

JESSE'S BLUFF FOURTH ADDITION

LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 13, T26N, R42E, W.M.
SPOKANE COUNTY, WASHINGTON

4288

6618055 39-51

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT COPPER BASIN CONSTRUCTION, INC. AND IDAHO CORPORATION, AND WASHINGTON TRUST BANK, THE OWNERS OF SAID PROPERTY TO BE PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER, ALL EASEMENTS, AND OTHER AREAS INTENDED FOR PUBLIC USE SHOWN HEREIN; SAID PLATTED LAND BEING DESCRIBED AS FOLLOWS TO BE KNOWN AS JESSE'S BLUFF FOURTH ADDITION, BEING THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 WESTERLY OF THE FINAL PLAT OF JESSE'S BLUFF FIRST ADDITION RECORDED IN VOLUME 29 OF PLATS, PAGES 29 AND 30, RECORDS OF SPOKANE COUNTY AND SOUTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 89°01'21" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 30.69 FEET TO ITS INTERSECTION WITH THE EASTERLY MARGIN OF NORTH FIVE MILE ROAD AND TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE CONTINUE SOUTH 89°01'21" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 189.03 FEET; THENCE NORTH 0°01'01" EAST 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 SOUTH 89°58'59" EAST A DISTANCE OF 81.49 FEET; THENCE NORTH 09°23'40" EAST A DISTANCE OF 38.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, THE RADIUS OF WHICH BEARS NORTH 0°01'01" EAST 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 NORTH 0°01'07" EAST A DISTANCE OF 109.62 FEET; THENCE NORTH 47°23'42" EAST A DISTANCE OF 72.35 FEET; THENCE NORTH 54°28'29" EAST A DISTANCE OF 88.13 FEET; THENCE NORTH 57°53'42" EAST A DISTANCE OF 176.52 FEET; THENCE NORTH 61°48'18" EAST A DISTANCE OF 12.60 FEET; THENCE NORTH 77°48'20" EAST A DISTANCE OF 129.08 FEET; THENCE SOUTH 89°01'21" EAST 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 AND TERMINUS OF THIS LINE DESCRIPTION;

CONTAINING 9.7 ACRES
SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.
BUILDING SETBACKS SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT ISSUANCE.
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.
USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED.
THE PUBLIC WATER SYSTEM, PURSUANT TO THE WATER PLAN APPROVED BY COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, COUNTY DEPARTMENT OF BUILDING & 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.

EASEMENTS FOR "DRY" UTILITIES (ELECTRIC, GAS, PHONE, FIBER, CABLE TV), AS SHOWN ON THE HEREIN DESCRIBED PLAT 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 OVER INSTALLED UNDERGROUND FACILITIES AND THE RIGHT TO PROHIBIT, TRIM AND/OR REMOVE TREES, BUSHES, LANDSCAPING WITHOUT COMPENSATION AND TO PROHIBIT BRICK, ROCK OR MASONRY STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE, AND SAFE OPERATION OF SAME. STORM DRAIN DRY WELLS AND WATER METER BOXES SHALL NOT BE PLACED WITHIN THE "DRY" EASEMENTS; HOWEVER, LATERAL CROSSINGS BY STORM DRAIN, WATER AND SEWER LINES ARE PERMITTED. SERVING UTILITIES RESERVE THE RIGHT TO CROSS BORDER EASEMENTS.

THE BORDER EASEMENT AS SHOWN HEREON IS 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 MOVEMENTS. ANY OTHER EASEMENTS GRANTED OR DEDICATED WITHIN THE BORDER EASEMENT AREA WILL BE SUBORDINATE TO THE RIGHTS CREATED BY THIS EASEMENT AND ARE SUBJECT TO THE SPOKANE COUNTY PERMIT PROCESS PRIOR TO USAGE.

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 JESSE'S BLUFF HOMEOWNERS ASSOCIATION.

