

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that LANZCE G. DOUGLASS, INC., a Washington Corporation, have caused to be platted into Lots, Blocks, Streets and Tracts the land shown hereon, to be known as CANTERBURY TERRACE, PHASE III, being a parcel of land in the South Half of the South Half of the Southeast Quarter of Section 20, Township 27 North, Range 43 East, and the North Half of the North Half of the Northeast Quarter of Section 29, Township 27 North, Range 43 East, W.M., Spokane County, State of Washington more particularly described as follows:

BEGINNING at the most southeasterly corner of CANTERBURY TERRACE PHASE II, according to the plat thereof recorded in Book 26 of Plats, Page 21; thence S.89°58'26"E., a distance of 186.97 feet; thence N.10°45'35"E., a distance of 161.96 feet to a non-tangent curve concave northerly, having a radius of 294.00 feet and from which point a radial line bears N.00°03'08"E.; thence easterly along said curve through a central angle of 5°05'25", an arc distance of 26.12 feet; thence N.05°02'17"W., a distance of 38.00 feet to the beginning of a non-tangent curve concave northerly, having a radius of 256.00 feet and from which point a radial line bears N.05°02'17"W.; thence northeasterly along said curve through a central angle of 31°21'36", an arc distance of 140.12 feet to a reverse curve concave southeasterly and having a radius of 344.00 feet; thence northeasterly along said curve through a central angle of 02°43'38", an arc distance of 16.37 feet; thence N.25°55'51"E., a distance of 141.59 feet; thence N.17°25'09"E., a distance of 119.06 feet; thence N.05°36'47"W., a distance of 157.64 feet; thence N.36°58'35"W., a distance of 231.37 feet to a non-tangent curve concave northeasterly, having a radius of 226.00 feet and from which point a radial line bears N.18°31'38"E.; thence northeasterly along said curve through a central angle of 5°21'39" an arc distance of 21.14 feet to a reverse curve concave southerly and having a radius of 92.00 feet; thence westerly along said curve through a central angle of 29°06'25", an arc distance of 46.74 feet; thence N.05°13'08"W., a distance of 34.00 feet; thence N.27°51'05"W., a distance of 118.88 feet to the north line of said South Half of the South Half of the Southeast Quarter of Section 20; thence N.89°53'24"W. along said north line, a distance of 1228.99 feet to the easterly margin of Hatch Road; thence S.00°13'25"W. along said easterly margin, a distance of 640.45 feet to a point on the north line of the South 20.00 feet of said section; thence N.90°00'00"E. along said north line, a distance of 208.75 feet to the northwest corner of Lot 3, Block 1, CANTERBURY TERRACE PHASE I, according to the plat thereof recorded in Book 25 of plats, Pages 73 and 74; thence along the northerly boundary of said plat the following six (6) courses:

- 1) N.78°22'01"E. a distance of 150.24 feet to the beginning of a non-tangent curve concave easterly, having a radius of 294.00 feet and from which point a radial line bears N.75°59'15"E.;
2) Northerly along said curve through a central angle of 14°23'31", an arc distance of 73.85 feet;
3) S.89°04'22"E., a distance of 38.00 feet;
4) S.88°45'46"E., a distance of 171.78 feet;
5) S.30°28'30"E., a distance of 72.87 feet;
6) S.89°53'22"E., a distance of 39.16 feet to the most northwesterly corner of said plat of CANTERBURY TERRACE PHASE II;
thence along the northerly and easterly boundaries of said plat the following five (5) courses:
1) S.89°53'22"E., a distance of 405.84 feet;
2) S.10°08'37"E., a distance of 140.50 feet;
3) S.17°03'32"W., a distance of 38.00 feet to the beginning of a non-tangent curve concave southerly, having a radius of 381.00 feet and from which point a radial line bears S.17°03'32"W.;
4) Westerly along said curve through a central angle of 03°32'00" an arc distance of 23.50 feet;
5) S.00°13'24"W. a distance of 222.05 feet to the Point of Beginning.

