

FINAL PLAT OF HAZELWOOD PARK

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 26 NORTH, RANGE 44 EAST, W.M. SPOKANE COUNTY, WASHINGTON

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that GJP Developments, L.L.C., a Washington Limited Liability Company and Washington Trust Bank has cused to be platted into Lots, Blocks and Streets the land shown hereon to be known as Hazelwood Park PE-1927-03, said land being described as follows: Legal description per Spokane County Title Co., Endorsement 1A, Policy No. 304-0002903, January 2nd, 2007; that portion of Tracts 231, 232, 236 and 237, PLAT NO. 2 OF PASADENA PARK, as per plat recorded in Volume "S" of Plats, Page 25, Official Records of Spokane County, a parcel of land located lying north of the South Line of the Southeast Quarter of Section 31, Township 26 North, Range 44 East of the Willamette Meridian; in Spokane County, Washington;

TOGETHER WITH that portion of the irrigation canal, 40 feet wide, lying northerly of Tracts 230, 231 and 232 of said Plat and also lying north of the South Line of the Southeast Quarter of said Section 31;

EXCEPT the South 50 feet of said Southeast Quarter of Section 31;

ALSO EXCEPT that area lying northerly of a line described as follows:

BEGINNING at the Southwest Corner of Tract 233 of said Plat No. 2 of Pasadena Park being a chiseled "+" on Granite outcrop per Record of Survey Volume 23 at Page 100, which point falls on the South Line of the Southeast Quarter of said Section 31, said Corner bears North 89°38'17" West 1097.42 feet (NOT the Basis of Bearing) (South 87°30'19" West 1097.60 feet) (Values shown in parenthesis are Measured, Typical) from the Southeast Corner of said Section 31, a found 3" brass cap in monument case at Argonne Rd and Wellesley Ave;

thence North 0°00'43" West for 536.94 feet (North 2°40'41" West for 543.23 feet) (BASIS OF BEARING course) along the Common Line between said Tracts 232 and 233 to the northerly end of said Line extended to the Northerly Line of the As-Constructed Canal of said Plat to a point hereafter known as (Revised) Point "A" for the purposes of this description;

thence Easterly (South 62°35'6" East for 15.02 feet) along the Northerly Line of said irrigation canal to the South Common Corner between Tracts 237 and 238 being a 1/2" rebar with yellow plastic cap marked Benthin 13315, to the TRUE POINT OF BEGINNING (said corner bears South 2°42'28" East for 787.78 feet from the North Common Corner of said Line);

thence through the following courses marked by a 1/2" rebar with yellow plastic cap marked Davis 35994: thence Westerly (North 62°35'6" West for 15.02 feet) along the Northerly Line of said irrigation canal to (Revised) Point "A"; thence (departing proximity to said canal) North 72°49'11" West for 250.42 feet (North 75°29'9" West for 250.42 feet); thence North 02°43'13" East for 172.90 feet (North 0°3'15" East for 172.90 feet); thence North 67°50'41" West for 313.42 feet (North 70°30'39" West for 313.42 feet); thence North 87°16'47" West for 173.17 feet (North 89°56'45" West for 173.17 feet); thence South 11°42'02" West for 175.96 feet (South 9°2'4" West for 175.96 feet); thence North 87°16'47" West for 148.48 feet (North 89°56'45" West for 157.02 feet), to a point on the West Line of said Tract 236 (said corner bears North 2°42'28" West for 748.82 feet from the South Common Corner of Tracts 235 and 236);

EXCEPT Broad Court;

Situate in the County of Spokane, State of Washington.

Containing 14.66 acres.

The public water system, pursuant to the Water Plan approved by County and State health authorities, the local fire protection district, the County Building and Planning Divisions and the water purveyor, shall be installed within this subdivision. 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 use of private wells and water systems is prohibited.

Utility easements shown on the herein 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 the same. Serving utility companies are also granted the right to install utilities crossing any Border Easement or Future Acquisition area as needed to access utility easements from road right-of-way.

"DRY" Utility easements shown on the herein described plat are hereby dedicated for the use by serving utility companies for the construction, reconstruction, maintenance, protection, inspection operation of their respective DRY facilities; fiber optics, cable, phone, natural gas and electric. The rights granted herein prohibit changes in-grade that alter coverage of underground facilities, the installation of water meter boxes and the placement of surface structures of brick, rock or masonry that may interfere with the rights granted herein. The installation of street light poles is also prohibited unless installed by the serving utility. Utility companies shall also have the right to trim or remove trees, bushes, and landscaping, without compensation, when they are situated within the easement strip. This provision shall not prohibit fences or any lateral crossings of the easement strips with water or sewer lines.

