

SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 5th DAY OF January 2010 AT 3:38 PM IN BOOK 55 OF PLATS AT PAGE 87 AT THE REQUEST OF NORTH DIVISION COMPLEX, LLC COUNTY AUDITOR: Deputy

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 29th day of DECEMBER 2009

Cheryl Clark
Spokane County Utilities

SPOKANE COUNTY DIVISION OF ENGINEERING

Examined and approved this 29th day of DECEMBER 2009

Ch. Damasceno
Spokane County Engineer

SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING

Examined and approved this 5th day of January 2010

John Pedersen
Spokane County Department of Building and Planning

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 4th day of JANUARY 2010

Wanda S. Coyle
For Spokane Regional Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 5th day of January 2010

Devin Kelly
Spokane County Assessor by Deputy

THE BOARD OF COUNTY COMMISSIONERS OF SPOKANE, WASHINGTON

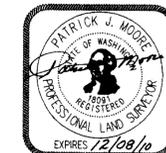
This plat was approved and accepted by the County Commissioners of Spokane County, Washington, this 5th day of January 2010

John Mueller
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 the 5th day of January 2010

A.E. Skip Chelberg by D. Smith
Spokane County Treasurer, by Deputy



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that NORTH DIVISION COMPLEX, L.L.C., a Washington Limited Liability Company, and WASHINGTON TRUST BANK, a Washington Banking Corporation have caused to be platted into Lots, Blocks and Public Roads the land shown hereon to be known as JESSE'S BLUFF THIRD ADDITION being that portion of the Southwest quarter of the Northwest quarter of Section 13, Township 26 North, Range 42 East, W.M., Spokane County, WA, lying Southerly of and Easterly of North Five Mile Road No. CPH 39 and Northerly and Westerly of the following described line:

Commencing at the Southwest corner of said Southwest quarter of the Northwest quarter; thence S89°01'21"E along the south line of said Southwest quarter of the Northwest quarter, a distance of 30.89 feet to its intersection with the easterly margin of said North Five Mile Road and True Point of Beginning of this line description; thence continue S89°01'21"E along said south line, a distance of 189.03 feet; thence N00°01'01"E a distance of 241.14 feet to the beginning of a curve concave to the southeast and having a radius of 30.00 feet; thence northeasterly along said curve through a central angle of 90°00'00" and arc distance of 47.12 feet; thence S89°58'59"E a distance of 81.49 feet; thence N09°23'40"E a distance of 38.51 feet to the beginning of a non-tangent curve concave to the north the radius of which bears N00°01'01"E a distance of 281.00 feet; thence easterly along said curve through a central angle of 03°48'06" an arc distance of 18.64 feet; thence N00°01'07"E a distance of 109.62 feet; thence N47°23'42"E a distance of 72.35 feet; thence N54°28'29"E a distance of 88.13 feet; thence N57°53'42"E a distance of 176.52 feet; thence N61°48'18"E a distance of 112.60 feet; thence N77°48'20"E a distance of 129.08 feet; thence S89°01'21"E a distance of 129.69 feet to its intersection with the west boundary of the final plat of Jesse's Bluff First Addition recorded in Volume 29 of Plats, Pages 29 and 30, records of Spokane County; thence N00°58'59"E along said west line, a distance of 402.25 feet to its intersection with the southerly margin of said North Five Mile Road No. CPH 39 and terminus of this line description.

Situate in the County of Spokane, State of Washington

Containing 10.34 acres more or less

And they do hereby dedicate to public use forever the public streets and roads, as shown on this plat.

No direct access shall be allowed from lots or tracts to North Five Mile Road, until such time as authorized by the County Engineer.

Lots 1 through 16 and Tract "B" of Block 1 are subject to slope easement as necessary for North Five Mile Road as granted by deed recorded January 12, 1922 and recorded under Auditor's File No. 656468.

Portions of Lots 11 through 16, Block 1 are located within a recognized geohazard area as shown on hereon. Construction of any structures, including retaining walls, or other site disturbing activities may require the development of specific geohazard mitigation plans.

Setbacks shall be determined at the time of building permit issuance.

