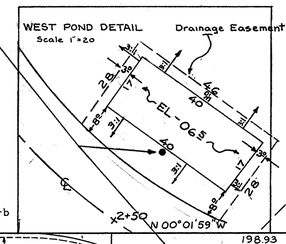
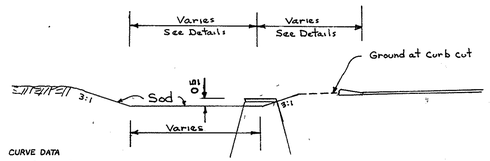
Double Barrel D.W. (Type B)
Spokane Co. Standard
Metal Frame & Grate Type 3
Sta. 2+50 23.5 Lt.
Top of grate 07.2

WEST POND DETAIL
Scale 1"=20

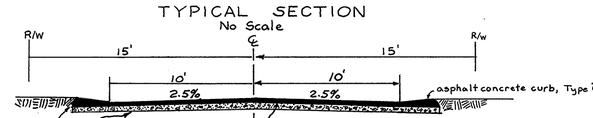




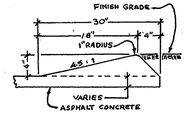
TYPICAL DRYWELL LOCATION
No Scale

CURVE DATA
Δ = 44°39'26"
R = 150.00
T = 61.61
L = 116.91

TYPICAL SECTION
No Scale

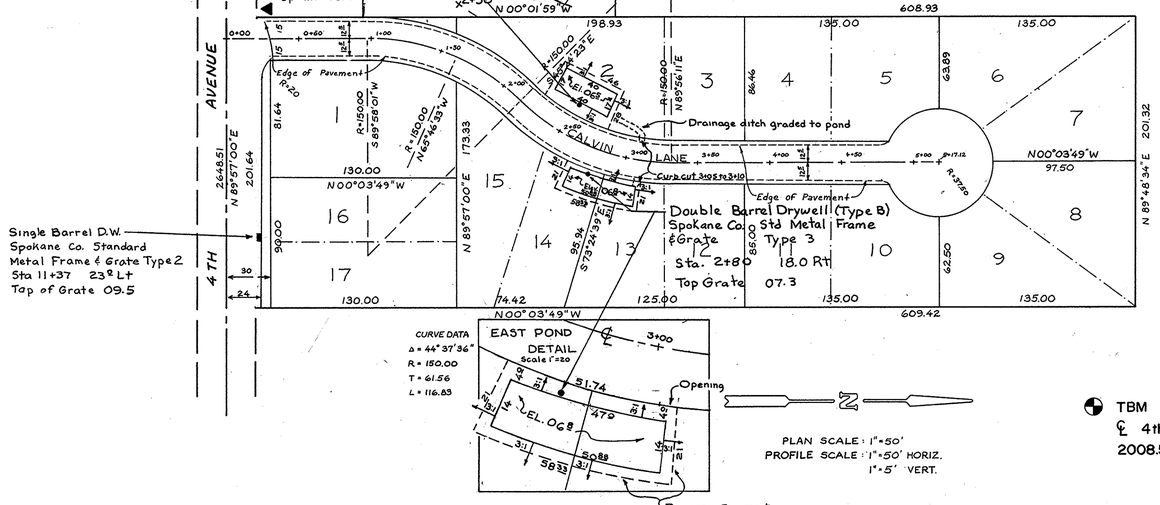


ASPHALT CONCRETE CURB



TYPE "C"
QUANTITY = 0.023123 TONS/L.F.

0+30 Begin Asphalt curb



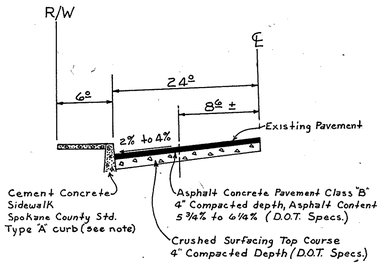
CURVE DATA
Δ = 44°37'36"
R = 150.00
T = 61.56
L = 116.83

EAST POND DETAIL
Scale 1"=20

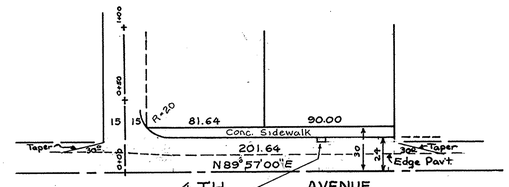
PLAN SCALE: 1"=50'
PROFILE SCALE: 1"=50' HORIZ.
1"=5' VERT.

