

FINAL PLAT
GLENEDEN SEVENTH ADDITION
A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 29, T27N, R43E, W.M.
SPOKANE COUNTY, WASHINGTON
SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Stacey M. Boies, Lanzce G. Douglass, Inc., a Washington Corporation, Harley C. Douglass, Inc., a Washington Corporation and Harlan D. Douglass, Inc., a Washington Corporation have caused to be plotted into Lots the land shown hereon to be known as GLENEDEN SEVENTH ADDITION, being described as follows:

That portion of the Southeast Quarter of the Southwest Quarter of Section 29, Township 27 North, Range 43 East, of the Willamette Meridian, in Spokane County, Washington, lying Southeasterly of the following described line:

A line drawn parallel with and 550 feet Southeasterly from, measured at right angles to the chord of the curve in Hatch Road extending from Engineer's Station P.C. 15+18.9 to Engineer's Station P.T. 19+30.5, said line extending from a point on the State Highway Right of Way on the West to a point on the Easterly line of the said Southeast Quarter of the Southwest Quarter of Section 29 on the East, said line projected on a bearing of N59°09'30"E;

EXCEPT Gleneden Eighth Addition, as per plat recorded in Book 26 of Plats, Page 61;

ALSO EXCEPT Gleneden Heights P.U.D., as per plat recorded in Book 26 of Plats, Page 62;

ALSO EXCEPT Right of Way for SR-395;

situate in the County of Spokane, State of Washington.

Building setbacks shall be determined at the time of building permit issuance.

"Dry" Utility easements shown on the herein described plat are hereby dedicated to the use of serving utility companies for the construction, reconstruction, maintenance, protection, inspection and operation of their respective "Dry" facilities; together with the right to prohibit changes in grade that will alter the existing coverage over installed underground facilities and the right to trim and/or permanently remove trees, bushes, landscaping and to prohibit structures that may interfere with the construction, reconstruction, reliability, maintenance and operation of same.

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 Planning 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.

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.

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

NOTICE - Portions of all lots within this subdivision are affected by geo-hazard areas including erodible soils and slopes in excess of 30%. Development of this plat shall be consistent with the geo-hazard and CARA provisions of the Spokane County Critical Areas Ordinance and conditions described in Spokane County Hearing Examiner Decision File No. PN-1973-05, dated March 13, 2006, on file at Spokane County Department of Building and Planning.

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 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).

There may exist properties located uphill and adjacent to this subdivision that periodically discharge stormwater runoff onto individual lots within this plat. 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 have 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.

Any building that is constructed on a lot in this plat shall be set at such an elevation that provides 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 of on the lot in an approved drainage facility. The approved drainage facility shall be constructed in accordance with any applicable accepted plans on file at the County Division of Engineering and Roads. Any provisions to the accepted drainage plans must be accepted by the County Division of Engineering and Roads prior to construction of said revisions.

Spokane County does not accept the responsibility of maintaining the drainage course on private lots or floodplain areas within private lots, not the responsibility for any damage whatsoever, including, but not limited to, inverse condemnation to any properties due to deficient construction and/or maintenance courses in drainage easements on private property.

The herein described property is subject to the following:

Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said premises and the highway or highways to be constructed on lands condemned by proceedings under Spokane County Superior Court Cause No. 94-2-00723-2 by the State of Washington.

IN WITNESS WHEREOF, the aforesaid parties have hereunto set their hands.

ACKNOWLEDGMENT

State of Washington)
County of Spokane)

Stacey M. Boies
Stacey Boies

On this day personally appeared before me Stacey M. Boies, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal this 11 day of January 2007, 2006.

Stacey L. Jenkins
Notary Public in and for the State of Washington,
residing at Spokane Valley, WA
My commission expires 5/15/09



ACKNOWLEDGMENT

State of Washington)
County of Spokane)

HARLEY C. DOUGLASS,
Harley C. Douglass, President

On this 11 day of January 2007, 2006, before me personally appeared Harley C. Douglass, to me known to be the president of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed 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.

