6260911 37 / 26

Plat #4161

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FOURC, LLC, VESTED OWNER, AND STATE BANK NORTHWEST, BENEFICIARY INTEREST, HAVE CAUSED TO BE PLATTED INTO LOTS AND TRACTS THE LAND SHOWN HEREON, TO BE KNOWN AS GRANITE HILL, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., COUNTY OF SPOKANE, STATE OF WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT "C" OF SPOKANE COUNTY SHORT PLAT NO. 79-130, RECORDED IN BOOK 1 OF SHORT PLATS, PAGE 90, SAID NORTHWEST CORNER OF TRACT "C" BEING 30.00 FEET EASTERLY OF THE CENTERLINE OF HENRY ROAD;
THENCE NORTH 89°46'55" WEST, 10.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HENRY ROAD;
THENCE NORTH 00°26'02" WEST, ALONG SAID EAST RIGHT OF WAY LINE, 14.05 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00°26'02" WEST, ALONG SAID EAST RIGHT OF WAY LINE, 366.60 FEET;
THENCE NORTH 89°27'49" EAST, 12.00 FEET TO THE SOUTHWESTERLY CORNER OF TRACT "D" OF SPOKANE COUNTY SHORT PLAT NO. 771-92, RECORDED IN BOOK 9 OF SHORT PLATS, PAGES 30 AND 31;
THENCE CONTINUING NORTH 89°27'49" EAST, 780.80 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT "D";
THENCE SOUTH 12°21'44" WEST, 283.46 FEET;
THENCE NORTH 88°35'56" WEST, 183.20 FEET;
THENCE SOUTH 56°59'04" WEST, 108.80 FEET;
THENCE SOUTH 34°00'04" WEST, 52.94 FEET;
THENCE NORTH 89°46'55" WEST, 425.33 FEET TO THE TRUE POINT OF BEGINNING.

THIS PLAT OF GRANITE HILL IS APPROVED FOR THE DEVELOPMENT OF A MAXIMUM OF 14 SINGLE-FAMILY DWELLING UNITS AND IS SUBJECT TO THOSE COVENANTS, CONDITIONS AND RESTRICTIONS AS DEFINED IN THAT DECLARATION AS RECORDED IN AUDITORS FILE NUMBER 6256782

SETBACKS SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT ISSUANCE.

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.

USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED.

PUBLIC SEWERS SHALL BE CONSTRUCTED TO PROVIDE FOR THE CONNECTION OF EACH PARCEL 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. SEWER CONNECTION PERMITS SHALL BE REQUIRED. A PUBLIC SEWER SYSTEM WILL BE MADE AVAILABLE FOR THE PLAT, AND INDIVIDUAL SERVICE WILL BE PROVIDED TO EACH LOT PRIOR TO SALE. THE USE OF INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL NOT BE AUTHORIZED.

THE 10' EASEMENTS FOR "DRY" UTILITIES, (ELECTRIC, GAS, PHONE, FIBER, CABLE TV), AS SHOWN ON THE HEREIN DESCRIBED PLAT, ARE HEREBY GRANTED 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 OVER INSTALLED UNDERGROUND FACILITIES AND THE RIGHT TO PROHIBIT, TRIM, AND/OR REMOVE TREES, BUSHES, LANDSCAPING AND TO PROHIBIT BRICK, ROCK OR MASONRY STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE, AND SAFE OPERATION OF SAME WITHOUT COMPENSATION. STORM DRAIN DRYWELLS, AND WATER METER BOXES SHALL NOT BE PLACED WITHIN THE "DRY" EASEMENTS, HOWEVER, LATERAL CROSSINGS BY STORM DRAIN, WATER AND SEWER LINES ARE PERMITTED. THE PRIVATE ROAD, AS SHOWN HEREON, IS GRANTED FOR UTILITY PURPOSES IN ADDITION TO INGRESS AND EGRESS STATED. SERVING UTILITIES RESERVE THE RIGHT TO CROSS COMMON PROPERTIES.