TBM Top RR Spike
℄ 4th Ave & Rees Court
2008.53

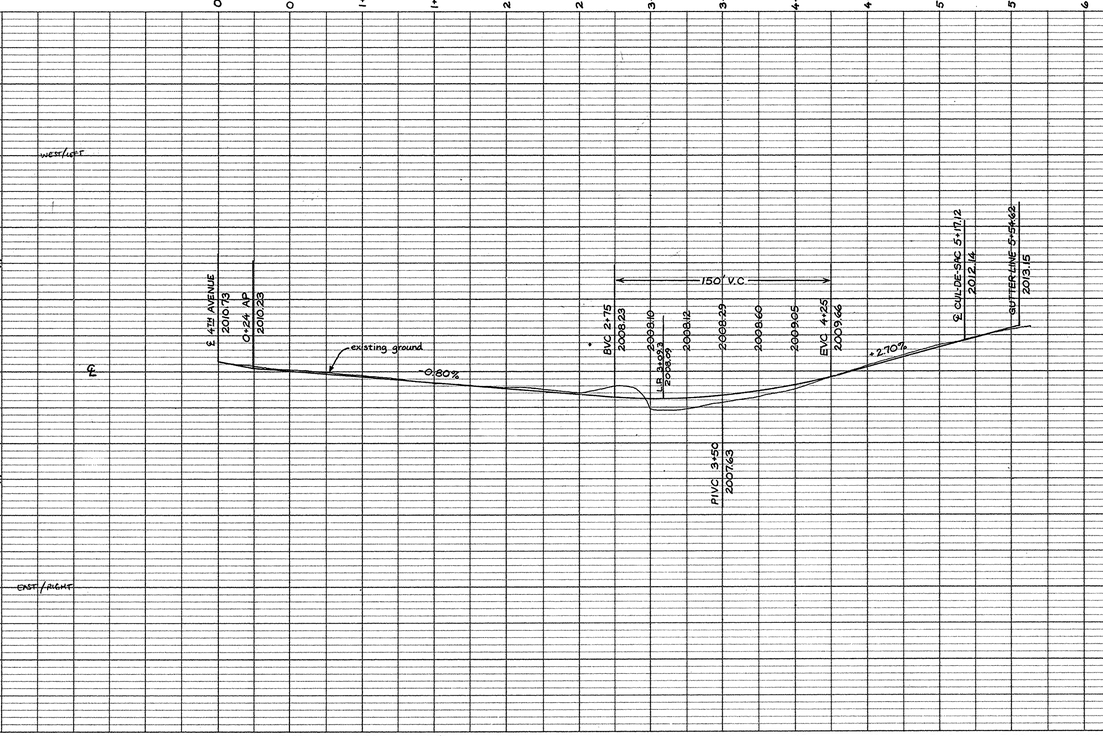
CALVIN LANE

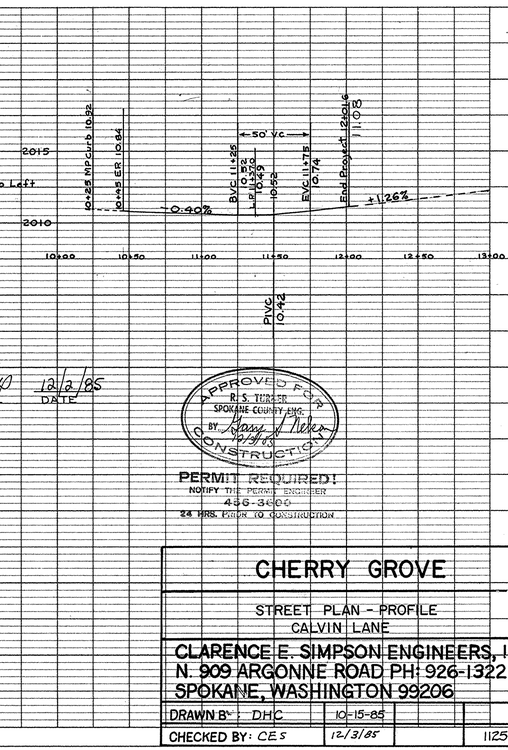


TYPICAL SECTION
4th AVENUE
NO SCALE



Single Barrel Drywell
Spokane Co. Standard
Metal Frame & Grate Type 2
Sta 11+37.0 23° Lt
Top of Grate 9.82





▲ Spokane County Standard Road Name & Stop Sign

All Signs shall be located as specified in the manual of Uniform Traffic Control Devices

Street Signs to be installed after the Laying of Surfacing for Road

Note: Curbs shall be scribed by the lave method prior to paving.

