5220921

31/10

FINAL PLAT
THE LLOYD CHARLES ESTATES
PLANNED UNIT DEVELOPMENT
AN UNPLATTED PORTION OF THE SW1/4 OF THE SE1/4 OF SECTION 12,
TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON

Plat #3728

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 25th DAY OF MAY 2005 AT 9:21 A.M.
IN BOOK 31 OF Plats AT PAGE 10-14
AT THE REQUEST OF ADAMS & CLARK, INC.
(Signed) William D. Anderson
County Auditor
Deputy

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Lloyd Charles Estates, Inc., a Washington Corporation, Inland Northwest Bank, Joan M. Flamoe, and Gary L. Dinwoodie, have caused to be platted into Lots, Blocks, Tracts, and Private Roads, the land shown hereon to be known as THE LLOYD CHARLES ESTATES, Planned Unit Development, being an unplatted portion of the Southwest Quarter of the Southeast Quarter of Section 12, Township 26 North, Range 42 East, W.M., Spokane County, Washington, described as follows:

Beginning at the southwest corner of said Southwest Quarter of the Southeast Quarter of Section 12; thence along the south line of said Southwest Quarter of the Southeast Quarter the following two (2) courses: 1) S88°57'46"E 329.91 feet to the TRUE POINT OF BEGINNING, being the southeast corner of Lot "D" of Short Plat No. SP-815-92, according to the short plat recorded in Book 10 of Short Plats, pages 20 and 21; 2) continuing S88°57'46"E 446.43 feet; thence leaving said south line, N02°55'15"W 202.32 feet; thence S88°47'10"E 383.13 feet; thence N00°30'26"W 1092.20 feet to a point on the southerly right-of-way line of Waikiki Road, as described on the Right-of-Way Deed recorded February 14, 1923, under recording number 701249 and as shown on sheets 1 through 3 of plans entitled, "Waikiki ULID - Waikiki Road", prepared by the Office of the Spokane County Engineer, dated 07/11/2001; thence along said southerly right-of-way line the following two (2) calls: 1) S87°57'03"W 166.09 feet to the point of curve of a 220.94 foot radius curve to the right; 2) along the arc of said curve, through a central angle of 24°26'42", 94.26 feet to a point on the north line of said Southwest Quarter of the Southeast Quarter; thence N88°52'36"W, along said north line, 41.74 feet to an angle point on the right-of-way of Regina Road as described on the Right-of-Way Deed recorded August 11, 1955, under recording number 3355348, being the northeast corner of the north 30.00 feet of the west 840.00 feet of said Southwest Quarter of the Southeast Quarter; thence along said right-of-way the following two (2) courses: 1) S00°01'23"E 30.01 feet to the southeast corner of said north 30.00 feet of the west 840.00 feet of the Southwest Quarter of the Southeast Quarter; 2) N88°52'36"W 511.23 feet to the northeast corner of Lot "A" of said Short Plat No. SP-815-92; thence S00°04'02"E, along the east boundary of said Short Plat, 1269.43 feet to the TRUE POINT OF BEGINNING.

They do hereby dedicate for public use, forever, the additional right-of-way for Regina Avenue shown hereon.

The owners of all lots within this subdivision shall be members of the Lloyd Charles Estates Homeowners Association created Feb 17th, 2005 by the Secretary of State of the State of Washington under U.B.I. Number 602 474 886 and subject to the Articles of Incorporation and Bylaws thereof.

This plat is restricted by the terms of the Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for the Lloyd Charles Estates as recorded Feb 17th, 2005, under Auditor's Document Number 5183238 5183239, which by reference is made a part hereof.

Setbacks are specifically drafted on this final plat, see building setback details on Sheet 2 of 5. The setbacks indicated on this plat may be varied from if proper zoning approvals are obtained.

The lots shown hereon that share a "Zero-Lot-Line" are subject to an access easement for the purpose of construction, maintenance and repair of dwellings that share the Zero-Lot-Line, which is measured 5 feet horizontally and perpendicularly from the zero setback wall and extending 5 feet additionally beyond both sides of the dwelling, as shown in Detail "V" on Sheet 5 of 5 and as described in the Declaration of Covenant, Conditions, and Restrictions and Reservation of Easements for the Lloyd Charles Estates referenced hereon. Said 5-foot easements shall be considered void if its Zero-Lot-Line is dissolved with approval of Spokane County Department of Building and Planning (1) to allow two lots that share a Zero-Lot-Line to be aggregated to build one single-family dwelling and (2) to build a single-family dwelling on each lot that shares a Zero-Lot-Line. Building setback for a dwelling on each said lot shall be 5 feet per story from said dissolved Zero-Lot-Line, as shown on said Detail "V" on Sheet 5 of 5.

No direct access shall be allowed from lots shown hereon to Regina Avenue or Waikiki Road, until such time as authorized by the County Engineer.

The Tract "G", the Private Road Rights-of-Way for Lloyd Charles Lane, Pinecrest Lane, and Forest Hill Lane and Tracts A, B, C, D, E, and F, the "Common Open Space" tracts, shown on this plat, are hereby dedicated to the Lloyd Charles Estates Homeowners Association. Tract "G", the Private Road Rights-of-Way and "Common Open Space" tracts shown hereon cannot be sold or transferred and shall be considered subservient estates for tax purposes to the other lots created herein. The status of areas designated as subservient 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 Open Space" tracts and/or drainage easements.

The private roads and drainage easements are subject to the separate DECLARATION OF COVENANT as recorded January 27, 2005 under Auditor's Document Number 5174044, which is made a part hereof.

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

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.

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.

The perpetual easement granted to Spokane County, its successors and assigns is for the sole purpose of constructing, installing, operating, maintaining, repairing, altering, replacing, removing, and all other uses or purposes which are or may be related to a sewer system. Spokane County, its successors and assigns at all times hereinafter, at their own cost and expense, may remove all crops, brush, grass or trees that may interfere with the constructing, installing, operating, maintaining, repairing, altering, replacing, removing and all other uses or purposes which are related to a sewer system. The grantor(s) reserves the right to use and enjoy that property which is the subject of this easement for purposes which will not interfere with the County's full enjoyment of the rights hereby granted; provided, the Grantor(s) shall not erect or construct any building or other structure or drill on the easement, or diminish or substantially add to the ground cover over the easement. The easement described hereinabove is to and shall run with the land.

Private Sewer Easements located within Lots 12, 13, 14, 15, and 16, Block 3, as shown hereon, are granted to the owners of Lots 4, 5, 6, and 7, Block 3, for the sole purpose of constructing, installing, operating, maintaining, repairing, altering, replacing, removing, and all other uses or purposes which are or may be related to a sewer system. The owners of said Lots 4, 5, 6, and 7, Block 3, their successors and assigns at all times hereinafter, at their own cost and expense, may remove all crops, brush, grass or trees that may interfere with the constructing, installing, operating, maintaining, repairing, altering, replacing, removing and all other uses or purposes which are related to a sewer system. The owners of said Lots 12, 13, 14, 15, and 16, Block 3 shall not erect or construct any building or other structure or drill on the easement, or diminish or substantially add to the ground cover over the easement. The easement described hereinabove is to and shall run with the land.

The 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, the 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.