Contains 22.12 acres, more or less.

And they do hereby dedicate to public use forever the roads as shown within this plat. Parcel No. 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 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.

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, the County Division of Building and Code Enforcement, and the water purveyor shall be installed within this plat, 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, Westcrest Road, Bridle Trail Road and Horseman Drive upon the lots adjacent to said public roads as needed for the reasonable grazing 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", "B" and "C", ("Common Areas"), and Tract "D" (Private Road) 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. Said Tracts "A", "B", "C" and "D" 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 said tracts 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 private road as shown hereon, is an easement which provides a means of ingress and egress for those lots within the plat having frontage thereon.

WARNING: Spokane County has no responsibility to build, improve, maintain or otherwise service the private roads contained within or provide service to the property described in this plat. By accepting this plat of subsequently by allowing a building permit to be issued on property in a private road, Spokane County assumes no obligation for said private road, and the owners hereby acknowledge that the County has no obligation of any kind or nature whatsoever to establish, examine, survey, construct, alter, repair, improve, maintain or provide drainage or snow removal on a private road. This requirement is and shall run with the land and shall be binding upon the owner(s), their heirs, successors or assigns, including the obligation to participate in the maintenance of the private road as provided herein.

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 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.

The County of Spokane is hereby granted the right of ingress and egress to all private roads, common areas and/or drainage easements. The private roads and drainage easements are subject to the separate DECLARATION OF COVENANT as recorded April 3, 2002 under Auditor's Document No. 4709863 which by reference is made a part hereof.

Utility and Sidewalk easements are hereby granted to the serving utility companies and the public over ten foot (10') wide strips and twenty one foot (21') and twenty two foot (22') 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 easements over Lot 6, Block 3 and Lot 14, Block 4, 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.

The land encompassed within the boundaries of the final plat contain geo-hazardous areas, specifically Hagen Loamy Fine Sand (HFC) and Bernhill Very Rocky Complex (BKC). These soil types are identified as having the potential for severe erosion. Those mitigating measures identified in the "Results of Geohazard Evaluation, Building Site Development, Water Erosion Hazard", authored by James A. Carley, Budinger & Associates, Inc., November 8, 2001, shall be met prior to the issuance of any building permit. Land use activity within the Geo-Hazardous areas shall be as regulated by the Spokane County Critical Areas Ordinance, as amended.

Drainage easements as platted and shown hereon, which are for the purpose of conveying and storing stormwater runoff, and for installing, operating and maintaining drainage ponds and drainage facilities which dispose of and treat stormwater runoff, are hereby granted to Spokane County and the Canterbury Terrace Homeowners' Association. Tracts A, B, and C are hereby dedicated to the Canterbury Terrace Homeowners' Association for the purpose of conveying and storing stormwater runoff, and for installing, operating and maintaining drainage ponds and drainage facilities which dispose of and treat stormwater runoff. A drainage easement is granted to Spokane County over Tracts A, B, and C for inspection and emergency maintenance of stormwater facilities.

Spokane County and its authorized agents are hereby granted the right to ingress and egress to, over and from all public drainage easements for the purposes of inspection and emergency maintenance of drainage swales, ponds, ditches, culverts and other drainage facilities, if not properly maintained by the property owner(s) or the Canterbury Terrace Homeowners' Association. Spokane County does not accept the responsibility to inspect or maintain drainage facilities located outside of public rights-of-way, except in cases where Spokane County specifically assumes that responsibility in writing. Neither does Spokane County accept any liability for any failure by the property owner(s) to properly maintain such areas.

The property owner(s) within this plat shall be held responsible for keeping open and maintaining the surface path of natural or man-made drainage flow over and across their respective properties. If the property owner(s) fail to maintain the surface path of natural or man-made drainage flow, or drainage facilities on private properties, a notice of such failure may be given to the property owner(s). If not corrected within the period indicated on said notice, Spokane County has the right to correct the maintenance failure, or have it corrected, at the expense of the property owner(s).