James V. Leiser 12/2/85
DEVELOPERS APPROVAL DATE

CHARLES E. SIMPSON
STATE OF WASHINGTON
12/3/85
9957
REGISTERED PROFESSIONAL ENGINEER

APPROVED FOR CONSTRUCTION
R. S. TURNER
SPOKANE COUNTY ENG.
BY Stacy J. Neher
12/3/85

PERMIT REQUIRED!
NOTIFY THE PERMIT ENGINEER
456-3600
24 HRS. PRIOR TO CONSTRUCTION

CHERRY GROVE

STREET PLAN - PROFILE
CALVIN LANE

CLARENCE E. SIMPSON ENGINEERS, INC.
N. 909 ARGONNE ROAD PH: 926-1322
SPOKANE, WASHINGTON 99206

DRAWN BY: DHC	10-15-85		
CHECKED BY: CES	12/3/85		11251

PLAN
SURVEYED
PLOTTED
NOTE BOOK ALIGNMENT CHECKED
No. RT. OF WAY CHECKED
BY DATE

PROFILE
SURVEYED 1-16-85 (mm-dd-yy)
PLOTTED 1-16-86
NOTE BOOK GRADES CHECKED
B. M.'s NOTED
No. STRUCTURE STATIONS CHECKED
BY DATE

HIGHWAY FEDERAL AID SHEET
PLATE 1-SINGLE PLAN AND PROFILE-FULL LINE
3M TELEDYNE
PRINTED IN U.S.A.

11251 CHERRY GROVE ADDITION SHEET 1 OF 2

9108120242
Co Planning

Plat # 3037
Bk 20
Pg. 5

Freese 53.00

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Northwood Properties Incorporated have caused to be platted into lots, Blocks and Common Area the land shown hereon; to be known as CHERRY GROVE a Planned Unit Developement; described as follows:

All that portion of the Northeast Quarter of the Northwest Quarter of Section 23, Township 25 North, Range 44 E.W.M., lying South of the Chicago, Milwaukee and Puget Sound Railroad;

EXCEPT the East 762.6 feet of said portion;
ALSO EXCEPT the South 20 feet thereof;
ALSO EXCEPT that portion lying West of the East line of Silvey 1st Addition, recorded in Volume 14 of Plats, page 59;

Situate in the County of Spokane, State of Washington.

No more than one dwelling structure shall be placed on any lot, nor shall any lot be further subdivided for the purpose of creating additional, ownerships or building sites without first filing and receiving approval of a replat.
The public water system, pursuant the WATER PLAN approved by County and State Health authorities, the local fire district, County Building and Safety Department, and water purveyor, will be installed within this 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.
The streets as shown hereon are hereby dedicated to Spokane County forever for road purposes.
WARNING: Spokane County has no responsibility to build, improve, maintain, or otherwise service the private roads contained within or providing service to the property described in this plat. By accepting this plat or subsequently by allowing a building permit to be issued on property on 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, 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, their heirs, successors or assigns including the obligation to participate in the maintenance of the private road as provided herein.
The private road as shown hereon is an easement which provides a means of ingress and egress for those lots within the subdivision having frontage thereon.
The Owner(s) or Successor(s) in interest agree to authorize the County to place their name(s) on a petition for the formation of a ULID by petition method pursuant to RCW 36.94 which includes the Owner(s) property. Provided, this condition shall not prohibit the Owner(s) or Successor(s) from objection to any assessment(s) on the property as a result of improvements called for in conjunction with the formation of a ULID by either petition or resolution method under RCW Chapter 36.94.
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. Use of private wells and water systems is prohibited.
Easements are hereby provided as shown hereon.
The private roads and common areas shown on this plat are hereby dedicated to the CHERRY GROVE P.U.D. Home Owners Association created by document recorded 8/5/91 under Auditor's document number 9108050195.
The private roads and common areas cannot be sold or transferred, regardless of any provisions in the covenants to the contrary, and shall be considered subservient estates for tax purposes to the other lots created herein.
The private roads, as shown hereon, are easements which provide a means of ingress and egress for those lots within the plat having frontage thereon.
Drainage easements, as platted and shown hereon, which are for the purpose of installing, operating, and maintaining drainage swales and drainage facilities to dispose of runoff, are hereby granted to the CHERRY GROVE P.U.D. Homeowners Association or successors in interest.
The County of Spokane is hereby granted the right of ingress and egress to all private roads, common areas an drainage easements.
The private roads and drainage easements are subject to the separate Declaration of Covenant as recorded 7/15/91 Under Auditor's Document No. 9107150283 which by reference is made a part hereof.
Direct access to the Milwaukee Railroad right of way is prohibited.