DRAINAGE TRACTS AS PLATTED AND SHOWN HEREON ARE HEREBY DEDICATED TO THE JESSE'S BLUFF 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.

BASEMENT CONSTRUCTION IS PROHIBITED WITHIN THIS PLAT WITHOUT SPECIFIC RECOMMENDATIONS FROM A GEOTECHNICAL ENGINEER.

THE OWNERS OF ALL LOTS WITHIN THIS PLAT SHALL BE MEMBERS OF JESSE'S BLUFF HOMEOWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED DECEMBER 29, 2000 BY 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.

A REPLACEMENT DRAINAGE EASEMENT, AS PLATTED AND SHOWN HEREON, WHICH IS FOR THE PURPOSE OF CONVEYING STORMWATER RUNOFF, AND FOR INSTALLING, OPERATING AND MAINTAINING A STORM DRAIN LINE AND APPURTENANCES WHICH TRANSPORT WATER BETWEEN STORAGE PONDS, IS HEREBY GRANTED TO SPOKANE COUNTY AND JESSE'S BLUFF HOMEOWNERS ASSOCIATION. THIS REPLACEMENT DRAINAGE EASEMENT REPLACES IN ENTIRETY AND VACATES A PREVIOUS REPLACEMENT DRAINAGE EASEMENT RECORDED OCTOBER 27, 2005 UNDER AUDITOR'S DOCUMENT NUMBER 6206746. THE RIGHT TO INGRESS/EGRESS IS GRANTED TO SPOKANE COUNTY OVER ALL TRACTS FOR INSPECTION AND EMERGENCY MAINTENANCE OF THE STORMWATER FACILITIES.

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 JESSE'S BLUFF HOMEOWNERS 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 SUBJECT 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.

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 JESSE'S BLUFF HOMEOWNERS 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 SAYERS ENGINEERING & WHIPPLE CONSULTING ENGINEERS, 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 JESSE'S BLUFF HOMEOWNERS 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 JESSE'S BLUFF HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

IF THE JESSE'S BLUFF HOMEOWNERS 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 JESSE'S BLUFF HOMEOWNERS 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 JESSE'S BLUFF HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST.

SHOULD THE JESSE'S BLUFF HOMEOWNERS 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 JESSE'S BLUFF HOMEOWNERS 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.

ACKNOWLEDGMENT

IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED HIS/HER NAME TO BE HEREUNTO SUBSCRIBED THIS 28 DAY OF April, 2017.

COPPER BASIN CONSTRUCTION, INC. AND IDAHO CORPORATION
BY _____ ITS President

ACKNOWLEDGMENTS
STATE OF WASHINGTON)
COUNTY OF SPOKANE) SS

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT Steve White 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 President OF COPPER BASIN CONSTRUCTION, INC. AND IDAHO CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH COMPANY, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 28 DAY OF April, 2017.

Allyson Remms
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE COUNTY MY COMMISSION EXPIRES 10-16-2020



ACKNOWLEDGMENT

IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED HIS/HER NAME TO BE HEREUNTO SUBSCRIBED THIS 28 DAY OF April, 2017.

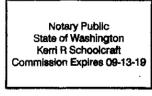
WASHINGTON TRUST BANK
BY B. J. St... ITS V.P.

ACKNOWLEDGMENTS
STATE OF WASHINGTON)
COUNTY OF SPOKANE) SS

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT Brod Starnes 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 Vice President OF WASHINGTON TRUST BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH COMPANY, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 28 DAY OF April, 2017.