The private roads, sidewalk easements, drainage tracts and/or common areas shown on this plat are hereby dedicated to the Hazelwood Park Homeowners Association recorded under State UBI #602 718 255, created by document recorded April 19th, 2007 and cannot be sold or transferred, and shall be considered servient estates for tax purposes to the other lots created herein. The status of the areas designated as servient estates for tax purposes, cannot be changed without filing a replat. The private roads, as shown hereon, are easements which provide 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 all private roads, common areas and/or drainage easements. The private roads and drainage easements are subject to the separate Declaration of Covenant as recorded April 16, 2007 under AFN 5522756 which by reference is made a part hereof.

Building setback shall be determined at the time of building permit(s). Setbacks may be varied from, if proper approvals are obtained.

Public sewers shall be constructed to provide for the connection of each parcel to the County's system of sewerage. The uses on properties within the project shall be required to connect to the sewer and pay applicable charges per The Spokane County Sanitary 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. Use of individual on-site sewage disposal systems shall not be authorized.

A portion of the Spokane County Easement and right-of-way acknowledged as (R6) shall be Vacated or Abandoned. The portion Vacated or Abandoned is outside the "new" Broad Court Extension and Cul-De-Sac. The "new" Broad Court Extension and Cul-De-Sac, as shown within said Plat, are hereby offered and dedicated to Spokane County as public access upon acceptance of said Plat. Broad Lane, located east of said Cul-De-Sac, and all other Roads within the said Plat are private roads. Lot 1 Block 1 shall be considered not buildable until after the above mentioned Vacation is completed.

WARNING: Spokane County has no responsibility to build, improve, maintain or otherwise service the private roads contained within or providing service to the property 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.

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 Hazelwood Park Homeowners Association.

All drainage tracts are hereby dedicated to the Hazelwood Park Homeowners Association for the purpose of conveying and storing stormwater runoff, and for installing, operating and maintaining drainage ponds and drainage facilities that dispose of and treat stormwater runoff. The right to ingress/egress is granted to Spokane County over all tracts for inspection and emergency maintenance of the stormwater facilities.

The lots within this plat are subject to the recommendations regarding basements found in the geotechnical study dated January 30, 2007 prepared by Budinger and Associates, Inc. recorded under Auditor's Document Number 5497246 which by reference becomes a part hereof.

The drainage easements, lots, common areas and tracts are subject to the separate Drainage Declaration of Covenant as recorded May 21, 2007 under Auditor's Document Number 5538902 that by reference is made a part hereof.

OFFICIAL DOCUMENTS & MAPS REFERENCED:

- Amended Commonwealth Land Title Insurance Company, Plat Certificate Reference No. PE-1927-03, File Number: 125600, January 2nd, 2007, Thomas L. Irish, Title Officer.
- Commonwealth Land Title Insurance Company, Plat Guarantee Policy No. 304-0002903, Reference No. PE-1927-03, File No. 125600, November 20th, 2006, Thomas L. Irish, Title Officer.
- Statutory Warranty Deed, AFN 5164609, 2004, Jayne Land Company, LLC, to Finkle, SUBJECT PROPERTY.
- Declaration of Restrictive Covenant, AFN 5164608, 2004, Jayne Land Co., LLC, SUBJECT PROPERTY.
- Easement, AFN 5158746, Pages 4 and 6, 2004, Jayne to Jayne, SUBJECT PROPERTY.
- Right of Way Deed, AFN 8312150198, 1983, Hofseth to Spokane County, SUBJECT PROPERTY.
- Statutory Warranty Deed, AFN 8006270273, 1980, Pasadena Park Irrigation District No. 17 to Jayne, SUBJECT PROPERTY.
- Easement, AFN 359805B, 1955, Andrews to Pasadena Park Water Co., SUBJECT PROPERTY.
- Land and Water Deed, AFN 176206A, 1934, Spokane Valley Farms Co. to C.D.Hudson, SUBJECT PROPERTY.
- Land and Water Deed, AFN 965267, 1928, Spokane Valley Farms Co. to C.D.Hudson, SUBJECT PROPERTY.
- Quitclaim Deed, AFN 5218820, 2005, Jayne Land Co. to Jayne Family Trust, APN 46314.0629, ADJOINER.
- Statutory Warranty Deed, AFN 5206752, 2005, Jayne to Jayne Family Trust, APN 45061.0423, ADJOINER.
- Warranty Deed, AFN 5255503, 2005, Rigaud Family Trust to Pasadena Ridge LLC, APN 46316.0627, ADJOINER.
- Statutory Warranty Deed, AFN 5164611, 2004, Finkle to Lawson, APN 46314.0405, ADJOINER.
- Statutory Warranty Deed, AFN 8008210286, 1980, Frisby to Chasse, APN 46314.0309, ADJOINER.
- Quit Claim Deed, AFN 9107170097, 1991, Frisby to Olinger, APN 46314.0308, ADJOINER.
- Statutory Warranty Deed, AFN 9111080279, 1991, Sleight to Capeller, APN 46314.0306, ADJOINER.
- Statutory Warranty Deed, AFN 8906060234, 1989, Koll to Syler, APN 46314.0314, ADJOINER.
- Statutory Warranty Deed, AFN 8806290189, 1988, Henry to Horning, APN 46314.2003, ADJOINER.
- Statutory Warranty Deed, AFN 8705130128, 1987, Curry to Heidenson, APN 46314.1903, ADJOINER.
- Easement Deed (Sewer), AFN 5371095 and 5399160, 2006, G.J.P. Developments, L.L.C. to Spokane County.
- Easement Deed (Water), AFN 5403510, 2006, Lawson to G.J.P. Developments, L.L.C.
- United States Government Land Office (GLO) Plat of Townships 25 & 26 North, Range 44 East Willamette Meridian, E. Briggs, 1878.
- Spokane County Engineer's "Old Corner" & L.C. Records: Corners #2547, 2301, 3761, 5151; and unnumbered Retracement Record, dated 3/10/1998.
- Spokane County Engineer's Section Map(s) S 31, T 26 N, R 44 EWM.; and S 6, T 25 N, R 44 EWM.
- Spokane County Assessor's Map(s) and Legals of Adjoiners.
- Plat of Northwood 7th Addition, Book of Plats 18 - Page 47, Plat #2883, 1987, Surveyor: D. Clark.
- Plat of South View Estates, Book of Plats 17 - Page 43, Plat #2778, 1984, Surveyor: Clarence E. Simpson.
- Plat of Columbia Park Replat No. 6, Book of Plats 17 - Page 37, Plat #2769, 1984, Surveyor: D. Clark.
- Plat of Columbia Park Replat No. 5, Book of Plats 17 - Page 8, Plat #2746, 1984, Surveyor: Clarence E. Simpson.
- Plat of Columbia Park Replat No. 2, Book of Plats 16 - Page 39, Plat #2672, 1981, Surveyor: Clarence E. Simpson.