TRACT A IS A PRIVATE ROAD, KNOWN AS 6TH LANE, AND IS HEREBY DEDICATED TO THE GRANITE HILL OWNERS' ASSOCIATION, AS CREATED BY DOCUMENT FILED UNDER SECRETARY OF STATE U.B.I. NO. 603313056. SAID PRIVATE ROAD IS SUBJECT TO A ROAD MAINTENANCE AGREEMENT AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. THE PRIVATE ROAD CANNOT BE SOLD OR TRANSFERRED, AND SHALL BE CONSIDERED SUBSERVIENT ESTATE FOR TAX PURPOSES TO THE OTHER LOTS CREATED HEREIN. THE STATUS OF THE AREA DESIGNATED AS SUBSERVIENT ESTATE FOR TAX PURPOSES CANNOT BE CHANGED WITHOUT FILING A REPLAT. THE PRIVATE ROAD, AS SHOWN HEREON, IS AN EASEMENT WHICH PROVIDES A MEANS OF INGRESS AND EGRESS FOR THOSE LOTS WITHIN THE PLAT HAVING FRONTAGE THEREON. THE COUNTY OF SPOKANE IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS TO THE PRIVATE ROAD. SAID PRIVATE ROAD IS ALSO GRANTED AS AN EASEMENT TO SPOKANE COUNTY FOR SANITARY SEWER FOR THE PURPOSES OF CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, INSPECTION AND OPERATION OF A PUBLIC SANITARY SEWER..

WARNING: SPOKANE COUNTY HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE THE PRIVATE ROAD CONTAINED WITHIN PROVIDING SERVICE TO THE PROPERTY DESCRIBED IN THIS PLAT. BY ACCEPTING THIS PLAT OR SUBSEQUENTLY BY ALLOWING A BUILDING PERMIT TO BE ISSUED ON PROPERTY ON A PRIVATE ROAD, SPOKANE COUNTY ASSUMES NO OBLIGATION FOR SAID PRIVATE ROAD AND THE OWNERS HEREBY ACKNOWLEDGE THAT THE COUNTY HAS NO OBLIGATION OF ANY KIND OR NATURE WHATSOEVER TO ESTABLISH, EXAMINE, SURVEY, CONSTRUCT, ALTER, REPAIR, IMPROVE, MAINTAIN, PROVIDE DRAINAGE OR SNOW REMOVAL ON A PRIVATE ROAD. THIS REQUIREMENT IS AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, THEIR HEIRS, SUCCESSORS OR ASSIGNS INCLUDING THE OBLIGATION TO PARTICIPATE IN THE MAINTENANCE OF THE PRIVATE ROAD AS PROVIDED HEREIN.

TRACTS B AND C ARE UNBUILDABLE COMMON PROPERTIES FOR RESIDENTIAL DWELLINGS AND ARE HEREBY DEDICATED TO THE GRANITE HILL OWNERS ASSOCIATION. SAID TRACTS ARE HEREBY GRANTED TO SPOKANE COUNTY, AND ITS AUTHORIZED AGENTS, AND TO THE PUBLIC AS BORDER EASEMENTS 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 EASEMENTS 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.

NO DIRECT ACCESS FROM LOTS TO HENRY ROAD IS ALLOWED UNTIL SUCH TIME AS AUTHORIZED BY THE COUNTY ENGINEER.

LOTS 7-10 ARE SUBJECT TO GEOTECHNICAL INVESTIGATION AND RECOMMENDATIONS REGARDING THE INTERCEPTION AND DISPOSAL OF HILLSIDE RUNOFF, SHALLOW GROUNDWATER, AND SLOPE STABILITY AFFECTING BASEMENTS AND RETAINING STRUCTURES AT THE TIME OF THE RESIDENTIAL BUILDING PERMIT.

THE GRANTOR HEREBY DEDICATES AND QUIT CLAIMS TO THE PUBLIC FOREVER FOR RIGHT OF WAY PURPOSES THE 12-FOOT WIDE STRIP AS SHOWN HEREON.

