

DEDICATION

FINAL PLAT OF

SHEET 1 OF 1

GLENEDEEN THIRD ADDITION
BEING LOCATED IN SECTION 32, TWP. 27N. RNG. 43E, W.M.
SPOKANE COUNTY, WASHINGTON
SCALE: 1"=100'

SARGENT, RAMER & ASSOC.
N. 10115 NEWPORT HWY.
SPOKANE, WASHINGTON

KNOW ALL MEN BY THESE PRESENTS, that Dwain E. Nelson and Lois D. Nelson, husband and wife and Union Service Corporation, a corporation organized under and by virtue of the laws of the State of Washington have caused to be platted into lots, blocks and streets, the land shown hereon, to be known as GLENEDEEN 3RD ADDITION, being more particularly described as follows:

That portion of the NE 1/4 of Section 32, T27N, R43E, W.M., Spokane County, Washington, being further described as follows: BEGINNING at the most northerly corner of Lot 1 Block 4, Gleneden 2nd Addition, as shown and so delineated on that certain map recorded in Plat Book 12 at Page 20, Official Records of Spokane County, Washington; thence from said point of beginning N 37°55'38"E 429.33 feet; thence S 85°00'00"E 110.00 feet; thence N 5°00'00"E 160.63 feet; thence N 77°39'23"E 201.53 feet thence N 57°12'21"E 165.00 feet; thence N 21°46'43"E 195.00 feet; thence N 75°26'09"E 155.00 feet; thence N 86°46'16"E 222.59 feet to a point on the easterly line of said NE 1/4 of Section 32; thence S 0°17'31"E along said line 1055.00 feet; thence leaving said line S 89°34'44"W 401.13 feet; thence S 1°49'57"E 29.05 feet; thence S 89°30'18"W 449.59 feet to a point on the easterly boundary of Lot 2 Block 7, said Gleneden 2nd Addition; thence N 43°04'00"W 176.09 feet along said easterly line, thence N 61°58'23"W along the northeasterly line of said Gleneden 2nd Addition 230.00 feet to the point of beginning.

The Platfords hereby dedicate forever the street rights of way shown hereon for public road purposes. No more than one (1) detached dwelling structure shall be permitted on any one lot nor shall any lot be further subdivided for the purpose of creating additional lots or building sites without filing a replat. Lot 6 Block 8 and lot 5 Block 9 and Lot 38 Block 10 as shown hereon are dedicated to Spokane County as general County property to be deeded for road purposes forever at such time as the road is continued as full width right of way.

A public water system as approved by County and State Health authorities will be installed within this plat, and the subdivider will provide for individual service to each lot prior to sale of each lot.

A public sewer system as approved by County and State Health authorities will be installed within this plat, and the subdivider will provide for individual service to each lot prior to sale of each lot.

The owners of Lots 14, 7, 33, 32, 21 and 22, Block 10, and Lots 1, 2, 3, and 4, Block 9, shall be held responsible for obstructing, artificially collecting or discharging, the natural drainage flow across or adjacent to their property, and shall assume full responsibility for any damage to their or any other property as a result of their obstructing, artificially collecting or discharging the drainage flow. The subdivider shall inform each purchaser of the responsibility imposed on each property owner for obstructing, artificially collecting or discharging the drainage flow. By permitting the 10 foot wide drainage easement to be platted as shown hereon, Spokane County does not accept the responsibility of maintaining the drainage course or the responsibility for any damage to the adjacent properties due to the drainage flow.

IN WITNESS THEREOF the aforesaid individuals and corporation do hereby affix their signatures and corporate seal.

Signatures of Jack A. Morris, Executive Vice President of Union Service Corporation; Dwaine E. Nelson; and Lois D. Nelson.

ACKNOWLEDGEMENT

STATE OF WASHINGTON S.S.
COUNTY OF SPOKANE

On this 19th day of July, 1976 before me personally appeared Dwain E. Nelson and Lois D. Nelson, husband and wife, and Jack Morris, known to me to be the Executive Vice President of Union Service Corporation, 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 this certificate above written.

Notary Public in and for the State of Washington, residing at Spokane

SURVEYOR'S CERTIFICATE

J. Paul Ramer, Registered Land Surveyor hereby certify that this plat represents a true copy of a survey made under my supervision in December, 1975, and that plat corners and lot corners have been set

Signature of J. Paul Ramer, Registered Land Surveyor

Examined and approved this 9th day of Sept 1976

COUNTY ENGINEER

Signature of Spokane County Engineer

Examined and approved this 8th day of Sept 1976

COUNTY ASSESSOR

Signature of Spokane County Assessor Deputy

Examined and approved this 8th day of Sept 1976

COUNTY PLANNING COMMISSION

Signature of Spokane County Planning Commission Chairman

Examined and approved this 9 day of September 1976

COUNTY COMMISSIONERS

Signature of Spokane County Commissioners Chairman

I hereby certify that the required taxes on the hereon platted land have been fully paid this 15th day of September 1976