Sight distance easements on Tract "G", the private roads, and in Lots 1, Block 1; Lots 8 and 9, Block 3; Lots 1, 2, 7 and 8, Block 4; and Lots 1 and 2, Block 5, as platted and shown hereon, are hereby granted to the Lloyd Charles Estates Homeowners Association and its authorized agents for the sole purpose of allowing a clear view sight distance triangle over and across the easements. The owners of said lots agree not to obstruct or in any manner allow any obstacle to block this clear view triangle between a height of three (3) feet and a height of seven (7) feet above the road pavement elevation adjacent to said lots. Spokane County and its authorized agents are hereby granted the right of ingress and egress to, over and from said easements for the purpose of inspection and emergency maintenance of the sight distance area. If the property owner and/or the Lloyd Charles Estates Homeowners Association fails to maintain the sight distance area in reasonable conformance with the approved plans on file in the office of the Spokane County Engineer, a notice will be given to the property owner. If not corrected after ten (10) days, Spokane County has the right to restore the sight distance area to that of the approved plans on file, or have it restored by others.

The "Sidewalk Easements" adjoining the Private Road Rights-of-Way, as shown hereon, are hereby dedicated to the members of the Lloyd Charles Estates Homeowners Association, and their guests for the construction, reconstruction, maintenance, and operation of sidewalks, and other incidental usage related thereto, together with the right to inspect said sidewalks.

The "Landscape Easements" adjoining Regina Avenue and Waikiki Road, as shown hereon, are hereby granted to the Lloyd Charles Estates Homeowners Association, for the construction, reconstruction, maintenance, and operation of landscaping, fence, irrigation, signage, and other incidental usage related thereto, together with the right to inspect said facilities, and together with the right to access said "Landscape Easements" through the "Border Easements" shown herein.

The "Perimeter Fence Easements", as shown hereon, are hereby granted to the Lloyd Charles Estates Homeowners Association for the construction, reconstruction, and maintenance of a perimeter fence.

The "Border Easements", as shown hereon, are 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 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.

The "Drainage Facility Access Easement", as shown hereon, is hereby granted to the Lloyd Charles Estates Homeowners Association and Spokane County and its authorized agents, for the construction, reconstruction, maintenance, and operation of an access road, to be used for maintenance of drainage facilities located within Tract A.

The "Common Mailbox Easements", as shown hereon, are hereby granted to members of the Lloyd Charles Estates Homeowners Association for mail delivery and associated uses.

The "Common Parking Easement", as shown hereon, is hereby granted to members of the Lloyd Charles Estates Homeowners Association for temporary parking.

DEDICATION CONTINUED ON SHEET 2 OF 5

IN WITNESS WHEREOF I have set my hand:

Joan M Flamoe
Joan M. Flamoe, dealing as her separate property

Gary L. Dinwoodie
Gary L. Dinwoodie, dealing as his separate property

Inland Northwest Bank

by [signature] SVP
Title

Lloyd Charles Estates, Inc., a Washington Corporation

by Gary L. Dinwoodie
Title PRESIDENT

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE)Ss
On this 8TH day of FEBRUARY, 2005, before me personally appeared Joan M. Flamoe, to me known to be the individual that executed the within and foregoing instrument, and acknowledged said instrument to be her free and voluntary act and deed for the uses and purposes therein mentioned.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Della Holbert
Notary Public in and for the State of Washington, residing in SPOKANE
My commission expires 8/12/2007.

DELLA HOLBERT NOTARY PUBLIC STATE OF WASHINGTON COMM. EXPIRES AUG. 12, 2007

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE)Ss
On this 8TH day of FEBRUARY, 2005, before me personally appeared Gary L. Dinwoodie, to me known to be the individual that executed the within and foregoing instrument, and acknowledged said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Della Holbert
Notary Public in and for the State of Washington, residing in SPOKANE
My commission expires 8/12/2007.

DELLA HOLBERT NOTARY PUBLIC STATE OF WASHINGTON COMM. EXPIRES AUG. 12, 2007

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE)Ss
On this 8TH day of FEBRUARY, 2005, before me personally appeared GARY L. DINWOODIE, to me known to be the PRESIDENT of Lloyd Charles Estates, Inc., A Washington Corporation that executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned and stated on oath that he/she is authorized to execute said instrument.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Della Holbert
Notary Public in and for the State of WASHINGTON, residing in SPOKANE.
My commission expires 8/12/2007

DELLA HOLBERT NOTARY PUBLIC STATE OF WASHINGTON COMM. EXPIRES AUG. 12, 2007

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE)Ss
On this 8TH day of FEBRUARY, 2005, before me personally appeared DOUGLAS J. BEARDOW, to me known to be the SENIOR VICE PRESIDENT of Inland Northwest Bank, A WASHINGTON Corporation that executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned and stated on oath that he/she is authorized to execute said instrument.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Della Holbert
Notary Public in and for the State of WASHINGTON, residing in SPOKANE.
My commission expires 8/12/2007

DELLA HOLBERT NOTARY PUBLIC STATE OF WASHINGTON COMM. EXPIRES AUG. 12, 2007

SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 24th day of May, 2005.

[signature]
Chairman, Spokane County Commissioners

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 17th day of May, 2005.

[signature]
Spokane County Engineer

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 25th day of MAY, 2005.

[signature]
Spokane Regional Health Officer

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 18th day of MAY, 2005.

[signature]
Spokane County Utilities

SPOKANE COUNTY ASSESSOR

Examined and approved this 25th day of May, 2005.

Ralph Baker by M.K. Wentz
Spokane County Assessor

SPOKANE COUNTY BUILDING AND PLANNING DEPARTMENT

Examined and approved this 25th day of MAY, 2005.

[signature]
Spokane County Building & Planning Department

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 plat, have been fully paid, satisfied, and discharged. Dated this 25 day of May, 2005.

Linda M Williston a Deputy
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.

Daniel B. Clark, P.L.S. #12904
Registered Professional Land Surveyor

DANIEL B. CLARK STATE OF WASHINGTON 12904 REGISTERED LAND SURVEYOR
EXPIRES 4/2/05
2-8-05

NW	NE
SW	SE

12-26-42

SHEET 1 OF 5

Adams & Clark, Inc.
1720 W. Fourth Ave.
Spokane, WA 99204
(509) 747-4600 F(509) 747-8913
www.adamsandclark.com
Project No. 2003-01-027

20031027-PLAT.DWG 02-07-2005

Plat 1930

31/10

5220921 31 / 11

FINAL PLAT
THE LLOYD CHARLES ESTATES
PLANNED UNIT DEVELOPMENT
AN UNPLATTED PORTION OF THE SW1/4 OF THE SE1/4 OF SECTION 12,
TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 25th DAY
OF MAY 2005 AT 9:21 AM.
IN BOOK 31 OF Plats AT PAGE 10-14
AT THE REQUEST OF ADAMS & CLARK, INC.
(Signed) William D Anderson
County Auditor Deputy
#3728

DEDICATION CONTINUED FROM SHEET 1 OF 5

The "Sewer Easements", within Lots 4, 5, 12, 13, 14, 15, and 16, Block 3, as shown hereon, are hereby granted to the owners of Lots 3, 4, 5, 12, 13, 14, 15, and 16, Block 3 for the construction, reconstruction, maintenance, and operation of private sanitary side sewer facilities serving said Lots.

