

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT GUNNING BUILDERS, INC., NORTHWOOD PROPERTIES, INC., A WASHINGTON CORPORATION, THEODORE G. GUNNING AND DIANE D. GUNNING, HUSBAND AND WIFE, HAVE CAUSED TO BE PLATTED INTO TRACTS THE LAND SHOWN HEREON, TO BE KNOWN AS COLTON COURT, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 26 NORTH, RANGE 44 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON, LING SOUTHERLY OF COLUMBIA DRIVE.

IF THE COLTON COURT HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST, FAILS 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 COLTON COURT HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST, BY THE COUNTY ENGINEER.

Plot # 3751

SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 28th DAY OF July, 2005 AT 10:03 AM., IN BOOK 31 of Plats, AT PAGES 44-45 AT THE REQUEST OF GUNNING BUILDERS, INC.

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.



Michael E. Moore, Pls, Notary Public, State of Washington, Commission Expires 07-16-05.

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 18th DAY OF July, 2005. Everett C. Rupp, Spokane County Division of Utilities.

SPOKANE COUNTY ENGINEER

EXAMINED AND APPROVED THIS 15th DAY OF July, 2005. Kelley, Spokane County Engineer.

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

EXAMINED AND APPROVED THIS 28th DAY OF July, 2005. John Janssen, Director, Spokane County Department of Building and Planning.

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 27th DAY OF July, 2005. Donald L. Cophy, For Spokane Regional Health District.

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 27th DAY OF July, 2005. Ralph Baker by M. K. White, 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 26th DAY OF July, 2005. Chairmen, 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 29th DAY OF July, 2005. Linda M. Walston, Spokane County Treasurer by Deputy.



FINAL PLAT OF COLTON COURT LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 26 NORTH, RANGE 44 EAST, W.M., SPOKANE COUNTY, WASHINGTON