Kerr R Schoolcraft
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE COUNTY MY COMMISSION EXPIRES 9-13-19



SPOKANE COUNTY AUDITOR
FILED FOR RECORD BY Jesse's Bluff 4th THIS 30 DAY OF July, 2017 AT 23 MINUTES PAST 2 O'CLOCK P M; AND RECORDED IN BOOK 59 OF PLATS AT PAGE(S) 27-28 RECORDS OF SPOKANE COUNTY, WASHINGTON.
[Signature] 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 3 DAY OF July, 2017.
Rob Chase by M. Lecker SPOKANE COUNTY TREASURER



SPOKANE COUNTY ASSESSOR
EXAMINED AND APPROVED THIS 28 DAY OF June, 2017.
Vicki Horvath per [Signature] SPOKANE COUNTY ASSESSOR

SPOKANE COUNTY PUBLIC WORKS DEPARTMENT
EXAMINED AND APPROVED THIS 28 DAY OF June, 2017.
[Signature] SPOKANE COUNTY ENGINEER

SPOKANE COUNTY ENVIRONMENTAL SERVICES
EXAMINED AND APPROVED THIS 20 DAY OF JUNE, 2017.
[Signature] SPOKANE COUNTY DIVISION OF UTILITIES.

SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING
EXAMINED AND APPROVED THIS 28 DAY OF June, 2017.
John Pederson DIRECTOR/DESIGNEE

SPOKANE REGIONAL HEALTH DISTRICT
Examined and approved this 28 day of June, 2017.
[Signature] Spokane Regional Health Officer

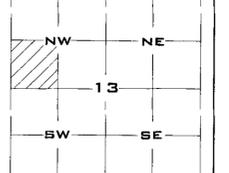
SPOKANE COUNTY COMMISSIONERS
Examined and approved this 27 day of June, 2017.
[Signature] COMMISSIONER

SURVEYOR'S CERTIFICATE

I, JON A. GORDON, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WASHINGTON; THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION; THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND ACTUALLY SURVEYED; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AS SHOWN; AND THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE COUNTY OF SPOKANE SUBDIVISION ORDINANCE.



LOCATION



JON A GORDON, P.L.S. CERTIFICATE NO. 43610

DATE 4/28/17 COUNTY OF SPOKANE FILE NO. PW-1964-05

F.B. #:	13-1093
DATE:	3/07/17
DRAWN:	JAG
REVIEWED:	JAG



JESSE'S BLUFF FOURTH ADDITION SPOKANE COUNTY, WA
WHIPPLE CONSULTING ENGINEERS
2528 NORTH SULLIVAN ROAD
SPOKANE VALLEY, WA 99216
PH: 509-893-2617 FAX: 509-926-0227