Utility easements adjoining Regina Avenue and Waikiki Road, and over the Private Roads, Private Driveway Easements and adjoining said Private Roads, and elsewhere as 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 trees which may interfere with the construction, maintenance, and operation of same, together with the right to access said utility easements through the "Sidewalk Easements" and "Border Easements" shown herein. Easements are granted to the Lloyd Charles Estates Homeowners Association, over all utility easements adjoining said Private Roads for the construction, reconstruction, maintenance, and operation of street lights together with the right to inspect said street lights and to trim and/or remove trees which may interfere with the construction, maintenance, and operation of same, together with the right to access said utility easements through the "Sidewalk Easements" and "Border Easements" shown herein.

The "Private Driveway Easement" shown within Lots 3, 4, and 5, Block 3, is an easement for utilities and common ingress and egress for said lots only and the owners of said lots shall share equally in the construction and maintenance of the private driveway within this easement.

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 the Lloyd Charles Estates Homeowners Association. All "Common Open Space" tracts are hereby dedicated to the Lloyd Charles Estates 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. A drainage easement is granted to Spokane County over Tract "G", the private roads, and all "Common Open Space" tracts for inspection and emergency maintenance of stormwater facilities.

Spokane County and its authorized agents are hereby granted the right to ingress and egress to, over and from all drainage easements, Tract "G", the private roads, and all "Common Open Space" tracts for the purposes of inspection and emergency maintenance of the drainage facilities, if not properly maintained by the property owner(s) or the Lloyd Charles Estates Homeowners Association. Spokane County does not accept the responsibility to inspect or maintain drainage facilities 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)or the Lloyd Charles Estates Homeowners Association to properly maintain such areas.

The property owner(s) 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 owner(s) 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(s). 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(s).

Spokane County does not accept the responsibility of maintaining the drainage course on 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 consist of a minimum slope of 5% away from the building for a distance of at least 10 feet from the building. 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 approved plans on file at the Spokane County Engineer's Office. Any proposed changes to the approved road and drainage plans must be approved by the Spokane County Engineer's Office prior to construction of said changes.

There may exist properties located uphill and adjacent to this subdivision that 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 than what is normally observed or anticipated. Because stormwater runoff from adjacent properties have discharged onto this plat prior to development, stormwater runoff will likely continue to do so after development.

The lots within this plat are subject to the recommendations regarding basements found in the geotechnical study dated September 13, 2004, prepared by GeoEngineers, recorded under Auditors Document Number 5169346, which by reference becomes a part hereof. As outlined in the subject study, Lots 1-6 Block 2, and Lots 1-17 Block 3 have a high potential for groundwater or seepage to negatively impact basements. If basement construction is proposed within Lots 1-6 Block 2, and Lots 1-17 Block 3, waterproofing will be required unless an evaluation conducted by a geotechnical engineer licensed in the State of Washington shows groundwater to be more than 5-feet below the lowest floor elevation. If groundwater is more than 5-feet below the lowest floor elevation, high-risk drainage area dampproofing will be required, which includes but is not limited to the installation of footing drains for basements. All other lots within this plat will only be subject to standard International Building Code requirements and footing drains will not be required for basements on these lots unless site conditions during construction show potential groundwater flooding problems.

The property owner(s) within this plat shall maintain all natural drainage channels, drainage ditches, and all water quality swales ('208' swales) situated on their respective properties, and any portion of a '208' swale or drainage conveyance ditch situated in a public right-of-way adjacent to their respective properties, with a permanent ground cover such as live native-type dryland grasses or lawn turf as specified in the currently accepted plans on file at Spokane County Engineer's Office. No structures, including fences, shall be constructed directly over or within a water quality swale, natural drainage channel or drainage ditch without the expressed written consent of the Spokane County Engineer. Property owner(s) maintenance responsibilities shall include, but are not limited to mowing, irrigating and keeping the area free of debris. The Lloyd Charles Estates Homeowners Association is responsible to keep open and clean related stormwater pipes and/or structures; replacement of drainage facilities as needed; removing and disposing of the soil 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. Spokane County does not accept the responsibility to inspect and/or maintain the drainage easements, nor does Spokane County accept any liability for any failure by the lot owner(s) or the Lloyd Charles Estates Homeowners Association to properly maintain such areas. Spokane County is only responsible for maintaining the stormwater structures located within the public ROW as shown in the final plat documents. The property owner(s) and/or Lloyd Charles Estates Homeowners Association shall be responsible for payment of all claims and other liabilities, which may become due for said maintenance responsibilities.

The Lloyd Charles Estates Homeowners Association or its successors in interest shall maintain all drainage facilities located in the Tract "G", the private roads, the private lots, or the "Common Open Space" tracts in conformance with the accepted plans and the Operations and Maintenance Manual as prepared by the design engineer, Adams and Clark Inc. on December 15, 2004, both of which are on file at the Spokane County 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; maintaining live native-type dryland grasses or lawn turf in the pond facilities located in the private lots and "Common Open Space" 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 approved plans; mowing, irrigating and keeping the area free of debris; removing and disposing of the soil and grass sod located in drainage facilities situated within private lots or "Common Open Space" tracts at such time Spokane County deems necessary, and replacing the soil and grass sod. The Lloyd Charles Estates Homeowners Association shall be responsible for payment of all claims and other liabilities, which may become due for said maintenance responsibilities.

If the Lloyd Charles Estates Homeowners Association, or their successors in interest, fails to maintain the drainage facilities in conformance with the accepted drainage plans and the Operations and Maintenance Manual as prepared by the design engineer on file at the Spokane County Engineer's Office, a notice of such failure may be given to the Lloyd Charles Estates 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 Lloyd Charles Estates Homeowners Association, or their successors in interest.

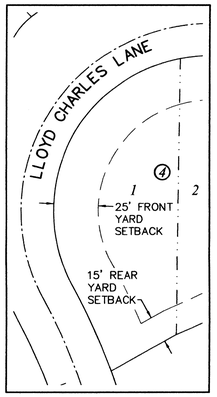
Should the Lloyd Charles Estates Homeowners Association be terminated for any reason, the successors in interest shall be the individual lot owner(s), or their successors in interest, who are members of the Lloyd Charles Estates Homeowners Association at the time of said termination. The successors in interest shall share equally in the responsibility and cost of maintaining said drainage facilities.

The "Common Open Space" tracts 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.

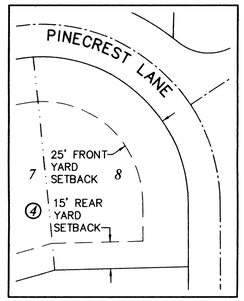
The developer, property owners, and homeowners' association waive any and all claims for damages against any governmental authority arising from the construction, ownership or maintenance of public facilities. This waiver includes claims of any nature, including but not limited to person and real property 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(s), their heirs, successors and assigns, including the obligation to participate in the maintenance of the drainage facilities provided herein.

All or part of the land shown hereon is subject the following:
1) An easement and the terms and conditions thereof recorded November 7, 1924, under Auditor's Document No. 77494, located within Lot 2, Block 5, as shown in Detail T on Sheet 5 of 5 of this plat.
2) A Title Notice recorded January 14, 2005, under Auditor's Document No. 5169347.



