

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that ROBERT H. TOMLINSON and CORRINE M. TOMLINSON, husband and wife, and ROBERT L. HEITMAN, JR. and LAURA J. HEITMAN, husband and wife, and MICHAEL D. HUME and MARY ANN HUME, husband and wife and WASHINGTON TRUST BANK, a Washington Corporation, have caused to be platted into Lots, Blocks, and Streets, the land shown hereon, to be known as JESSE'S BLUFF, located in the Southwest Quarter of Section 13, Township 26 North, Range 42 East, W.M., Spokane County, Washington being more particularly described as follows:

Commencing at the West Quarter corner of said Section 13; thence S.89°01'21"E. along the North line of said Southwest Quarter, a distance of 30.69 feet to the Easterly margin of Five Mile Road (C.P.H. #39) and TRUE POINT OF BEGINNING; thence continuing S.89°01'21"E. along said North line, a distance of 665.36 feet; thence S.00°58'39"W., a distance of 142.50 feet; thence S.89°01'21"E., a distance of 74.37 feet; thence S.00°58'39"W., a distance of 386.72 feet; thence N.89°01'21"W., a distance of 35.00 feet; thence S.00°58'39"W., a distance of 141.00 feet; thence S.05°59'50"W., a distance of 38.15 feet; thence S.00°58'39"W., a distance of 141.00 feet; thence N.89°01'21"W., a distance of 85.00 feet; thence S.78°17'59"W., a distance of 137.69 feet; thence S.19°10'33"E., a distance of 357.69 feet; thence N.88°32'50"W., a distance of 187.01 feet; thence S.34°13'56"W., a distance of 116.13 feet to the beginning of a non-tangent curve, concave to the Northeast, having a radius of 341.00 feet and from which point a radial line bears N.34°13'56"E.; thence Southeasterly along said curve through a central angle of 14°40'35", an arc distance of 87.35 feet; thence S.33°28'20"W., a distance of 295.74 feet to the North line of the Southerly 1027.23 feet of said Southwest Quarter; thence N.89°11'01"W. along said North line, a distance of 247.26 feet to said Easterly margin of Five Mile Road (C.P.H. #39); thence N.00°01'01"E. along said Easterly margin, a distance of 1599.23 feet to the True Point of Beginning.

Containing 21.20 Acres, more or less.

And they do hereby dedicate to public use forever the public streets and roads shown within this plat, including five feet (5') of additional right of way for Five Mile Road as platted and shown hereon. Lot 7 Block 4, Lot 12, Block 5, Lot 6, Block 6 and Lot 2, Block 1, being one-foot (1') wide strips as shown hereon, are hereby dedicated to Spokane County as general county property, to be dedicated for road purposes forever, at such time as the road is continued as a full width right of way, or until adjacent lands are platted.

No direct access shall be allowed from any lot within this subdivision to Five Mile Road.

Side yard and rear yard setbacks shall be determined at the time building permits are requested unless these setbacks are specifically drafted on this final plat. The setbacks indicated on this subdivision may be varied from if proper zoning approvals are obtained.

The owners of all lots within this subdivision shall be members of the JESSE'S BLUFF HOMEOWNERS ASSOCIATION a homeowners association created by document recorded November 22, 2000 by the Secretary of State of the State of Washington under U.B.I. Number 60209991, and subject to the Articles of Incorporation and Bylaws thereof. Subject to the DECLARATION OF PROTECTIVE COVENANTS FOR JESSE'S BLUFF HOMEOWNERS ASSOCIATION as recorded under Auditor's Document No. 4531642, which by reference is made part hereof.

Tracts "A" and "B" as platted and shown hereon are hereby dedicated to the JESSE'S BLUFF HOMEOWNERS ASSOCIATION. Tracts "A" and "B" 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. Should the JESSE'S BLUFF HOMEOWNERS ASSOCIATION be terminated for any reason, the successors in interest for Tracts "A" and "B" 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 County of Spokane is hereby granted the right of ingress and egress to all common areas and/or drainage easements.

A wet (live) sewer connection to an area-wide public system is to be constructed. A sewer connection permit is required.

The City water system, pursuant to the WATER PLAN approved by County and State Health authorities, the local fire protection district, County Building & Safety Department, 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.

The owner(s) or successor(s) in interest agree to join in any County-approved stormwater management program and to pay such rates and charges as may be fixed through public hearings for service or benefit obtained by the planning, design, constructing, maintaining or operation of stormwater control facilities.

Utility easements are hereby granted to the serving utility companies over ten foot (10') wide and fifteen foot (15') wide strips adjoining all public road right of ways as shown hereon 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.

Drainage easements, as platted and shown hereon, which are for the purposes of installing, operation and maintaining storm drainage ponds and storm drainage facilities to convey and dispose of runoff, are hereby granted to Spokane County and to the JESSE'S BLUFF HOMEOWNER'S ASSOCIATION.