- Plat of Columbia Park Replat No. 1, Book of Plats 16 - Page 17, Plat #2648, 1980, Surveyor: Clarence E. Simpson.
- Plat of Northwood Addition, Book of Plats 12 - Page 38, Plat #2246, 1976, Surveyor: Clarence E. Simpson.
- Plat No. 2 of Pasadena Park, Book of Plats "S" - Page 25, 1923, Surveyor: H.R. Boulton.
- SP 1176-98, Book of Short Plats 16 - Pages 25-26, 1999, Surveyor: Charles E. Simpson.
- SP 939-93, Book of Short Plats 12 - Page 91, 1996, Surveyor: Charles E. Simpson.
- SP 679-91, Book of Short Plats 7 - Pages 66-67, 1991, Surveyor: J.P. Romer.
- Spokane County Engineer's Survey of ULID 031B, Upriver Drive Sewer, PP1-2, 9/16/2004, Surveyor: J. Sims.
- Spokane County Engineer's GPS Survey of Spokane Valley, PP1-3, 12/12/2000. Surveyor: J. Sims.
- Spokane County Engineer's GPS Survey of Unnamed CRP, PP1-4, 4/21/1994. Surveyor: J. Sims.
- Volume 114 of Surveys on Pages 30-31, 2004. (Surveyor: Charles E. Simpson)
- Volume 105 of Surveys on Page 31, 2003. (Surveyor: B. Burns)
- Volume 100 of Surveys on Page 100A, 2005. (Surveyor: Charles E. Simpson)
- Volume 100 of Surveys on Page 100, 2002. (Surveyor: Charles E. Simpson)
- Volume 83 of Surveys on Page 3, 1998. (Surveyor: B. Larsen)
- Volume 80 of Surveys on Page 82A, 1998. (Surveyor: J. Wiley)
- Volume 70 of Surveys on Page 39, 1996. (Surveyor: L. Dunsmore)
- Volume 58 of Surveys on Page 94, 1994. (Surveyor: Charles E. Simpson)
- Volume 45 of Surveys on Page 27, 1990. (Surveyor: Charles E. Simpson)
- Volume 35 of Surveys on Page 23, 1985. (Surveyor: D. Clark)
- Volume 33 of Surveys on Page 89, 1985. (Surveyor: R. Adams)
- Volume 28 of Surveys on Page 45, 1982. (Surveyor: Charles E. Simpson)
- Volume 27 of Surveys on Page 63, 1982. (Surveyor: Charles E. Simpson)
- Volume 23 of Surveys on Page 100, 1981. (Surveyor: J. Benthin)
- Volume 19 of Surveys on Page 20, 1979. (Surveyor: Charles E. Simpson)
- Volume 13 of Surveys on Page 82, 1978. (Surveyor: Charles E. Simpson)
- Easement Deed (Stormwater), AFN 5363921, 2006, G.J.P. Developments, L.L.C. to Spokane County, SUBJECT PROPERTY.
- Water Line Easement, AFN 5403510, 2006, Lawson to G.J.P. Developments, LLC, APN 46314.0405, ADJOINER.
- Boundary Line Agreement, AFN 5468940, 2006, between Lawson & G.J.P. Development, LLC, APN's 46314.0404 & 46314.0405, SUBJECT PROPERTY & ADJOINER.
- Declaration of Access Easement, AFN 5468938, 2006, G.J.P. Developments, LLC to Lawson, APN's 46314.0404 & 46314.0405, SUBJECT PROPERTY & ADJOINER.
- Abandonment of Easement, AFN 5468941, 2006, Jayne Land Co. to G.J.P. Developments, LLC, APN's 46314.0405 & 46314.0404, SUBJECT PROPERTY & ADJOINER.
- Stormwater Easement, AFN 5468939, 2006, Lawson to G.J.P. Developments, LLC, APN's 46314.0404 & 46314.0405, SUBJECT PROPERTY & ADJOINER.
- Statutory Warranty Deed, AFN 5214886, 2005, Finkle to G.J.P. Developments, LLC, APN 46314.0404.
- Deed of Trust, AFN 5272018, 2005 G.J.P. Developments, LLC to WA Trust Bank, APN 46314.0404, SUBJECT PROPERTY.
- Vacation Resolution 6-0635, AFN 5413120, 2006, Spokane County to G.J.P. Developments, LLC, APN 46314.0404, SUBJECT PROPERTY.
- Easement Deed (Right of Way), AFN 586696B, 1958, Carl and Hazelle Hofseth to Washington Water Power Company.
- Easement Deed (Right of Way), AFN 9212180115, 1992, Douglas and Bertha Jayne to Washington Water Power Company.