SETBACK DETAIL
SCALE: 1"=40'



SETBACK DETAIL
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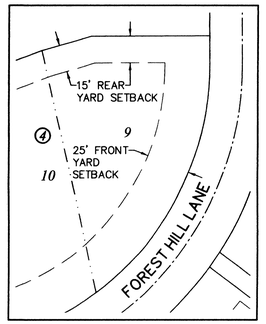
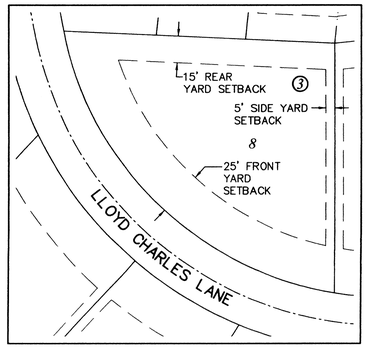
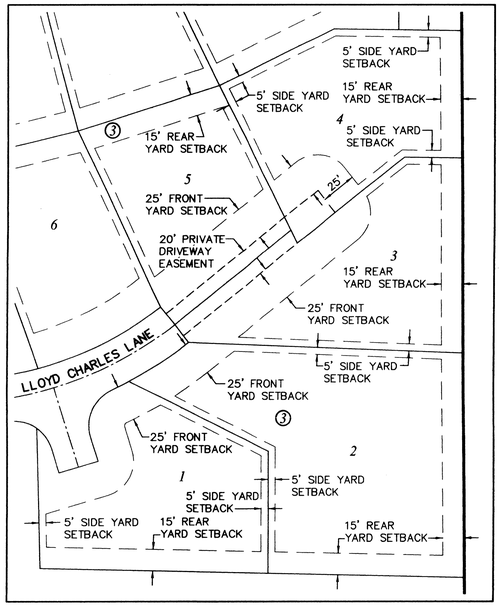


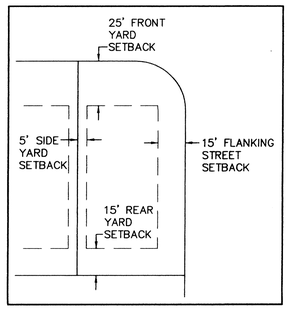
SETBACK DETAIL
SCALE: 1"=40'



SETBACK DETAIL
SCALE: 1"=40'



SETBACK DETAIL
SCALE: 1"=50'



TYPICAL SETBACK DETAIL
SCALE: 1"=40'

LEGEND
— · — · — = ZERO LOT LINE
(#) = BLOCK #

N

NW	NE
SW	SE

12-26-42

DANIEL B. CLARK
STATE OF WASHINGTON
LICENSED PROFESSIONAL LAND SURVEYOR
EXPIRES 4/2/05
2-8-05

SHEET 2 OF 5

Adams & Clark, Inc.
1720 W. Fourth Ave.
Spokane, WA 99204
(509) 747-4600 F(509) 747-8913
www.adamsandclark.com
Project No. 2003-01-027

2003027-PLAT.DWG 02-09-2005

31 / 11

5220921 31/12

FINAL PLAT

THE LLOYD CHARLES ESTATES

PLANNED UNIT DEVELOPMENT

AN UNPLATTED PORTION OF THE SW1/4 OF THE SE1/4 OF SECTION 12, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M., SPOKANE COUNTY, WASHINGTON

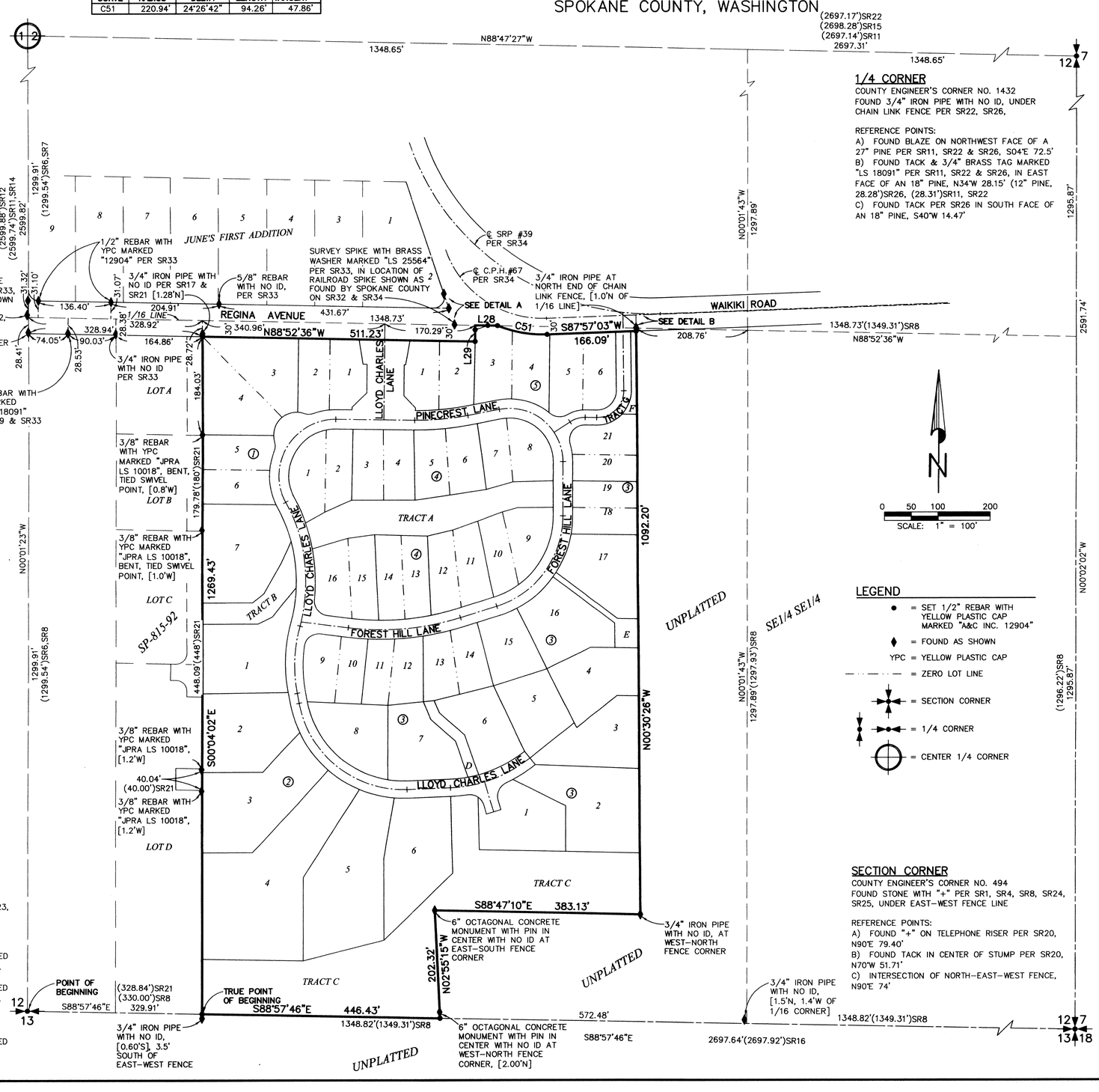
CENTER 1/4 CORNER

COUNTY ENGINEER'S CORNER NO. 2200
FOUND 3" SPOKANE COUNTY BRASS CAP WITH "+" IN SPOKANE COUNTY MONUMENT CASE PER SR31

REFERENCE POINTS:
A) FOUND 3/4" IRON PIPE, S05°W 44.15', (44.08')SR11,SR30
B) FOUND TACK & 3/4" BRASS TAG MARKED "LS 18091" IN UTILITY POLE, N00°E 12.44', (12.47')SR11, SR12, SR13
C) FOUND "+" IN GRANITE STONE AT BASE OF WALL, N45°E 21.30', (21.16')SR11, SR30,(21.13')SR12
D) FOUND TACK IN BLAZE IN SOUTHWEST FACE OF 18" PINE, N76°E 42.25'
E) FOUND TACK & 3/4" BRASS TAG MARKED "LS 18091" IN SOUTHEAST FACE OF 18" PINE, N76°E 43.05',

