County Commissioners

Side yard and rear yard setbacks shall be determined at the time building permits are requested unless these setbacks are specifically drafted on this final plat. The setbacks indicated on this plat 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, County Department of Building and Planning, and water purveyor, shall be installed within this subdivision, and the applicant shall 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.

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.

Slope Easements are hereby granted to Spokane County for the construction or reconstruction of Hatch Road, Ballard Road and Edgcrest Road upon the lots adjacent to said public roads as needed for the reasonable grading thereof.

The owners of all lots within this subdivision shall be members of the CANTERBURY TERRACE HOMEOWNERS ASSOCIATION a homeowners association created by document recorded July 14, 1998 by the Secretary of State of the State of Washington under U.B.I. Number 601-888-751 and subject to the Articles of Incorporation and Bylaws thereof.

Tracts "A", and "B", ("Common Areas"), as platted and shown hereon are hereby dedicated to the CANTERBURY TERRACE HOMEOWNERS ASSOCIATION; no structures including fences shall be constructed thereon without the expressed written approval by Spokane County. The CANTERBURY TERRACE HOMEOWNERS ASSOCIATION shall be responsible for payment of claims and other liabilities which may become due for said tracts. Tracts "A", and "B", ("Common Areas") may not be sold or transferred, and shall be considered subservient estates to all lots within this plat for the purpose of real estate taxes. Should the CANTERBURY TERRACE HOMEOWNERS ASSOCIATION be terminated for any reason, the successors in interest for Tracts "A", and "B", ("Common Areas") shall be the individual lot owners of lots within this plat or their successors in interest, who are members of the CANTERBURY TERRACE HOMEOWNERS ASSOCIATION at the time of said termination. The status of the areas designated as subservient estates for tax purposes cannot be changed without filing a replat.

The County of Spokane is hereby granted the right of ingress and egress to all common areas and/or drainage easements. The 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, the public, and CANTERBURY TERRACE HOMEOWNERS ASSOCIATION. The drainage easements, lots and tracts are subject to the Severalty Declaration of Covenant at the time of said termination, recorded October 13, 1998 under Auditor's Document No. 42797-4 which by reference is made a part hereof.

The owners or successor's in interest agree to authorize the County to place their names on a petition for the formation of ULID by petition method pursuant to RCW 36.94, which petition includes the owners property; and further not to object by the signing of a protest petition against the formation of a ULID by resolution method pursuant to RCW Chapter 36.94 which includes the owners property. PROVIDED, this condition shall not prohibit the owners or successors from objecting to the formation of a ULID by either petition or resolution under RCW Chapter 36.94.

Utility and Sidewalk easements are hereby granted to the serving utility companies and the public over a ten foot (10') wide strip and twenty one foot (21') wide strip adjoining all road rights of way, as shown hereon, 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. Lot owners will be responsible for the maintenance of sidewalks within the easements or adjoining their property.

Sight distance easements in Tract "A" and Lots xx, Block xx, as platted and shown hereon, are hereby granted to Spokane County and its authorized agents for the sole purpose of allowing a clear view sight distance triangle over and across the easements. The owners of said lots agree not to obstruct or in any manner allow any obstacle to block this clear view triangle between a height of three (3) feet and a height of seven (7) feet above the road pavement elevation adjacent to said lots. Spokane County and its authorized agents are hereby granted the right of ingress and egress to, over and from said easements for the purpose of inspection and emergency maintenance of the sight distance area. If the property owner fails to maintain the sight distance area in reasonable conformance with the approved plans on file in the office of the Spokane County Engineer, a notice of such failure may be given to the property owner. If not corrected after ten (10) days, Spokane County has the right to correct the maintenance failure or have it corrected at the sole expense of the property owner.

IN WITNESS WHEREOF, the aforesaid owners have caused their corporate names to be hereunto subscribed and affixed their corporate seals (if any) this 6th day of October, 1998.

CANTERBURY TERRACE, L.L.C.
A Washington Limited Liability Company
[Signature]
Stanley Ronald Carter, President

UNITED SECURITY BANK
BY: [Signature]
IT'S: Vice President

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF Spokane)
I certify that I know or that I have satisfactory evidence that Stanley Ronald Carter, is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of CANTERBURY TERRACE, L.L.C., a Washington Limited Liability Company to be the free and voluntary act of such corporation, for the uses and purposes stated in the instrument.