Tracts "A" and "B" are hereby conveyed to the JESSE'S BLUFF HOMEOWNER'S ASSOCIATION for the purpose of installing, operating, and maintaining storm drainage facilities for conveyance and disposal of natural and man-made stormwater runoff.

Drainage easements over Tracts "A" and "B" are hereby granted to Spokane County for conveyance and disposal of natural and man-made stormwater runoff.

The drainage easements, lots and tracts are subject to the separate DRAINAGE DECLARATION OF CONVEYANCE as recorded Dec 11, 2000 under Auditor's Document No. 4540795, which by reference is made a part hereof.

Four foot (4'), ten foot (10') and eleven foot (11') wide Border Easements are hereby granted as shown hereon 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 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.

Geo-hazards exist on site including erodible soils. Development of the lots within this subdivision shall be in conformance with Spokane County Critical Areas ordinance, as amended and those mitigating measures identified in the Geotechnical Report produced by STI Northwest dated April 28, 2000.

IN WITNESS WHEREOF, the aforesaid owners have hereunto set their hand this 7 day of

DECEMBER, 2000. Robert H. Tomlinson, Corrine M. Tomlinson, Robert L. Heitman, Jr., Laura J. Heitman, Michael D. Hume, Mary Ann Hume.

WASHINGTON TRUST BANK A Washington Corporation

By: R. Terry Neal, Vice President

ACKNOWLEDGMENTS

STATE OF WASHINGTON ) ss County of Spokane )

I certify that I know or that I have satisfactory evidence that ROBERT H. TOMLINSON and CORRINE M. TOMLINSON, husband and wife are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as their free and voluntary act and deed, for the uses and purposes stated in the instrument.

DATED this 7 day of DECEMBER, 2000

Seatrice J. Sheldon, Notary Public in and for the State of Washington, My commission expires 6/15/03



STATE OF WASHINGTON ) ss County of Spokane )

I certify that I know or that I have satisfactory evidence that ROBERT L. HEITMAN, JR. and LAURA J. HEITMAN, husband and wife are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as their free and voluntary act and deed, for the uses and purposes stated in the instrument.

DATED this 7 day of DECEMBER, 2000

Seatrice J. Sheldon, Notary Public in and for the State of Washington, My commission expires 6/15/03



STATE OF WASHINGTON ) ss County of Spokane )

I certify that I know or that I have satisfactory evidence that MICHAEL D. HUME and MARY ANN HUME, husband and wife are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as their free and voluntary act and deed, for the uses and purposes stated in the instrument.

DATED this 7 day of DECEMBER, 2000

Seatrice J. Sheldon, Notary Public in and for the State of Washington, My commission expires 6/15/03



STATE OF WASHINGTON ) ss County of Spokane )

On this 6th day of December, 2000, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared R. Terry Neal to me know to be the Vice President of WASHINGTON TRUST BANK, a Washington corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed (if any) is the corporation seal of said corporation.

Given under my hand and official seal the day and year last above written.

Debra L. Pehan, Notary Public in and for the State of Washington, My commission expires 4-29-2001



SPOKANE COUNTY AUDITOR'S CERTIFICATE

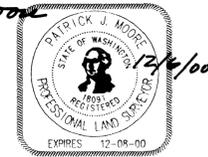
Filed for record this 3rd day of January, 2001 at 2:07 P.M., in Book 26 of Plats at Page 87 at the request of Tomlinson, Heitman, Hume

J. Higden, Spokane County Auditor by Deputy

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.

Patrick J. Moore, PLS, Certificate Number 18091



SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 14th day of November, 2000

Spokane County Division of Utilities

SPOKANE COUNTY ENGINEER

Examined and approved this 10th day of Dec, 2000

Spokane County Engineer

SPOKANE COUNTY DIVISION OF PLANNING

Examined and approved this 12th day of December, 2000

Director, Spokane County Division of Planning

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 15th day of December, 2000

for Spokane Regional Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 12th day of December, 2000

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, on this 2nd day of January, 2001.

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 20th day of January, 2001.