TITLE NOTE:

Recorded and unrecorded documents, maps, deeds, prescriptions, verbal contracts and easements may exist that affect the mapped parcel(s) of this survey. No attempt was made to plat any of the aforementioned. The above documents were supplied courtesy of Spokane County Title Insurance Co. to help us identify the location and ownership of the APN 46314.0404 (SUBJECT PROPERTY) and adjacent roads and adjoiners.

ACKNOWLEDGMENT:

IN WITNESS WHEREOF, the undersigned have caused their names to be affixed this 16th day of July, 2007. George Paras, Owner GJP Developments, LLC

STATE OF WASHINGTON)
COUNTY OF SPOKANE)



On this day appeared before me, George Paras, to me known to be the owner of the limited liability company (LLC), that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act of said individual, for the purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

Given under my hand and official seal this 16th day of July, 2007. Kelli L. Miller, Notary Public in and for the State of Washington. Residing at: Spokane. My appointment expires: 9/23/09.



ACKNOWLEDGMENT:

IN WITNESS THEREOF, the undersigned have caused their names to be affixed this 16th day of July, 2007. Connie Bischoff, Washington Trust Bank

STATE OF WASHINGTON)
COUNTY OF SPOKANE)



On this day appeared before me, Connie Bischoff that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act of said individual, for the purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

Given under my hand and official seal this 16th day of July, 2007. Kelli L. Miller, Notary Public in and for the State of Washington. Residing at: Spokane. My appointment expires: 9/23/09.

SPOKANE COUNTY AUDITOR:

Filed for record by Storhaug Engineering this 25th day of July, 2007, at minutes past 4:36 o'clock P.M. and recorded in Book 34 of Plats at Page(s) 22-24, Records of Spokane County, Washington, at the request of GJP Developments, LLC.

Spokane County Auditor/Deputy 5567342 PLAT # 3945 Auditor's File No.

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS:

Examined and approved this 17th day of July, 2007. [Signature] Spokane County Engineer

SPOKANE COUNTY DIVISION OF UTILITIES:

Examined and approved this 18th day of July, 2007. [Signature] Spokane County Utilities

SPOKANE REGIONAL HEALTH DISTRICT:

Examined and approved this 19th day of July, 2007. [Signature] Spokane Regional Health Officer

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING:

Examined and approved this 25th day of July, 2007. [Signature] Spokane County Department of Building & Planning Director

SPOKANE COUNTY COMMISSIONERS:

Examined and approved this 29th day of July, 2007. [Signature] Chairperson of Spokane County Commissioners

SPOKANE COUNTY ASSESSOR:

Examined and approved this 29th day of July, 2007. [Signature] Spokane County Assessor

SPOKANE COUNTY AUDITOR:

Examined and approved this ___ day of ___ 2007. Spokane County Auditor

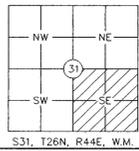
SPOKANE COUNTY TREASURER:

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 23rd day of July, 2007. [Signature] Spokane County Treasurer

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.

Edward L. Davis, P.L.S. Certificate No. 35994. Date 6/27/2007. [Signature]



PE-1927-03

SE STORHAUG ENGINEERING
CIVIL ENGINEERING, LAND SURVEYING & PROJECT MANAGEMENT
510 EAST THIRD AVE. SPOKANE, WA 99202
PHONE 509-242-1000 FAX 509-242-1001

