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4493490
BK 26 pg 62

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HARLEY C. DOUGLASS OF HARLEY C. DOUGLASS, INC., LANZCE G. DOUGLASS OF LANZCE G. DOUGLASS, INC. AND US BANK OF WASHINGTON NATIONAL ASSOCIATION AND STACEY M. BOIES, AS HER SEPARATE PROPERTY, THE CORPORATIONS LICENSED TO DO BUSINESS IN THE STATE OF WASHINGTON ALONG WITH THE INDIVIDUAL HEREIN MENTIONED HAVE PLATTED INTO LOTS, BLOCKS AND STREETS THE LAND SHOWN HEREON TO BE KNOWN AS "GLENEDEN HEIGHTS PUD", BEING AN UNPLATTED PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 27 NORTH, RANGE 43 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 27 NORTH, RANGE 43 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 29; THENCE S89°31'20"W FOR A DISTANCE OF 883.70 FEET TO THE NORTHWEST CORNER OF LOT 1, IN BLOCK 1 OF THE FINAL PLAT OF GLENCREST ADDITION, COUNTY PLAT NO. 2431, THENCE N00°56'17"E FOR A DISTANCE OF 111.65 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 56°13'26", FOR AN ARC LENGTH OF 386.16 FEET; THENCE N59°09'43"E FOR A DISTANCE OF 807.58 FEET TO A POINT ON THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 29; THENCE S00°13'22"E ALONG SAID EASTERLY LINE FOR A DISTANCE OF 838.31 FEET TO THE POINT OF BEGINNING, THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 29. SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON, SUBJECT TO ALL EASEMENTS OF RECORD, SAID PARCEL CONTAINS 11.56 ACRES MORE OR LESS.

CONDITIONS

SIDE AND REAR YARD SETBACKS SHALL BE DETERMINED AT THE TIME BUILDING PERMITS ARE REQUESTED UNLESS THESE SETBACKS ARE SPECIFICALLY DRAFTER ON THIS FINAL PLAT. THE SETBACKS INDICATED ON THIS PLAT MAY BE VARIED FROM IF PROPER ZONING APPROVALS ARE OBTAINED.

THE PUBLIC WATER SYSTEM, PURSUANT TO THE WATER PLAN APPROVED BY 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 LOT PRIOR TO SALE OF EACH LOT AND PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.

THE OWNERS HEREBY DEDICATE FOREVER TO SPOKANE COUNTY THE ROADS SHOWN HEREON.

THE OWNERS OR SUCCESSORS IN INTEREST AGREE TO AUTHORIZE THE COUNTY TO PLACE THEIR NAMES ON A PETITION FOR THE FORMATION OF A ULID BY PETITION METHOD PURSUANT TO RCW 36.94, WHICH THE PETITION INCLUDES THE OWNERS PROPERTY, AND FURTHER NOT TO OBJECT BY THE SIGNING OF A PROTEST PETITION AGAINST THE FORMATION OF A ULID BY RESOLUTION METHOD PURSUANT TO RCW CHAPTER 36.94 WHICH INCLUDES THE OWNERS PROPERTY. PROVIDED THIS CONDITION SHALL NOT PROHIBIT THE OWNERS OR SUCCESSORS FROM OBJECTING TO ANY ASSESSMENTS ON THE PROPERTY AS A RESULT OF IMPROVEMENTS CALLED FOR IN CONJUNCTION WITH THE FORMATION OF A ULID BY EITHER PETITION OR RESOLUTION METHOD UNDER RCW CHAPTER 36.94.

THE BORDER EASEMENT AS SHOWN HEREON ARE HEREBY GRANTED TO SPOKANE COUNTY AND ITS 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. NO FENCE OR PORTION THEREOF WILL BE CONSTRUCTED WITHIN SAID EASEMENT WITHOUT PERMISSION OF THE SPOKANE COUNTY ENGINEER, NOR WILL ANY OBJECTS BE PLACED IN SAID EASEMENT THAT WOULD OBSTRUCT THE SIGHT DISTANCE NECESSARY FOR SAFE AND EFFICIENT VEHICULAR MOVEMENT. ANY OTHER EASEMENT GRANTED OR DEDICATED WITHIN THIS BORDER EASEMENT AREA WILL BE SUBORDINATE TO THE RIGHTS CREATED BY THIS EASEMENT AND ARE SUBJECT TO SPOKANE COUNTY ENGINEERS PERMIT PROCESS PRIOR TO USAGE.