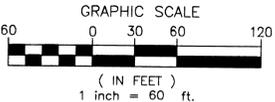
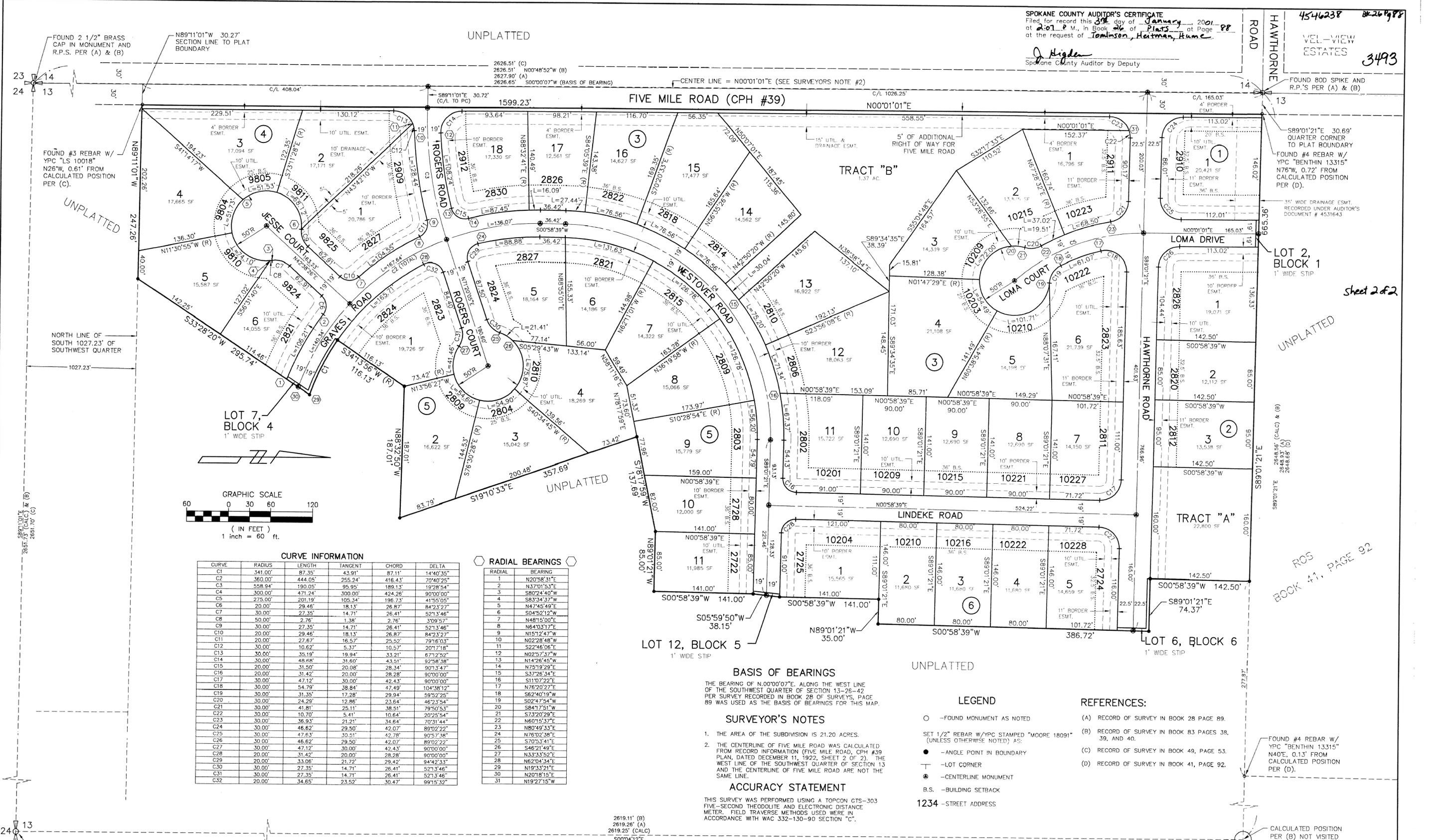
Spokane County Treasurer by Deputy

FINAL PLAT OF JESSE'S BLUFF LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, T.26N., R.42E.W.M. SPOKANE COUNTY, WASHINGTON