LINE TABLE		
LINE	BEARING	LENGTH
L28	N88°52'36"W	41.74'
L29	S00°01'23"E	30.01'

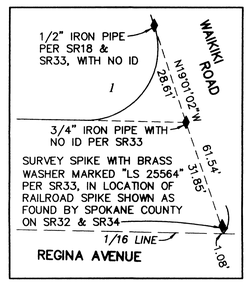
CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C51	220.94'	24°26'42"	94.26'	47.86'



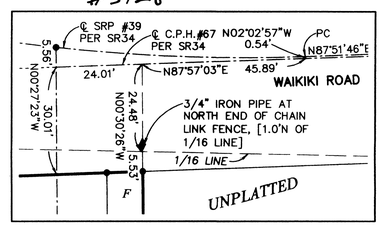
1/4 CORNER

COUNTY ENGINEER'S CORNER NO. 1432
FOUND 3/4" IRON PIPE WITH NO ID, UNDER CHAIN LINK FENCE PER SR22, SR26,

REFERENCE POINTS:
A) FOUND BLAZE ON NORTHWEST FACE OF A 27" PINE PER SR11, SR22 & SR26, S04°E 72.5'
B) FOUND TACK & 3/4" BRASS TAG MARKED "LS 18091" PER SR11, SR22 & SR26, IN EAST FACE OF AN 18" PINE, N34°W 28.15' (12" PINE, 28.28')SR26, (28.31')SR11, SR22
C) FOUND TACK PER SR26 IN SOUTH FACE OF AN 18" PINE, S40°W 14.47'



DETAIL A
SCALE: 1"=20'



DETAIL B
SCALE: 1"=20'

SURVEY REFERENCES:

SR1 = Spokane County Engineer's Corner Books
SR2 = Plat of Survey and Field Notes for Dorset Road No. 123, dated May 1890
SR3 = Surveyor's Report for Dorset Road No. 416, dated March 1908
SR4 = Field Notes and Plans for Waikiki Extension Highway, Spokane County Permanent Highway No. 67, dated December 1922
SR5 = Field Notes and Plans for Waikiki Road, Spokane County Secondary Road Project No. 39, dated May 1937
SR6 = Plat of June's Addition, Volume 2, Page 95
SR7 = Amended Plat of June's Addition, Volume 4, Page 34
SR8 = Boundary Survey by Philip L. Sargent for Dinwoodie & Wilkinson, dated December 13, 1955, found in the records of Adams & Clark, Inc..
SR9 = Plat of June's First Addition, Volume 6, Page 59, 1959
SR10 = Boundary Survey by Benthin & Clark, Inc., dated April 25, 1977, WO#77-45, Field Book 10 Page 32, found in the records of Adams & Clark, Inc.
SR11 = Record of Survey, Book 21 Page 51
SR12 = Spokane County Short Plat No. 182-81, Book 2 Page 23
SR13 = Spokane County Engineer Cadastral Record for Corner No. 2200, dated 01/16/1984
SR14 = Record of Survey, Book 32 Page 32
SR15 = Record of Survey, Book 32 Page 71
SR16 = Record of Survey, Book 39 Page 61
SR17 = Spokane County Short Plat No. 427-86, Book 5 Page 48
SR18 = Spokane County Short Plat No. 667-90, Book 7 Pages 69-70
SR19 = Record of Survey, Book 50 page 54
SR20 = Record of Survey, Book 54 Page 12
SR21 = Spokane County Short Plat No. 815-92, Book 10 Pages 20 & 21
SR22 = Record of Survey, Book 62 Pages 17 & 18
SR23 = Record of Survey, Book 62 Page 44
SR24 = Spokane County Engineer Cadastral Record for Corner No. 494/37CQ, dated 01/27/1995
SR25 = Record of Survey, Book 70 Page 56
SR26 = Spokane County Engineer Cadastral Record for Corner No. 1432, dated 07/17/1997
SR27 = Spokane County Engineer Cadastral Record for Corner No. 492, dated 08/15/1997
SR28 = Spokane County Engineer Cadastral Record for Corner No. 2200, dated 08/28/1997
SR29 = Spokane County Short Plat No. 1268-01, Book 17 Pages 70 & 71
SR30 = Plat of Golden Pond Estates, Volume 27 Pages 33 & 34
SR31 = Spokane County Engineer Cadastral Record for Corner No. 2200/36CR, dated 10/08/2001
SR32 = Spokane County Engineer's Calculation Sheet for Waikiki Sanitary Sewer Project, Phase II, Project No. 033B, dated 10/30/02.
SR33 = Record of Survey, Book 109 Page 23, 2003
SR34 = Sheets 1 through 3 of the plans entitled "Waikiki ULID - Waikiki Road" prepared by the Office of the Spokane County Engineer, dated 07/11/2001

SURVEYOR'S NOTES:

1) The field control for this survey was performed, and the corners shown as found hereon were located, between July 22 and August 26, 2004
2) The location of the southerly right-of-way line of Waikiki Road is based on plans entitled "Waikiki ULID - Waikiki Road" Sheets 1 through 3, dated 07/11/01, prepared by the Office of the Spokane County Engineer. See said plans for additional information.

BASIS OF BEARINGS

S88°57'46"E was assumed on the south line of the SE1/4 of Section 12.

EQUIPMENT AND PROCEDURES

This survey was performed with a 6 second total station theodolite using field traverse procedures, and using Global Positioning System (GPS) equipment with 5 mm. + 1 ppm. accuracy.

LEGEND

- ● = SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "A&C INC. 12904"
- ♦ = FOUND AS SHOWN
- YPC = YELLOW PLASTIC CAP
- = ZERO LOT LINE
- = SECTION CORNER
- = 1/4 CORNER
- = CENTER 1/4 CORNER

SECTION CORNER

COUNTY ENGINEER'S CORNER NO. 494
FOUND STONE WITH "+" PER SR1, SR4, SR8, SR24, SR25, UNDER EAST-WEST FENCE LINE

REFERENCE POINTS:
A) FOUND "+" ON TELEPHONE RISER PER SR20, N90°E 79.40'
B) FOUND TACK IN CENTER OF STUMP PER SR20, N70°W 51.71'
C) INTERSECTION OF NORTH-EAST-WEST FENCE, N90°E 74'

1/4 CORNER

COUNTY ENGINEER'S CORNER NO. 492
FOUND PIN IN 2" IRON PIPE FILLED WITH CONCRETE PER SR11, SR12, SR16, SR21, SR23, SR27 & SR30 AT OLD FENCE INTERSECTION. FENCES RUN NORTH AND WEST

REFERENCE POINTS:
A) FOUND TACK & 3/4" BRASS TAG MARKED "LS 18091" IN UTILITY POLE PER SR11, SR12, SR21, SR23 & SR27, N00°E 19.09'
B) FOUND TACK & 3/4" BRASS TAG MARKED "LS 18091" IN UTILITY POLE PER SR11, SR12, SR21, SR23 & SR27, S15°E 5.55'
C) FOUND "+" ON ANCHOR BOLT PER SR12 & SR27, N52°E 26.12'
D) FOUND TACK & 3/4" BRASS TAG MARKED "LS 13315" IN A 10" PINE, N40°E 40.78' (6" PINE, 40.96')SR12

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 25th DAY OF MAY 2005 AT 9:21 A.M. IN BOOK 31 OF Plats AT PAGE 12-14 AT THE REQUEST OF ADAMS & CLARK, INC.

