

FINAL SHORT PLAT OF SP-1419-06

A PORTION OF THE N.W. 1/4 OF SECTION 26, T.25N., R.43E., W.M., SPOKANE COUNTY, WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT JERALD F. CHASE, AN UNMARRIED INDIVIDUAL, EXIT CONSTRUCTION DIVISION, LLC, AND PANHANDLE STATE BANK, HAVE CAUSED TO BE SHORT PLATTED INTO LOTS THE LAND SHOWN HEREON, TO BE KNOWN AS SP-1419-06, BEING A PARCEL OF LAND IN SECTION 26, T.25 N., R.43 E., W.M., IN SPOKANE COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

TRACT "C" THAT PORTION OF LOTS 5 AND 16 IN BLOCK 7 OF OLD HOME PARK AS PER PLAT THEREOF RECORDED IN VOLUME "F" OF PLATS, PAGE 16, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT OF WAY OF GLENROSE DRIVE AND GLENROSE ROAD;

EXCEPT THE SOUTHERLY 10.00 FEET OF THE EASTERLY 189.43 FEET OF SAID TRACT C, SIDELINES BEING EXTENDED OR SHORTENED TO INTERSECT THE WESTERLY RIGHT OF WAY OF GLENROSE DRIVE, OF RECORD OF SURVEY RECORDED JULY 19, 2005 IN BOOK 117 OF SURVEYS, PAGES 33-34 UNDER RECORDING NO. 5246439; BEING A PORTION OF LOTS 5 AND 16 IN BLOCK 7 OF OLD HOME PARK AS PER PLAT THEREOF RECORDED IN VOLUME "F" OF PLATS, PAGE 16;

TOGETHER WITH A PORTION OF TRACT D OF RECORD OF SURVEY RECORDED JULY 19, 2005 IN BOOK 117 OF SURVEYS PAGES 33-34 UNDER RECORDING NO. 5246439 DESCRIBED AS FOLLOWS: THE NORTH 20 FEET OF THE WEST 105 FEET OF LOT 15, BLOCK 7, OLD HOME PARK, AS PER PLAT THEREOF RECORDED IN VOLUME "F" OF PLATS, PAGE(S) 16;

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

TRACT "D" THAT PORTION OF LOTS 6 AND 15 IN BLOCK 7 OF OLD HOME PARK, AS PER PLAT THEREOF RECORDED IN VOLUME "F" OF PLATS, PAGE 16, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT OF WAY OF GLENROSE ROAD;

TOGETHER WITH THAT PORTION OF GLENROSE DRIVE VACATED NOVEMBER 18, 1938 UNDER COUNTY ROAD PROJECT NO. 12 BY RESOLUTION NO. 94878 ADJACENT THERETO WHICH WOULD ATTACH BY OPERATION OF LAW;

EXCEPT A PORTION OF TRACT D OF RECORD OF SURVEY RECORDED JULY 19, 2005 IN BOOK 117 OF SURVEYS PAGES 33-34 UNDER RECORDING NO. 5246439 DESCRIBED AS FOLLOWS: THE NORTH 20 FEET OF THE WEST 105 FEET OF LOT 15, BLOCK 7, OLD HOME PARK, AS PER PLAT THEREOF RECORDED IN VOLUME "F" OF PLATS, PAGE(S) 16;

TOGETHER WITH THE SOUTHERLY 10.00 FEET OF THE EASTERLY 189.43 FEET OF SAID TRACT C, SIDELINES BEING EXTENDED OR SHORTENED TO INTERSECT THE WESTERLY RIGHT OF WAY OF GLENROSE DRIVE, OF RECORD OF SURVEY RECORDED JULY 19, 2005 IN BOOK 117 OF SURVEYS, PAGES 33-34 UNDER RECORDING NO. 5246439;

BEING A PORTION OF LOTS 5 AND 16 IN BLOCK 7 OF OLD HOME PARK AS PER PLAT THEREOF RECORDED IN VOLUME "F" OF PLATS, PAGE 16;

SITUATION IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON

BUILDING SETBACKS SHALL BE DETERMINED AT THE TIME BUILDING PERMITS ARE REQUESTED.

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 SYSTEMS SHALL NOT BE AUTHORIZED.

THE USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED.

