

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT TJH PROPERTIES LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AND BANNER BANK HAVE CAUSED TO BE PLATTED INTO LOTS THE LAND SHOWN HEREON, TO BE KNOWN AS LUNNEBORG ESTATES A LARGE LOT PLAT, A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 44 EAST, W.M. IN SPOKANE COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE SOUTHWEST QUARTER, THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER EXCEPT THE SOUTH 700 FEET THEREOF, AND THE WEST 65 FEET OF THE EAST 312 FEET OF THE WEST 1248 FEET OF THE SOUTH 700 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER EXCEPT LINCOLN ROAD IN SECTION 24, TOWNSHIP 26, RANGE 44 E.W.M.

SITUATED IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION SHALL BE MEMBERS OF LUNNEBORG RANCH ESTATES HOMEOWNERS ASSOCIATION, A HOMEOWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED SEPTEMBER 02, 2008 BY THE SECRETARY OF STATE OF WASHINGTON UNDER U.B.I. NUMBER 602861215 AND SUBJECT TO THE ARTICLES OF INCORPORATION AND BYLAWS THEREOF.

THE PRIVATE ROAD SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE LUNNEBORG RANCH ESTATES HOMEOWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED SEPTEMBER 02, 2008 UNDER STATED UBI NUMBER 602861215.

THE PRIVATE ROAD 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 LOTS AND THE PRIVATE ROAD WITHIN THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF LUNNEBORG RANCH ESTATES HOMEOWNER'S ASSOCIATION REGISTERED UNDER UBI NO. 602861215, WHICH BY REFERENCE IS MADE A PART HEREOF. AS RECORDED UNDER AUDITOR'S FILE NO. 5715837.

THE DRAINAGE EASEMENTS, LOTS, AND THE PRIVATE ROAD ARE SUBJECT TO THE SEPARATE DRAINAGE DECLARATION OF COVENANT AS RECORDED SEPTEMBER 11, 2008 UNDER AUDITOR'S DOCUMENT NUMBER 5715838 THAT BY REFERENCE IS MADE A PART HEREOF.

THE COUNTY OF SPOKANE IS HEREBY GRANTED THE RIGHT TO INGRESS AND EGRESS TO ALL PRIVATE ROADS.

THE PRIVATE ROAD, AS SHOWN HEREON, IS AN EASEMENT WHICH PROVIDES A MEANS OF INGRESS AND EGRESS FOR LOTS WITHIN THIS PLAT.

SIDE YARD AND REAR YARD SETBACKS SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT ISSUANCE.

SUBJECT TO SPECIFIC APPLICATION APPROVAL AND ISSUANCE OF PERMITS BY THE HEALTH OFFICER, THE USE OF AN INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEM MAY BE AUTHORIZED. ALTERNATIVE METHODS OF SEWAGE DISPOSAL MAY BE REQUIRED.

THE SPONSOR WILL BE RESPONSIBLE FOR ASSESSING THE ADEQUACY AND POTABILITY OF DOMESTIC-USE WATER FOR THE PLAT.

UTILITY EASEMENTS 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 THAT WILL REDUCE THE EXISTING COVERAGE OVER INSTALLED UNDERGROUND FACILITIES AND THE RIGHT TO TRIM AND/OR REMOVE TREES, BUSHES, LANDSCAPING AND TO PROHIBIT STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE, AND SAFE OPERATION OF SAME.

THAT IN CONSIDERATION OF MUTUAL BENEFITS NOW OR TO BE HEREAFTER DERIVED, DO FOR THEMSELVES, THEIR HEIRS, GRANTEES, ASSIGNS, AND SUCCESSOR(S) IN INTEREST HEREBY REQUEST AND AUTHORIZE SPOKANE COUNTY TO INCLUDE THE ABOVE DESCRIBED PROPERTY IN A ROAD IMPROVEMENT DISTRICT (RID) AND TO SUPPORT THE FORMATION OF A ROAD IMPROVEMENT DISTRICT FOR IMPROVEMENT OF THE ROAD(S) DESCRIBED BELOW BY REQUESTING AND AUTHORIZING SPOKANE COUNTY TO PLACE THEIR NAME(S) ON A PETITION FOR THE FORMATION OF A ROAD IMPROVEMENT DISTRICT PURSUANT TO RCW 36.88.050, OR BY REQUESTING AND AUTHORIZING SPOKANE COUNTY TO CAST THEIR BALLOT IN FAVOR OF A RID BEING FORMED UNDER THE RESOLUTION METHOD PURSUANT TO RCW 36.88.030, AND/OR BY NOT FILING A PROTEST AGAINST THE FORMATION OF A RID BEING FORMED UNDER THE ALTERNATIVE RESOLUTION METHOD PROVIDED FOR IN RCW 36.88.065 AND CHAPTER 35.43 RCW.

