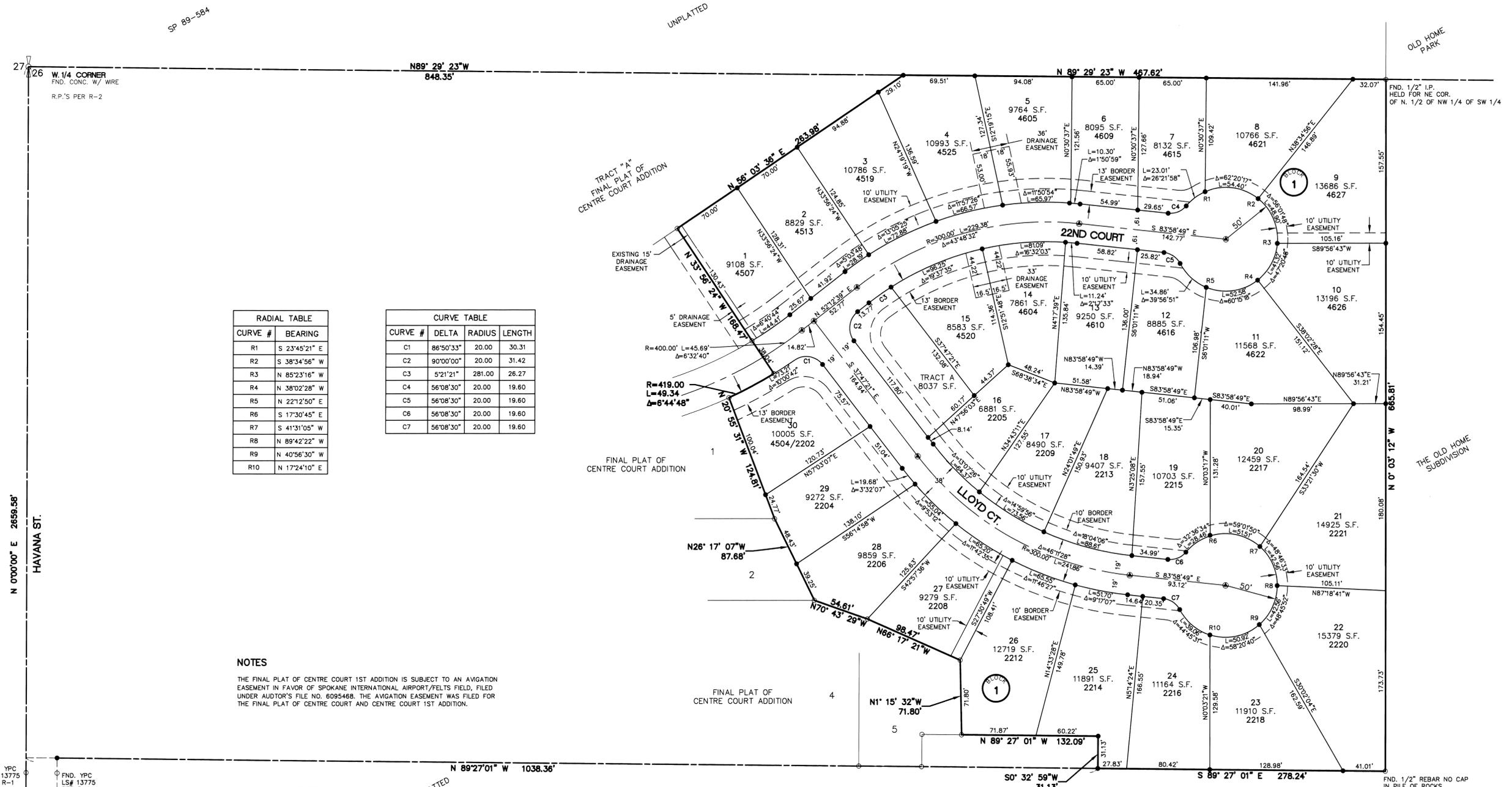
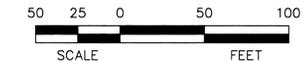
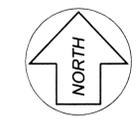


FINAL PLAT OF CENTRE COURT 1st ADDITION

Located in the Southwest 1/4 of
Section 26, T.25N., R.43E., W.M., Spokane County, Washington
December, 2012
PE-2003-07

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 7TH DAY OF FEBRUARY 2013
AT 10:36 A.M. IN BOOK 36 OF PLATS
AT PAGE 7778 AT THE REQUEST OF TRACIA REPOSE LLC
by WICKY M. DAVEN COUNTY AUDITOR
DEPUTY