Spokane County does not accept the responsibility of maintaining the drainage course on private lots or floodplain areas within private lots, nor the responsibility for any damage 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.

Any building that is constructed on a lot in this plat shall be set at such an elevation so as to provide positive drainage away from any drainage entry point to the building (including but not limited to a window well, a window unprotected by a window well, or a doorway). Said positive drainage shall consist of a minimum slope of 3% away from the building for a distance of at least 10 feet from the building. The lots shall be graded so that either a) all runoff is routed away from the building, and conveyed over the lot to a natural drainage swale or approved drainage facility, or b) drainage intercepted on the lot is disposed of on the lot in an approved drainage facility. All drainage facilities for this plat, including any '208' swales, shall be constructed in accordance with the approved plans on file at the Spokane County Engineer's Office. Any proposed changes to the approved road and drainage plans must be approved by the Spokane County Engineer's Office prior to construction of said changes.

There may exist properties located uphill and adjacent to this subdivision that periodically discharge stormwater runoff onto individual lots within this plat. Stormwater runoff from nearby uphill properties should be expected, and during snow melt periods or wet seasons the lots may be subjected to higher amounts of stormwater runoff that what is normally observed or anticipated. Because stormwater runoff from adjacent properties have discharged onto this plat prior to development, stormwater runoff will likely continue to do so after development.

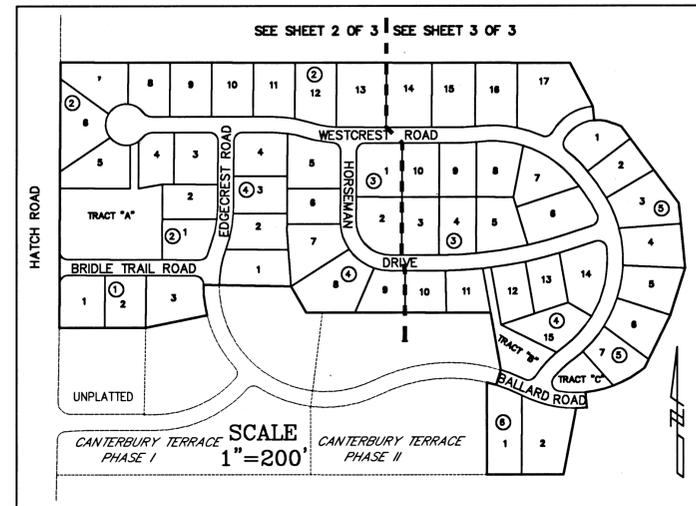
The property owner(s) within this plat shall maintain all water quality swales ('208' swales) and drainage ditches situated on their respective properties, and any portion of a '208' swale situated in a public right-of-way adjacent to their respective properties, with a permanent ground cover as specified in the currently approved and accepted plans on file at Spokane County Engineer's Office. No structures, including fences, shall be constructed directly over or within a '208' swale without the expressed written consent of the Spokane County Engineer. Spokane County does not accept the responsibility to inspect and/or maintain the drainage easements or drainage swales, nor does Spokane County accept any liability for any failure by the lot owner(s) to properly maintain such areas.

The Canterbury Terrace Homeowners' Association or its successors in interest shall maintain any drainage facilities, located in Tracts A, B, and C, in conformance with the approved plans on file at the Spokane County Engineer's Office. Maintenance of drainage facilities includes, but is not limited to, keeping open and cleaning storm pipes, ditches, drainage ponds, swales, etc., replacement of drainage facilities as needed, and maintaining live native-type dryland grasses or lawn turf in the '208' swales located in common areas or tracts, with optional shrubbery and/or trees, which do not obstruct the flow and percolation of storm drainage water in the drainage swale as indicated by the approved plans. The Canterbury Terrace Homeowners' Association shall be responsible for payment of all claims and other liabilities which may become due for said maintenance responsibilities.