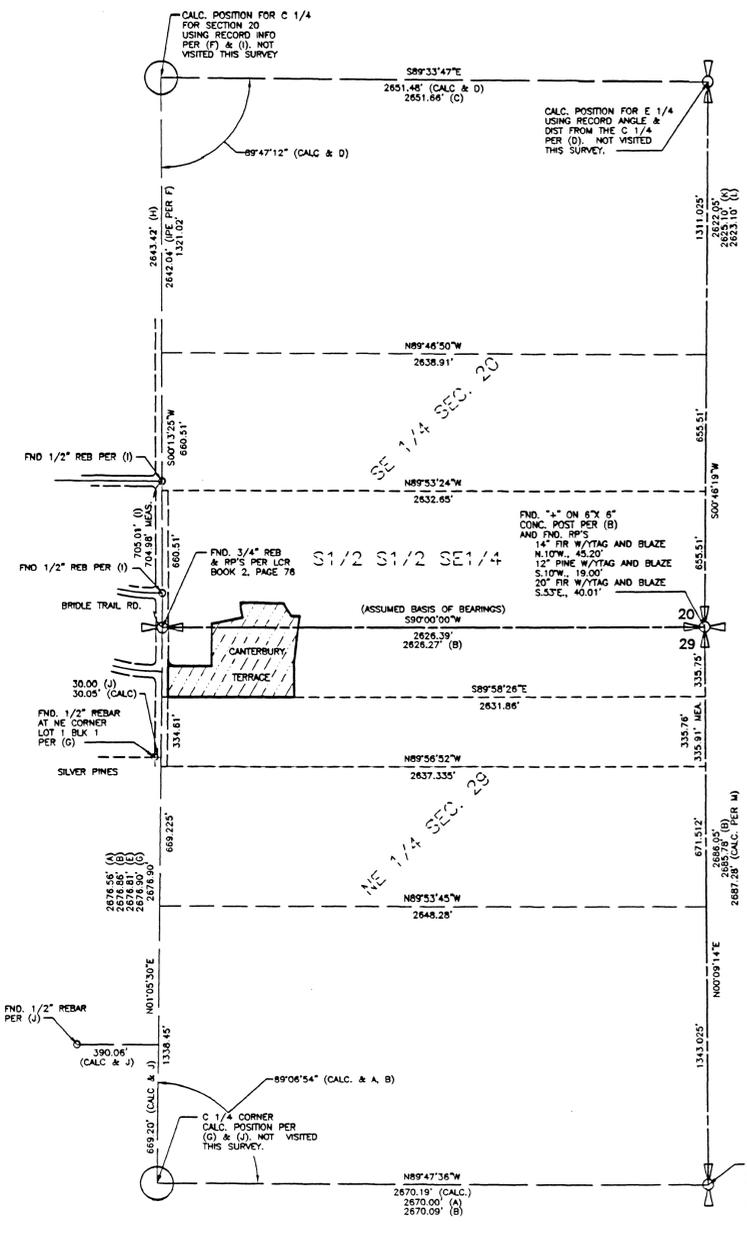
DATED this 6th day of October, 1998.
[Signature]
NOTARY PUBLIC, in and for the State of Washington residing at Spokane, WA.
My Commission expires 12-11-2001

STATE OF WASHINGTON)
COUNTY OF Spokane)
I certify that I know or that I have satisfactory evidence that Bob Jaraman is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Vice President of UNITED SECURITY BANK, to be the free and voluntary act of such corporation, for the uses and purposes stated in the instrument.