Stacey L. Jenkins
Notary Public in and for the State of Washington,
residing at Spokane Valley, WA
My commission expires 5/15/09



ACKNOWLEDGMENT

State of Washington)
County of Spokane)

LANZCE G. DOUGLASS, INC.
Lanzce G. Douglass, President

On this 11 day of January 2007, 2006, before me personally appeared Lanzce G. Douglass, to me known to be the president of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed 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.

Stacey L. Jenkins
Notary Public in and for the State of Washington,
residing at Spokane Valley, WA
My commission expires 5/15/09



ACKNOWLEDGMENT

State of Washington)
County of Spokane)

HARLAN D. DOUGLASS, INC.
Harlan D. Douglass, President

On this 11 day of January 2007, 2006, before me personally appeared Harlan D. Douglass, to me known to be the president of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed 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.

Stacey L. Jenkins
Notary Public in and for the State of Washington,
residing at Spokane Valley, WA
My commission expires 5/15/09



SPOKANE COUNTY AUDITOR

Filed for record by Lanatek
this 31st day of January 2007, at
minutes past 3:44 o'clock P.M. and recorded in
Book 33 of Plats at Page(s) 65-66
Records of Spokane County, Washington.

Melissa Munroe
Spokane County Auditor Deputy

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

Examined and approved this 30 day of January 2007.

Ron W. Burt
Department of Building and Planning

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 24 day of January 2007.

Spokane County Engineer

SPOKANE COUNTY UTILITIES

Examined and approved this 24th day of January 2007.

Spokane County Utilities

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 31st day of January 2007.

Spokane Regional Health Officer

SPOKANE COUNTY TREASURER

I, Treasurer of Spokane County, Washington, do hereby certify that all taxes which have been levied and become chargeable against the land shown within this map and described in the dedication of this date have been fully paid, satisfied and discharged. Dated this 31 day of January 2007.

Spokane County Treasurer



SPOKANE COUNTY ASSESSOR

Examined and approved this 31st day of January 2007.

Spokane County Assessor

SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington this 30th day of January 2007.

Spokane County Commissioners

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.



BRUCE R. LARSEN, P.L.S. CERTIFICATE NO. 26390

INDEX DATA

Table with 1 row and 1 column containing the number 29.

29-27-43

PN-1973-05

LandTek, LLC PROFESSIONAL LAND SURVEYORS 619 N. MADEIRA STREET SPOKANE, WASHINGTON 99202 PHONE (509)926-2821 FAX (509)926-2736

FINAL PLAT GLENEDEN SEVENTH ADDITION A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 29, T27N, R43E, W.M. SPOKANE COUNTY, WASHINGTON SHEET 2 OF 2

SPOKANE COUNTY AUDITOR
Filed for record by LandTek
this 31 day of January, 2007, at
minutes past 3:44 o'clock P.M.; and recorded
in Book 33 of Plats at Page(s) 29-30
Records of Spokane County, Washington.
Michelle Monroe
Spokane County Auditor Deputy
Plat # 3902

- ELEVATION DATUM**
ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD-88), ORIGINATING FROM SPOKANE COUNTY ENGINEERS BM 405, BRASS CAP MONUMENT IN CURB "BR 3502-1953" IN THE SOUTHWEST CORNER OF BRIDGE DECK AT LITTLE SPOKANE RIVER DRIVE, JUST NORTH OF DARTFORD DRIVE. ELEV=1605.56
- SURVEY REFERENCES**
- (SR1) FINAL PLAT OF GLENEDEN HEIGHTS PUD FILED IN BOOK 26 OF PLATS, PAGE 62-63, BY CAMERON L.S. 20640 IN JUNE 2000
 - (SR2) FINAL PLAT OF GLENEDEN EIGHTH ADDITION IN BOOK 26 OF PLATS, PAGE 61, BY CAMERON L.S. 20640 IN JUNE 2000
 - (SR3) RECORD OF SURVEY FILED IN BOOK 108 OF SURVEYS, PAGES 49A-50A, BY M. MOORE L.S. 35157 IN OCTOBER 2003
 - (SR4) FINAL PLAT OF BLACKHAWK NORTHWEST ADDITION FILED IN BOOK 25 OF PLATS, PAGE 30-31, BY P. MOORE L.S. 18091 IN MAY 1998
 - (SR5) RIGHT OF WAY PLANS FOR COUNTY ROAD PROJECT NO. 976 - HATCH ROAD, ON FILE WITH SPOKANE COUNTY ENGINEER
 - (SR6) RIGHT OF WAY PLANS FOR "SR 395 HASTINGS ROAD TO MP 172" SHEETS 6-8 & 15, DATED AUGUST 7, 1992 ON FILE WITH WASHINGTON STATE DEPT. OF TRANSPORTATION
 - (SR7) STATUTORY WARRANTY DEED RECORDED UNDER AUDITORS FILE NO. 9301250386