If the Canterbury Terrace Homeowners' Association, or their successors in interest, fail to maintain the drainage facilities in conformance with the accepted drainage plan on file at the Spokane County Engineer's Office, a notice of such failure may be given to the Canterbury Terrace Homeowners' Association, or their successors in interest, by the County Engineer. If not corrected within the period indicated on said notice, Spokane County has the right to correct the maintenance failure, or have it corrected, at the expense of the Canterbury Terrace Homeowners' Association, or their successors in interest.

Should the Canterbury Terrace Homeowners' Association be terminated for any reason, the successors in interest shall be the individual lot owner(s), or their successors in interest, who are members of the Canterbury Terrace Homeowners' Association at the time of said termination. The successors in interest shall share equally in the responsibility and cost of maintaining said drainage facilities.

The developer, property owners, and the Canterbury Terrace Homeowners' Association waive any and all claims for damages against any governmental authority arising from the construction, ownership or maintenance of public facilities. This waiver includes claims of any nature, including but not limited to person and real property damages as well as any inverse condemnation claims.



IN WITNESS WHEREOF, the aforesaid owners have caused their names to be hereunto subscribed and affixed their corporate seals (if any) this 4th day of June, 2003.

LANZCE G. DOUGLASS, INC. A Washington Corporation

BY: [Signature]

IT'S: [Signature]

STATE OF Washington ) COUNTY OF Spokane ) ss



I certify that I know or that I have satisfactory evidence that Lanzce Douglass is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the President of LANZCE G. DOUGLASS, INC., a Washington Corporation to be the free and voluntary act of such partnership, for the uses and purposes stated in the instrument. DATED this 4th day of June, 2003.

Constans L. Fisher, Notary Public, in and for the State of WA, residing at Spokane, My Commission expires 11/24/06.

IN WITNESS WHEREOF, the aforesaid owners have caused their names to be hereunto subscribed and affixed their corporate seals (if any) this \_\_\_ day of \_\_\_, 20\_\_.

CANTERBURY TERRACE, L.L.C. A Washington Limited Liability Company

BY: [Signature]

IT'S: [Signature]

STATE OF \_\_\_ ) COUNTY OF \_\_\_ ) ss

I certify that I know or that I have satisfactory evidence that \_\_\_ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the \_\_\_ of CANTERBURY TERRACE, L.L.C., a Washington Limited Liability Company to be the free and voluntary act of such partnership, for the uses and purposes stated in the instrument. DATED this \_\_\_ day of \_\_\_, 20\_\_.

NOTARY PUBLIC, in and for the State of \_\_\_, residing at \_\_\_, My Commission expires \_\_\_.

IN WITNESS WHEREOF, the aforesaid owners have caused their names to be hereunto subscribed and affixed their corporate seals (if any) this \_\_\_ day of \_\_\_, 20\_\_.

AMERICANWEST BANK

BY: [Signature]

IT'S: [Signature]

STATE OF \_\_\_ ) COUNTY OF \_\_\_ ) ss

I certify that I know or that I have satisfactory evidence that \_\_\_ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the \_\_\_ of AMERICANWEST BANK, for the uses and purposes stated in the instrument. DATED this \_\_\_ day of \_\_\_, 20\_\_.

NOTARY PUBLIC, in and for the State of Washington, residing at \_\_\_.