DRAINAGE EASEMENTS, AS PLATTED AND SHOWN HEREON, WHICH ARE FOR THE PURPOSE OF CONVEYING AND STORING STORMWATER RUNOFF, AND FOR INSTALLING, OPERATING AND MAINTAINING DRAINAGE PONDS AND DRAINAGE FACILITIES WHICH DISPOSE OF AND TREAT STORMWATER RUNOFF, ARE HEREBY GRANTED TO SPOKANE COUNTY AND GRANITE HILL OWNERS' ASSOCIATION.

SPOKANE COUNTY AND ITS AUTHORIZED AGENTS ARE HEREBY GRANTED THE RIGHT TO INGRESS AND EGRESS TO, OVER AND FROM ALL PUBLIC AND PRIVATE DRAINAGE EASEMENTS AND TRACTS FOR THE PURPOSES OF INSPECTION AND EMERGENCY MAINTENANCE OF DRAINAGE SWALES, PONDS, DITCHES, CULVERTS AND OTHER DRAINAGE FACILITIES, IF NOT PROPERLY MAINTAINED BY THE PROPERTY OWNER OR THE GRANITE HILL OWNERS' ASSOCIATION. SPOKANE COUNTY DOES NOT ACCEPT THE RESPONSIBILITY TO INSPECT OR MAINTAIN ANY DRAINAGE FACILITIES AND/OR STRUCTURES LOCATED OUTSIDE OF PUBLIC RIGHTS-OF-WAY, EXCEPT IN CASES WHERE SPOKANE COUNTY SPECIFICALLY ASSUMES THAT RESPONSIBILITY IN WRITING. NEITHER DOES SPOKANE COUNTY ACCEPT ANY LIABILITY FOR ANY FAILURE BY THE PROPERTY OWNER(S) TO PROPERLY MAINTAIN SUCH AREAS.

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 MEET THE MINIMUM REQUIREMENTS AS SET FORTH IN THE CURRENT BUILDING CODE. 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 ACCEPTED PLANS ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE. ANY PROPOSED CHANGES TO THE ACCEPTED ROAD AND DRAINAGE PLANS MUST BE ACCEPTED BY THE SPOKANE COUNTY ENGINEER'S OFFICE PRIOR TO CONSTRUCTION OF SAID CHANGES.

THERE MAY EXIST PROPERTIES LOCATED UPHILL AND ADJACENT TO THIS SUBDIVISION WHICH PERIODICALLY DISCHARGE STORMWATER RUNOFF ONTO INDIVIDUAL LOTS WITHIN THIS PLAT. STORMWATER 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 THAT WHAT IS NORMALLY OBSERVED OR ANTICIPATED. BECAUSE STORMWATER RUNOFF FROM ADJACENT PROPERTIES HAS DISCHARGED ONTO THIS PLAT PRIOR TO DEVELOPMENT, STORMWATER RUNOFF WILL LIKELY CONTINUE TO DO SO AFTER DEVELOPMENT.

IF GROUNDWATER OR MOTTLED SOIL IS ENCOUNTERED DURING BASEMENT EXCAVATION, IT IS SPOKANE COUNTY'S RECOMMENDATION THAT PROTECTIVE MEASURES THAT MEET THE REQUIREMENTS OF THE CURRENT BUILDING CODE, WITH RESPECT TO DAMPPROOFING AND WATERPROOFING, BE IMPLEMENTED AS A PART OF THE BASEMENT FOUNDATION CONSTRUCTION.

THE PROPERTY OWNERS WITHIN THIS PLAT SHALL MAINTAIN ALL NATURAL DRAINAGE CHANNELS, DRAINAGE DITCHES, AND WATER QUALITY SWALES ('208' SWALES) SITUATED ON THEIR RESPECTIVE PROPERTIES, AND ANY 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 ACCEPTED PLANS ON FILE AT SPOKANE COUNTY'S ENGINEER'S OFFICE. NO STRUCTURES, INCLUDING FENCES, SHALL BE CONSTRUCTED DIRECTLY OVER OR WITHIN A '208' SWALE WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SPOKANE COUNTY ENGINEER. PROPERTY OWNER(S) MAINTENANCE RESPONSIBILITIES SHALL INCLUDE, BUT IS NOT LIMITED TO MOWING, IRRIGATING, AND KEEPING THE AREA FREE OF DEBRIS.