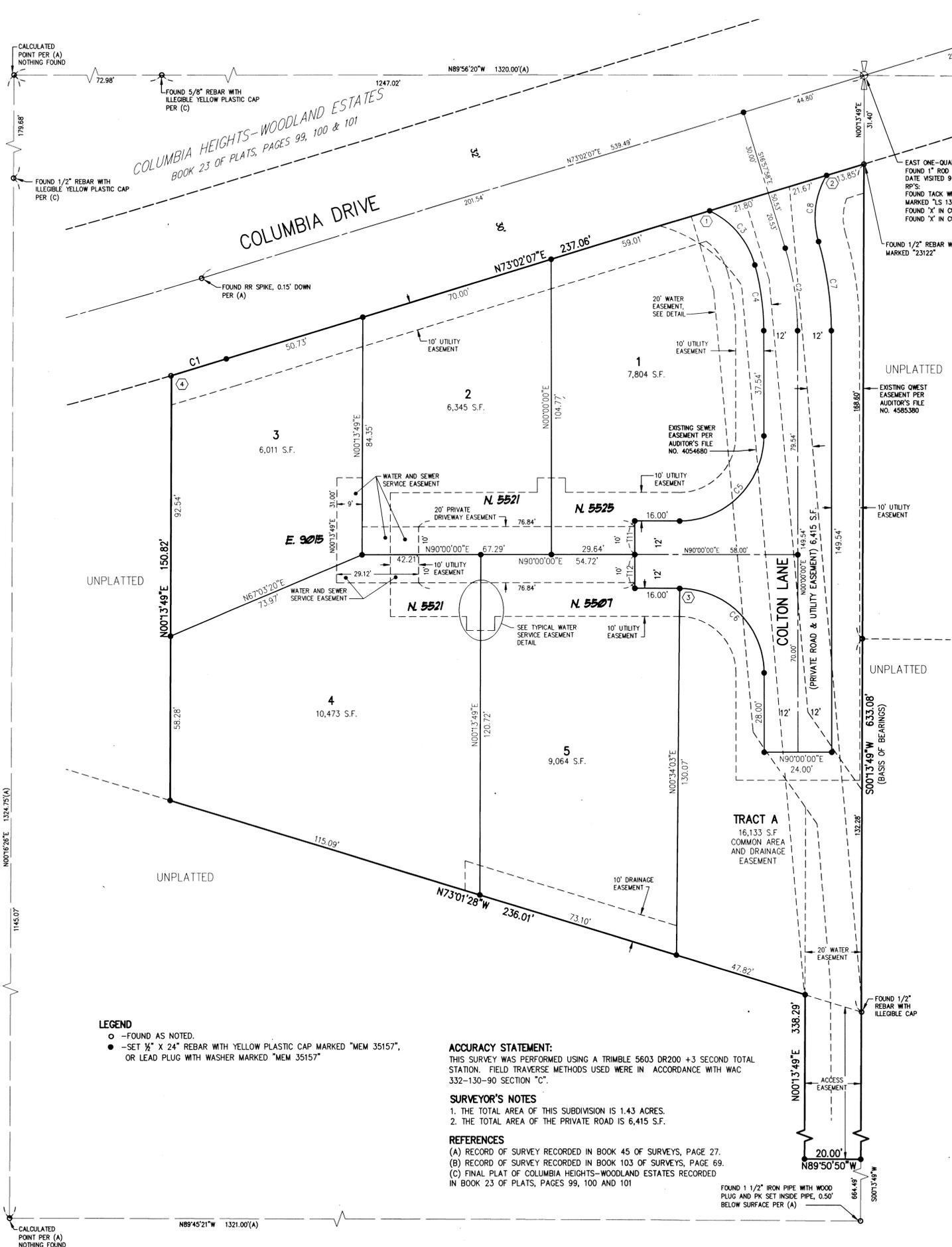
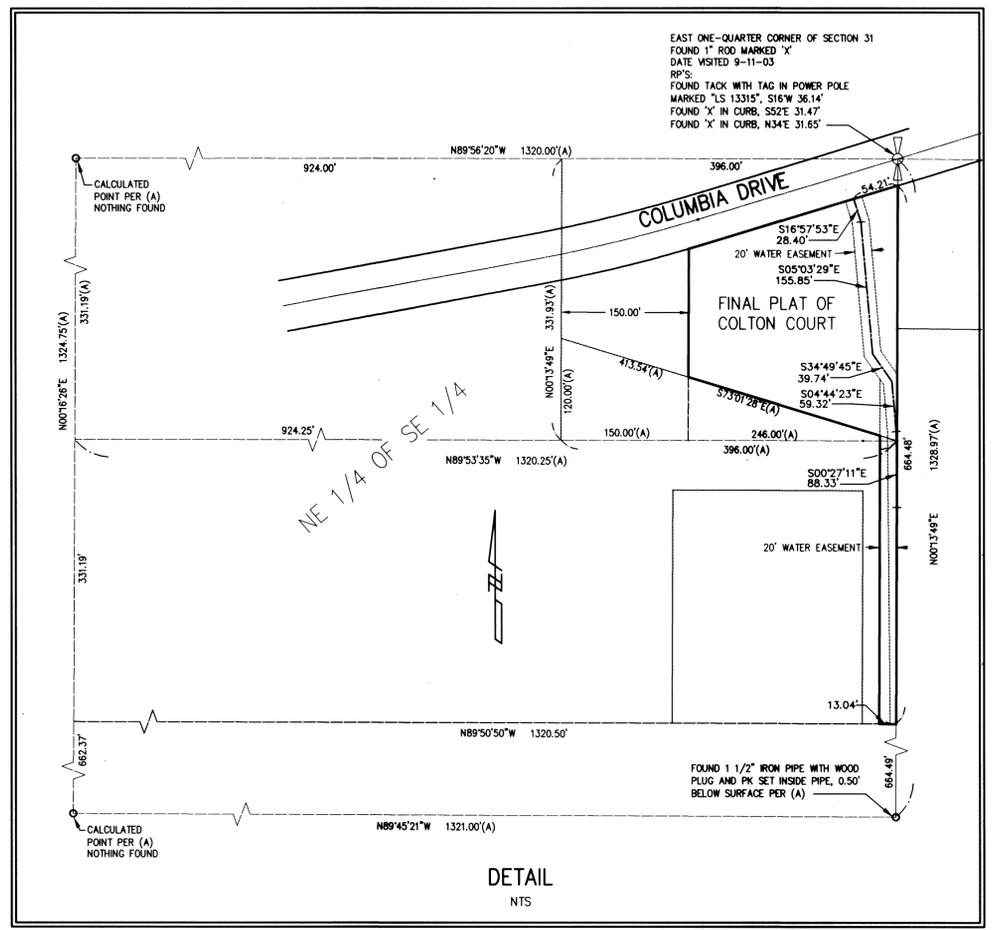
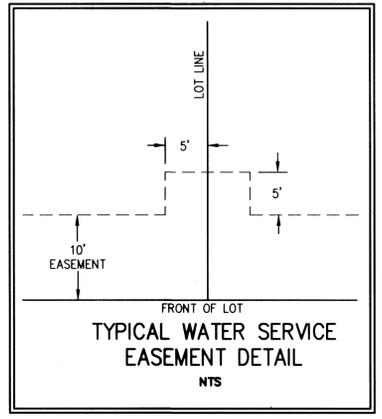
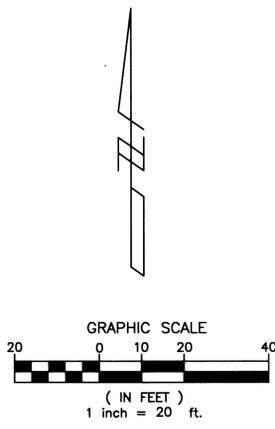
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CLE ASSOCIATES 12730 E. MIRABELL PKWY. SUITE 100 SPOKANE VALLEY WASHINGTON 99216 P 509 458 8840 F 509 458 8844 CLEASSOC.COM ARCHITECTURE ENGINEERING PLANNING LANDSCAPE ARCHITECTURE LAND SURVEYING