The owners of all lots within this subdivision shall be members of JESSE'S BLUFF HOMEOWNERS ASSOCIATION, a homeowners association created by document recorded December 29, 2000 by the Secretary of the State of Washington under U.B.I. Number 602-079-991 and subject to the Articles of Incorporation and Bylaws thereof. Subject to the Declaration of Protective Covenants for Jesse's Bluff Homeowners as recorded under Auditor's File No. 4531642, which by reference is made a part hereof

Tract A and B Common Areas) as shown hereon, are hereby dedicated to the JESSE'S BLUFF HOMEOWNERS ASSOCIATION. No structures, including fences shall be constructed thereon without the expressed written approval of Spokane County. The JESSE'S BLUFF HOMEOWNERS ASSOCIATION shall be responsibly for the payment of claims and other liabilities which may become due for said tracts. Said tracts may not be sold or transferred, and shall be considered subservient estate to all lots within this plat for the purposes of real estate taxes. Should the JESSE'S BLUFF HOMEOWNERS ASSOCIATION be terminated for any reason, the successors in interest, for said Tracts shall be the individual lot owners of lots within this plat, or their successors in interest, who are members of the JESSE'S BLUFF HOMEOWNERS ASSOCIATION at the time of said termination. The status of the area designated as subservient estate for tax purposes cannot be changed without filing a replat.

The Border Easements as shown hereon are hereby granted to Spokane County, 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 the permission of the Spokane County Engineer, nor will any object be placed in said easement that would obstruct the sight distance necessary for the safe and efficient vehicular movement. Any other easements granted or dedicated within this Border Easement will be subordinate to the rights created by this easement and are subject to Spokane County Engineers permit process prior to usage. Serving Utility Companies are also granted the right to install utilities across the border easements as shown hereon.

A twenty foot (20') wide sanitary sewer easement across Lots 11 and 12 Block 1 and Tract "B" as shown hereon is hereby dedicated to Spokane County.

Public sewer shall be constructed to provide for the connection of each lot to the County's system of sewerage. The uses on properties within the final plat 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 sewer services will be provided to each lot prior to sale. The uses of individual on-site disposal systems shall not be authorized.

The public water system, pursuant to the Water Plan approved by the county and state health authorities, the local fire protection district, County Division of Building and Planning 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.

Utility easements over designated strips adjacent to all public roads as shown hereon, are hereby dedicated 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 that will reduce the existing coverage over installed underground facilities and the right to trim and/or remove trees, bushes, landscaping and to prohibit structures that may interfere with the construction, reconstruction, reliability, maintenance and safe operation of the same. If the developer or sub-contractor should ditch beyond the limits of the platted easement strips shown hereon, the easement shall then be identified by the actual physical location of the installed utilities. Except said utility easements shall not encroach on any border easement shown and granted hereon.

The lots and common areas are subject to the separate Drainage Declaration of covenant as recorded October 22, 2009 under Auditor's Document No. 5844533 that by reference is made a part hereof.

Basement construction is prohibited within the plat without site specific recommendations from a geotechnical engineer.

IN WITNESS WHEREOF, the aforesaid owners has caused their names to be hereunto subscribed this 5th day of November, 2009.

NORTH DIVISION COMPLEX, L.L.C. a Washington Limited Liability Company By: Robt. A. Johnson Jr. Its: M. HALL
WASHINGTON TRUST BANK a Washington Banking Corporation By: Connie Buscraff Its: SVP

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF SPOKANE) ss

I certify that I know or that I have satisfactory evidence that Ross L. Heitman Jr. is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Manager of NORTH DIVISION COMPLEX, L.L.C., to be the free and voluntary act of such corporation, for the uses and purposes stated in the instrument.

DATED this 5th day of November, 2009.

Beatrice Sheldon
NOTARY PUBLIC, in and for the State of Washington residing at Spokane, My Commission expires 6/15/11

STATE OF WASHINGTON)
COUNTY OF SPOKANE) ss

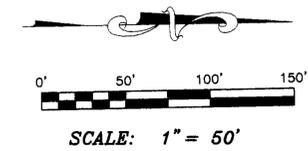
I certify that I know or that I have satisfactory evidence that Connie Buscraff is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the SVP of WASHINGTON TRUST BANK, a Washington Banking Corporation to be the free and voluntary act of such corporation, for the uses and purposes stated in the instrument.

DATED this 6th day of November, 2009.

Keri R. Schodraft
NOTARY PUBLIC, in and for the State of Washington residing at Spokane, My Commission expires 2-15-11

SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 4th DAY OF January 2010 AT 3:38 PM IN BOOK 35 OF PLATS AT PAGE 87-88 AT THE REQUEST OF NORTH DIVISION COMPLEX, LLC COUNTY AUDITOR: *Stacy Deputy*