DATED this 2nd day of October, 1999.
[Signature]
NOTARY PUBLIC, in and for the State of Washington residing at Spokane, WA.
My Commission expires 12-11-2001

FINAL PLAT
OF
CANTERBURY TERRACE, PHASE I

LOCATED IN THE SE 1/4 OF SECTION 20
AND THE NE 1/4 OF SECTION 29
ALL IN T.27 N., R.43 E., W.M.
SPOKANE COUNTY, WASHINGTON



SURVEY NOTES

- (A) Record Information per Record of Survey recorded in Book 47 of Surveys, p. 51
- (B) Record Information per Record of Survey recorded in Book 17 of Surveys, p. 36
- (C) Record Information per Record of Survey recorded in Book 43 of Surveys, p. 33
- (D) Record Information per Record of Survey recorded in Book 18 of Surveys, p. 76
- (E) Record Information per Record of Survey recorded in Book 14 of Surveys, p. 62
- (F) Record Information per Final Plat of Westwood Estates, recorded in Book 17 of Plats, p. 87
- (G) Record Information per Final Plat of Silver Pines Estates, recorded in Book 15 of Plats, p. 17
- (H) Record Information per Record of Survey recorded in Book 56 of Surveys, p. 86
- (I) Record Information per Final Plat of Westwood Estates No. 2, Phase I, recorded in Book 20 of Plats, p. 46
- (J) Record Information per Final Plat of Taylor Pines Estates, recorded in Book 24 of Plats, p. 31-33
- (K) Record Information per Final Plat of Riverview Farms, recorded in Book 12 of Plats, p. 100
- (L) Record Information per Record of Survey recorded in Book 28 of Surveys, p. 63
- (M) Record Information per Record of Survey recorded in Book 11 of Surveys, p. 55
- (N) Record Information per Final Plat of Cambridge Knoll, recorded in Book 23 of Plats, p. 90 & 91

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that CANTERBURY TERRACE, L.L.C., a Washington Limited Liability Company, and UNITED SECURITY BANK, have caused to be platted into Lots, Blocks and Streets the land shown hereon, to be known as CANTERBURY TERRACE, PHASE I, being a parcel of land in the Southeast 1/4 of Section 20, and the Northeast 1/4 of Section 29, T.27 N., R.43 E., W.M., in Spokane County, State of Washington, described as follows:

Beginning at the Northwest corner of the Northeast Quarter of said Section 29; thence S.01°05'30\"/>

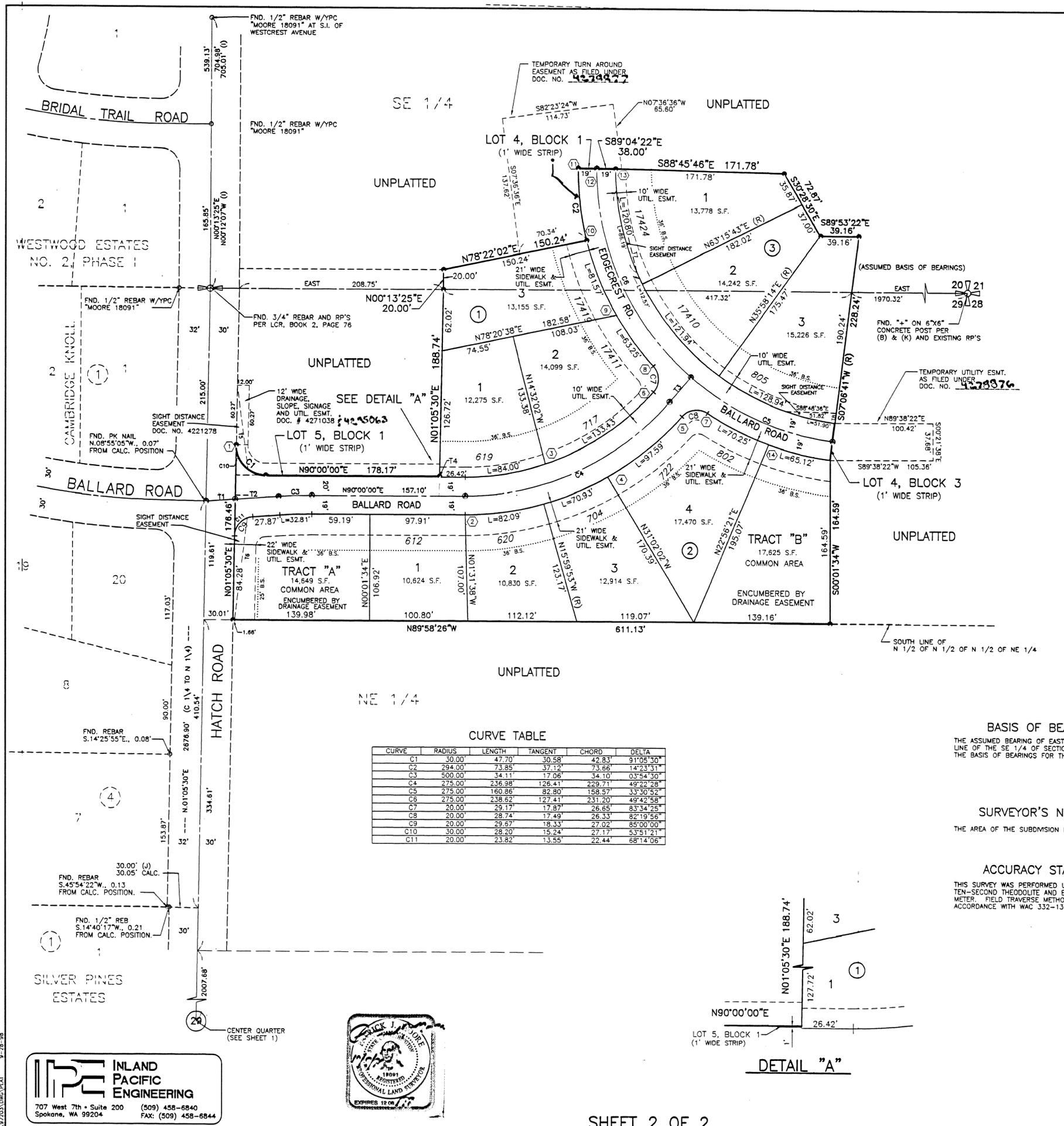
And they do hereby dedicate to public use forever the roads as shown within this plat. Lot 4, Block 1, Lot 5, Block 1 and Lot 4, Block 3, being one-foot (1') wide strips as shown hereon, are hereby dedicated to Spokane County as general county property, to be dedicated for road purposes forever, at such time as the road is continued as full width right of way, or until adjacent lands are platted. No direct access from any lots or common areas to Hatch Road shall be allowed.