(Signed) William D. Anderson
County Auditor
- Deputy

NW	NE
SW	SE

12-26-42

SHEET 3 OF 5

DANIEL R. CLARK
STATE OF WASHINGTON
12904
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 4/2/05

2-8-05

Adams & Clark, Inc.
1720 W. Fourth Ave.
Spokane, WA 99204
(509) 747-4600 F(509) 747-8913
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Project No. 2003-01-027

2003027-PLAT.DWG .DSF 02-09-2005

31/12

5220921 31/13

FINAL PLAT
THE LLOYD CHARLES ESTATES
PLANNED UNIT DEVELOPMENT
AN UNPLATTED PORTION OF THE SW1/4 OF THE SE1/4 OF SECTION 12,
TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON

LEGEND
- ● = SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "A&C INC. 12904" UNLESS OTHERWISE SHOWN
- ♦ = FOUND AS SHOWN
- —·—·— = ZERO LOT LINE
- (#) = BLOCK #

DANIEL R. CLARK — STATE OF WASHINGTON — 12904 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 4/2/05
2-8-05

SCALE: 1"=50'

TOTAL PLAT AREA = 22.16 ACRES
R/W DEDICATION = 100 S.F.
PRIVATE ROADS = 2.34 ACRES
COMMON AREA = 3.46 ACRES

SEE SHEET 2 FOR SETBACK DETAILS
SEE SHEET 5 FOR DETAILS

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 25th DAY OF MAY 2005 AT 9:21 A.M.
IN BOOK 31 OF Plats AT PAGE 10-14
AT THE REQUEST OF ADAMS & CLARK, INC.
(Signed) William Anderson
County Auditor - Deputy
#3728

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°14'54"W	21.85'
L2	N56°31'14"E	35.23'
L3	N10°55'04"W	19.16'
L4	N89°14'54"W	21.85'
L5	N00°46'33"E	5.00'
L6	N88°52'36"W	7.50'
L7	N45°46'33"E	38.89'
L8	N00°46'33"E	5.00'
L9	N16°56'49"W	17.45'
L10	N73°03'11"E	28.00'
L11	N16°56'49"W	17.45'
L12	N38°47'20"W	16.00'
L13	N38°47'20"W	16.00'
L14	N82°48'24"W	10.30'
L15	N89°14'54"W	21.85'
L16	N79°14'56"E	14.31'
L17	N89°13'27"W	1.54'
L18	N72°38'25"E	7.28'
L19	N89°18'24"W	40.69'
L20	N00°30'26"W	46.52'
L21	N89°14'54"W	38.46'
L22	N19°21'05"W	79.37'
L23	N23°15'40"W	25.76'
L24	N84°16'23"E	20.97'
L25	N23°15'40"W	36.62'
L26	N19°21'05"W	71.81'
L27	N87°57'03"E	10.04'
L28	N88°52'36"W	41.74'
L69	S88°52'36"E	2.67'
L80	N00°01'23"W	21.60'
L81	N71°29'30"E	25.03'
L82	N88°52'36"W	18.00'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	50.00'	91°12'29"	79.59'	51.07'
C2	50.00'	34°13'52"	29.87'	15.40'
C3	100.00'	33°03'57"	57.71'	29.68'
C4	100.00'	67°16'18"	117.41'	66.53'
C5	100.00'	100°20'15"	175.12'	119.89'
C6	500.00'	11°31'37"	100.59'	50.47'
C7	105.00'	44°34'50"	81.70'	43.04'
C8	105.00'	74°53'21"	137.24'	80.41'
C9	105.00'	119°28'11"	218.94'	179.94'
C10	310.00'	42°41'59"	231.03'	121.17'
C11	310.00'	1°30'31"	8.16'	4.08'
C12	310.00'	44°12'30"	239.19'	125.90'
C13	275.00'	26°25'56"	126.87'	64.58'
C14	200.00'	81°10'54"	283.38'	171.37'
C15	250.00'	14°50'51"	64.78'	32.57'
C16	250.00'	21°50'31"	95.30'	48.24'
C17	250.00'	36°41'22"	160.09'	82.90'
C18	500.00'	24°33'11"	214.27'	108.80'
C19	175.00'	73°03'14"	223.13'	129.62'
C20	64.00'	4°28'51"	5.01'	2.50'
C21	64.00'	27°05'11"	30.26'	15.42'
C22	27.50'	70°48'16"	33.98'	19.54'
C23	118.00'	1°18'04"	2.68'	1.34'
C24	118.00'	12°44'36"	26.24'	13.18'
C25	123.00'	5°45'50"	12.37'	6.19'
C26	27.50'	38°20'38"	18.40'	9.56'
C27	42.50'	16°22'31"	12.15'	6.12'
C28	42.50'	41°41'57"	30.93'	16.19'
C29	42.50'	15°38'22"	11.60'	5.84'
C30	27.50'	38°20'38"	18.40'	9.56'
C31	123.00'	2°08'03"	4.58'	2.29'
C32	266.00'	6°43'08"	31.19'	15.61'
C33	27.50'	43°21'16"	20.81'	10.93'
C34	27.50'	38°31'01"	18.49'	9.61'
C35	27.50'	81°52'17"	39.30'	23.85'
C36	266.00'	2°56'36"	13.66'	6.83'
C37	234.00'	4°55'51"	20.14'	10.08'
C38	234.00'	8°13'03"	33.56'	16.81'
C39	27.50'	89°24'32"	42.91'	27.22'
C40	518.00'	2°49'02"	25.47'	12.74'
C41	193.00'	2°58'25"	10.02'	5.01'
C42	193.00'	10°11'45"	34.34'	17.22'
C43	118.00'	6°29'37"	13.37'	6.69'
C44	118.00'	9°36'12"	19.78'	9.91'
C45	27.50'	100°35'23"	48.28'	33.12'
C46	36.00'	6°40'21"	4.19'	2.10'
C47	82.00'	6°53'05"	9.85'	4.93'
C48	87.00'	11°51'18"	18.00'	9.03'
C49	27.50'	88°35'36"	42.52'	26.83'
C50	482.00'	0°32'47"	4.60'	2.30'
C51	220.94'	24°26'42"	94.26'	47.86'
C65	291.00'	26°02'03"	132.22'	67.27'