RADIAL TABLE

CURVE #	BEARING
R1	S 23°45'21" E
R2	S 38°34'56" W
R3	N 85°23'16" W
R4	N 38°02'28" W
R5	N 22°12'50" E
R6	S 17°30'45" E
R7	S 41°31'05" W
R8	N 89°42'22" W
R9	N 40°56'30" E
R10	N 17°24'10" E

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH
C1	86°50'33"	20.00	30.31
C2	90°00'00"	20.00	31.42
C3	5°21'21"	281.00	26.27
C4	56°08'30"	20.00	19.60
C5	56°08'30"	20.00	19.60
C6	56°08'30"	20.00	19.60
C7	56°08'30"	20.00	19.60

NOTES
THE FINAL PLAT OF CENTRE COURT 1ST ADDITION IS SUBJECT TO AN AVIGATION EASEMENT IN FAVOR OF SPOKANE INTERNATIONAL AIRPORT/FELTS FIELD, FILED UNDER AUDITOR'S FILE NO. 6095468. THE AVIGATION EASEMENT WAS FILED FOR THE FINAL PLAT OF CENTRE COURT AND CENTRE COURT 1ST ADDITION.

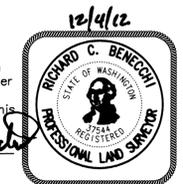
REFERENCES:
R-1. R.O.S. BK. 128, PG. 46, AFN 5567412
R-2. SP-557-88 BK. 6 OF SHORT PLATS, PG. 23
R-3. R.O.S. BK. 85, PG. 80A, AFN 4410495
R-4. R.O.S. BK. 121, PG. 73, AFN 5369277
R-5. SP-1201-99 BK. 19 OF SHORT PLATS, PG. 76

- LEGEND**
- SET 5/8" REBAR W/ YPC LS #37544 OR AS NOTED.
 - FND. 5/8" REBAR W/ YPC LS #37544 OR AS NOTED.
 - ⊙ SET 5/8" REBAR W/ YPC L.S. #37544
 - PLAT BOUNDARY LINE
 - LOT LINES
 - - - CENTERLINE

BASIS OF BEARING:
N.00°00'00"E. ON THE WEST LINE OF THE S.W. 1/4 OF SECTION 26, T.25N., R.43E., W.M., SPOKANE COUNTY, WASHINGTON

ACCURACY STATEMENT:
SURVEY PERFORMED USING A LEICA TCPR 1203 ONE SECOND ROBOTIC TOTAL STATION. FIELD TRAVERSE METHODS PER WAC 332-130-090 PART 1-C.

Surveyor's Certificate
I, Richard C. Benecchi, certify that I am a Professional Land Surveyor licensed in the State of Washington; that this plat represents a survey made by me or under my supervision; that it is a true and correct representation of the land actually surveyed; that all monuments shown hereon actually exist as shown; and that this plat conforms in all respects to the provisions of
Richard C. Benecchi
Licensed Professional Land Surveyor
Certificate No. 37544



REVISIONS	
DWN:	RCB
CK'D:	
DATE:	12/4/12
DATE:	

COFFMAN ENGINEERS
10 N. Post Street, Suite 500 | Spokane, WA 99201
ph 509.328.2994 | fax 509.328.2999
coffman.com
LASTING creativity results relationships

**FINAL PLAT OF
CENTRE COURT 1ST ADDITION**

SHEET	1
SCALE:	1"=50'
OF	2
SPOKANE COUNTY, WASHINGTON	
CADD FILE: FINAL PLAT	

FINAL PLAT OF CENTRE COURT 1st ADDITION

Located in the Southwest 1/4 of Section 26, T.25N., R.43E., W.M., Spokane County, Washington
December, 2012
PE-2003-07

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 7TH DAY OF FEBRUARY 2013
AT 10:26 A.M. IN BOOK 26 OF PLATS
AT PAGE 77-78 AT THE REQUEST OF TE AMO RAPIDO LLC
Vicky M. Dalton COUNTY AUDITOR
By [Signature] DEPUTY