"UTILITY EASEMENTS SHOWN HEREON DESCRIBED PLAT ARE HEREBY DEDICATED TO THE SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF UTILITIES, TOGETHER WITH THE RIGHT TO INSPECT SAID UTILITIES AND TO TRIM AND/OR REMOVE BRUSH AND TREES WHICH MAY INTERFERE WITH THE CONSTRUCTION, MAINTENANCE AND OPERATION OF SAME." SERVICE UTILITY COMPANIES ARE ALSO GRANTED THE RIGHT TO INSTALL UTILITIES CROSSING THE BORDER EASEMENT AS NEEDED TO ACCESS UTILITY EASEMENTS FROM ROAD RIGHT-OF-WAY."

THE COMMON AREA SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE GLENEDEN HEIGHTS PUD HOMEOWNERS ASSOCIATION CREATED BY A DOCUMENT RECORDED may 30, 2000 UNDER STATE UBI DOCUMENT NO. 602040736

Drainage Language

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. If the property owners fail to maintain the surface path of natural or man-made drainage flow, or drainage facilities on private properties, a notice of such failure may be given to the property owner. 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.

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). Said positive drainage shall consist of a minimum slope of 3% 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. All drainage facilities for this plat, including any "208" swales, shall be constructed in accordance with the approved plans on file at the Spokane County Public Works Department. Any proposed changes to the approved road and drainage plans must be approved by the Spokane County Engineer's office prior to construction of said changes.

Each lot shall retain an undivided 1/5th interest for tax purposes in the dedicated common area Tract "A"

FUTURE SLOPE EASEMENTS EASEMENTS AS NECESSARY FOR THE CONSTRUCTION OR RECONSTRUCTION OF GLENEDEN DRIVE, BALCKHAWK DRIVE AND FRANKLIN STREET ARE HEREBY GRANTED TO SPOKANE COUNTY.

A TEN FOOT EASEMENT FOR UTILITIES, INCLUDING CABLE TELEVISION, IS HEREBY GRANTED ALONG ALL ROAD FRONTAGE PROPERTY LINE.

USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED.

A WET (LIVE) SEWER CONNECTION TO THE EXISTING AREA WIDE PUBLIC SEWER SYSTEM IS TO BE CONSTRUCTED. SEWER CONNECTION PERMIT IS REQUIRED.

IN WITNESS WHEREOF THE AFORESAID CORPORATIONS AND INDIVIDUAL, HAVE CAUSED THEIR NAMES, AND SUBSCRIBE THEIR CORPORATE SEALS TO BE HERE UNTO AFFIXED THIS 25th DAY OF may, 2000.

Harley C. Douglass
HARLEY C. DOUGLASS, FOR
HARLEY C. DOUGLASS, INC.

Stacey M. Boies
STACEY M. BOIES

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

Thomas A. McLaughlin
THOMAS A. MC LAUGHLIN FOR
US BANK OF WASHINGTON NATIONAL ASSOCIATION

SURVEYOR'S CERTIFICATE

THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.



Clifford E. Cameron
CLIFFORD E. CAMERON PLS
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 20640

BASIS OF BEARING

ASSUMED BEARING N00°13'22"E ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 29-TOWNSHIP 27 NORTH-RANGE 43 EAST, W.M., AS PER RECORD OF SURVEY BOOK 47, PAGE 51, SEPTEMBER, 1990, L.S. 20640, #9009240278.

ACCURACY STATEMENT

THIS SURVEY WAS PERFORMED USING A LIETZ SET2C2, 2 SECOND TOTAL STATION, WITH SDR EXPERT ELECTRONIC FIELD BOOK. THIS SURVEY MEETS OR EXCEEDS WAC 392-130-090-PART "C"

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SPOKANE

THIS IS TO CERTIFY THAT ON THIS 25th DAY OF may, 2000, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED HARLEY C. DOUGLASS, FOR HARLEY C. DOUGLASS, INC. AND LANZCE G. DOUGLASS, FOR LANZCE G. DOUGLASS, INC., THE CORPORATIONS WHICH EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND STACEY M. BOIES, SIGNING AS HER SEPARATE PROPERTY, AND ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATIONS AND INDIVIDUAL FOR THE USES AND PURPOSES THEREIN MENTIONED, AND UNDER OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEALS AFFIXED ARE THE CORPORATE SEALS OF SAID CORPORATIONS GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

Clifford E. Cameron
NOTARY PUBLIC IN AND FOR THE STATE
OF WASHINGTON, RESIDING AT SPOKANE
MY COMMISSION EXPIRES 1-21-2004

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SPOKANE

THIS IS TO CERTIFY THAT ON THIS 25th DAY OF may, 2000, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED THOMAS A. MC LAUGHLIN REPRESENTING U.S. BANK OF WASHINGTON NATIONAL ASSOCIATION, WHICH EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATIONS, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND UNDER OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEALS AFFIXED ARE THE CORPORATE SEALS OF SAID CORPORATIONS GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