BEARING TABLE			
RADIAL	BEARING	RADIAL	BEARING
RB1	N39°59'20"E	RB33	N04°21'12"E
RB2	N38°41'16"E	RB34	N08°49'06"W
RB3	N01°59'32"E	RB35	N10°19'01"W
RB4	N03°51'59"W	RB36	N15°14'52"W
RB5	N05°41'39"W	RB37	N16°56'49"W
RB6	N04°39'57"W	RB38	N25°04'32"W
RB7	N04°59'17"W	RB39	N28°01'08"W
RB8	N11°04'45"W	RB40	N38°47'20"W
RB9	N19°22'28"W	RB41	N34°32'10"E
RB10	N18°58'10"E	RB42	N06°38'49"E
RB11	N02°35'39"E	RB43	N02°48'07"E
RB12	N39°06'18"W	RB44	N00°42'12"E
RB13	N89°03'38"E	RB45	N02°45'33"W
RB14	N73°25'16"E	RB46	N05°15'03"W
RB15	N68°14'06"W	RB47	N08°43'42"W
RB16	N43°48'17"W	RB48	N11°14'23"W
RB17	N85°15'20"W	RB49	N14°32'33"W
RB18	N63°26'25"E	RB50	N27°40'07"W
RB19	N61°18'22"E	RB51	N36°24'08"W
RB20	N70°27'35"E	RB52	N54°31'00"W
RB21	N75°07'26"E	RB53	N57°29'25"W
RB22	N79°11'38"E	RB54	N80°13'04"W
RB23	N87°55'18"W	RB55	N83°05'34"E
RB24	N84°12'48"W	RB56	N73°29'22"E
RB25	N75°59'39"W	RB57	N00°36'59"E
RB26	N74°53'01"W	RB58	N30°48'56"W
RB27	N74°29'08"W	RB59	N05°55'15"W
RB28	N82°12'56"W	RB60	N47°02'17"W
RB29	N64°30'10"E	RB61	N14°56'27"E
RB30	N40°39'39"E	RB62	N22°23'45"E
RB31	N22°24'05"E	RB63	N03°43'45"W
RB32	N09°00'49"E	RB64	N79°04'56"E

SHEET 4 OF 5

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NW | NE | SW | SE | 12-26-42

31/13

2003\027-PLAT.DWG JSH 02-09-2005

5220921

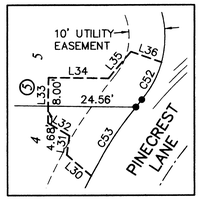
31/14

FINAL PLAT

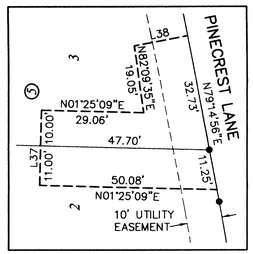
THE LLOYD CHARLES ESTATES

PLANNED UNIT DEVELOPMENT

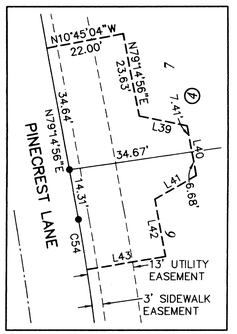
AN UNPLATTED PORTION OF THE SW1/4 OF THE SE1/4 OF SECTION 12,
TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON



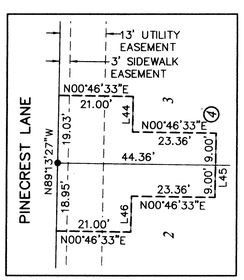
DETAIL C
DRAINAGE EASEMENT
SCALE: 1"=20'



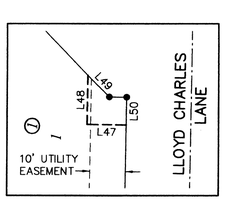
DETAIL D
DRAINAGE EASEMENT
SCALE: 1"=20'



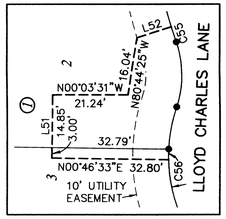
DETAIL E
DRAINAGE EASEMENT
SCALE: 1"=20'



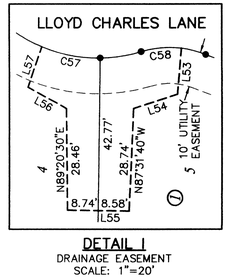
DETAIL F
DRAINAGE EASEMENT
SCALE: 1"=20'



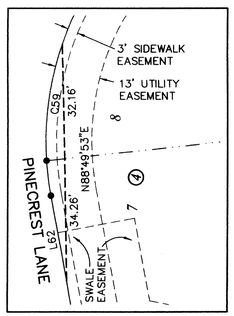
DETAIL G
DRAINAGE EASEMENT
SCALE: 1"=20'



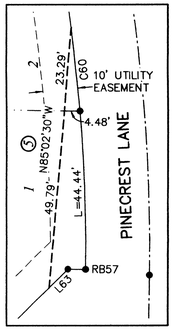
DETAIL H
DRAINAGE EASEMENT
SCALE: 1"=20'



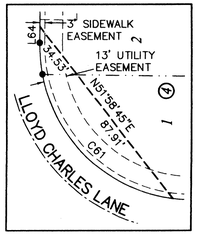
DETAIL I
DRAINAGE EASEMENT
SCALE: 1"=20'



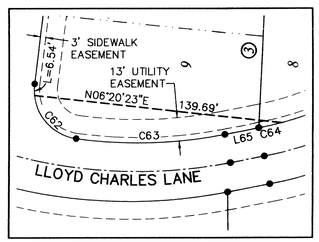
DETAIL J
AREA OF SIGHT DISTANCE RESTRICTION
SCALE: 1"=20'



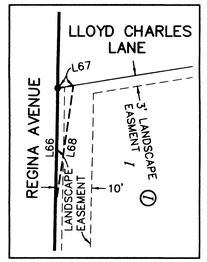
DETAIL K
AREA OF SIGHT DISTANCE RESTRICTION
SCALE: 1"=20'



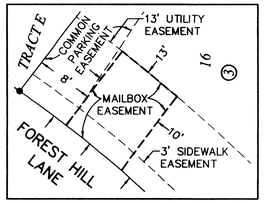
DETAIL L
AREA OF SIGHT DISTANCE RESTRICTION
SCALE: 1"=40'



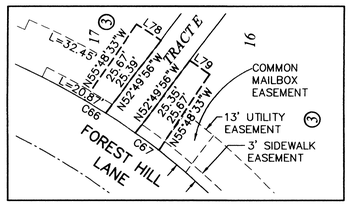
DETAIL M
AREA OF SIGHT DISTANCE RESTRICTION
SCALE: 1"=40'



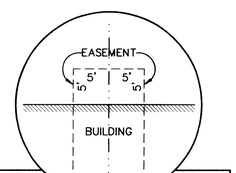
DETAIL N
AREA OF SIGHT DISTANCE RESTRICTION
SCALE: 1"=20'

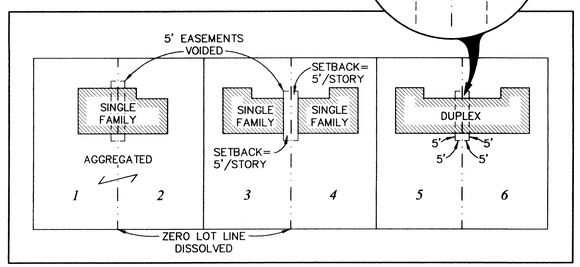


DETAIL P
COMMON MAILBOX EASEMENT
SCALE: 1"=10'