3621 SPOKANE COUNTY AUDITOR'S CERTIFICATE Filed for record this 15th day of July, 2003 at 4:12 P.M., in Book 28 of Plats at Page 97 at the request of Lanzce G. Douglass, Inc. 4928729 BK 28 Pg 97 1063 J. Smith Spokane County Auditor by Deputy

SPOKANE COUNTY DIVISION OF UTILITIES Examined and approved this 17th day of July, 2003. n Bruce Rawls Spokane County Utilities

SPOKANE COUNTY ENGINEER Examined and approved this 15th day of July, 2003. Kelley Spokane County Engineer

SPOKANE COUNTY DIVISION OF PLANNING Examined and approved this 10th day of June, 2003. John Pedersen Director, Spokane County Division of Planning

SPOKANE REGIONAL HEALTH DISTRICT Examined and approved this 10th day of June, 2003. Spokane Regional Health Officer

SPOKANE COUNTY ASSESSOR Examined and approved this 10th day of June, 2003. Spokane County Assessor by Deputy

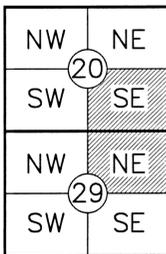
THE BOARD OF COUNTY COMMISSIONERS OF SPOKANE, WASHINGTON This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 10th day of June, 2003.

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 18th day of July, 2003.

Spokane County Treasurer 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. 6-3-03

Kerrel Bell, PLS Certificate Number 29286



FINAL PLAT OF CANTERBURY TERRACE, PHASE III LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 20 AND THE NORTHEAST ONE-QUARTER OF SECTION 29, TOWNSHIP 27 NORTH, RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON

CLC Associates, Inc. Planning - Engineering - Land Surveying Architecture - Landscape Architecture 707 West 7th, Suite 200 Spokane, WA 99204 FAX: (509) 458-6844



3621

SPOKANE COUNTY AUDITOR'S CERTIFICATE  
Filed for record this 18th day of July 2003 at 4:12 P.M., in Book 28 of Plats at the request of Lanice G Douglas Inc  
Spokane County Auditor by Deputy  
4928729  
BK 28  
Pg 99  
3 of 3

WESTCREST AVENUE

FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "MOORE 18091" AT S.I. OF WESTCREST AVENUE

NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 20

EXISTING WIRE FENCE ON PROPERTY LINE

UNPLATTED

15

WESTWOOD ESTATES NO. 2 PHASE 1 BOOK 20, PAGES 46 AND 47

2

1

TRACT "A" COMMON AREA

BRIDLE TRAIL ROAD

BRIDLE TRAIL ROAD

FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "MOORE 18091". RP'S:  
SET 1/2" REBAR WITH PINK PLASTIC CAP MARKED "CLC CONTROL" S.84E., 43.48'  
SET 1/2" REBAR WITH PINK PLASTIC CAP MARKED "CLC CONTROL" S.73W., 35.13'  
CHISELED "X" IN CURB S.40E., 37.49'  
DATE VISITED 5-7-03

SURVEYOR'S NOTES

1. THE AREA OF THE SUBDIVISION IS 22.12 ACRES.

BASIS OF BEARINGS

THE BEARING OF SOUTH 90°00'00" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 20, PER CANTERBURY TERRACE PHASE I, 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".

TANGENT INFORMATION

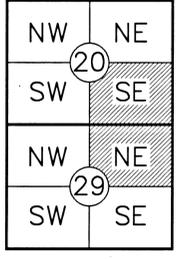
LINE	BEARING	LENGTH	YARD SETBACK LENGTHS MEASURED AT FRONT YARD SETBACK LINE ON CUL-DE-SAC
11	N30°49'22"E	2.41'	LOT 5, BLOCK 2 97.09'
12	N30°49'22"E	2.41'	LOT 6, BLOCK 2 120.55'
13	S23°01'52"E	127.36'	LOT 7, BLOCK 2 97.41'
14	N24°29'14"W	65.91'	
15	S63°45'17"E	5.59'	

LEGEND

- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "MOORE 18091" OR AS NOTED
- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP MARKED "29286" OR LEAD PLUG WITH WASHER MARKED "29286", UNLESS NOTED OTHERWISE
- \* COMMON AREA-DRAINAGE TRACT
- STREET ADDRESS
- (R) RADIAL BEARING
- SI STREET INTERSECTION