Side yard setbacks shall be 8 feet between building units.

The property owner or his representative shall inform each succeeding purchaser of all drainage easements on the property and his responsibility for maintaining drainage facilities within said easements.

Building and other setbacks required by the Spokane County Zoning Code shall be measured from the future acquisition area reserved for right of way and utilities.
The future acquisition area, until acquired by Spokane County, shall be private property and may be used as allowed in the zone except any improvements (such as landscaping, parking, surface drainage, drainfields, signs, or others) shall be considered "interim" uses.
The property owner shall be responsible for relocating such "interim" improvements at the time Spokane County makes roadway improvements after acquiring said future acquisition area.
Required landscaping shall be placed as far away from future right of way improvements as possible such that they may remain after roadway improvements are made.

IN WITNESS WHEREOF, We have hereunto set our hand and affixed our seal this 24th day of May, 1991.

Theodore G. Gunning
Northwood Properties, Incorporated

BASIS OF BEARING

The bearing of N 89°57'00"E along the centerline of 4th Avenue as per Silvey Subdivision was used as the basis of bearing for this plat.

SURVEYORS 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.

Charles E. Simpson
Charles E. Simpson P.E. & L.S. #9967
Professional Engineer and Land Surveyor

ACKNOWLEDGEMENT

STATE OF WASHINGTON)SS
COUNTY OF SPOKANE)

On this 24th day of May, 1991 before me personally appeared Theodore G. Gunning known to be President of Northwood Properties Inc.; as the individual who executed the within and foregoing instrument and acknowledged the same to be his free and voluntary act and deed for the uses and purposes herein mentioned.
The officer of the above corporation on oath stated that he is authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

My commission expires 8/1/93

Charles E. Simpson
Notary Public in and for the State of Washington
Residing at Spokane, Washington

COUNTY OFFICIALS

I hereby certify that the required taxes on the herein platted land have been paid this 2nd day of Aug., 1991
Spokane County Treasurer by Deputy

Examined and approved this 6th day of August, 1991
Spokane County Assessor by Deputy

Examined and approved this 5th day of August, 1991
Spokane County Engineer

Examined and approved this 6TH day of AUGUST, 1991
Spokane County Utilities Director

Examined and approved this 6th day of AUGUST, 1991
Spokane County Planning Department Director

Examined and approved this 6th day of August, 1991
Spokane County Health District Officer

Examined and approved this 12th day of August, 1991
Spokane County Commissioners Chairman

lot areas

LOT	AREA
1	4,203 SQ. FT.
2	4,203 SQ. FT.
3	4,203 SQ. FT.
4	4,203 SQ. FT.
5	4,203 SQ. FT.
6	4,203 SQ. FT.
7	4,203 SQ. FT.
8	4,203 SQ. FT.
9	4,203 SQ. FT.
10	4,203 SQ. FT.
11	4,203 SQ. FT.
12	4,203 SQ. FT.
13	4,203 SQ. FT.
14	4,203 SQ. FT.
15	4,203 SQ. FT.
16	4,203 SQ. FT.
17	4,203 SQ. FT.
18	4,203 SQ. FT.
19	45,067 SQ. FT.