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

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 THE DRAINAGE SWALE, 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 FLOOD PLAIN 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 5% 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 ON THE LOT IN AN APPROVED DRAINAGE FACILITY. ALL DRAINAGE FACILITIES FOR THIS PLAT, INCLUDING ANY "208" SWALES, SHALL BE CONSTRUCTED IN ACCORDANCE WITH ANY APPLICABLE APPROVED PLANS ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE. ANY REVISIONS TO THE ACCEPTED DRAINAGE PLANS MUST BE ACCEPTED BY THE SPOKANE COUNTY ENGINEER'S OFFICE PRIOR TO CONSTRUCTION OF SAID REVISIONS.

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 THAN 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. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS TO MAINTAIN EXISTING SURFACE PATHS FOR RUNOFF THROUGH THEIR RESPECTIVE LOTS AND TO GRADE THE LOTS IN ACCORDANCE WITH APPLICABLE RULES AND REGULATIONS, SO AS TO PREVENT PROPERTY DAMAGE.

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.

THE ACCESS/UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED FOR UTILITY PURPOSES IN ADDITION TO INGRESS AND EGRESS AS STATED.

THE 20 FOOT ACCESS/UTILITY EASEMENT, AS SHOWN HEREON, IS A DRIVEWAY TO PROVIDE ACCESS TO LOTS 5-7, BLOCK 1. SAID EASEMENT SHALL BE GRANTED TO THE OWNERS OF SAID LOTS 5-7, BLOCK 1, AND SHALL BE RESPONSIBLE FOR ALL MAINTENANCE THEREOF.

THE BORDER EASEMENT AS SHOWN HEREON IS 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.

NO ADDITIONAL ACCESS SHALL BE ALLOWED FROM LOTS TO GLENROSE DRIVE, EXCEPT THE EXISTING ACCESS FOR LOT 1 OF THIS SHORT PLAT. LOT 4 SHALL NOT BE ALLOWED TO USE THE PRIVATE ACCESS EASEMENT FOR LOTS 5, 6, AND 7, UNLESS AUTHORIZED BY THE COUNTY ENGINEER.

THAT, IN CONSIDERATION OF MUTUAL BENEFITS NOW OR TO BE HEREAFTER DERIVED FOR THEMSELVES, THEIR HEIRS, GRANTEEES, ASSIGNS AND SUCCESSOR(S) IN INTEREST, DO HEREBY REQUEST AND AUTHORIZE SPOKANE COUNTY TO INCLUDE THE ABOVE DESCRIBED PROPERTY IN A ROAD IMPROVEMENT DISTRICT (RID) AND TO SUPPORT THE FORMATION OF A ROAD IMPROVEMENT DISTRICT FOR IMPROVEMENT OF THE ROAD(S) DESCRIBED BELOW BY REQUESTING AND AUTHORIZING SPOKANE COUNTY TO PLACE THEIR NAME(S) ON A PETITION FOR THE FORMATION OF A ROAD IMPROVEMENT DISTRICT PURSUANT TO RCW 36.88.050, OR BY REQUESTING AND AUTHORIZING SPOKANE COUNTY TO CAST THEIR BALLOT IN FAVOR OF A RID BEING FORMED UNDER THE RESOLUTION METHOD PURSUANT TO RCW 36.88.030, AND/OR BY NOT FILING A PROTEST AGAINST THE FORMATION OF A RID BEING FORMED UNDER THE ALTERNATIVE RESOLUTION METHOD PROVIDED FOR IN RCW 36.88.065 AND CHAPTER 35.43 RCW.