THE GRANITE HILL OWNERS' ASSOCIATION OR ITS SUCCESSORS IN INTEREST SHALL MAINTAIN ALL DRAINAGE FACILITIES, LOCATED IN COMMON AREAS, EASEMENTS, AND TRACTS IN CONFORMANCE WITH THE ACCEPTED PLANS AND THE OPERATIONS AND MAINTENANCE MANUAL, AS PREPARED BY TAYLOR ENGINEERING, INC., BOTH OF WHICH ARE ON FILE AT THE SPOKANE COUNTY'S ENGINEER'S OFFICE. MAINTENANCE OF DRAINAGE FACILITIES INCLUDES, BUT IS NOT LIMITED TO, KEEPING OPEN AND CLEANING STORMWATER PIPES, STRUCTURES, DITCHES, DRAINAGE PONDS, SWALES; REPLACEMENT OF DRAINAGE FACILITIES AS NEEDED; AND MAINTAINING LIVE NATIVE-TYPE DRYLAND GRASSES OR LAWN TURF IN THE POND FACILITIES LOCATED IN COMMON AREAS OR TRACTS, WITH OPTIONAL SHRUBBERY AND/OR TREES, WHICH DO NOT OBSTRUCT THE FLOW AND PERCOLATION OF STORM DRAINAGE WATER IN THE DRAINAGE SWALE AS INDICATED BY THE ACCEPTED PLANS. THE GRANITE HILL OWNERS' ASSOCIATION IS ALSO RESPONSIBLE FOR REMOVING AND DISPOSING OF THE SOILS AND GRASS SOD LOCATED IN DRAINAGE FACILITIES SITUATED WITHIN EASEMENTS ON PRIVATE LOTS AT SUCH TIME SPOKANE COUNTY DEEMS NECESSARY, AND REPLACING THE SOIL AND GRASS SOD. THE GRANITE HILL OWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

IF THE GRANITE HILL OWNERS' ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST, FAIL TO MAINTAIN THE DRAINAGE FACILITIES IN CONFORMANCE WITH THE ACCEPTED DRAINAGE PLANS AND THE OPERATIONS AND MAINTENANCE MANUAL, ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE, A NOTICE OF SUCH FAILURE MAY BE GIVEN TO THE GRANITE HILL OWNERS' ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST, BY THE COUNTY ENGINEER. 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 GRANITE HILL OWNERS' ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST.

SHOULD THE GRANITE HILL OWNERS' ASSOCIATION BE TERMINATED FOR ANY REASON, THE SUCCESSORS IN INTEREST SHALL BE THE INDIVIDUAL LOT OWNERS, OR THEIR SUCCESSORS IN INTEREST, WHO ARE MEMBERS OF THE GRANITE HILL OWNERS' ASSOCIATION AT THE TIME OF SAID TERMINATION. THE SUCCESSORS IN INTEREST SHALL SHARE EQUALLY IN THE RESPONSIBILITY AND COST OF MAINTAINING SAID DRAINAGE FACILITIES.

THE TRACTS AND COMMON AREAS CANNOT BE SOLD OR TRANSFERRED AND SHALL BE CONSIDERED SUBSERVIENT ESTATES FOR TAX PURPOSES TO THE OTHER LOTS CREATED HEREIN. THE STATUS OF THE AREAS DESIGNATED AS SUBSERVIENT ESTATES FOR TAX PURPOSES CANNOT BE CHANGED WITHOUT FILING A REPLAT.

THE DEVELOPER, PROPERTY OWNERS, AND HOMEOWNERS' ASSOCIATION WAIVE ANY AND ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARISING FROM THE CONSTRUCTION, OWNERSHIP OR MAINTENANCE OF PUBLIC FACILITIES. THIS WAIVER INCLUDES CLAIMS OF ANY NATURE, INCLUDING BUT NOT LIMITED TO PERSON AND REAL PROPERTY DAMAGES AS WELL AS ANY INVERSE CONDEMNATION CLAIMS.

THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND IN PERPETUITY, AND SHALL BE BINDING UPON THE OWNER, THEIR HEIRS, SUCCESSORS AND ASSIGNS, INCLUDING THE OBLIGATION TO PARTICIPATE IN THE MAINTENANCE OF THE DRAINAGE FACILITIES AS PROVIDED HEREIN.

Corey P. Condron
FOURC, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF WASHINGTON)
)SS
COUNTY OF SPOKANE)

ON THIS 8th DAY OF October BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,

DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED COREY P. CONDRON, TO ME KNOWN TO BE A MEMBER OF FOURC, LLC,

THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT OF AND

DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT

AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID COMPANY.

WITNESS MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Ryan Moore
NOTARY PUBLIC RESIDING AT Spokane, WA
PRINTED NAME: Ryan Moore
MY COMMISSION EXPIRES: 2/12/17

RYAN MOORE COMMISSION EXPIRES FEBRUARY 12, 2017 NOTARY PUBLIC STATE OF WASHINGTON

T. Neil Yocum
STATE BANK NORTHWEST

ACKNOWLEDGMENT

STATE OF WASHINGTON)
)SS
COUNTY OF SPOKANE)

ON THIS 10th DAY OF October, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,

DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Thomas Michael Yocum TO ME KNOWN TO

BE THE Vice President OF STATE BANK NORTHWEST, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID

INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT OF AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED

THAT HE / SHE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID COMPANY.

WITNESS MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Ryan Moore
NOTARY PUBLIC RESIDING AT Spokane, WA
PRINTED NAME: Ryan Moore
MY COMMISSION EXPIRES: 2/12/17

RYAN MOORE COMMISSION EXPIRES FEBRUARY 12, 2017 NOTARY PUBLIC STATE OF WASHINGTON

AUDITOR'S CERTIFICATE:

Filed for record this 30th Day of October 2013, at 2:37 p.m. in Book 37 of Plats at Pages 26-27 at the request of Taylor Engineering Inc.

VICKY M. DALTON County Auditor
By William L Anderson Deputy

SPOKANE COUNTY ENGINEER

EXAMINED AND APPROVED THIS 23RD DAY OF OCTOBER, 2013.

SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 16TH DAY OF OCTOBER, 2013.

Kevin R Cooke
SPOKANE COUNTY UTILITIES

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 29TH DAY OF OCTOBER, 2013.

Donald L Coffey
SPOKANE REGIONAL HEALTH OFFICER

SPOKANE COUNTY BUILDING AND PLANNING

EXAMINED AND APPROVED THIS 29th DAY OF October, 2013.

Tammy Jones
SPOKANE COUNTY BUILDING AND PLANNING DIRECTOR

SPOKANE COUNTY COMMISSIONERS

THIS FINAL PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON ON THIS 29 DAY OF OCTOBER, 2013.

CHAIRMAN, 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 MAP HAVE BEEN FULLY PAID THIS 30 DAY OF October, 2013.

Rob Chase by Tami Scherman
SPOKANE COUNTY TREASURER BY DEPUTY

OFFICIAL SEAL FINAL PLAT REGISTER SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 30th DAY OF October, 2013.

SPOKANE COUNTY ASSESSOR BY DEPUTY

SURVEYOR'S CERTIFICATE

I, DAVID M. SEESE, LICENSED PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS FINAL PLAT WAS SURVEYED AND PREPARED BY ME OR UNDER MY SUPERVISION, THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SUBJECT LAND, AND THAT MONUMENTATION HAS BEEN ESTABLISHED AS REQUIRED BY SPOKANE COUNTY STANDARDS.