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TE AMO RAPIDO, LLC, A WASHINGTON LIMITED LIABILITY COMPANY M & T BANK HAVE CAUSED TO BE PLATTED INTO LOTS, STREETS AND TRACTS THE LAND SHOWN HEREON, TO BE KNOWN AS CENTRE COURT 1ST ADDITION, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN, IN SPOKANE COUNTY WASHINGTON, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN, IN SPOKANE COUNTY WASHINGTON; THENCE N.89°29'23"W., ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 467.62 FEET TO THE POINT OF BEGINNING; THENCE S.56°03'36"W., 263.98 FEET; THENCE S.33°56'24"E., 168.47 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THE RADIUS OF WHICH BEARS N.31°22'01"W., A DISTANCE OF 419.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°44'48", AN ARC DISTANCE OF 49.34 FEET; THENCE S.20°55'31"E., 124.81 FEET; THENCE S.28°17'07"E., 87.68 FEET; THENCE S.70°43'29"E., 54.61 FEET; THENCE S.66°17'21"E., 98.47 FEET; THENCE S.01°15'32"E., 71.80 FEET; THENCE S.89°27'01"E., 132.09 FEET; THENCE S.00°32'59"W., 31.13 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26 AND THE TERMINUS OF THIS LINE.

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.
AREA=8.513 ACS.

THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION SHALL BE MEMBERS OF THE CENTRE COURT HOMEOWNERS ASSOCIATION, A HOMEOWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED MAY 22, 2012 BY THE SECRETARY OF STATE OF THE STATE OF WASHINGTON UNDER U.B.I. NUMBER 603 209 225 AND SUBJECT TO THE ARTICLES OF INCORPORATION AND BYLAWS THEREOF.

THE BORDER EASEMENT AS SHOWN HEREON ARE HEREBY GRANTED TO SPOKANE COUNTY AND ITS AUTHORIZED AGENTS, AND TO THE PUBLIC FOR ROAD PURPOSES, INCLUDING BUT NOT LIMITED TO CURBS, SIDEWALKS, DRAINAGE, SIGNAGE, AND OTHER USAGE DEEMED NECESSARY BY THE SPOKANE COUNTY ENGINEER FOR THE SAFETY AND WELFARE OF THE PUBLIC, NO FENCE OR PORTION THEREOF WILL BE CONSTRUCTED WITHIN SAID EASEMENT WITHOUT PERMISSION OF THE SPOKANE COUNTY ENGINEER, NOR WILL ANY OBJECTS BE PLACED IN SAID EASEMENT THAT WOULD OBSTRUCT THE SIGHT DISTANCE NECESSARY FOR SAFE AND EFFICIENT VEHICULAR MOVEMENT. ANY OTHER EASEMENTS GRANTED OR DEDICATED WITHIN THIS BORDER EASEMENT AREA WILL BE SUBORDINATE TO THE RIGHTS CREATED BY THIS EASEMENT AND ARE SUBJECT TO SPOKANE COUNTY ENGINEERS PERMIT PROCESS PRIOR TO USAGE.

THE COUNTY OF SPOKANE IS HEREBY GRANTED THE RIGHT TO INGRESS AND EGRESS TO ALL COMMON AREAS AND/OR DRAINAGE EASEMENTS.

SETBACKS SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT ISSUANCE.

UTILITY EASEMENTS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED FOR THE USE OF SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF THEIR RESPECTIVE FACILITIES, TOGETHER WITH THE RIGHT TO PROHIBIT CHANGES IN GRADE THAT WILL REDUCE THE EXISTING COVERAGE OVER INSTALLED UNDERGROUND FACILITIES AND THE RIGHT TO TRIM AND/OR REMOVE TREES, BUSHES, LANDSCAPING AND TO PROHIBIT STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE, AND SAFE OPERATION OF SAME.

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 DISPOSAL SYSTEM SHALL NOT BE AUTHORIZED.

THE USE OF PRIVATE WELLS AND WATER SYSTEMS ARE PROHIBITED.

THE PUBLIC WATER SYSTEM, PURSUANT TO THE WATER PLAN APPROVED BY SPOKANE COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, THE COUNTY BUILDING AND PLANNING DEPARTMENT 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.

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 CENTRE COURT HOMEOWNERS ASSOCIATION.

TRACT "A" IS HEREBY DEDICATED TO THE CENTRE COURT HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF CONVEYING AND STORING STORMWATER RUNOFF, AND FOR INSTALLING, OPERATING AND MAINTAINING DRAINAGE PONDS AND DRAINAGE FACILITIES THAT DISPOSE OF AND TREAT STORMWATER RUNOFF.