IF A RID IS PROPOSED FOR IMPROVEMENT OF THE ROAD(S) DESCRIBED BELOW, SAID OWNER(S) AND SUCCESSOR(S) FURTHER AGREE: (1) THAT THE IMPROVEMENTS OR CONSTRUCTION CONTEMPLATED WITHIN THE PROPOSED RID ARE FEASIBLE, AND (2) THAT THE BENEFITS TO BE DERIVED FROM THE FORMATION OF THE RID BY THE PROPERTY INCLUDED THEREIN, TOGETHER WITH THE AMOUNT OF ANY COUNTY PARTICIPATION, EXCEEDS THE COST AND EXPENSE OF FORMATION OF THE RID, AND (3) THAT THE PROPERTY WITHIN THE PROPOSED RID IS SUFFICIENTLY DEVELOPED; PROVIDED THEMSELVES, THEIR HEIRS, GRANTEEES, ASSIGNS AND SUCCESSOR(S) SHALL RETAIN THE RIGHT, AS AUTHORIZED UNDER RCW 36.88.090, TO OBJECT TO ANY ASSESSMENT(S) ON THE PROPERTY AS A RESULT OF THE IMPROVEMENTS CALLED FOR IN CONJUNCTION WITH THE FORMATION OF A RID BY EITHER THE PETITION OR RESOLUTION METHOD UNDER CHAPTER 36.88 RCW AND TO APPEAL TO THE SUPERIOR COURT THE DECISION OF THE BOARD OF COUNTY COMMISSIONERS CONFIRMING THE FINAL ASSESSMENT ROLL; PROVIDED FURTHER, IT IS RECOGNIZED THAT ACTUAL ASSESSMENTS MAY VARY FROM ASSESSMENT ESTIMATES AS LONG AS THEY DO NOT EXCEED A FIGURE EQUAL TO THE INCREASED TRUE AND FAIR VALUE IMPROVEMENT(S) ADD(S) TO THE PROPERTY.

IT IS FURTHER ACKNOWLEDGED AND AGREED THAT AT SUCH TIME AS A RID IS CREATED OR ANY COUNTY ROAD IMPROVEMENT PROJECT IS AUTHORIZED BY SPOKANE COUNTY, THE IMPROVEMENTS REQUIRED SHALL BE AT THE SOLE EXPENSE OF THE OWNER(S) OF THE PROPERTY WITHIN THE RID OR SERVED BY THE IMPROVEMENTS WITHOUT ANY MONETARY PARTICIPATION BY SPOKANE COUNTY.

THE RID WAIVER CONTAINED IN THIS AGREEMENT SHALL EXPIRE AFTER TEN (10) YEARS FROM THE DATE OF EXECUTION BELOW. THIS PROVISION IS APPLICABLE TO CHERRY LANE AND GLENROSE ROAD.

THIS PLAT IS SUBJECT TO THE CHERRY POINT HOMEOWNERS ASSOCIATION, AS RECORDED WITH THE SPOKANE COUNTY AUDITORS OFFICE UNDER A.F. #5858786.

NO FENCES OR OTHER OBJECTS THAT WOULD RESTRICT ACCESS TO SEWER MANHOLES SHALL BE PERMITTED WITHIN THE 20' UTILITY/SEWER EASEMENT, AS SHOWN HEREON.

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR COMPANY NAMES TO BE HEREUNTO SUBSCRIBED AND AFFIXED THEIR COMPANY SEALS (IF ANY) THIS 2 DAY OF December 2009.
BY: JERALD F. CHASE

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR COMPANY NAMES TO BE HEREUNTO SUBSCRIBED AND AFFIXED THEIR COMPANY SEALS (IF ANY) THIS DAY OF 2009.
BY: Exit Construction Division, LLC

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR COMPANY NAMES TO BE HEREUNTO SUBSCRIBED AND AFFIXED THEIR COMPANY SEALS (IF ANY) THIS DAY OF December 2009.
BY: Panhandle State Bank

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 27th DAY OF January 2010 AT 3:46 P.M. IN BOOK 26 OF Short Plats AT PAGES 29-30 AT THE REQUEST OF TAYLOR ENGINEERING INC. WICKY M. DALTON COUNTY AUDITOR William J. Anderson DEPUTY

APPROVALS:

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 28th DAY OF DECEMBER 2009.
Kevin J. Laska
SPOKANE COUNTY DIVISION OF UTILITIES

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

EXAMINED AND APPROVED THIS 28 DAY OF DECEMBER 2009.
[Signature]
SPOKANE COUNTY ENGINEER

SPOKANE COUNTY BUILDING & PLANNING DEPARTMENT

EXAMINED AND APPROVED THIS 29 DAY OF December 2009.
[Signature]
SPOKANE COUNTY BUILDING & PLANNING DEPARTMENT

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 30th DAY OF December 2009
[Signature]
REGIONAL HEALTH OFFICER

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 30 DAY OF December 2009.
[Signature]
SPOKANE COUNTY ASSESSOR BY DEPUTY