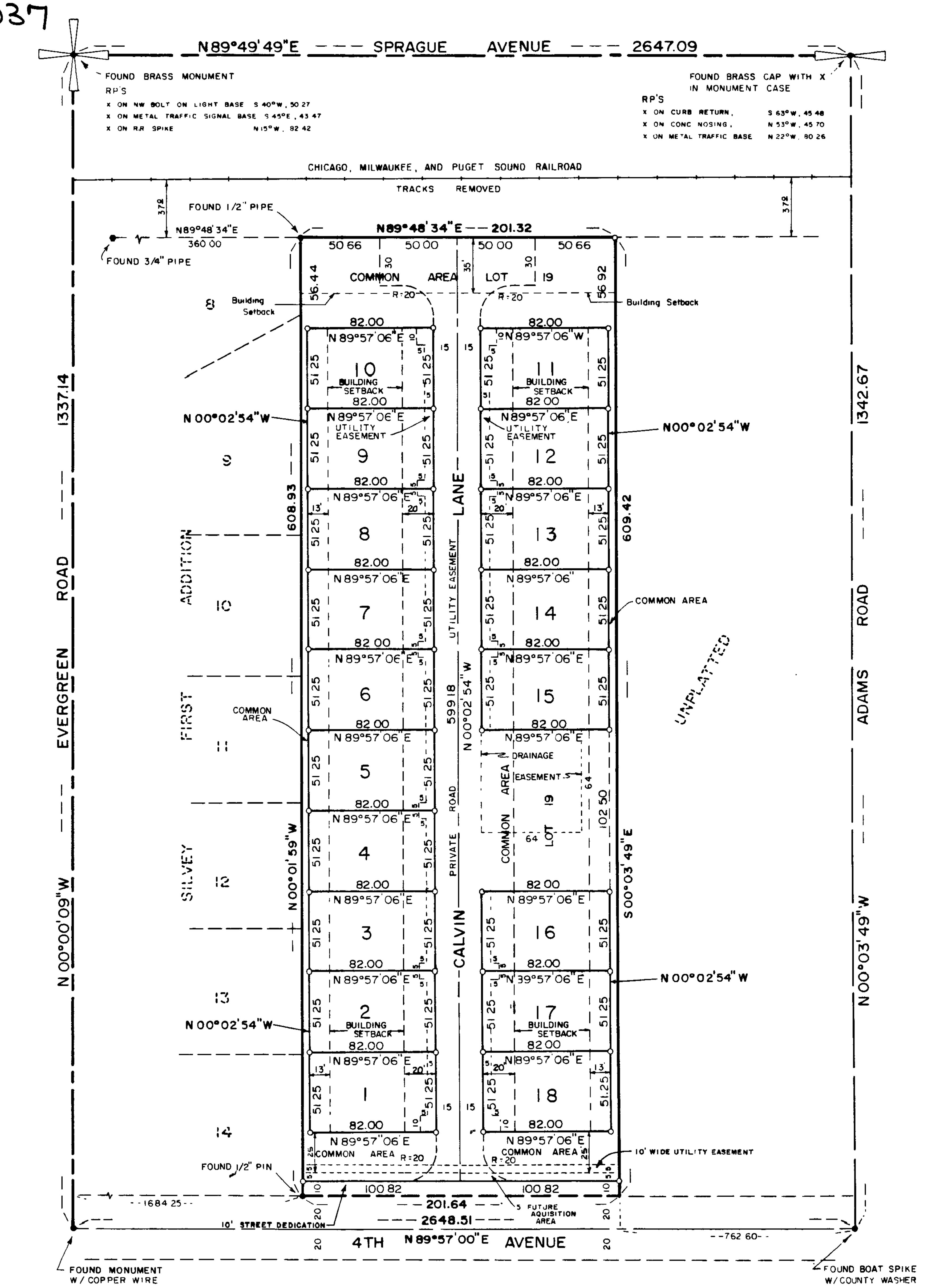
SCALE IN FEET
50 0 50 100

LEGEND

o = Set 1/2" rebar, cap # 8642/9967 or as noted.
• = Point found, as noted.
━ = Subdivision boundary

A one second theodolite and an EDM were used for this survey

A field traverse was used for this survey



FINAL PLAT #1599

CHERRY GROVE

A PLANNED UNIT DEVELOPMENT
LOCATED IN THE NW 1/4 OF SECTION 23, T.25N., R.44 E.W.M.
SPOKANE COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE

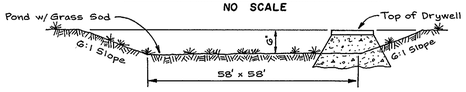
FILED FOR RECORD THIS 12th DAY OF August, 1991 AT 3:35 P.M. IN BOOK 20 OF SURVEYS ON PAGE 5 AT THE REQUEST OF Co. Planning

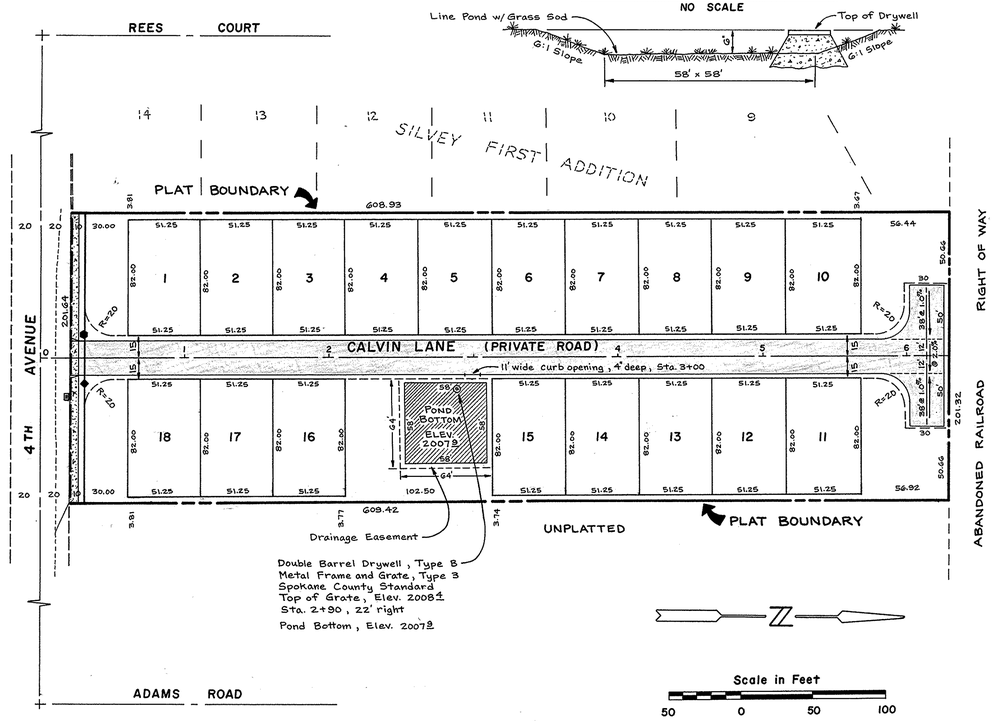
CLARENCE E. SIMPSON ENGINEERS, INC.
SPOKANE, WASHINGTON

20/5

TYPICAL SECTION : DRAINAGE POND

NO SCALE



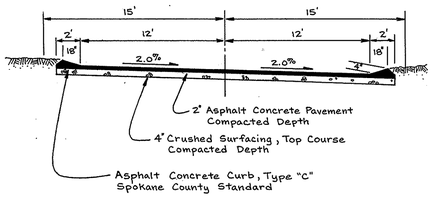


Scale in Feet

50 0 50 100

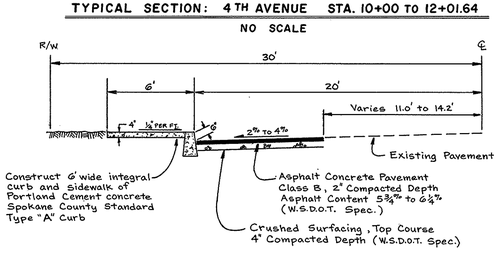
TYPICAL SECTION : CALVIN LANE

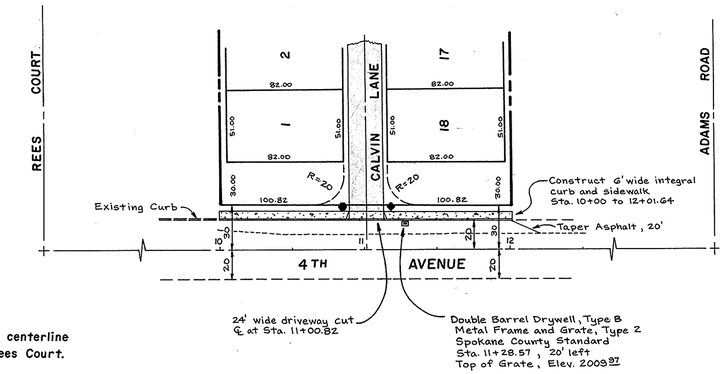
NO SCALE



TYPICAL SECTION : 4TH AVENUE STA. 10+00 TO 12+01.64

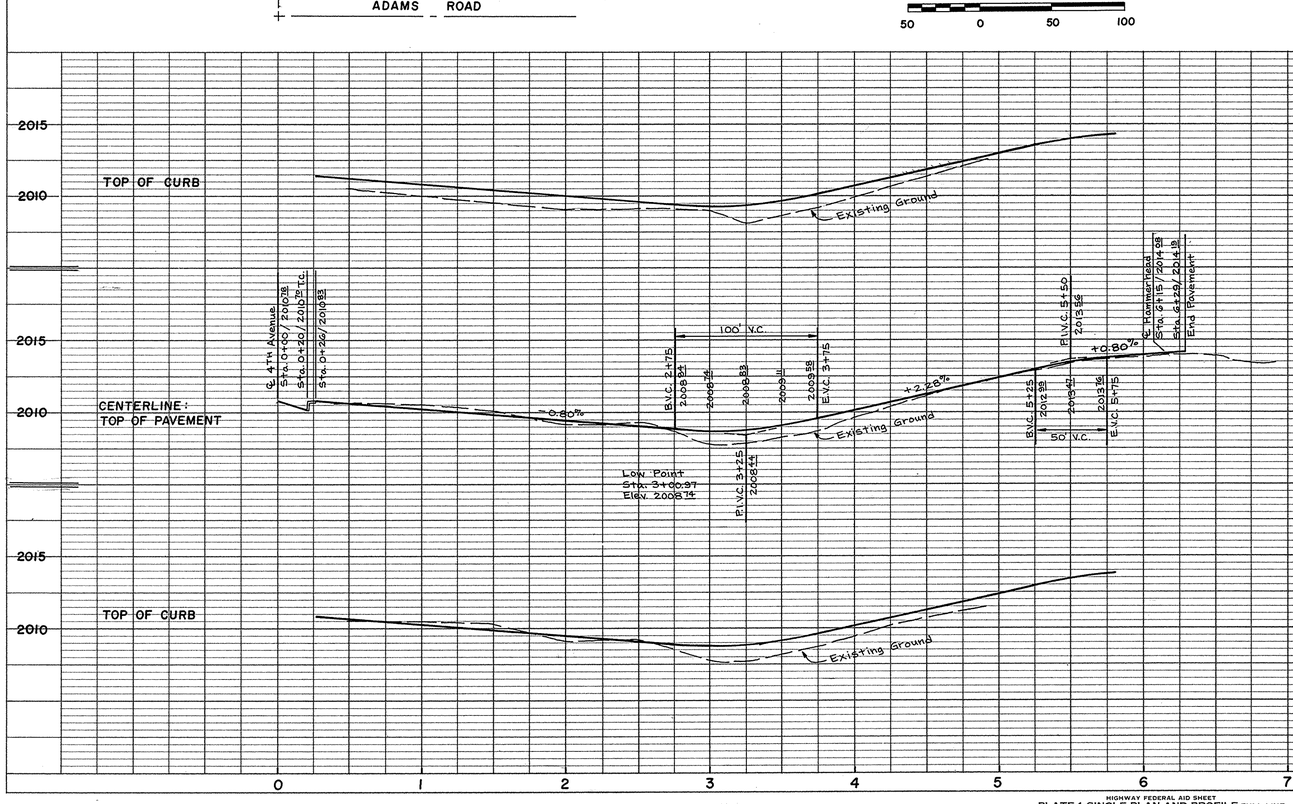
NO SCALE

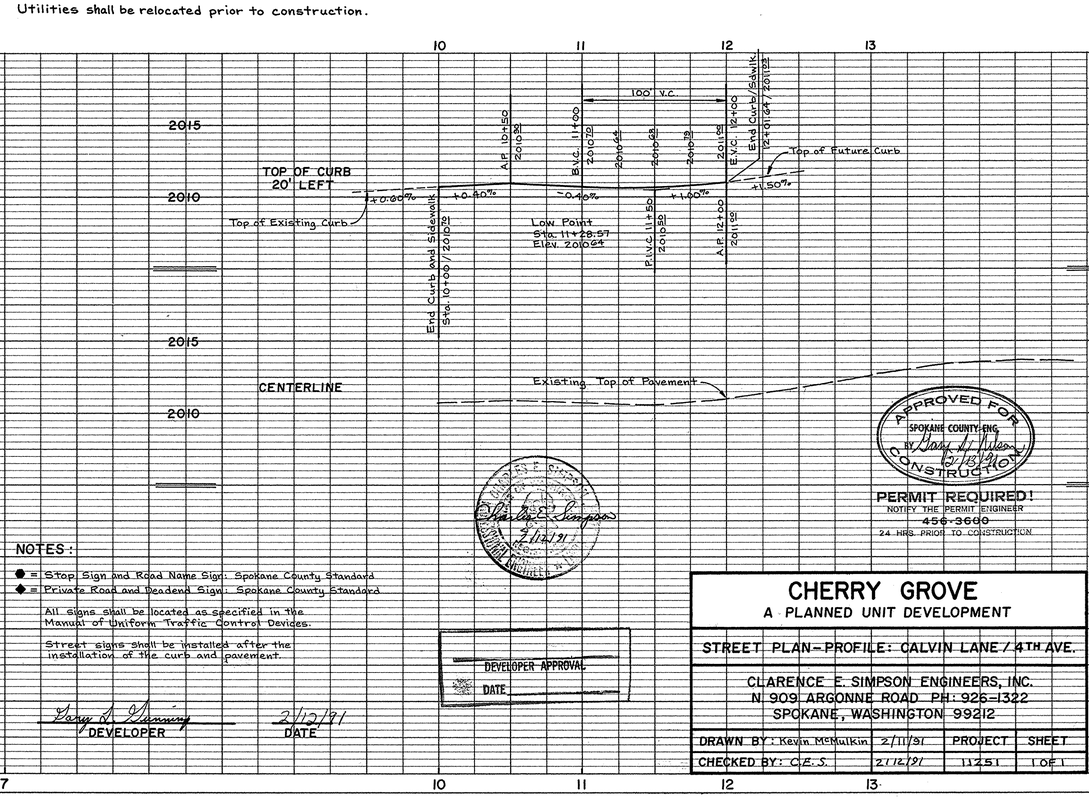