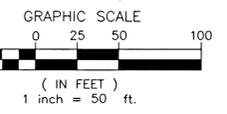
RADIAL BEARINGS

LINE	BEARING	LINE	BEARING
11	N75°59'15"E	31	S33°40'15"E
12	S89°37'14"E	32	N16°38'01"W
13	N83°23'57"W	33	S11°50'27"E
14	N36°04'00"W	34	N07°03'35"W
15	N10°50'20"E	35	S05°55'58"E
16	N51°05'20"E	36	N18°40'44"E
17	S58°47'58"E	37	S58°38'56"W
18	S04°48'42"W	38	N87°13'13"E
19	S10°24'02"W	39	S07°57'32"W
20	N02°40'27"E	40	N86°57'08"W
21	N69°48'47"W	41	N89°42'06"E
22	N05°13'18"W	42	N06°51'16"W
23	N12°40'00"W	43	S11°34'48"W
24	N72°12'02"E	44	N42°20'14"W
25	N57°39'19"W	45	N06°43'16"W
26	N20°34'38"W	46	S16°56'22"W
27	N00°03'08"E	47	S51°42'04"W
28	S26°45'49"W	48	N09°30'06"E
29	S13°31'32"W	49	S25°41'33"E
30	S40°22'16"E	50	N18°31'38"E



SHEET 2 OF 3

MATCHLINE SEE SHEET 3 OF 3



CURVE INFORMATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	294.00'	73.85'	37.12'	73.66'	142°31'
C2	381.00'	23.90'	11.75'	23.49'	332°00'
C3	294.00'	26.12'	13.07'	26.11'	52°55'
C4	256.00'	140.12'	71.86'	138.37'	31°21'36"
C5	344.00'	16.37'	8.19'	16.37'	243°38'
C6	92.00'	46.74'	23.88'	46.24'	29°06'25"
C7	275.00'	83.23'	41.94'	82.92'	17°20'29"
C8	275.00'	83.23'	41.94'	82.92'	17°20'29"
C9	100.00'	152.28'	102.20'	141.56'	92°02'42"
C10	1000.00'	318.59'	160.66'	317.25'	181°15'15"
C11	280.00'	445.12'	285.35'	399.71'	91°05'04"
C12	280.00'	104.53'	52.88'	103.93'	212°32'26"
C13	280.00'	340.59'	194.95'	319.98'	69°47'38"
C14	275.00'	125.74'	63.99'	124.65'	281°15'4"
C15	275.00'	153.79'	78.95'	151.79'	32°02'31"
C16	275.00'	26.50'	13.26'	26.49'	53°11'7"
C17	275.00'	127.29'	64.81'	126.16'	263°11'4"
C18	275.00'	95.25'	48.11'	94.77'	195°04'3"
C19	275.00'	41.35'	20.71'	41.31'	83°56'52"
C20	275.00'	53.90'	27.04'	53.82'	111°55'1"
C21	275.00'	95.82'	48.40'	95.33'	193°7'48"
C22	20.00'	31.59'	20.18'	28.41'	90°30'08"
C23	20.00'	31.42'	20.00'	28.28'	90°00'00"
C24	20.00'	31.42'	20.00'	28.28'	90°00'00"
C25	20.00'	26.21'	15.37'	24.38'	75°05'52"
C26	20.00'	31.46'	20.04'	28.31'	90°06'47"
C27	30.00'	27.35'	14.71'	26.41'	52°13'46"
C28	50.00'	14.01'	7.05'	13.96'	160°03'08"
C29	50.00'	22.02'	11.19'	21.84'	251°34'0"
C30	50.00'	54.09'	30.03'	51.49'	61°58'40"
C31	50.00'	61.14'	35.05'	57.40'	70°03'42"
C32	50.00'	55.53'	31.02'	52.72'	63°37'40"
C33	50.00'	41.44'	22.01'	40.28'	47°30'42"
C34	30.00'	27.35'	14.71'	26.41'	52°13'46"
C35	20.00'	31.38'	19.96'	28.26'	89°53'13"
C36	20.00'	33.81'	22.55'	29.93'	96°51'36"
C37	20.00'	41.86'	34.59'	34.63'	119°55'18"
C38	400.00'	69.43'	34.80'	69.34'	95°54'2"
C39	20.00'	28.42'	17.21'	26.09'	81°25'30"
C40	20.00'	35.53'	24.60'	31.04'	101°46'59"
C41	20.00'	30.14'	18.77'	27.37'	86°21'30"
C42	20.00'	31.38'	19.96'	28.26'	89°53'13"
C43	275.00'	289.13'	159.54'	275.99'	601°42'1"
C44	275.00'	184.82'	98.05'	181.36'	38°30'24"
C45	275.00'	104.31'	52.79'	103.68'	214°32'7"
C46	109.00'	102.65'	55.49'	98.90'	53°57'25"
C47	226.00'	21.14'	10.58'	21.14'	52°13'58"
C48	20.00'	29.05'	17.77'	26.57'	83°13'58"
C49	20.00'	29.05'	17.77'	26.57'	83°13'58"
C50	275.00'	37.40'	18.73'	37.37'	74°27'35"
C51	320.00'	27.34'	13.68'	27.33'	43°54'42"
C52	294.00'	1.78'	0.89'	1.78'	00°20'46"