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 27th DAY OF January 2009-2010.
[Signature]
SPOKANE COUNTY TREASURER BY DEPUTY



ACKNOWLEDGMENT

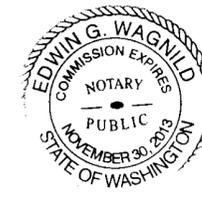
STATE OF Washington }
COUNTY OF Spokane } SS.
ON THIS 2 DAY OF December 2009, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF Washington, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED [Signature], THE Secretary OF EXIT CONSTRUCTION DIVISION, LLC, THE PERSON THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND TO OATH STATED THAT HE/SHE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF Washington,
RESIDING AT Spokane,
MY COMMISSION EXPIRES 11-30-13

ACKNOWLEDGMENT

STATE OF Washington }
COUNTY OF Spokane } SS.
ON THIS 2 DAY OF December 2009, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF Washington, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED [Signature], THE A.V.P. OF PANHANDLE STATE BANK, THE PERSON THAT EXECUTED THE 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 TO OATH STATED THAT HE/SHE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF Washington,
RESIDING AT Spokane,
MY COMMISSION EXPIRES 11-30-13



ACCURACY STATEMENT (WAC 332-130-100)

THIS SURVEY WAS PERFORMED USING A LEICA TPS 1203 TOTAL STATION, FIELD TRAVERSE METHODS USED PER WAC 332-130-090 PART C.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT REQUEST OF JERALD CHASE IN NOVEMBER, 2007.

13775
Certificate No. Lawrence L. Leinweber
Lawrence L. Leinweber
Licensed Professional Land Surveyor 10/08/09



DATE: 10-6-08
SCALE: 1"=40'
DRAWN BY: JDH,BDB
SURVEYED BY: GLG
CHECKED BY: LLL
SHEET 1 OF 2
JOB NO. 06083SP2A

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SECTION 26
T.25N., R.43E.
SPOKANE COUNTY, WASHINGTON

FINAL SHORT PLAT OF SP-1419-06
Taylor Engineering, Inc.
Civil Design and Land Planning
106 Mission Ave., Suite 206
Spokane, Washington, 99201
PHONE (509) 328-3371 FAX (509) 328-8224