SPokane County Auditor's Certificate
 Filed for record this 21st day of July, 2005
 at 10:23 A.M., in Book 31 of Plats at Page 44-45
 at the request of CLC Associates, Inc
William D. Anderson
 Spokane County Auditor by Deputy

Plat #3751



LINE TABLE

LINE	LENGTH	BEARING
T11	12.00'	S00°00'00"W
T12	12.00'	S00°00'00"W

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	1779.37'	20.42'	10.21'	20.42'	0°39'27"
C2	100.00'	29.61'	14.91'	29.50'	16°57'58"
C3	30.00'	25.78'	13.75'	25.00'	49°14'18"
C4	88.00'	23.58'	11.86'	23.51'	15°21'07"
C5	30.00'	47.12'	30.00'	42.43'	90°00'00"
C6	30.00'	47.12'	30.00'	42.43'	90°00'00"
C7	112.00'	31.95'	16.08'	31.84'	16°20'40"
C8	30.00'	24.47'	12.96'	23.79'	46°43'44"

RADIAL BEARINGS

LINE	BEARING
1	N52°43'52"E
2	N52°36'56"W
3	N00°00'00"W
4	S16°18'26"E

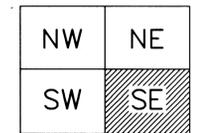
LEGEND
 ○ - FOUND AS NOTED.
 ● - SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP MARKED "MEM 35157", OR LEAD PLUG WITH WASHER MARKED "MEM 35157"

ACCURACY STATEMENT:
 THIS SURVEY WAS PERFORMED USING A TRIMBLE 5603 DR200 +3 SECOND TOTAL STATION. FIELD TRAVERSE METHODS USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".

SURVEYOR'S NOTES
 1. THE TOTAL AREA OF THIS SUBDIVISION IS 1.43 ACRES.
 2. THE TOTAL AREA OF THE PRIVATE ROAD IS 6,415 S.F.

REFERENCES
 (A) RECORD OF SURVEY RECORDED IN BOOK 45 OF SURVEYS, PAGE 27.
 (B) RECORD OF SURVEY RECORDED IN BOOK 103 OF SURVEYS, PAGE 69.
 (C) FINAL PLAT OF COLUMBIA HEIGHTS-WOODLAND ESTATES RECORDED IN BOOK 23 OF PLATS, PAGES 99, 100 AND 101

BASIS OF BEARINGS
 THE BEARING OF S00°13'49"W BETWEEN THE FOUND MONUMENTS ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 31 PER RECORD OF SURVEY RECORDED IN BOOK 45 OF SURVEYS, PAGE 27 WAS USED FOR THE BASIS OF BEARINGS FOR THIS MAP.



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 ARCHITECTURE
 ENGINEERING PLANNING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING

FINAL PLAT
 OF
COLTON COURT
 LOCATED IN THE
 SOUTHEAST ONE-QUARTER OF SECTION 31,
 TOWNSHIP 26 NORTH, RANGE 44 EAST, W.M.,
 SPOKANE COUNTY, WASHINGTON