CONTROL DIAGRAM

REFERENCES

- (A) RECORD OF SURVEY RECORDED IN BOOK 47 OF SURVEYS, PAGE 51
- (B) RECORD OF SURVEY RECORDED IN BOOK 17 OF SURVEYS, PAGE 36
- (C) RECORD OF SURVEY RECORDED IN BOOK 43 OF SURVEYS, PAGE 33
- (D) RECORD OF SURVEY RECORDED IN BOOK 18 OF SURVEYS, PAGE 76
- (E) RECORD OF SURVEY RECORDED IN BOOK 14 OF SURVEYS, PAGE 67
- (F) FINAL PLAT OF WESTWOOD ESTATES, RECORDED IN BOOK 17 OF PLATS, PAGE 87
- (G) FINAL PLAT OF SILVER PINES ESTATES, RECORDED IN BOOK 15 OF PLATS, PAGE 17
- (H) RECORD OF SURVEY RECORDED IN BOOK 56 OF SURVEYS, PAGE 86
- (I) FINAL PLAT OF WESTWOOD ESTATES NO. 2, PHASE I, RECORDED IN BOOK 20 OF PLATS, PAGE 46
- (J) FINAL PLAT OF TAYLOR PINES ESTATES, RECORDED IN BOOK 24 OF PLATS, PAGES 31-33
- (K) FINAL PLAT OF RIVERVIEW FARMS, RECORDED IN BOOK 12 OF PLATS, PAGE 100
- (L) RECORD OF SURVEY RECORDED IN BOOK 28 OF SURVEYS, PAGE 63
- (M) RECORD INFORMATION PER RECORD OF SURVEY RECORDED IN BOOK 11 OF SURVEYS, PAGE 55
- (N) RECORD INFORMATION PER FINAL PLAT OF CAMBRIDGE KNOLL, RECORDED IN BOOK 23 OF PLATS, PAGES 90 & 91
- (P) FINAL PLAT OF CANTERBURY TERRACE PHASE I, RECORDED BOOK 25 OF PLATS, PAGES 73 & 74
- (P) FINAL PLAT OF CANTERBURY TERRACE PHASE II, RECORDED BOOK 26 OF PLATS, PAGE 21



FINAL PLAT OF  
CANTERBURY TERRACE,  
PHASE III  
LOCATED IN THE SOUTHEAST ONE-QUARTER  
OF SECTION 20 AND THE  
NORTHEAST ONE-QUARTER OF SECTION 29,  
TOWNSHIP 27 NORTH, RANGE 43 EAST, W.M.,  
SPOKANE COUNTY, WASHINGTON

6-3-03

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