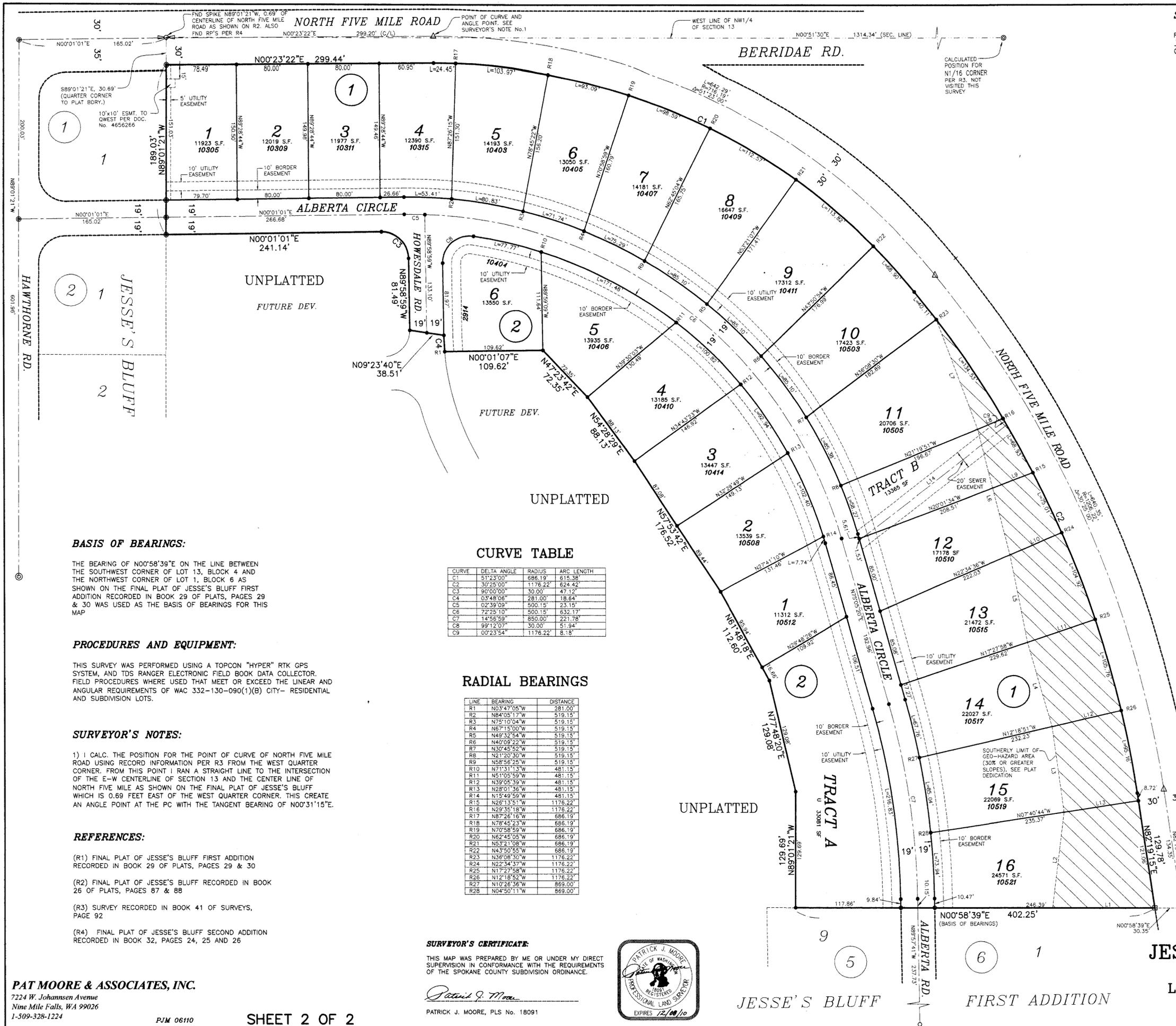
LEGEND:

- - FOUND 1/2" REBAR WITH YPC STAMPED "29286 PER FINAL PLAT OF JESSE'S BLUFF FIRST ADDITION
- ⊙ - FOUND 1/2" REBAR WITH YPC STAMPED "MOORE 18091" PER FINAL PLAT OF JESSE'S BLUFF
- - FOUND 1/2" REBAR WITH CAP STAMPED "13315" PER SURVEY RECORDED IN BOOK 41 OF SURVEYS, PAGE 92
- - SET 1/2" REBAR WITH YPC STAMPED "MOORE 18091" UNLESS NOTED OTHERWISE
- △ - CALCULATED CENTERLINE BASED IN INFORMATION SHOWN ON R3
- XXXX - STREET ADDRESS
- ① - BLOCK NUMBER

**ALL CENTERLINE MONUMENTS ARE TO BE SET AFTER COMPLETION OF ROAD CONSTRUCTION

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°58'39"E	114.28'
L2	N82°14'25"W	107.75'
L3	N83°05'16"E	97.36'
L4	N74°50'30"E	98.57'
L5	N79°37'12"E	99.92'
L6	N76°36'13"E	146.14'
L7	N70°25'30"E	131.81'
L8	N21°19'51"W	30.92'
L9	N20°01'34"W	48.25'
L10	N22°34'36"W	63.11'
L11	N17°27'58"W	79.86'
L12	N12°18'51"W	79.40'
L13	N07°40'44"W	84.29'
L14	N37°08'01"W	209.80'