SPOKANE COUNTY AND ITS AUTHORIZED AGENTS ARE HEREBY GRANTED THE RIGHT TO INGRESS AND EGRESS TO, OVER AND FROM ALL PUBLIC AND PRIVATE DRAINAGE EASEMENTS AND TRACTS 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 OR THE CENTRE COURT HOMEOWNERS ASSOCIATION, SPOKANE COUNTY DOES NOT ACCEPT THE RESPONSIBILITY TO INSPECT OR MAINTAIN ANY DRAINAGE FACILITIES AND/OR STRUCTURES 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 OWNERS 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 OWNERS 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. 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.

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 MEET THE MINIMUM REQUIREMENTS AS SET FORTH IN THE CURRENT BUILDING CODE. 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 ACCEPTED PLANS ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE. ANY PROPOSED CHANGES TO THE ACCEPTED ROAD AND DRAINAGE PLANS MUST BE ACCEPTED BY THE SPOKANE COUNTY ENGINEER'S OFFICE PRIOR TO CONSTRUCTION OF SAID CHANGES. THERE MAY EXIST PROPERTIES LOCATED UPHILL AND ADJACENT TO THIS SUBDIVISION WHICH 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 HAS DISCHARGED ONTO THIS PLAT PRIOR TO DEVELOPMENT, STORMWATER RUNOFF WILL LIKELY CONTINUE TO DO SO AFTER DEVELOPMENT.

A GEOTECHNICAL ENGINEER SHALL MAKE RECOMMENDATIONS REGARDING THE DAMP-PROOFING OR WATER-PROOFING OF ANY PROPOSED BASEMENTS AT THE TIME OF THE RESIDENTIAL BUILDING PERMIT.

THE PROPERTY OWNERS WITHIN THIS PLAT SHALL MAINTAIN ALL NATURAL DRAINAGE CHANNELS, DRAINAGE DITCHES, AND WATER QUALITY SWALES ('208' SWALES) 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 ACCEPTED PLANS ON FILE AT SPOKANE COUNTY'S 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. PROPERTY OWNER(S) MAINTENANCE RESPONSIBILITIES SHALL INCLUDE, BUT IS NOT LIMITED TO MOWING, IRRIGATING, AND KEEPING THE AREA FREE OF DEBRIS.

THE CENTRE COURT HOMEOWNERS ASSOCIATION OR ITS SUCCESSORS IN INTEREST SHALL MAINTAIN ALL DRAINAGE FACILITIES, LOCATED IN COMMON AREAS, EASEMENTS, AND TRACTS IN CONFORMANCE WITH THE ACCEPTED PLANS AND THE OPERATIONS AND MAINTENANCE MANUAL AS PREPARED BY LANDWORKS ENGINEERING BOTH OF WHICH ARE ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE. MAINTENANCE OF DRAINAGE FACILITIES INCLUDES, BUT IS NOT LIMITED TO, KEEPING OPEN AND CLEANING STORMWATER PIPES, STRUCTURES, DITCHES, DRAINAGE PONDS, SWALES; REPLACEMENT OF DRAINAGE FACILITIES AS NEEDED; AND MAINTAINING LIVE NATIVE-TYPE DRY-LAND GRASSES OR LAWN TURF IN THE POND FACILITIES 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 ACCEPTED PLANS. THE CENTRE COURT HOMEOWNERS ASSOCIATION IS ALSO RESPONSIBLE FOR REMOVING AND DISPOSING OF THE SOILS AND GRASS SOD LOCATED IN DRAINAGE FACILITIES SITUATED WITHIN EASEMENTS ON PRIVATE LOTS AT SUCH TIME SPOKANE COUNTY DEEMS NECESSARY, AND REPLACING THE GRASS AND GRASS SOD. THE CENTRE COURT HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

IF THE CENTRE COURT HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST, FAIL TO MAINTAIN THE DRAINAGE FACILITIES IN CONFORMANCE WITH THE ACCEPTED DRAINAGE PLANS AND THE OPERATIONS AND MAINTENANCE MANUAL, ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE, A NOTICE OF SUCH FAILURE MAY BE GIVEN TO THE CENTRE COURT 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 CENTRE COURT HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST.

SHOULD THE CENTRE COURT HOMEOWNERS ASSOCIATION BE TERMINATED FOR ANY REASON, THE SUCCESSORS IN INTEREST SHALL BE THE INDIVIDUAL LOT OWNERS, OR THEIR SUCCESSORS IN INTEREST, WHO ARE MEMBERS OF THE CENTRE COURT 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 TRACTS AND COMMON AREAS CANNOT BE SOLD OR TRANSFERRED AND SHALL BE CONSIDERED SUBSERVIENT ESTATES FOR TAX PURPOSES TO THE OTHER LOTS CREATED HEREIN. THE STATUS OF THE AREAS DESIGNATED AS SUBSERVIENT ESTATES FOR TAX PURPOSES CANNOT BE CHANGED WITHOUT FILING A REPLAT.