Clifford E. Cameron
NOTARY PUBLIC IN AND FOR THE STATE
OF WASHINGTON, RESIDING AT SPOKANE
MY COMMISSION EXPIRES 1-21-2004

AUDITOR'S CERTIFICATE

FILED FOR RECORDING THIS 27th DAY OF June, 2000.
AT 108 MIN BOOK 26 OF PLATS AT
PAGE 27-62 AT THE REQUEST OF
Harley C. Douglass

[Signature]
SPOKANE COUNTY AUDITOR

SPOKANE COUNTY DIVISION OF PLANNING

EXAMINED AND APPROVED THIS 22nd DAY OF JUNE, 2000.

James Richardson
SPOKANE COUNTY DIVISION OF PLANNING

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 22nd DAY OF JUNE, 2000.

Donald Hines
SPOKANE REGIONAL HEALTH OFFICER

SPOKANE COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON, ON THIS 25 DAY OF June, 2000.

John Roshelley
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 PLAT HAVE BEEN FULLY PAID THIS 21st DAY OF June, 2000.

Leina M. Walston
SPOKANE COUNTY TREASURER, BY DEPUTY

SPOKANE COUNTY DIVISION OF UTILITIES.

EXAMINED AND APPROVED THIS 21st DAY OF JUNE, 2000.

[Signature]
SPOKANE COUNTY UTILITIES DEPARTMENT.

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 22nd DAY OF June, 2000.

Sadie Chelline Correy by M.K. Wentz
SPOKANE COUNTY ASSESSOR, BY DEPUTY

SPOKANE COUNTY DIVISION OF ENGINEERING

EXAMINED AND APPROVED THIS 20th DAY OF June, 2000.

W. C. Johnson
SPOKANE COUNTY ENGINEER

FINAL PLAT OF

GLENEDEN HEIGHTS PUD

AN UNPLATTED PORTION OF THE S.W. 1/4 SEC. 29, T27N, R43E, W.M.,
SPOKANE COUNTY, WASHINGTON

Cameron & Associates

N.8419 NORTHVIEW COURT
SPOKANE, WASHINGTON 99208
(509) 467-0148

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LINE	DI STANCE	BEARING
L1	33.83	N45° 09' 47" E
L2	35.24	S0° 27' 37" E
L3	50.04	N61° 27' 08" E
L4	50.00	S33° 09' 43" E
L5	5.00	
L6	47.40	N30° 50' 17" W
L7	1.63	
L8	13.31	N41° 49' 05" E
L9	19.71	S27° 29' 29" W
L10	33.26	S11° 27' 06" W
L11	32.21	N15° 13' 04" W
L12	50.38	N68° 13' 58" E
L13	34.86	S0° 13' 28" E

CURVE	DELTA	RADI US	ARC LENGTH
C1	9° 05' 24"	380.00	60.29
C2	9° 05' 24"	380.00	60.29
C3	9° 05' 24"	380.00	60.29
C4	52° 35' 07"	410.00	376.29
C5	1° 58' 32"	380.00	12.41
C6	88° 36' 06"	20.00	30.83
C7	6° 32' 21"	299.23	44.60
C8	103° 46' 29"	20.00	36.24
C9	9° 00' 00"	423.00	26.30
C10	3° 33' 43"	410.00	40.35
C11	9° 26' 19"	423.00	31.42
C12	95° 55' 23"	20.00	33.48
C13	5° 45' 57"	385.00	38.34
C14	5° 45' 57"	385.00	38.34
C15	8° 45' 51"	416.00	63.63
C16	9° 00' 00"	404.00	63.46
C17	9° 00' 00"	380.00	60.29
C18	9° 27' 13"	380.00	62.70
C19	30° 35' 39"	416.00	225.27
C20	7° 01' 24"	397.00	50.51
C21	1° 28' 27"	397.00	10.21
C22	1° 40' 21"	397.00	11.59
C23	3° 47' 08"	435.00	28.74
C24	6° 35' 09"	435.00	50.00
C25	3° 43' 07"	435.00	28.23
C26	5° 02' 44"	435.00	38.31
C27	9° 22' 51"	397.00	65.00
C28	9° 22' 51"	397.00	65.00
C29	0° 47' 54"	397.00	5.53
C30	6° 35' 09"	435.00	50.00
C31	6° 35' 09"	435.00	50.00
C32	6° 35' 09"	435.00	50.00
C33	0° 29' 07"	435.00	3.68
C34	90° 00' 00"	20.00	31.42
C35	90° 00' 00"	20.00	31.42
C36	56° 13' 26"	380.00	386.16