SHEET 1 OF 2
JOB NUMBER 13-1093

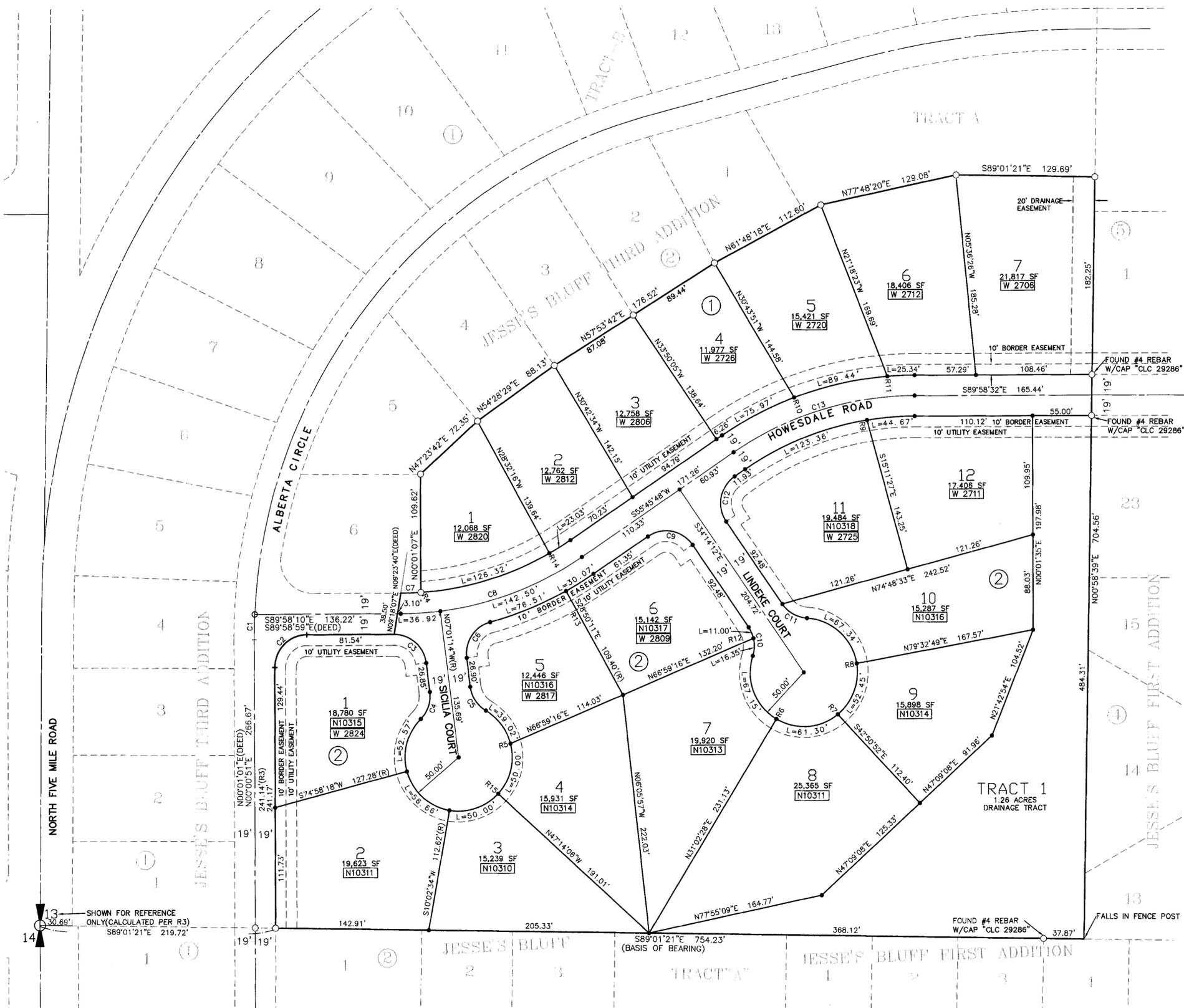
JESSE'S BLUFF FOURTH ADDITION

LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 13, T26N, R42E, W.M.
SPOKANE COUNTY, WASHINGTON

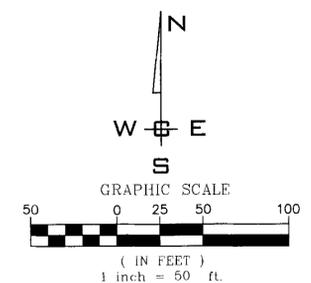
4288

6618055 39-52
SPOKANE COUNTY AUDITOR
 FILED FOR RECORD BY JESSE'S BLUFF 4TH THIS 30th DAY OF
JULY 2017 AT MINUTES PAST 23 O'CLOCK 2 P.M.; AND
 RECORDED IN BOOK 37 OF PLATS AT PAGE(S) 51-52 RECORDS OF SPOKANE
 COUNTY, WASHINGTON.

[Signature]
 SPOKANE COUNTY AUDITOR



- LEGEND**
- SET #4 REBAR & PLASTIC CAP OR PLUG WITH 1 1/2" WASHER MARKED "WCE LS 43610" UNLESS OTHERWISE NOTED
 - FOUND #4 W/CAP "MOORE LS 18091" UNLESS OTHERWISE NOTED
 - W.1234 ADDRESS
 - x FENCELINE EXISTING
 - (R) RADIAL



RECORD DOCUMENTS

- (R1) FINAL PLAT OF JESSE'S BLUFF AS RECORDED IN BOOK 26 OF PLATS PAGES 87 & 88.
- (R2) FINAL PLAT OF JESSE'S BLUFF FIRST ADDITION AS RECORDED IN BOOK 29 OF PLATS, PAGES 29 & 30.
- (R3) FINAL PLAT OF JESSE'S BLUFF THIRD ADDITION AS RECORDED IN BOOK 35 OF PLATS, PAGES 87 & 88.