DAVID M. SEESE, PLS 35991

10/4/13

DAVID M. SEESE STATE OF WASHINGTON 35991 REGISTERED PROFESSIONAL LAND SURVEYOR

FINAL PLAT OF

GRANITE HILL

PE-2027-09

A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., SPOKANE COUNTY, WASHINGTON

OCTOBER 2013

Taylor Engineering, Inc.
Civil Design and Land Planning
W. 106 Mission Ave.
Spokane, Washington 99201
(509) 328-3371 FAX (509) 328-8224

13036 FPLAT.DWG

SHEET 1 OF 2

6260911 37 / 27

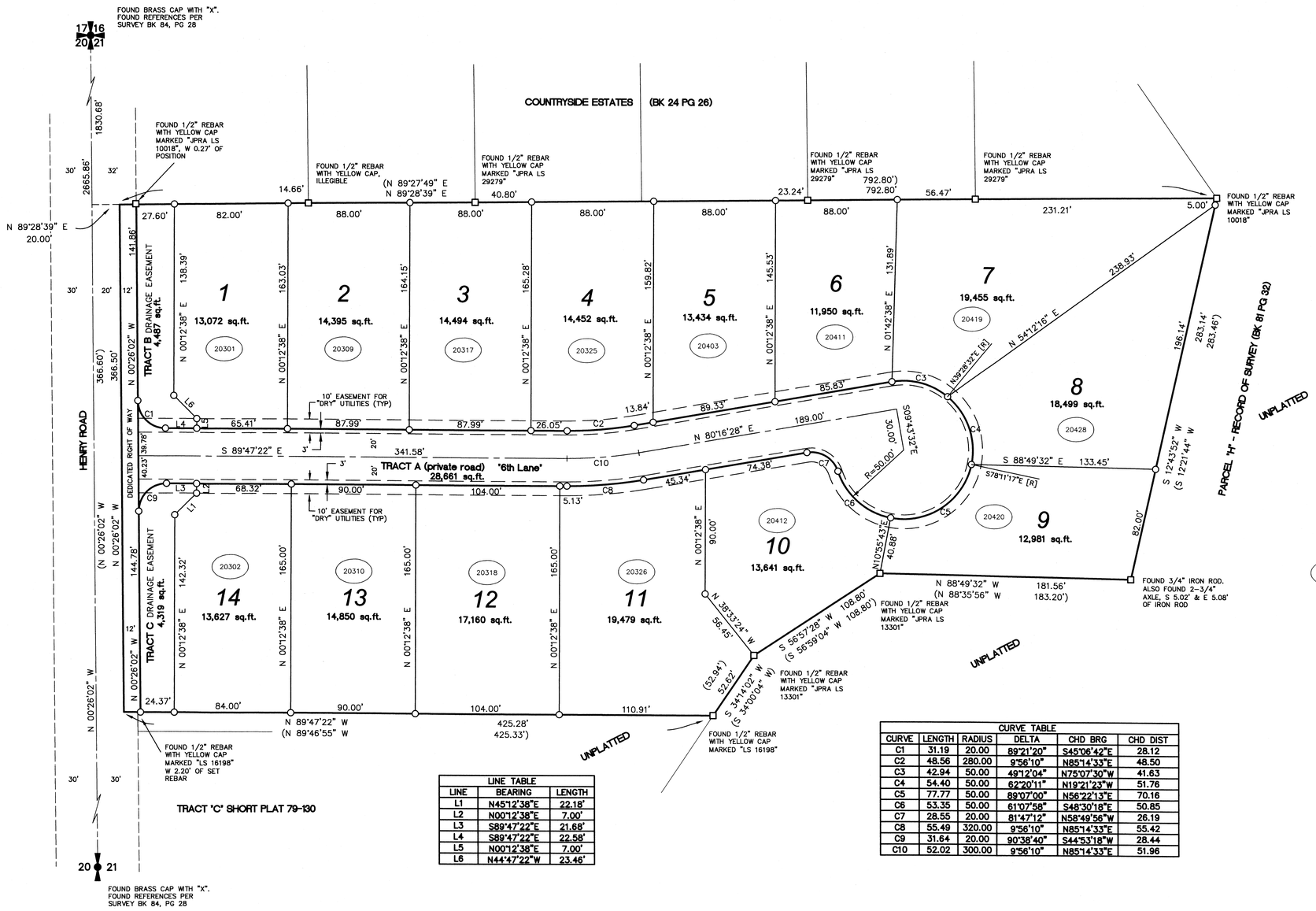
Plat #4161

AUDITOR'S CERTIFICATE:

Filed for record this 30th Day of October 2013, at 2:37 p.m. in Book 37 of Plats at Page 26-27 at the request of Taylor Engineering Inc

VICKY M. DALTON County Auditor

By William D Anderson Deputy



LINE TABLE		
LINE	BEARING	LENGTH
L1	N45°12'38"E	22.18'
L2	N00°12'38"E	7.00'
L3	S89°47'22"E	21.68'
L4	S89°47'22"E	22.58'
L5	N00°12'38"E	7.00'
L6	N44°47'22"W	23.46'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHD DIST
C1	31.19	20.00	89°21'20"	S45°06'42"E	28.12
C2	48.56	280.00	9°56'10"	N85°14'33"E	48.50
C3	42.94	50.00	49°12'04"	N75°07'30"W	41.63
C4	54.40	50.00	62°20'11"	N19°21'23"W	51.76
C5	77.77	50.00	89°07'00"	N56°22'13"E	70.16
C6	53.35	50.00	61°07'58"	S48°30'18"E	50.85
C7	28.55	20.00	81°47'12"	N58°49'56"W	26.19
C8	55.49	320.00	9°56'10"	N85°14'33"E	55.42
C9	31.64	20.00	90°38'40"	S44°53'18"W	28.44
C10	52.02	300.00	9°56'10"	N85°14'33"E	51.96

BASIS OF BEARINGS

THE LINE BETWEEN THE FOUND MONUMENTS AT THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., BEARS NORTH 00°26'02" WEST, THE RECORD DEED VALUE.

NOTES

THE FOLLOWING ITEMS PER INLAND PROFESSIONAL TITLE, LLC, AMENDED PLAT CERTIFICATE ORDER NO. 00050360, DATED MAY 1, 2013,ENCUMBER THIS PROPERTY:

1. EASEMENT FOR GUY ANCHOR PER AUDITOR'S FILE NO. 190821C. LOCATION NOT DESCRIBED.
2. TITLE NOTICE PER AUDITOR'S FILE NO. 5912823.

REFERENCES

COUNTRYSIDE ESTATES PER BOOK 24 OF PLATS, PAGE 26
RECORD OF SURVEY, BOOK 81 OF SURVEYS, PAGES 32-33
RECORD OF SURVEY, BOOK 84 OF SURVEYS, PAGE 28
SHORT PLAT 79-130, BOOK 1 OF SHORT PLATS, PAGE 90

LEGEND

- ○ INDICATES SET 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "SEESE PLS 35991"
- □ INDICATES MONUMENT FOUND AND HELD, AS NOTED HEREON
- ( ) INDICATES RECORD VALUE
  NO ( ) INDICATES MEASURED VALUE
- [R] INDICATES RADIAL BEARING
- (20420) INDICATES ASSIGNED ADDRESS; EAST 6TH COURT

DAVID M. SEESE STATE OF WASHINGTON 35991 REGISTERED PROFESSIONAL LAND SURVEYOR

10/14/13

EQUIPMENT AND PROCEDURES (WAC 332-130-100)

THIS SURVEY WAS PERFORMED USING A LEICA 3-SECOND TOTAL STATION AND A LEICA SYSTEM 1200 SMARTROVER FOR A COMBINATION OF FIELD TRAVERSE AND GPS SURVEY METHODS TO MEET OR EXCEED THE REQUIRED STANDARDS FOR LAND BOUNDARY SURVEYS PER WAC 332-130-090.

FINAL PLAT OF

GRANITE HILL

PE-2027-09

A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., SPOKANE COUNTY, WASHINGTON

OCTOBER 2013

Taylor Engineering, Inc.
Civil Design and Land Planning
W. 106 Mission Ave.
Spokane, Washington 99201
(509) 328-3371 FAX (509) 328-8224

13036 FPLAT.DWG