

DEDICATION

FINAL PLAT OF

GLENNEDEN FOURTH ADDITION

BEING A PORTION OF THE
NE 1/4 OF SECTION 32, T.27N., R.43E., W.M.
SPOKANE COUNTY, WASHINGTON

SARGENT / RAMER AND ASSOCIATES

Civil Engineers and Land Surveyors
N 10115 Newport Highway
Spokane, Washington 99218

KNOW ALL MEN BY THESE PRESENTS that DWAIN E. NELSON and LOIS D. NELSON, husband and wife, and UNION SERVICE CORPORATION, a Washington Corporation, have platted into Lots, Blocks and Streets the land shown hereon to be known as "GLENNEDEN FOURTH ADDITION" said land being all that certain real property situated in the Northeast Quarter of Section 32, Township 27 North, Range 43 East, W.M., being more particularly described as follows:

Beginning at the Northeastly Section corner of said Section 32; thence leaving said point of beginning South 0°17'31" East along the Easterly Section line of said Section 32, 410.00 feet; thence leaving said Easterly Section line South 70°27'48" West 414.06 feet to a point on the arc of a curve, the center of which bears North 46°25'23" West 373.43 feet; thence southwesterly along the arc of said curve through a central angle of 11°25'23" and an arc distance of 74.45 feet; thence tangent to the preceding curve South 55°00'00" West 148.24 feet; thence along the arc of a tangent curve to the left having a radius of 326.28 feet through a central angle of 50°00'00" and an arc distance of 284.73 feet; thence tangent to the preceding curve South 05°00'00" West 130.90 feet to the Northwestly lot corner of Lot 37, Block 10, of GLENNEDEN THIRD ADDITION, as per plat thereof recorded in Volume 12 of Plats, page 74; thence from said Northwestly lot corner South 77°39'23" West along the Northerly plat boundary of said GLENNEDEN THIRD ADDITION 62.56 feet to the Northwestly corner of Lot 38, Block 10 of said GLENNEDEN THIRD ADDITION; thence from said Northwestly lot corner North 05°00'00" East 149.64 feet; thence along the arc of a tangent curve to the right having a radius of 386.28 feet through a central angle of 50°00'00" and an arc distance of 337.09 feet; thence tangent to the preceding curve North 55°00'00" East 148.24 feet; thence along the arc of a tangent curve to the left having a radius of 313.43 feet through a central angle of 11°25'23" and an arc distance of 62.49 feet; thence leaving said curve South 72°25'21" West 487.79 feet; thence South 25°50'16" West 616.77 feet; thence South 51°58'01" West 220.02 feet; thence South 07°20'00" West 86.64 feet; thence South 54°00'00" West 240.00 feet; thence South 41°00'00" West 160.00 feet; thence South 86°45'00" West 290.00 feet; thence South 32°36'09" West 184.08 feet; thence South 58°15'00" West 259.87 feet; thence North 01°28'18" West along said Westerly line 2295.36 feet to the Northerly quarter corner of said Section 32; thence leaving said Northerly quarter corner North 89°02'35" East along the Northerly Section line of said Section 32, 2695.05 feet to the point of beginning;

Situate in the County of Spokane, State of Washington.

No more than one detached dwelling structure shall be permitted on any one lot in this plat; nor shall any lot be further subdivided for the purpose of creating additional lots or building sites without filing a replat.

The streets shown hereon are hereby dedicated to the public for use as public roads.

Lot 1, Block 7, Lot 1, Block 8 and Lot 1, Block 9 each being one foot wide and lying as shown hereon are dedicated to Spokane County as general County property to be dedicated for public purposes at such time as adjacent lands are platted and/or dedicated.

The "temporary turnaround easement" shown hereon in Lot 8, Block 5 is granted to the public for road purposes until such time as Edencrest Drive is extended southerly as a full width right-of-way and at that time shall be vacated.

A public water and sewer system, acceptable to county and state health authorities, will be made available for the plat, and individual services will be provided to each lot prior to the sale of lots.

Easements for the installation and maintenance of utilities are hereby reserved at the locations shown on this plat.

Easements for the installation and maintenance of sanitary sewer lines and appurtenances are hereby reserved at the location shown on this plat.

During periods of extremely high water use, such as when residents are watering lawns, water pressure in all Lots in Block 1, Lots 1-10 in Block 2, Lots 1-7, 12-18 & 24-30 in Block 3, all Lots in Block 4, and Lot 2 in Block 5, may fall below the normal minimum standards of Whitworth Water District and landowners may need to install individual booster pumps to have adequate water pressure for normal daily water requirements, and may do so with the approval of Whitworth Water District.

IN WITNESS WHEREOF, the aforesaid persons do hereby affix their signatures this 10th day of June, 1978.

