

SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 15TH DAY OF December 2003 AT 2:48 PM IN BOOK 29 OF PLATS AT PAGE 33 AT THE REQUEST OF Babney-ETTER LLC

COUNTY AUDITOR: J. Higdon

5012563 Bk 29 Pg 33 # 3641

ACKNOWLEDGEMENTS

STATE OF WASHINGTON) SS COUNTY OF SPOKANE) On this 20th day of August 2003 before me, the undersigned Notary Public in and for the State of Washington, personally appeared...

DATED this 20th day of August 2003

Maura L. Watson NOTARY PUBLIC, in and for the State of Washington residing at Spokane, My Commission expires 10/18/05

ACKNOWLEDGEMENTS

STATE OF WASHINGTON) SS COUNTY OF SPOKANE) On this day of 2003 before me, the undersigned Notary Public in and for the State of Washington, personally appeared...

DATED this day of 2003

NOTARY PUBLIC, in and for the State of Washington residing at Spokane, My Commission expires

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 21st day of November 2003 N Bruce Rowe Spokane County Utilities

SPOKANE COUNTY ENGINEERING

Examined and approved this 21st day of November 2003 Spokane County Engineer

SPOKANE COUNTY DIVISION OF BUILDING & PLANNING

Examined and approved this 10th day of December 2003 Director, Spokane County Division of Planning

SPOKANE COUNTY REGIONAL HEALTH DISTRICT

Examined and approved this 15th day of December 2003 For Spokane Regional Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 15 day of DECEMBER 2003 D Summers by Robert J Polman 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 2nd day of Dec. 2003

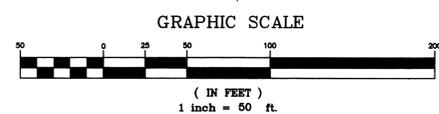
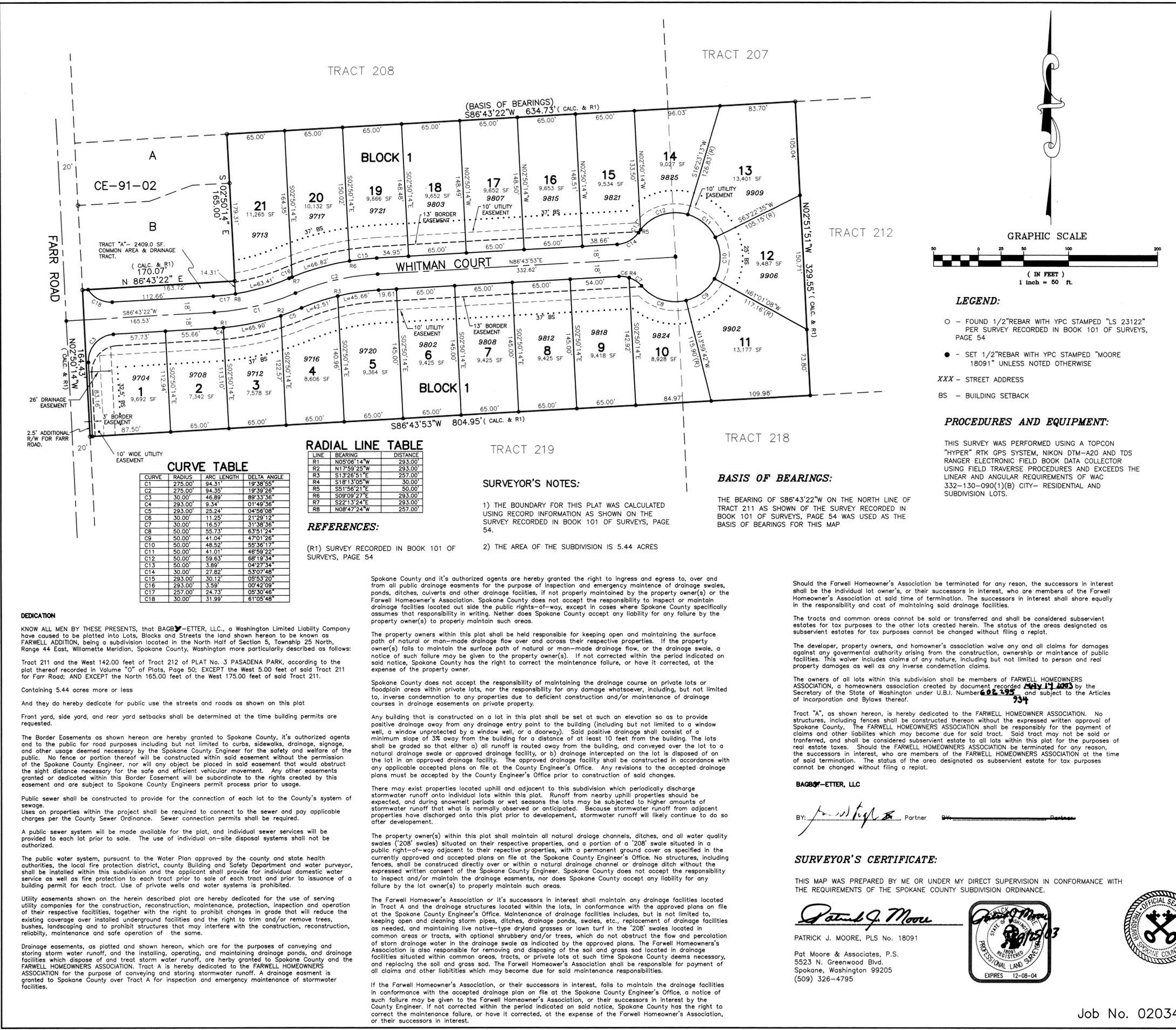
SPOKANE COUNTY TREASURER