IF A RID IS PROPOSED FOR IMPROVEMENT OF THE ROAD(S) DESCRIBED BELOW, SAID OWNER(S) AND SUCCESSOR(S) FURTHER AGREE: (1) THAT THE IMPROVEMENTS OR CONSTRUCTION CONTEMPLATED WITHIN THE PROPOSED RID ARE FEASIBLE AND (2) THAT THE BENEFITS TO BE DERIVED FROM THE FORMATION OF THE RID BY THE PROPERTY INCLUDED THEREIN, TOGETHER WITH THE AMOUNT OF ANY COUNTY PARTICIPATION, EXCEEDS THE COST AND EXPENSE OF FORMATION OF THE RID, AND (3) THAT THE PROPERTY WITHIN THE PROPOSED RID IS SUFFICIENTLY DEVELOPED; PROVIDED, THEMSELVES, THEIR HEIRS, GRANTEES, ASSIGNS AND SUCCESSOR(S) SHALL RETAIN THE RIGHT, AS AUTHORIZED UNDER RCW 36.88.090, TO OBJECT TO ANY ASSESSMENT(S) ON THE PROPERTY AS A RESULT OF THE IMPROVEMENTS CALLED FOR IN CONJUNCTION WITH THE FORMATION OF A RID BY EITHER THE PETITION OR RESOLUTION METHOD UNDER CHAPTERS 36.88 RCW AND TO APPEAL TO THE SUPERIOR COURT THE DECISION OF THE BOARD OF COUNTY COMMISSIONERS CONFIRMING THE FINAL ASSESSMENT ROLL; PROVIDED FURTHER, IT IS RECOGNIZED THAT ACTUAL ASSESSMENTS MAY VARY FROM ASSESSMENT ESTIMATE SO LONG AS THEY DO NOT EXCEED A FIGURE EQUAL TO THE INCREASED TRUE AND FAIR VALUE IMPROVEMENT(S) ADD(S) TO THE PROPERTY.

IT IS FURTHER ACKNOWLEDGED AND AGREED THAT AT SUCH TIME AS A RID IS CREATED OR ANY COUNTY ROAD IMPROVEMENT PROJECT IS AUTHORIZED BY SPOKANE COUNTY, THE IMPROVEMENTS REQUIRED SHALL BE AT THE SOLE EXPENSE OF THE OWNER(S) OF PROPERTY WITHIN THE RID OR SERVED BY THE IMPROVEMENTS WITHOUT ANY MONETARY PARTICIPATION BY SPOKANE COUNTY.

THE RID WAIVER CONTAINED IN THIS AGREEMENT SHALL EXPIRE AFTER TEN (10) YEARS FROM THE DATE OF EXECUTION BELOW. THIS PROVISION IS APPLICABLE TO LINCOLN ROAD.

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, PROVIDE DRAINAGE OR SNOW REMOVAL ON A PRIVATE ROAD. THIS REQUIREMENT IS 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.

AN INGRESS/EGRESS DRIVEWAY EASEMENT AS SHOWN HEREON AND ENCUMBERS LOTS 1 AND 2 IS FOR THE BENEFIT OF LOTS 3 AND 4.

AN INGRESS/EGRESS DRIVEWAY EASEMENT AS SHOWN HEREON AND ENCUMBERS LOTS 1 AND 6 IS FOR THE BENEFIT OF LOTS 5 AND 6.

AN INGRESS/EGRESS DRIVEWAY EASEMENT AS SHOWN HEREON AND ENCUMBERS LOTS 7 AND 12 IS FOR THE BENEFIT OF LOTS 7 AND 8.

AN INGRESS/EGRESS DRIVEWAY EASEMENT AS SHOWN HEREON AND ENCUMBERS LOTS 11 AND 12 IS FOR THE BENEFIT OF LOTS 9 AND 10.

THE FOLLOWING LOTS HAVE SLOPES OVER 30% AND ARE SUBJECT TO THE COUNTY'S CRITICAL AREAS ORDINANCE. CONSTRUCTION WITHIN 20 FEET OF A 30% SLOPE WILL REQUIRE A SITE SPECIFIC GEO-HAZARD EVALUATION. LOTS 2, 3, 4, 7, AND 12 CONTAIN SLOPES OVER 30%.

THE FOLLOWING LOTS HAVE TYPE 5 STREAMS AND ASSOCIATED RIPARIAN BUFFER AREAS. CONSTRUCTION WITHIN THESE BUFFERS IS EXTREMELY LIMITED AND SUBJECT TO THE REGULATIONS FOUND IN THE COUNTY'S CRITICAL AREAS ORDINANCE. LOTS 2, 3, 4, 6, 7, 9, AND 12 CONTAIN TYPE 5 STREAMS AND ASSOCIATED RIPARIAN BUFFER AREAS.

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 LUNNEBORG RANCH ESTATES HOMEOWNER'S ASSOCIATION.

ALL DRAINAGE TRACTS ARE HEREBY DEDICATED TO THE LUNNEBORG RANCH ESTATES HOMEOWNER'S ASSOCIATION FOR THE PURPOSE OF CONVEYING AND STORING STORMWATER RUNOFF, AND FOR INSTALLING, OPERATION 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 THE TRACTS FOR INSPECTION AND EMERGENCY MAINTENANCE OF STORMWATER FACILITIES.