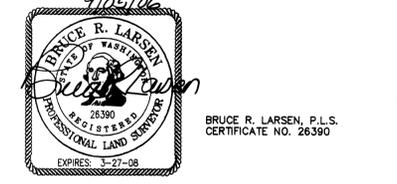
PLAT MONUMENTATION
SET 1/2" REBAR WITH PLASTIC CAP MARKED "LANDTEK LS 26390" AT ALL LOT CORNERS, UNLESS SHOWN OTHERWISE. STREET CENTERLINE MONUMENTATION EXISTS AS SHOWN HEREON.

BASIS OF BEARINGS
THE BEARING OF N59°09'43"E ALONG THE CENTERLINE OF THE GLENEDEN DRIVE, PER PLAT OF GLENEDEN HEIGHTS P.U.D., BOOK 26 OF PLATS, PAGE 62, IS THE BASIS OF BEARINGS FOR THIS SURVEY.

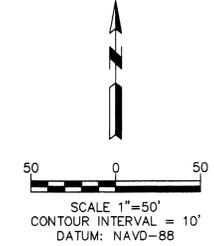
EQUIPMENT & PROCEDURES
THIS SURVEY WAS PERFORMED WITH A TOPCON HIPER-LITE GLOBAL POSITIONING SYSTEM USING REAL TIME KINEMATIC SURVEY PROCEDURES IN CONJUNCTION WITH A 5-SECOND TOTAL STATION THEODOLITE USING FIELD TRANSFER PROCEDURES ACHIEVING MINIMUM CLOSURE STANDARDS PER WAC 332-130-090.

LINE	BEARING	LENGTH
L1	N60°33'03"E	29.68
L2	N43°31'20"E	30.50
L3	N22°10'17"E	37.83
L4	N44°54'19"E	27.16
L5	N81°43'54"E	68.75
L6	N75°03'50"E	31.09