FINAL SHORT PLAT OF SP-1419-06

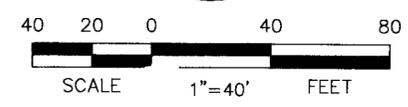
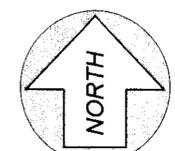
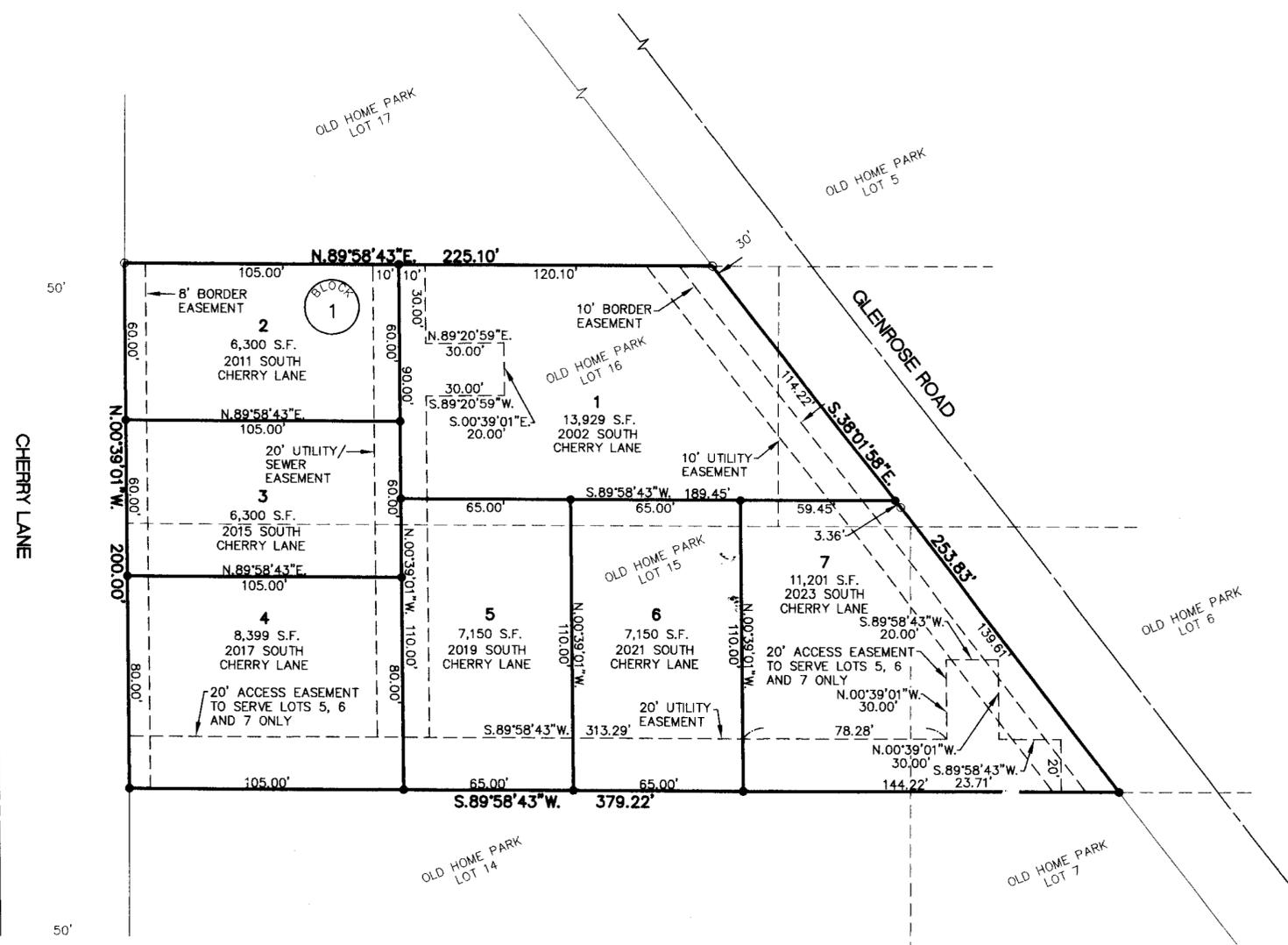
A PORTION OF THE N.W. 1/4 OF SECTION 26, T.25N., R.43E., W.M.,
SPOKANE COUNTY, WASHINGTON.

AUDITOR'S CERTIFICATE

AUDITOR'S NUMBER

FILED FOR RECORD THIS 7th DAY OF January 2010
AT 3:46 P.M. IN BOOK 26 OF Short Plats
AT PAGES 29-30 AT THE REQUEST OF
Taylor Engineering Inc
Vicky M Dalton COUNTY AUDITOR
William Anderson DEPUTY

5865696



LEGEND

- SET 1/2" REBAR W/Y.P.C. L.S. #13775
- FND. 5/8" REBAR W/YPC MARKED P.L.S. 18741.

BASIS OF BEARING:

NORTH 89-58-43 EAST BETWEEN THE FOUND MONUMENT AT THE NORTHEAST & NORTHWEST CORNERS OF THE SUBJECT PROPERTY.

REFERENCES:

RECORD OF SURVEY S. VALENTINE AUDITORS DOCUMENT NO. 5246439

ACCURACY STATEMENT (WAC 332-130-100)

THIS SURVEY WAS PERFORMED USING A LEICA TPS 1203 TOTAL STATION, FIELD TRAVERSE METHODS USED PER WAC 332-130-090 PART C.

SURVEYOR'S CERTIFICATE

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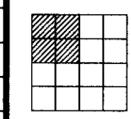
13775
Certificate No.

Lawrence L. Leinweber
Lawrence L. Leinweber
Licensed Professional Land Surveyor 10/08/09



DATE: 10-6-08
SCALE: 1"=40'
DRAWN BY: JDH ,BDB
SURVEYED BY: GLG
CHECKED BY: LLL
SHEET 2 OF 2
JOB NO. 06083SP1A

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SECTION 26
T.25N., R.43E.

SPOKANE COUNTY, WASHINGTON

FINAL SHORT PLAT OF SP-1419-06

Taylor Engineering, Inc.
Civil Design and Land Planning
W. 106 Mission Ave., Suite 206
Spokane, Washington, 99201
PHONE (509) 328-3371 FAX (509) 328-8224