TBM Top of RR spike at centerline of 4TH Ave. and Rees Court. ELEV. 2008.53

Utilities shall be relocated prior to construction.





NOTES:

● = Stop Sign and Road Name Sign: Spokane County Standard

◆ = Private Road and Deadend Sign: Spokane County Standard

All signs shall be located as specified in the Manual of Uniform Traffic Control Devices.

Street signs shall be installed after the installation of the curb and pavement.

Gary L. Manning
DEVELOPER

2/12/91
DATE

DEVELOPER APPROVAL
DATE

Clarence E. Simpson 2/12/91

APPROVED FOR CONSTRUCTION
SPOKANE COUNTY ENG.
BY Gary L. Manning
2/13/91

PERMIT REQUIRED!
NOTIFY THE PERMIT ENGINEER
456-3600
24 HRS. PRIOR TO CONSTRUCTION

CHERRY GROVE

A PLANNED UNIT DEVELOPMENT

STREET PLAN-PROFILE: CALVIN LANE / 4TH AVE.

CLARENCE E. SIMPSON ENGINEERS, INC.
N 909 ARGONNE ROAD PH: 926-1322
SPOKANE, WASHINGTON 99212

DRAWN BY: Kevin McMullin	2/11/91	PROJECT	SHEET
CHECKED BY: C.E.S.	2/12/91	11251	1 OF 1

PLAN
SURVEYED
PLOTTED
GRADES CHECKED
NOTE BOOK
No.
ALIGNMENT CHECKED
R. OF WAY CHECKED
DATE
BY

PROFILE
SURVEYED
PLOTTED
GRADES CHECKED
NOTE BOOK
No.
R. W.'s NOTED
STRUCTURE NOTATIONS CHECKED
DATE
BY

HIGHWAY FEDERAL AID SHEET
PLATE 1-SINGLE PLAN AND PROFILE-FULL LINE
TELEDYNE
PRINTED IN U.S.A.