Dwaine E. Nelson
Lois D. Nelson
Union Service Corporation

ACKNOWLEDGEMENT

STATE OF WASHINGTON :s.s.
COUNTY OF SPOKANE

On this 10th day of June, 1978, before me personally appeared DWAIN E. NELSON and LOIS D. NELSON, husband and wife, and Union Service Corporation, known to me to be the persons who executed the written foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said individuals and corporation and under oath, stated that they were authorized to execute said instrument, and that the seal affixed is the corporate seal of said corporation. Given under my hand and official seal the day and year in the certificate above written.

Della R. Silra
Notary Public in and for the State of Washington

SURVEYORS CERTIFICATE

J. Paul Ramer, a Registered Land Surveyor, hereby certify that this plat represents a true copy of the official records and survey made under my supervision in May, 1978, and that lot corners and monuments have been set.

J. Paul Ramer
Registered Land Surveyor

COUNTY ENGINEER

Examined and approved this 21st day of June, 1978.

Spokane County Engineer

COUNTY ASSESSOR

Examined and approved this 22nd day of June, 1978.

John McBride
Spokane County Assessor-Deputy

COUNTY COMMISSIONERS

Examined and approved this 22nd day of June, 1978.

Spokane County Commissioners- Chairman

COUNTY TREASURER

I hereby certify that the required taxes on the hereon platted land have been fully paid this 22nd day of June, 1978.

Don W. Brown
Spokane County Treasurer- Deputy

COUNTY PLANNING COMMISSION

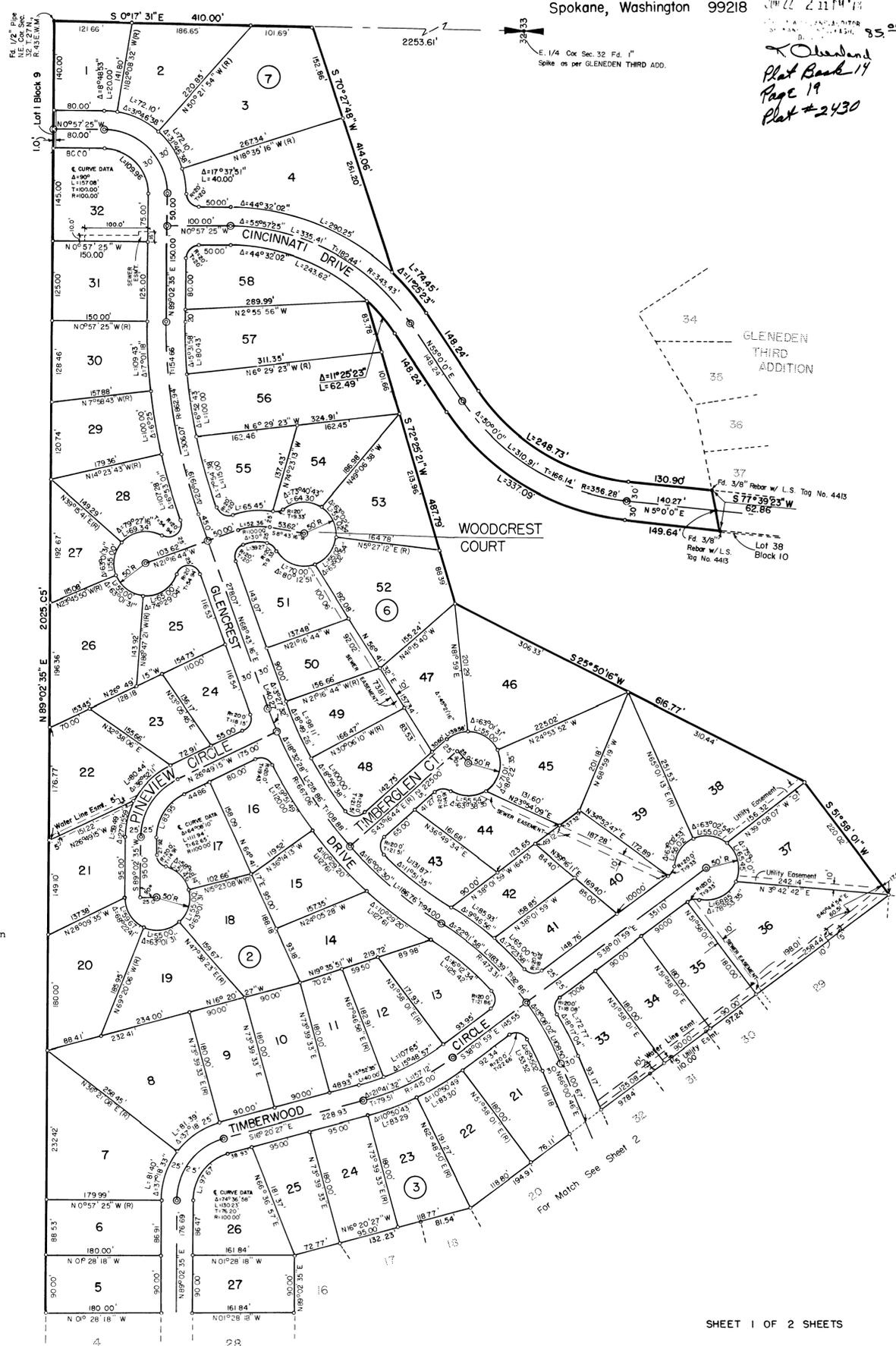
Examined and approved this 22nd day of June, 1978.

