

CALCULATED POSITION FOR QUARTER CORNER PER (A). SHOWN FOR ORIENTATION ONLY, NOT VISITED THIS SURVEY.

- LEGEND**
- - FND. 1/2" REBAR W/YPC STAMPED "MOORE 18091" PER (A)
 - - 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

- REFERENCES**
- A) FINAL PLAT OF CANTERBURY TERRACE, PHASE I RECORDED IN BOOK 25 OF PLATS, PAGES 73 AND 74

BASIS OF BEARINGS

THE BEARING OF S89°58'26"E ALONG THE SOUTH LINE OF THE N 1/2 OF THE N 1/2 OF THE NE 1/4 OF SECTION 29, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

- SURVEYOR'S NOTES**
- 1.) THE AREA OF THE SUBDIVISION IS 3.83 ACRES.
 - 2.) REFER TO FINAL PLAT OF CANTERBURY TERRACE, PHASE I, RECORDED IN BOOK 25 OF PLATS, PAGES 73 AND 74 FOR ADDITIONAL SECTION SUBDIVISION INFORMATION.

ACCURACY STATEMENT

THIS SURVEY WAS PERFORMED USING A TOPCON GTS 30 TEN-SECOND THEODOLITE AND ELECTRONIC DISTANCE METER. FIELD TRAVEL METHODS USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".

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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
 PROFESSIONAL LAND SURVEYOR
 EXPIRES 12-08-00

SPOKANE COUNTY DIVISION OF UTILITIES
 Examined and approved this 1st day of November, 1999

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS
 Examined and approved this 29th day of October, 1999

SPOKANE COUNTY DIVISION OF BUILDING AND PLANNING
 Examined and approved this 5th day of November, 1999

SPOKANE REGIONAL HEALTH DISTRICT
 Examined and approved this 4th day of November, 1999

SPOKANE COUNTY ASSESSOR
 Examined and approved this 5th day of October, 1999

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 12th day of October, 1999

SPOKANE COUNTY COMMISSIONERS
 This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 9th day of November, 1999

TANGENT TABLE

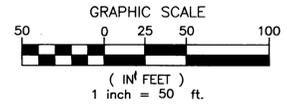
LINE	DIRECTION	DISTANCE
T1	S07°06'41"W	10.59
T2	S88°48'36"E	102.45
T3	N32°02'10"E	11.93
T4	N32°02'10"E	23.64

RADIAL BEARINGS

LINE	DIRECTION
1	S17°03'32"W
2	S13°31'32"W
3	S00°37'06"W
4	S12°15'29"E
5	S25°48'49"E
6	N09°30'57"W
7	N07°06'41"E

CURVE INFORMATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	381.00'	23.50'	11.75'	23.49'	03°32'00"
C2	275.00'	160.57'	82.64'	158.30'	33°27'14"
C3	400.00'	303.00'	159.19'	295.81'	43°24'05"
C4	381.00'	3.52'	1.76'	3.52'	00°14'44"
C5	256.00'	20.14'	10.08'	20.14'	04°30'28"
C6	294.00'	6.36'	3.18'	6.36'	01°14'25"



AUDITOR'S CERTIFICATE
 Filed for record this 10 day of NOV, 1999 at 1:32 P.M. in Book 26 of Plats at page 21 at the request of Canterbury Terrace
 # 4430269 BK 26 pg 21
 Deputy *[Signature]*

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 II, being a parcel of land in the Southeast 1/4 of Section 20 and the Northeast 1/4 of Section 29 all in T.27 N., R.43 E., W.M., in the County of Spokane, State of Washington, described as follows:

Beginning at the Southeast corner of Tract "B" as shown on the final plat of Canterbury Terrace, Phase I recorded in Book 25 of Plats, page 73 thru 74 in the Auditor's Office of said county, thence northerly along the easterly boundary of said plat the following two (2) courses: (1) N.00°01'34"E., a distance of 164.59 feet; (2) N.07°06'41"E., a distance of 228.24 feet to the northeast corner of Lot 3 block 3 of said plat; thence S.89°53'22"E., a distance of 405.83 feet; thence S.10°08'37"E., a distance of 140.50 feet; thence S.17°03'32"W., a distance of 38.00 feet to the beginning of a non-tangent to the Southwest the radius of which bears S.17°03'32"W., a distance of 381.00 feet; thence Westerly along said curve through a central angle of 03°32'00" an arc distance of 23.50 feet; thence S.00°01'34"W., a distance of 222.05 feet to the South line of the North Half of the North Half of the Northeast Quarter of said Section; thence N.89°58'26"W., along said line a distance of 425.00 feet to the point of beginning.

And they do hereby dedicate to public use forever the roads as shown within this plat. Lot 6, Block 1, being a one-foot (1') wide strip as shown hereon, is hereby dedicated to Spokane County as general county property, to be dedicated for road purposes, at such time as the road is continued as full width right of way, or until adjacent lands are platted.

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. The perpetual (exclusive) easement granted to Spokane County, its successors and assigns is for the sole purpose of constructing, installing, operating, maintaining, repairing, altering, replacing, removing, and all other uses or purposes which are or may be related to a sewer system. Spokane County, its successors and assigns at all times hereinafter, at their own cost and expense, may remove all crops, brush, grass or trees that may interfere with the constructing, installing, operating, maintaining, repairing, altering, replacing, removing and all other uses or purposes which may or may not be related to a sewer system.

Slope Easements are hereby granted to Spokane County for the construction or reconstruction of Ballard 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.

The County of Spokane is hereby granted the right of ingress and egress to all 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 lots of this subdivision are subject to the separate Drainage Declaration Covenant as recorded 02/19/1999 under Auditor's Document No. 4422905 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 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 any assessments on the property as a result of improvements called for in conjunction with 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 strips and twenty one foot (21') wide strips 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 easement Lot 1, Block 1, as platted and shown hereon, is hereby granted to Spokane County and its authorized agents for the sole purpose of allowing a clear view sight distance triangle over and across said easement. 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 lot. Spokane County and its authorized agents are hereby granted the right of ingress and egress to, over and from said easement 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 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 12th day of October, 1999

CANTERBURY TERRACE, L.L.C.
 A Washington Limited Liability Company
 UNITED SECURITY BANK
 BY: *[Signature]*
 ITS: C.L.O.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
 COUNTY OF Spokane)
 I certify that I know or that I have satisfactory evidence that Stanley Ronald Canter, 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 12th day of October, 1999

[Signature]
 NOTARY PUBLIC, in and for the State of Washington residing at Spokane, My Commission expires Dec 14, 2001

STATE OF WASHINGTON)
 COUNTY OF Spokane)
 I certify that I know or that I have satisfactory evidence that Kathi Evanesti 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 C.L.O. 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 12th day of October, 1999

[Signature]
 NOTARY PUBLIC, in and for the State of Washington residing at Spokane, My Commission expires 12-14-2001

FINAL PLAT
OF
CANTERBURY TERRACE, PHASE II
 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