DATE	06/05/07	SCALE	N/A
FIELD BOOK	BK. 40 & 4	DRAWN	TWW
PROJECT NUMBER	05-028	DRAWING NO.	1 OF 3

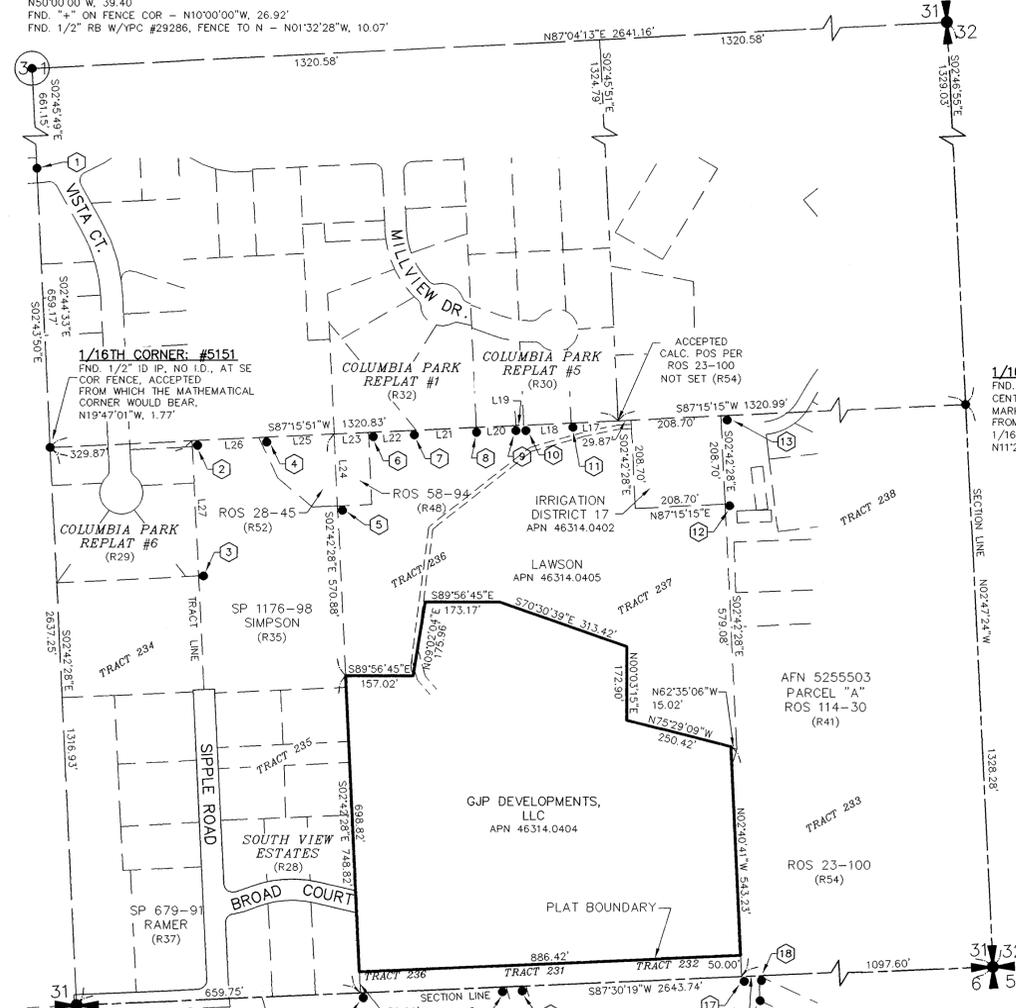
FINAL PLAT OF HAZELWOOD PARK

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 31,
TOWNSHIP 26 NORTH, RANGE 44 EAST, W.M.
SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY AUDITOR:
Filed for record by Storhaug Engineering this 25th day of July, 2007, at minutes past 4:36 o'clock P.M. and recorded in Book 27 of Plats at Page(s) 22-24, Records of Spokane County, Washington, at the request of GJP Developments, LLC.
Spokane County Auditor *DeMery*
556 7342 PLAT # 3945
Auditor's File No.

CENTER OF SECTION:
FND. ROCK 4"x3"x3", W/+" ATOP, ACCEPTED
REFERENCE POINTS
FND. "+" ON FENCE COR - N10°00'00"E, 0.69'
FND. 5/8" RB W/YPC #29286, 0.2' N OF E-W FENCE - N87°23'01"E, 50.20'
FND. "+" ON FENCE COR - S55°00'02"E, 0.25'
SET MAG NAIL W/SS WASHER "DAVIS PLS 35994" IN 15" PINE - S30°00'00"W, 43.78'
FND. HEALED BLAZE IN 13" PINE - S65°00'00"W, 30.20'
SET MAG NAIL W/SS WASHER "DAVIS PLS 35994" IN 10" PINE - N50°00'00"W, 39.40'
FND. "+" ON FENCE COR - N10°00'00"W, 26.92'
FND. 1/2" RB W/YPC #29286, FENCE TO N - N01°32'28"W, 10.07'

EAST QUARTER CORNER: #3761
FND. RR SPIKE, W/+" IN CENTER OF ROAD, DOWN 0.15', ACCEPTED
REFERENCE POINTS
FND. "+" ON CENTER CURB - N25°16'09"E, 31.60'
SET "+" ON CENTER CURB - S51°28'11"E, 26.20'
FND. "+" ON CENTER CURB - S64°42'10"E, 31.38'
FND. T&T ON FP #13315 - S07°42'29"W, 36.00'
FND. "+" ON CENTER CURB - N64°33'57"W, 31.21'



SOUTH QUARTER CORNER: #2547
FND. 1" ID IP, NO I.D., FLUSH WITH GROUND, W/NAIL IN CENTER, ACCEPTED
REFERENCE POINTS
FND. SPOKANE CO. NAIL & TAG, IN PP - S06°54'58"W, 21.76'
FND. HEALED BLAZE IN 15" PINE - S50°00'00"W, 67.56'
FND. T&T #7317 IN E FACE OF TREE - S84°44'30"W, 22.05'
FND. T&T #8642-9967 IN E FACE 12" PINE - S85°15'52"W, 21.83'
FND. 1/2" ID IP, NO I.D. - N02°00'59"W, 25.76'
FND. 1/2" RB W/YPC #706 - N02°00'36"W, 25.70'