BASIS OF BEARINGS

S89°01'21"E LOCATED ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 13, T.26N., R.42E., W.M. AS SHOWN ON THE FINAL PLAT OF JESSE'S BLUFF AS RECORDED IN BOOK 26 OF PLATS, PAGES 87 & 88 WERE USED AS THE BASIS OF BEARING FOR THIS PLAT.

EQUIPMENT & PROCEDURES

THIS SURVEY WAS PERFORMED USING A TOPCON "HYPER" RTK GPS SYSTEM AND A 5-SECOND TOPCON GPT 3005LW TOTAL STATION THEODOLITE USING FIELD TRAVERSE PROCEDURES ACHIEVING MINIMUM CLOSURE STANDARDS PER WAC 332-130-090, WAC 332-130-100.

NOTES

- 1) DATE OF SURVEY MARCH 29, 2013
- 2) MATTERS OF RECORD PER STEWART TITLE PLAT GUARANTEE #01271-12866 DATED OCTOBER 7, 2016
- 3) THIS PLAT MAY BE SUBJECT TO A DRAINAGE EASEMENT IN FAVOR OF SPOKANE COUNTY AS RECORDED UNDER AUDITOR'S NO. 5133629 & 5166207. (VACATED BY #9)
- 4) THIS PLAT MAY BE SUBJECT TO AN EASEMENT IN FAVOR OF THE PACIFIC NORTHWEST PIPELINE CORP. AS RECORDED UNDER AUDITOR'S NO. 3964866. BLANKET IN NATURE
- 5) THIS PLAT MAY BE SUBJECT TO A DRAINAGE EASEMENT IN FAVOR OF SPOKANE COUNTY AS RECORDED UNDER AUDITOR'S NO. 5296745. (TO BE VACATED)

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	500.18'	23.20'	2°39'27"
C2	30.00'	47.13'	90°01'00"
C3	30.00'	43.43'	82°56'48"
C4	30.00'	27.35'	52°13'46"
C5	30.00'	27.35'	52°13'46"
C6	30.00'	42.90'	81°55'44"
C7	281.00'	18.70'	3°48'48"
C8	300.00'	179.42'	34°16'02"
C9	30.00'	47.12'	90°00'00"
C10	30.00'	27.35'	52°13'46"
C11	30.00'	27.35'	52°13'46"
C12	30.00'	47.12'	90°00'00"
C13	300.00'	179.39'	34°15'40"

RADIAL LINE TABLE

LINE	BEARING	DISTANCE
R4	N03°47'04"W	281.00'
R5	N75°27'28"E	50.00'
R6	N31°02'58"E	50.00'
R7	N39°11'51"W	50.00'
R8	S80°41'56"W	50.00'
R9	N09°05'04"W	281.00'
R10	S20°35'29"E	319.00'
R11	S04°31'39"E	319.00'
R12	S76°46'00"W	30.00'
R13	S28°50'11"E	319.00'
R14	S29°32'30"E	281.00'
R15	S47°14'59"E	50.00'

13 - SHOWN FOR REFERENCE ONLY (CALCULATED PER R3)
 S89°01'21"E 219.72'



COUNTY OF SPOKANE FILE NO. PW-1964-05

F.B. #: 13-1093 DATE: 3/07/17 DRAWN: JAG REVIEWED: JAG	 WHIPPLE CONSULTING ENGINEERS 2526 NORTH SULLIVAN ROAD SPOKANE VALLEY, WA 99216 PH: 509-893-2617 FAX: 509-928-0227	JESSE'S BLUFF FOURTH ADDITION SPOKANE COUNTY, WA	SHEET 2 OF 2 JOB NUMBER 13-1093
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