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

#3413

AUDITOR'S CERTIFICATE #4314874 BK25Pg 74

Filed for record this 7 day of Jan 1999 at 2:28 PM in Book 25 of Plats at page 73-74 at the request of Canterbury Terrace
Deputy

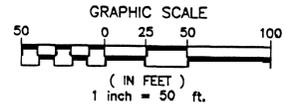


RADIAL BEARINGS

Table with 2 columns: NUMBER, DIRECTION. Lists bearings for lines 1 through 14.

TANGENT TABLE

Table with 3 columns: LINE, DIRECTION, DISTANCE. Lists distances for lines 1 through 18.



LEGEND

- Legend items: -FND. MONUMENT AS NOTED, SET 1/2" REBAR W/YPC STAMPED "MOORE 18091" (UNLESS OTHERWISE NOTED) AS: -ANGLE POINT IN BOUNDARY, -LOT CORNER, -CENTERLINE MONUMENT, -BUILDING SETBACK. Reference list (A) through (N) to other survey records.

BASIS OF BEARINGS

THE ASSUMED BEARING OF EAST ALONG THE SOUTH LINE OF THE SE 1/4 OF SECTION 20, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

SURVEYOR'S NOTES

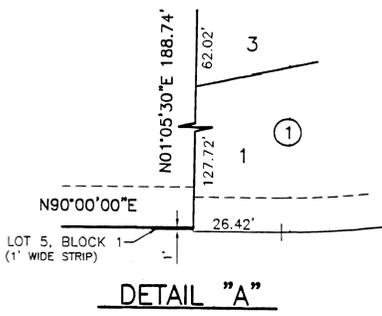
THE AREA OF THE SUBMISSION IS 4.62 ACRES.

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".

CURVE TABLE

Table with 6 columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, DELTA. Lists data for curves C1 through C11.



FINAL PLAT OF CANTERBURY TERRACE, PHASE I

LOCATED IN THE SE 1/4 OF SECTION 20 AND THE NE 1/4 OF SECTION 29 ALL IN T.27 N., R.43 E., W.M. SPOKANE COUNTY, WASHINGTON

INLAND PACIFIC ENGINEERING logo and address: 707 West 7th • Suite 200 Spokane, WA 99204



25/174