*J. Higden*  
 Spokane County Auditor by Deputy

4546238 8K-261988  
 VEL-VIEW  
 ESTATES  
 3493



CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	341.00'	87.35'	43.91'	87.11'	14°40'35"
C2	360.00'	444.05'	255.24'	416.43'	79°40'25"
C3	558.94'	190.05'	95.95'	189.13'	19°28'54"
C4	300.00'	471.24'	300.00'	424.26'	90°00'00"
C5	275.00'	201.19'	105.34'	196.73'	41°55'05"
C6	20.00'	29.46'	18.13'	26.87'	84°23'27"
C7	30.00'	27.35'	14.71'	26.41'	52°13'46"
C8	50.00'	2.78'	1.38'	2.76'	309°57"
C9	30.00'	27.35'	14.71'	26.41'	52°13'46"
C10	20.00'	29.46'	18.13'	26.87'	84°23'27"
C11	20.00'	27.87'	16.52'	25.52'	79°16'03"
C12	30.00'	10.62'	5.37'	10.57'	20°17'18"
C13	30.00'	35.19'	19.94'	33.21'	67°12'52"
C14	30.00'	48.68'	31.60'	43.51'	92°58'38"
C15	20.00'	31.50'	20.08'	28.34'	90°13'47"
C16	20.00'	31.42'	20.00'	28.28'	90°00'00"
C17	30.00'	47.12'	30.00'	42.43'	90°00'00"
C18	30.00'	54.79'	38.84'	47.49'	104°38'12"
C19	30.00'	31.35'	17.28'	29.94'	59°52'25"
C20	30.00'	24.29'	12.86'	23.64'	46°23'54"
C21	30.00'	41.81'	25.11'	38.51'	79°50'53"
C22	30.00'	10.70'	5.41'	10.64'	20°25'54"
C23	30.00'	36.93'	21.21'	34.64'	70°31'44"
C24	30.00'	46.62'	29.50'	42.07'	89°02'22"
C25	30.00'	47.63'	30.51'	42.78'	90°57'38"
C26	30.00'	46.62'	29.50'	42.07'	89°02'22"
C27	30.00'	47.12'	30.00'	42.43'	90°00'00"
C28	20.00'	31.42'	20.00'	28.28'	90°00'00"
C29	20.00'	33.06'	21.72'	29.42'	94°42'33"
C30	30.00'	27.35'	14.71'	26.41'	52°13'46"
C31	30.00'	27.35'	14.71'	26.41'	52°13'46"
C32	20.00'	34.65'	23.52'	30.47'	99°15'32"

RADIAL	BEARING
1	N20°58'31"E
2	N37°01'53"E
3	S80°24'40"W
4	S83°34'37"W
5	N47°45'49"E
6	S04°52'12"W
7	N49°15'00"E
8	N64°31'27"E
9	N15°12'47"W
10	N02°28'48"W
11	S22°46'06"E
12	N02°57'37"W
13	N14°26'45"W
14	N15°12'29"E
15	S37°26'34"E
16	S11°07'22"E
17	N76°20'27"E
18	S62°40'19"W
19	S02°47'54"W
20	S84°17'51"W
21	S73°22'29"E
22	N33°33'52"E
23	N60°15'37"E
24	N80°49'33"E
25	N76°02'38"E
26	S46°21'49"E
27	N33°33'52"E
28	N62°02'24"E
29	N19°33'21"E
30	N20°18'15"E
31	N19°27'15"W

**BASIS OF BEARINGS**  
 THE BEARING OF N.00°00'07"E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 13-26-42 PER SURVEY RECORDED IN BOOK 28 OF SURVEYS, PAGE 89 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

**SURVEYOR'S NOTES**  
 1. THE AREA OF THE SUBDIVISION IS 21.20 ACRES.  
 2. THE CENTERLINE OF FIVE MILE ROAD WAS CALCULATED FROM RECORD INFORMATION (FIVE MILE ROAD, CPH #39 PLAN, DATED DECEMBER 11, 1922, SHEET 2 OF 2). THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 13 AND THE CENTERLINE OF FIVE MILE ROAD ARE NOT THE SAME LINE.

**ACCURACY STATEMENT**  
 THIS SURVEY WAS PERFORMED USING A TOPCON GTS-303 FIVE-SECOND THEODOLITE AND ELECTRONIC DISTANCE METER. FIELD TRAVERSE METHODS USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".

- LEGEND**
- - FOUND MONUMENT AS NOTED
  - SET 1/2" REBAR W/ YPC STAMPED "MOORE 18091" (UNLESS OTHERWISE NOTED) AS:
  - - ANGLE POINT IN BOUNDARY
  - ⊕ - LOT CORNER
  - ⊙ - CENTERLINE MONUMENT
  - B.S. - BUILDING SETBACK
  - 1234 - STREET ADDRESS

- REFERENCES:**
- (A) RECORD OF SURVEY IN BOOK 28 PAGE 89.
  - (B) RECORD OF SURVEY IN BOOK 83 PAGES 38, 39, AND 40.
  - (C) RECORD OF SURVEY IN BOOK 49, PAGE 53.
  - (D) RECORD OF SURVEY IN BOOK 41, PAGE 92.

FOUND #4 REBAR W/ YPC "BENTHIN 13315" NAOTE: 0.13' FROM CALCULATED POSITION PER (D).

CALCULATED POSITION PER (B) NOT VISITED THIS SURVEY.

CLC Associates, Inc.  
 Planning • Engineering • Land Surveying  
 Architecture • Landscape Architecture  
 107 West 7th - Suite 200 (509) 458-6840  
 Spokane, WA 99204 FAX: (509) 458-6844



FINAL PLAT  
 OF  
**JESSE'S BLUFF**  
 LOCATED IN THE SOUTHWEST QUARTER  
 OF SECTION 13, T.26N., R.42E.W.M.  
 SPOKANE COUNTY, WASHINGTON

Sheet 2 of 2

BOOK 41, PAGE 92