SE QUARTER SECTION
SCALE: 1"=200'

SECTION CORNER: #2301
FND. 3" BRASS CAP W/+" IN MON. CASE, ACCEPTED
REFERENCE POINTS
FND. "+" ON CENTER CURB - N63°36'16"E, 48.15'
FND. "+" ON CENTER CURB - S39°11'11"E, 47.80'
FND. "+" ON CENTER CURB - S24°33'47"W, 64.26'
FND. "+" ON CENTER CURB - N88°12'16"W, 43.56'
FND. TACK ON SE FACE OF LP - N31°50'31"W, 100.46'

SURVEYOR'S NOTES:

- Set corner monumentation may vary depending on existing surfaces. One of three types of monumentation has been set depending on the ground surface:
 - A 1/2" Rebar w/YPC "Davis PLS 35994" has been set in earth.
 - A Mag Nail w/1-1/2" stainless steel (ss) washer "Davis PLS 35994" has been set in asphalt.
 - A chiseled "+" has been inscribed in concrete or rock.
- Reference Points (RP's) in even degrees of bearing were compass recorded with a 20' east declination, so restoration is intended by trilateration. Reference points with degrees-minutes-seconds are survey tied and could be used for single point restoration.
- All the plotting in said Section 31, the Spokane County Engineer and most retracements of Plat No. 2 Pasadena Park recognize the Center South 1/16th Corner (R24-#5151) (R33) etc., the SE 1/16th Corner (R56) (R54) (R49) (R30), etc., and the South 1/16th Corner between Sections 31 & 32 (R54) (R51) (R47) (R43), etc. Curiously the same companies accept them in some dependant instances and ignore them in others (R44) (R43), etc. We accept all these corners as essential to a proper retracement and proportioning of said Plat No. 2 of Pasadena Park (R34) and as properly established within the accuracy of their day.
- In February, 1981, Record of Survey (R54) establishes the westerly lines of said Tracts 233 & 238 of Subject Plot, shows allocation of the Abandoned Plat Canal, and sets monuments. In February, 2002 Record of Survey (R44) rejects this prior retracement. On December, 2004, Record of Survey (R41) accepts the work of Record of Survey (R54). In June, 2005, Record of Survey (R43) changes their position again and rejects Record of Survey (R54).
- Not used.
- The Statutory Warrant Deed per (R7) is offered as a causal example of abandonment of the entire canal by Tom Irish, Title Officer for Spokane County Title Insurance Company. The said canal of Plat No 2 of Pasadena Park (R34) is a gravity canal, which from my experience typically run irrigation waters at .5%. When the canal's gradient is interrupted at any point by removing a portion, it renders the entire canal unusable without either: A.) Pumping the waters past the missing gravity flow link, or B.) Rerouting the canal at which point it will not be within its original right-of-way, nor will it serve the originally intended areas.
- Per a mutual uncertainty regarding the common boundary line between Lawson and G.J.P Development, LLC, a Boundary Line Agreement was recorded to clear any "cloud" on title. The Boundary Line Agreement was recorded December 5th, 2006 as AFN 5468940 and affects Assessor's Parcel Numbers 46314.0405 & 46314.0404.

GENERAL NOTES:

- FND. 1-1/4" round top rod, ACCEPTED - From which the mathematical 1/64th Corner would bear, N14°29'47"W, 1.88'.
- FND. 1/2" RB W/YPC, 0.2' E of fence, #8642-9967 - S61°51'36"E, 1.11'.
- FND. 1/2" RB W/YPC marked #7317 - S57°24'13"W, 0.11'.
- FND. 1/2" RB W/YPC #706 - S47°18'33"E, 1.16'.
- FND. 1/2" RB W/YPC #706 - S49°40'45"E, 0.65'.
- FND. 1/2" RB, bent, no I.D., tied point of entry - N87°50'07"E, 0.93'.
- FND. 1/2" RB in rock circle, no I.D. - S36°10'13"W, 0.22'.
- FND. 3/4" ID IP, 13.1' S of o.p. in 6" wood fence - S09°08'34"E, 0.13'.
- FND. 1/2" RB W/YPC #26390 - S44°06'55"W, 0.21'.
- FND. 1/2" RB W/YPC #706, 10' S of E-W fence line - S29°17'32"E, 0.11'.
- FND. 1-1/4" round top rod, .9' E of wood fence & .3' S of woven fence - S72°33'41"E, 0.64'.
- FND. 1/2" RB, partially destroyed YPC #3315, .35' W & 9.6' S of fence corner - S06°16'01"E, 0.06'.
- FND. PK atop SW corner RR tie - S05°57'14"E, 0.18'.
- FND. 1/2" RB W/YPC #8642-9967, 0.4' SE of ret. wall, - S46°18'06"E, 0.32'.
- FND. 1/2" RB W/YPC #8642-9967 - S02°29'41"E, 0.38'.
- FND. 1/2" RB W/YPC #8642-9967 - S02°29'42"E, 0.42'.
- FND. 3" "+" on rock - S46°47'52"E, 0.40'.
- FND. 3" "+" on rock - S50°12'33"E, 0.35'.