BASIS OF BEARINGS:

THE BEARING OF N00°58'39"E ON THE LINE BETWEEN THE SOUTHWEST CORNER OF LOT 13, BLOCK 4 AND THE NORTHWEST CORNER OF LOT 1, BLOCK 6 AS SHOWN ON THE FINAL PLAT OF JESSE'S BLUFF FIRST ADDITION RECORDED IN BOOK 29 OF PLATS, PAGES 29 & 30 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP

PROCEDURES AND EQUIPMENT:

THIS SURVEY WAS PERFORMED USING A TOPCON "HYPER" RTK GPS SYSTEM, AND TDS RANGER ELECTRONIC FIELD BOOK DATA COLLECTOR. FIELD PROCEDURES WERE USED THAT MEET OR EXCEED THE LINEAR AND ANGULAR REQUIREMENTS OF WAC 332-130-090(1)(B) CITY- RESIDENTIAL AND SUBDIVISION LOTS.

SURVEYOR'S NOTES:

1) I CALC. THE POSITION FOR THE POINT OF CURVE OF NORTH FIVE MILE ROAD USING RECORD INFORMATION PER R3 FROM THE WEST QUARTER CORNER. FROM THIS POINT I RAN A STRAIGHT LINE TO THE INTERSECTION OF THE E-W CENTERLINE OF SECTION 13 AND THE CENTER LINE OF NORTH FIVE MILE AS SHOWN ON THE FINAL PLAT OF JESSE'S BLUFF WHICH IS 0.69 FEET EAST OF THE WEST QUARTER CORNER. THIS CREATE AN ANGLE POINT AT THE PC WITH THE TANGENT BEARING OF N00°31'15"E.

REFERENCES:

- (R1) FINAL PLAT OF JESSE'S BLUFF FIRST ADDITION RECORDED IN BOOK 29 OF PLATS, PAGES 29 & 30
- (R2) FINAL PLAT OF JESSE'S BLUFF RECORDED IN BOOK 26 OF PLATS, PAGES 87 & 88
- (R3) SURVEY RECORDED IN BOOK 41 OF SURVEYS, PAGE 92
- (R4) FINAL PLAT OF JESSE'S BLUFF SECOND ADDITION RECORDED IN BOOK 32, PAGES 24, 25 AND 26

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	51°23'00"	686.19'	615.38'
C2	30°25'00"	1176.22'	624.42'
C3	90°00'00"	30.00'	47.12'
C4	03°48'06"	281.00'	18.64'
C5	02°39'09"	500.15'	23.15'
C6	72°25'10"	500.15'	632.17'
C7	14°56'59"	850.00'	221.78'
C8	99°12'07"	30.00'	51.94'
C9	00°23'54"	1176.22'	8.18'

RADIAL BEARINGS

LINE	BEARING	DISTANCE
R1	N03°47'05"W	281.00'
R2	N84°05'17"W	519.15'
R3	N75°10'04"W	519.15'
R4	N67°15'00"W	519.15'
R5	N49°32'54"W	519.15'
R6	N40°09'22"W	519.15'
R7	N30°45'52"W	519.15'
R8	N21°20'30"W	519.15'
R9	N58°56'25"W	519.15'
R10	N71°31'13"W	481.15'
R11	N51°05'59"W	481.15'
R12	N39°05'39"W	481.15'
R13	N28°01'36"W	481.15'
R14	N15°49'59"W	481.15'
R15	N26°13'51"W	1176.22'
R16	N29°35'18"W	1176.22'
R17	N87°26'16"W	686.19'
R18	N78°45'23"W	686.19'
R19	N70°58'59"W	686.19'
R20	N62°45'05"W	686.19'
R21	N53°21'08"W	686.19'
R22	N43°50'55"W	686.19'
R23	N36°08'30"W	1176.22'
R24	N22°34'37"W	1176.22'
R25	N12°27'58"W	1176.22'
R26	N12°18'52"W	1176.22'
R27	N10°26'36"W	869.00'
R28	N04°50'11"W	869.00'

PAT MOORE & ASSOCIATES, INC.
7224 W. Johanssen Avenue
Nine Mile Falls, WA 99026
1-509-328-1224
PJM 06110

SURVEYOR'S CERTIFICATE:
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.
Patrick J. Moore
PATRICK J. MOORE, PLS No. 18091



FINAL PLAT OF JESSE'S BLUFF THIRD ADDITION
(PN-1964-05)
LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 13, T.26N., R.42E, W.M. SPOKANE COUNTY, WASHINGTON