FINAL PLAT OF
GLENEDEN HEIGHTS PUD
AN UNPLATTED PORTION OF THE S.W.1/4 SEC.29,T27N,R43E.W.M.,
SPOKANE COUNTY, WASHINGTON

SCALE: 1"=50'

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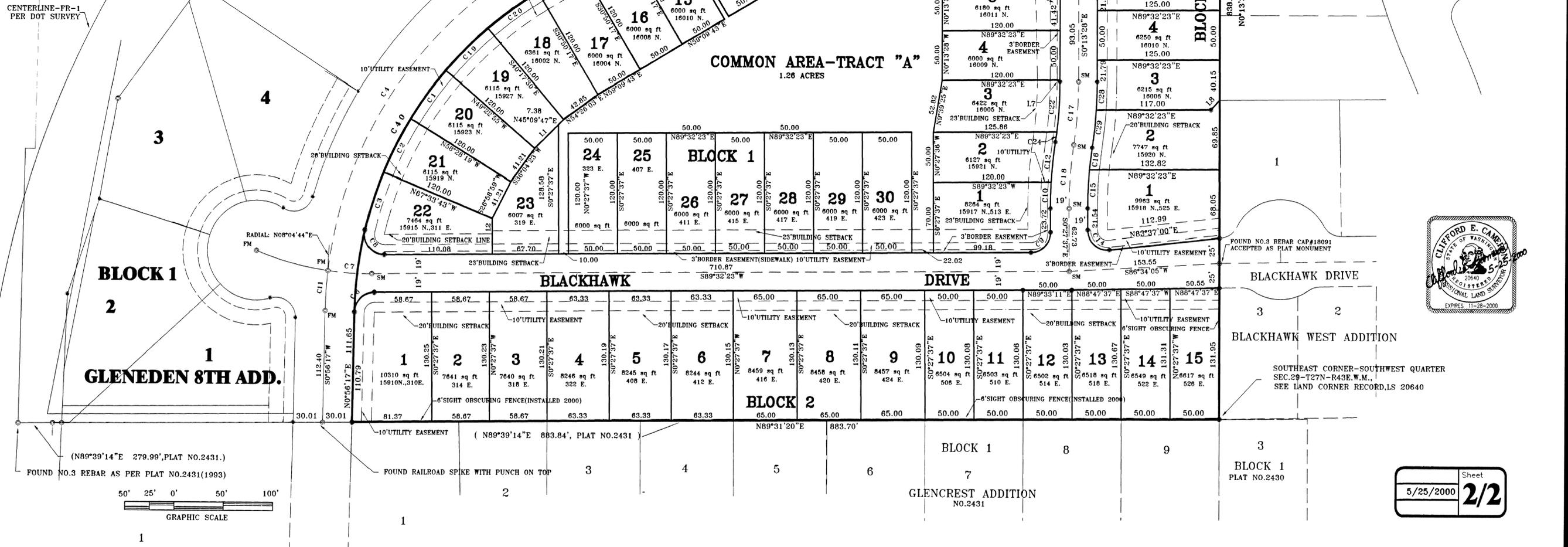
LEGEND
 ○ - INDICATES SET COUNTY STANDARD MONUMENT
 30'.S.B.-INDICATES 30.00' BUILDING SETBACK LINE
 25'.S.B.-INDICATES 25.00' BUILDING SETBACK LINE
 10' UTILITY-INDICATES 10.00' UTILITY EASEMENT
 SET NO. 5 REBAR WITH YELLOW PLASTIC CAP "CAMERON 20640" AT ALL LOT CORNERS.
 ON STREET RIGHT OF WAYS :30' INDICATES 30.00', 25' INDICATES 25.00'.
 (R)-INDICATES RADIAL, (NR)-INDICATES NOT RADIAL
 ● - INDICATES ANGLE POINT OR RADIUS POINT OF CURVE.
 SM-INDICATES SET STANDARD COUNTY MONUMENT
 FM-INDICATES FOUND RAILROAD SPIKE WITH PUNCH AND TAG #20640 (UNLESS OTHERWISE SPECIFIED)

AUDITOR'S CERTIFICATE

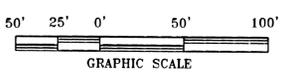
FILED FOR RECORDING THIS 27 DAY OF JULY 2000 AT 3:05 P.M. IN BOOK 26 OF PLATS AT PAGE 63 AT THE REQUEST OF *Marilyn C. Douglas*
 SPOKANE COUNTY AUDITOR *Wesley*

CENTERLINE-FR-1 PER DOT SURVEY

STATE ROAD NO.395



BLOCK 1
2
1
GLENEDEN 8TH ADD.



Sheet
5/25/2000 2/2