THE DEVELOPER, PROPERTY OWNERS, AND 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.

THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND IN PERPETUITY, AND SHALL BE BINDING UPON THE OWNER, THEIR HEIRS, SUCCESSORS AND ASSIGNS, INCLUDING THE OBLIGATION TO PARTICIPATE IN THE MAINTENANCE OF THE DRAINAGE FACILITIES AS PROVIDED HEREIN.

22nd COURT AND LLOYD COURT AS SHOWN HEREON IS HEREBY DEDICATED TO SPOKANE COUNTY AS GENERAL COUNTY PROPERTY, FOR ROAD PURPOSES FOREVER.

ACKNOWLEDGMENT

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 4th DAY OF December 20 12

TE AMO RAPIDO, LLC
A WASHINGTON LIMITED LIABILITY COMPANY

BY: [Signature]
ITS: member

ACKNOWLEDGMENTS

STATE OF Oregon)
COUNTY OF Deschutes) SS

ON THIS 4th DAY OF December 20 12, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED Wanda Watson, TO ME KNOWN TO BE THE MEMBER OF TE AMO RAPIDO, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, WHICH 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 ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF SAID CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Yumbul D. Gutrie
NOTARY PUBLIC, IN AND FOR THE STATE OF OREGON, RESIDING AT Deschutes
MY COMMISSION EXPIRES 7-18-2015



ACKNOWLEDGMENT

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 6 DAY OF December 20 12

M & T BANK
BY: [Signature]
ITS: Vice President

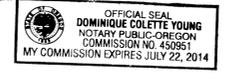
ACKNOWLEDGMENTS

STATE OF Oregon)
COUNTY OF Clatsop) SS

ON THIS 6 DAY OF December 20 12, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED Janet Gilman, TO ME KNOWN TO BE THE MEMBER OF M & T BANK, WHICH 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 ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF SAID CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Dominique Lett Young
NOTARY PUBLIC, IN AND FOR THE STATE OF OREGON, RESIDING AT Spokane
MY COMMISSION EXPIRES 7-11-2014



APPROVALS:

SPOKANE COUNTY DIVISION OF UTILITIES
EXAMINED AND APPROVED THIS 10th DAY OF January 20 13
Joani K. Reddy For Kevin R. Cooke
SPOKANE COUNTY DIVISION OF UTILITIES

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS
EXAMINED AND APPROVED THIS 29th DAY OF January 20 13
D. Phang
SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING
EXAMINED AND APPROVED THIS 4th DAY OF February 20 13
James Jones
SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING

SPOKANE REGIONAL HEALTH DISTRICT
EXAMINED AND APPROVED THIS 4th DAY OF February 20 13
Donald S. Copley
REGIONAL HEALTH OFFICER

SPOKANE COUNTY ASSESSOR
EXAMINED AND APPROVED THIS 4th DAY OF February 20 13
P. Paal
SPOKANE COUNTY ASSESSOR BY DEPUTY

SPOKANE COUNTY COMMISSIONERS
THIS FINAL PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON, ON THIS 5th DAY OF February 20 13
Sharon Ceiro
CHAIRMAN, 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 7th DAY OF February 20 13
Rob Chase by W. Lenker
SPOKANE COUNTY TREASURER BY DEPUTY

Surveyor's Certificate

I, Richard C. Benecchi, certify that I am a Professional Land Surveyor licensed in the State of Washington; that this plat represents a survey made by me or under my supervision; that it is a true and correct representation of the land actually surveyed; that all monuments shown hereon actually exist as shown; and that this plat conforms in all respects to the provisions of the
37544
Certificate No. Richard C. Benecchi
Licensed Professional Land Surveyor



REVISIONS	 10 N. Post Street, Suite 500 Spokane, WA 99201 ph 509.328.2994 fax 509.328.2999 coffman.com LASTING creativity results relationships	SHEET SCALE: 1"=50' 2 OF 2
DWN: RCB CK'D:		
DATE: 12/04/12		SPOKANE COUNTY, WASHINGTON CADD FILE: 07-002 FINAL PLAT
DATE:		