Fred McConry
Spokane County Planning Commission- Chairman
Fred L. Dayhoush
Planning Director

COUNTY HEALTH DISTRICT

Examined and approved this 22nd day of June, 1978.

Spokane County Health Officer



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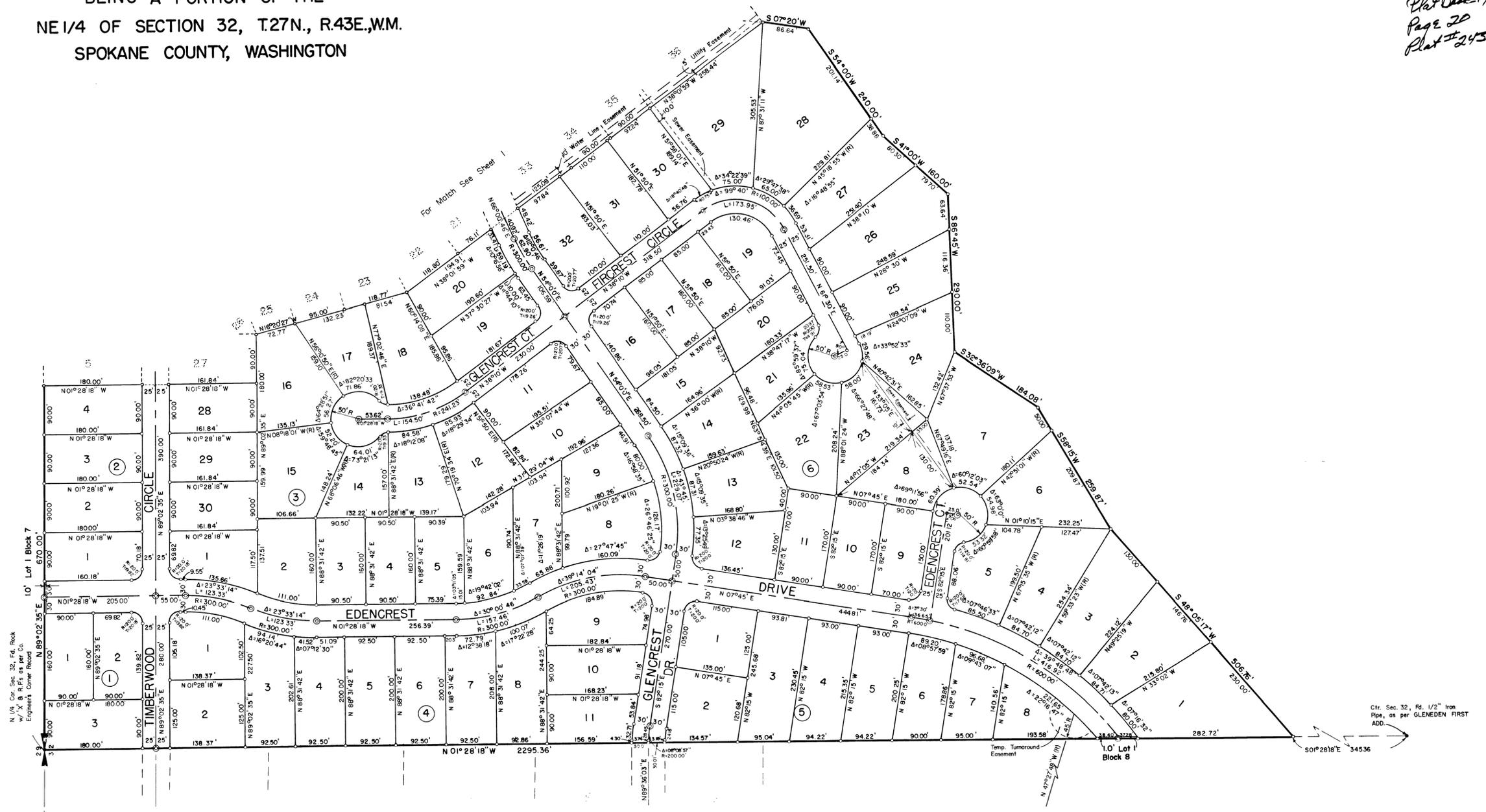
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*Plot Book 14
Page 20
Plot # 2430*



Ctr. Sec. 32, Rd. 1/2" from
Rise, as per GLENEDEN FIRST
ADD.