DETAIL Q
COMMON PARKING EASEMENT
SCALE: 1"=20'

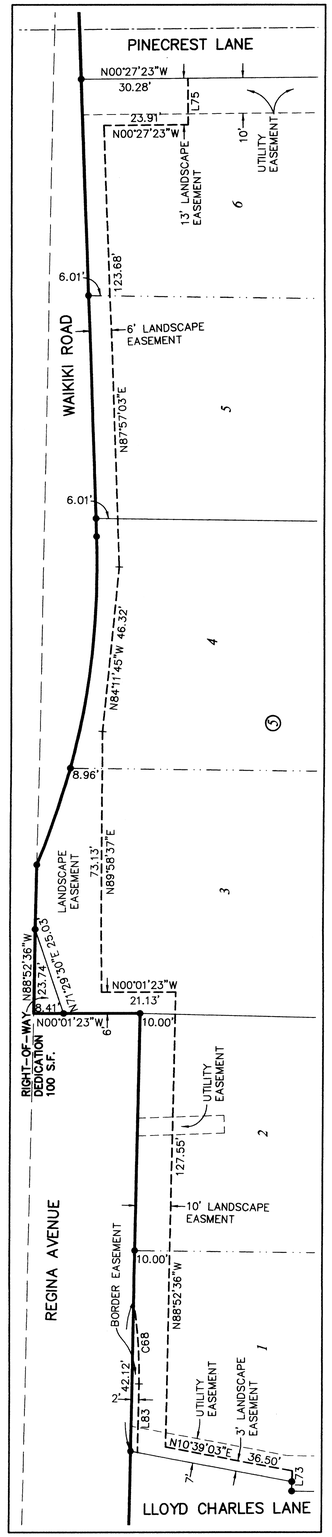




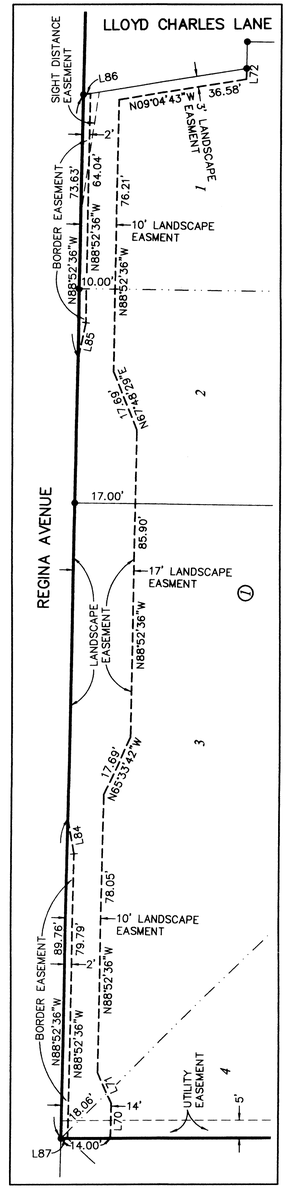
DETAIL V
TYPICAL 5' CONSTRUCTION AND MAINTENANCE EASEMENTS
EACH SIDE OF ZERO LOT LINE AND 5 FT FROM BUILDING
SCALE: 1"=50'

LEGEND

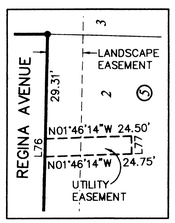
- = SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "A&C INC. 12904" UNLESS OTHERWISE SHOWN
- = ZERO LOT LINE
- = BUILDING



DETAIL R
SCALE: 1"=20'



DETAIL S
SCALE: 1"=20'



DETAIL T
UTILITY EASEMENT
SCALE: 1"=20'

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 25th DAY
OF May 2005 AT 9:24 A.M.
IN BOOK 31 OF Plats AT PAGE 10-14
AT THE REQUEST OF ADAMS & CLARK, INC.

(Signed) William Anderson
County Auditor Deputy

#3728

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C52	27.50'	24°51'38"	11.93'	6.06'
C53	118.00'	11°05'37"	22.85'	11.46'
C54	518.00'	1°35'00"	14.32'	7.16'
C55	123.00'	2°05'15"	4.48'	2.24'
C56	42.50'	4°02'43"	3.00'	1.50'
C57	42.50'	22°59'30"	17.05'	8.64'
C58	27.50'	23°35'22"	11.32'	5.74'
C59	82.00'	23°12'53"	33.22'	16.84'
C60	482.00'	2°46'54"	23.40'	11.70'
C61	87.00'	71°21'26"	108.35'	62.47'
C62	27.50'	75°46'34"	36.37'	21.40'
C63	259.00'	18°42'09"	84.54'	42.65'
C64	184.00'	3°55'26"	12.60'	6.30'
C66	193.00'	2°01'57"	6.85'	3.42'
C67	193.00'	2°25'15"	8.15'	4.08'
C68	135.00'	9°52'28"	23.27'	11.66'

LINE TABLE

LINE	BEARING	LENGTH
L30	N40°40'52"E	9.01'
L31	N81°36'41"W	5.34'
L32	N30°32'13"E	7.07'
L33	N89°13'27"W	12.68'
L34	N00°46'33"E	16.87'
L35	N50°23'36"W	9.69'
L36	N19°17'57"E	9.09'
L37	N88°34'51"W	21.00'
L38	N10°45'04"W	15.15'
L39	N11°41'11"E	13.66'
L40	N79°14'56"E	14.09'
L41	N30°07'27"W	13.39'
L42	N79°14'56"E	16.41'
L43	N09°23'20"W	22.20'
L44	N89°13'27"W	10.03'
L45	N89°13'27"W	18.00'
L46	N89°13'27"W	9.95'
L47	N00°46'33"E	11.00'
L48	N89°13'27"W	13.88'
L49	N45°46'33"E	8.49'
L50	N89°13'27"W	7.88'
L51	N89°13'27"W	17.85'
L52	N17°45'10"W	10.03'
L53	N85°04'24"W	12.92'
L54	N18°00'31"W	12.90'
L55	N00°45'06"E	17.32'
L56	N28°46'30"E	12.53'
L57	N70°38'42"W	11.93'
L62	N79°14'56"E	24.37'
L63	N44°13'36"W	7.47'
L64	N89°13'27"W	9.04'
L65	N10°55'04"W	19.16'
L66	N88°52'36"W	33.55'
L67	N09°04'41"W	4.53'
L68	N81°29'11"W	34.64'
L70	N88°52'36"W	9.76'
L71	N66°06'23"E	9.46'
L72	N88°52'36"W	3.05'
L73	N89°13'27"W	3.04'
L74	S46°49'51"E	13.84'
L75	N89°32'37"E	13.00'
L76	N88°52'36"W	5.01'
L77	N88°13'46"E	5.00'
L78	N34°11'27"E	8.16'
L79	N34°11'27"E	6.83'
L83	N88°52'36"W	19.30'
L84	N79°44'13"E	10.13'
L85	N77°30'48"W	10.15'
L86	N09°04'43"W	2.03'
L87	N00°04'02"W	2.00'

2-8-05

NW	NE
SW	SE

12-26-42

SHEET 5 OF 5

Adams & Clark, Inc.
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Spokane, WA 99204
(509) 747-4600 F(509) 747-8913
www.adamsandclark.com
Project No. 2003-01-027

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2003\027-PLAT.DWG JSF 02-09-2005