COUNTY TREASURER

Signature of Spokane County Treasurer Deputy

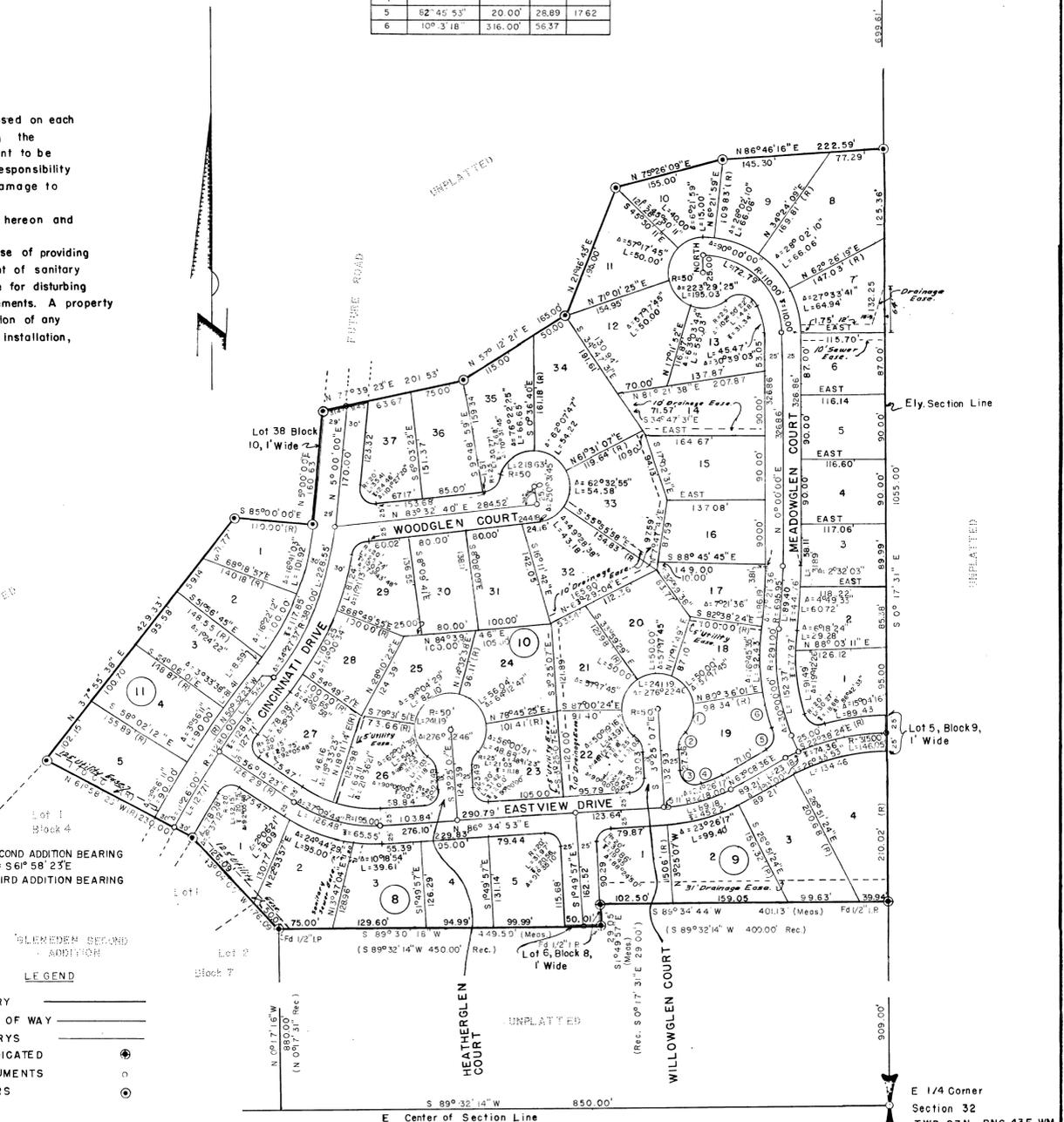
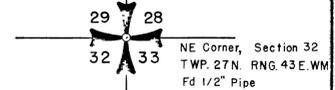
Examined and approved this 8th day of Sept 1976

COUNTY HEALTH DISTRICT

Signature of Spokane County Health Officer

Table with 4 columns: No., R, L, I. Contains curve data for Lot 19, Block 10.

Handwritten notes: 7609150134, Dwaine E. Nelson, 2775, Not Book 12, Page 74, Plat # 2281



GLENEDEEN SECOND ADDITION BEARING S 61°37'37"E + S 61°58'23"E
GLENEDEEN THIRD ADDITION BEARING

- LEGEND
PLAT BOUNDARY
STREET RIGHT OF WAY
LOT BOUNDARIES
FOUND AS INDICATED
STREET MONUMENTS
PLAT CORNERS

NOTES
CORNERS AND MONUMENTS SET ARE 3/8" REBAR TAGGED L.S. 4413