LEGEND:

- FOUND AS NOTED
- SET MONUMENT (SEE SURVEYOR'S NOTE 1)
- AFN AUDITOR'S FILE NUMBER
- APN ASSESSOR'S PARCEL NUMBER
- (R#) OFFICIAL DOCUMENTS AND MAPS REFERENCED NUMBER
- GFR CALCULATED FROM RECORD
- FND FOUND
- IP/IR IRON PIPE/IRON ROD
- I.D. IDENTIFICATION
- ID INSIDE DIAMETER
- M MEASURED DISTANCE AND/OR BEARING
- OD OUTSIDE DIAMETER
- PK P-K NAIL
- PLS PROFESSIONAL LAND SURVEYOR AND NUMBER
- PP POWER POLE
- RB REBAR
- ROS RECORD OF SURVEY
- RR RAILROAD
- SS STAINLESS STEEL
- T&T TACK & TAG
- YPC YELLOW PLASTIC CAP
- 1/16 SECTION LINE
- 1/4 SECTION LINE
- SECTION LINE
- ① EXISTING LOT/PARCEL LINE
- ① GENERAL NOTE NUMBER

PROCEDURES & EQUIPMENT:

Per WAC 332-130-090 Field traverse procedures for land boundary surveys were utilized and the standards set forth therein (City - 1:10,000) were met or exceeded.
Per WAC 332-130-100 Equipment and procedures. An annually calibrated theodolite with electronic distance meter was utilized in the field traverse procedures.

BASIS OF BEARING:

For the Basis of Bearing for this survey, we assumed the bearing of S87°30'19"W on the South Line of the said Southeast 1/4.

PURPOSE OF THE SURVEY:

The purpose of the Survey is to establish the legal description/deed on the ground, plat said property and set the corner monuments, as shown.

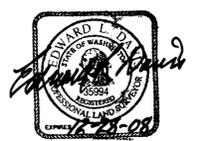
CORNER VISITATION:

The monuments shown as found and tied hereon were visited between April 30th, 2004 and June 10th, 2005.

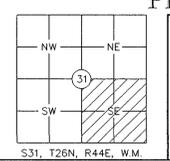
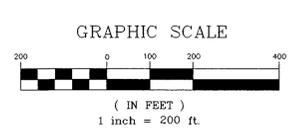
SURVEYOR'S CERTIFICATE:

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Spokane County Subdivision Ordinance.

Edward L. Davis, P.L.S.
Certificate No. 35994
Date: 6/27/2007



LINE	LENGTH	BEARING
L17	110.25	S87°15'51"W
L18	110.00	S87°15'51"W
L19	18.14	S87°15'51"W
L20	91.86	S87°15'51"W
L21	140.00	S87°15'51"W
L22	110.83	S87°15'51"W
L23	80.00	S87°15'51"W
L24	170.00	S02°42'28"E
L25	175.01	S87°15'54"W
L26	154.87	S87°15'48"W
L27	320.05	S02°42'28"E
L28	338.97	N87°30'19"E
L29	46.12	N87°30'19"E
L30	501.29	N87°30'19"E
L31	40.00	N87°30'19"E



PE-1927-03

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510 EAST THIRD AVE. SPOKANE, WA 99202
PHONE 509-242-1000 FAX 509-242-1001

DATE	SCALE
06/05/07	AS SHOWN
FIELD BOOK Bk. 40 & 4	DRAWN TWW
PROJECT NUMBER 05-028	DRAWING NO. 2 OF 3