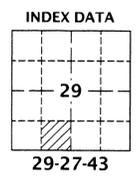
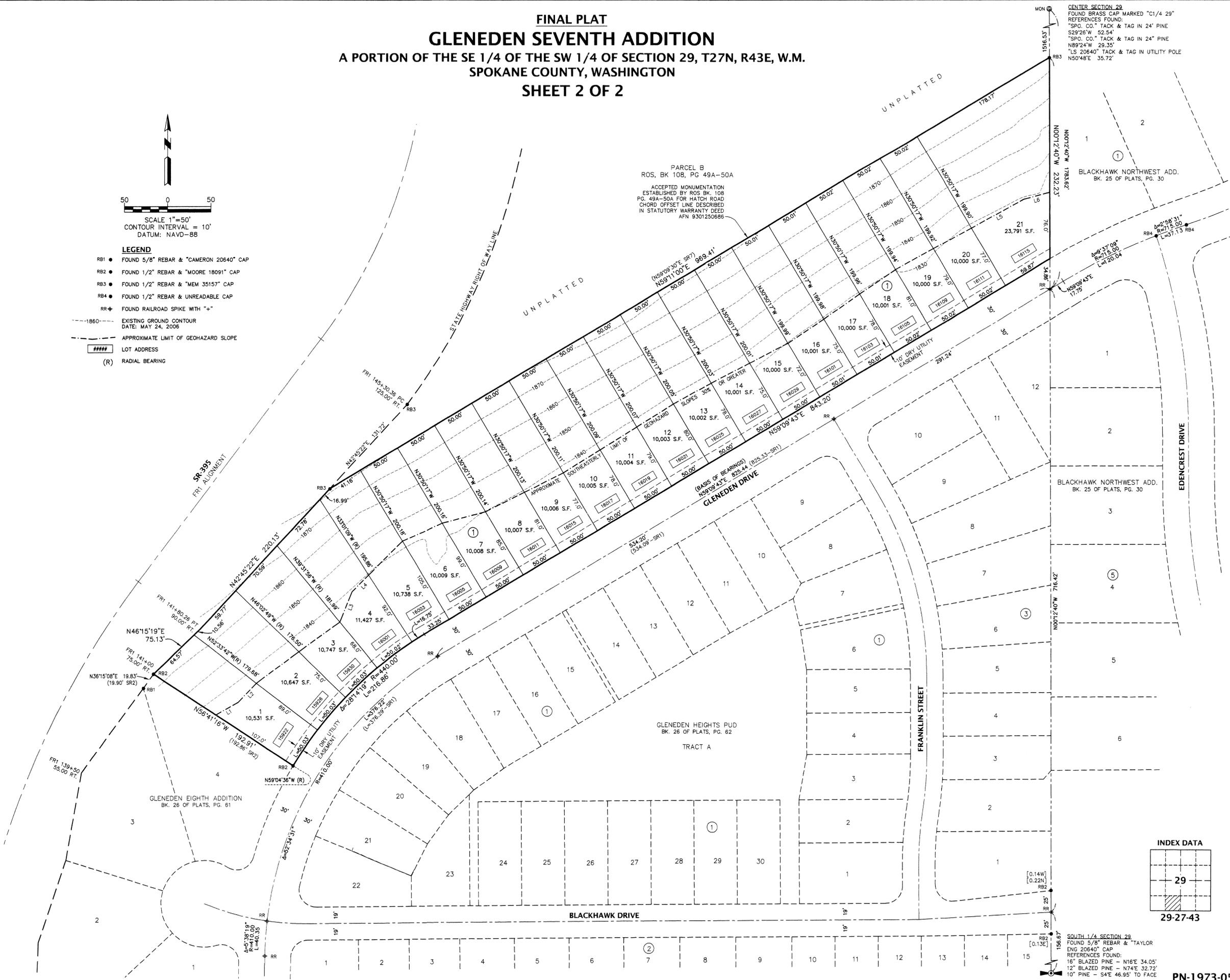
SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.



LandTek, LLC
PROFESSIONAL LAND SURVEYORS
619 N. MADEIRA STREET
SPOKANE, WASHINGTON 99202
PHONE (509)926-2821 FAX (509)926-2736



- LEGEND**
- RB1 • FOUND 5/8" REBAR & "CAMERON 20640" CAP
 - RB2 • FOUND 1/2" REBAR & "MOORE 18091" CAP
 - RB3 • FOUND 1/2" REBAR & "MEM 35157" CAP
 - RB4 • FOUND 1/2" REBAR & UNREADABLE CAP
 - RR • FOUND RAILROAD SPIKE WITH "+"
 - - - 1860 - - - EXISTING GROUND CONTOUR DATE: MAY 24, 2006
 - APPROXIMATE LIMIT OF GEOHAZARD SLOPE
 - #### LOT ADDRESS
 - (R) RADIAL BEARING



SOUTH 1/4 SECTION 29
FOUND 5/8" REBAR & "TAYLOR ENG 20640" CAP
REFERENCES FOUND:
16" BLAZED PINE - N16°E 34.05'
12" BLAZED PINE - N74°E 32.72'
10" PINE - S4°E 46.95' TO FACE