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 the 15th day of December 2003



FINAL PLAT OF FARWELL ADDITION LOCATED IN THE N 1/2 OF SECTION 5, T.25N., R.44E., W.M. SPOKANE COUNTY, WA

Job No. 02034



- LEGEND: O - FOUND 1/2" REBAR WITH YPC STAMPED "LS 23122" PER SURVEY RECORDED IN BOOK 101 OF SURVEYS, PAGE 54. ● - SET 1/2" REBAR WITH YPC STAMPED "MOORE 18091" UNLESS NOTED OTHERWISE. XXX - STREET ADDRESS. BS - BUILDING SETBACK.

PROCEDURES AND EQUIPMENT:

THIS SURVEY WAS PERFORMED USING A TOPCON "HYPER" RTK GPS SYSTEM, NIKON DTM-A20 AND TDS RANGER ELECTRONIC FIELD BOOK DATA COLLECTOR USING FIELD TRAVERSE PROCEDURES AND EXCEEDS THE LINEAR AND ANGULAR REQUIREMENTS OF WAC 332-130-090(1)(B) CITY- RESIDENTIAL AND SUBDIVISION LOTS.

RADIAL LINE TABLE with columns for LINE, BEARING, and DISTANCE. Includes CURVE TABLE with columns for CURVE, RADIUS, ARC LENGTH, and DELTA ANGLE.

SURVEYOR'S NOTES:

- 1) THE BOUNDARY FOR THIS PLAT WAS CALCULATED USING RECORD INFORMATION AS SHOWN ON THE SURVEY RECORDED IN BOOK 101 OF SURVEYS, PAGE 54. 2) THE AREA OF THE SUBDIVISION IS 5.44 ACRES

BASIS OF BEARINGS:

THE BEARING OF S86°43'22"W ON THE NORTH LINE OF TRACT 211 AS SHOWN OF THE SURVEY RECORDED IN BOOK 101 OF SURVEYS, PAGE 54 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP

REFERENCES:

(R1) SURVEY RECORDED IN BOOK 101 OF SURVEYS, PAGE 54

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 purpose of inspection and emergency maintenance of drainage swales, ponds, ditches, culverts and other drainage facilities...

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.

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).

There may exist properties located uphill and adjacent to this subdivision which periodically discharge stormwater runoff onto individual lots within this plat. Runoff from nearby uphill properties should be expected, and during snowmelt periods or wet seasons the lots may be subjected to higher amounts of stormwater runoff than what is normally observed or anticipated.

The property owner(s) within this plat shall maintain all natural drainage channels, ditches, and all water quality swales (208' swales) situated on their respective properties, and a 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 the Spokane County Engineer's Office.

The Farwell Homeowner's Association or its successors in interest shall maintain any drainage facilities located in Tract A and the drainage structures located within the lots, in conformance with the approved plans on file at the Spokane County Engineer's Office.

If the Farwell Homeowner's 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 Farwell Homeowner's Association, or their successors in interest by the County Engineer.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that BAGBEY-ETTER, LLC, a Washington Limited Liability Company have caused to be platted into Lots, Blocks and Streets the land shown hereon to be known as FARWELL ADDITION, being a subdivision located in the North Half of Section 5, Township 25 North, Range 44 East, Willamette Meridian, Spokane County, Washington more particularly described as follows:

Tract 211 and the West 142.00 feet of Tract 212 of PLAT No. 3 PASADENA PARK, according to the plat thereof recorded in Volume "OT" of Plats, Page 50, EXCEPT the West 5.00 feet of said Tract 211 for Farr Road; AND EXCEPT the North 165.00 feet of the West 175.00 feet of said Tract 211.

Containing 5.44 acres more or less And they do hereby dedicate for public use the streets and roads as shown on this plat

Front yard, side yard, and rear yard setbacks shall be determined at the time building permits are requested.

The Border Easements as shown hereon are hereby granted to Spokane County, it's 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.

Public sewer shall be constructed to provide for the connection of each lot to the County's system of sewerage. Uses on properties within the project shall be required to connect to the sewer and pay applicable charges per the County Sewer Ordinance.

A public sewer system will be made available for the plat, and individual sewer services will be provided to each lot prior to sale. The use of individual on-site disposal systems shall not be authorized.

The public water system, pursuant to the Water Plan approved by the 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 tract prior to sale of each tract and prior to issuance of a building permit for each tract.

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 the same.

Drainage easements, as platted and shown hereon, which are for the purposes of conveying and storing storm water runoff, and the installing, operating and maintaining drainage ponds, and drainage facilities which dispose of and treat storm water runoff, are hereby granted to Spokane County and the FARWELL HOMEOWNERS ASSOCIATION. Tract A is hereby dedicated to the FARWELL HOMEOWNERS ASSOCIATION for the purpose of conveying and storing stormwater runoff. A drainage easment is granted to Spokane County over Tract A for inspection and emergency maintenance of stormwater facilities.

Patrick J. Moore



PATRICK J. MOORE, PLS No. 18091 Pat Moore & Associates, P.S. 5523 N. Greenwood Blvd Spokane, Washington 99205 (509) 326-4795