THE LOTS WITHIN THIS PLAT ARE SUBJECT TO THE RECOMMENDATIONS REGARDING BASEMENTS FOUND IN THE GEOTECHNICAL STUDY DATED JULY 22, 2008, PREPARED BY ALLWEST, RECORDED UNDER AUDITOR'S DOCUMENT NUMBER 5700100 WHICH BY REFERENCE BECOMES PART OF.

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 30 DAY OF December, 2008

TJH PROPERTIES LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: Tony Higley MEMBER

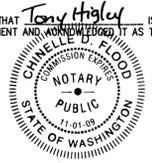
ITS: MEMBER

STATE OF WASHINGTON ) ) SS ) COUNTY OF SPOKANE )

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT Tony Higley IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MEMBER OF TJH PROPERTIES, LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 30th DAY OF December, 2008

Chanelle D. Flood NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON RESIDING AT SPOKANE, MY COMMISSION EXPIRES Nov. 1, 2009



IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 30 DAY OF December, 2008

BANNER BANK

BY: Frank Tombari

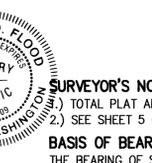
ITS: SUP

STATE OF WASHINGTON ) ) SS ) COUNTY OF SPOKANE )

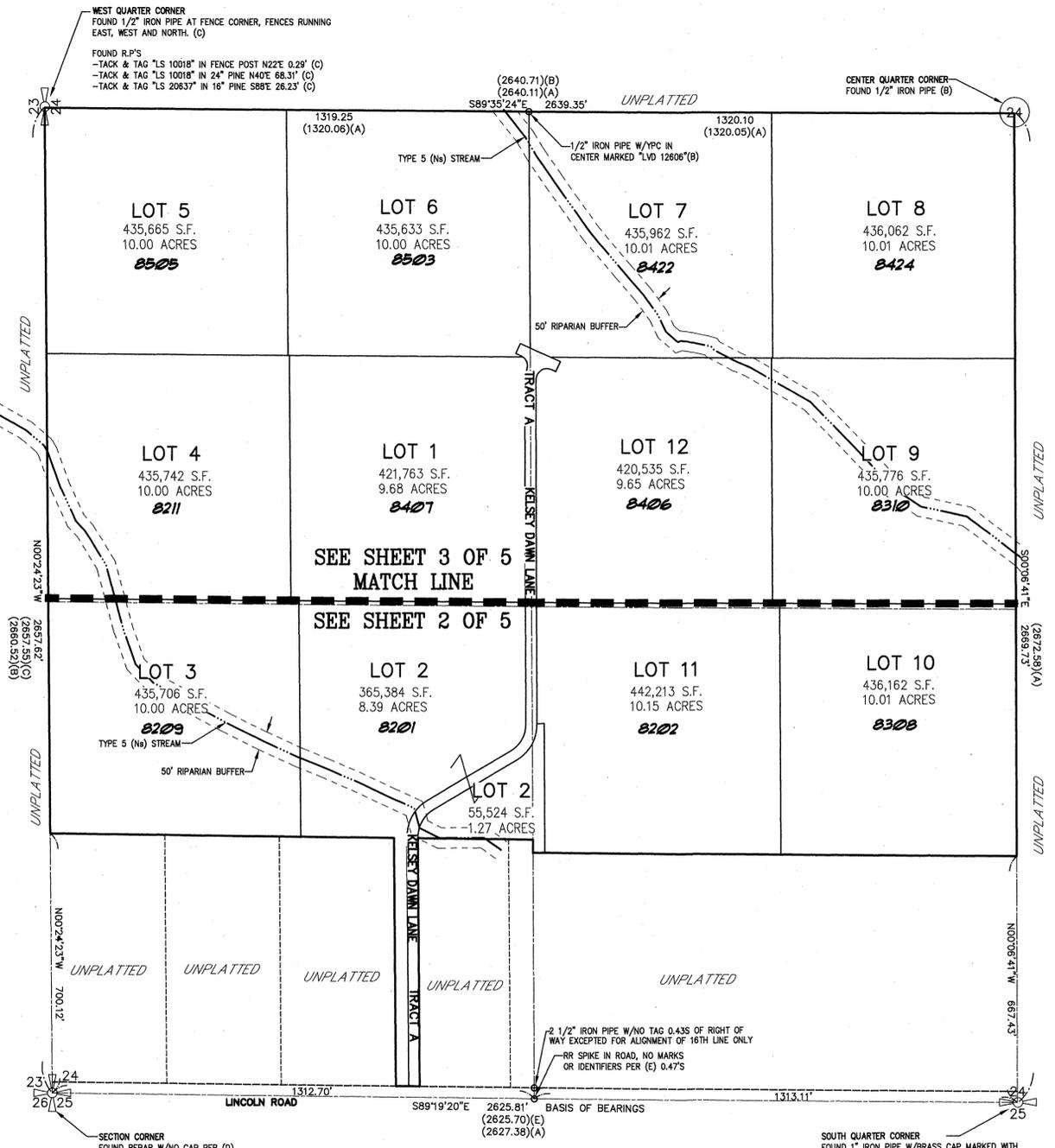
I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT Frank Tombari IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SUP OF BANNER BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 30th DAY OF December, 2008

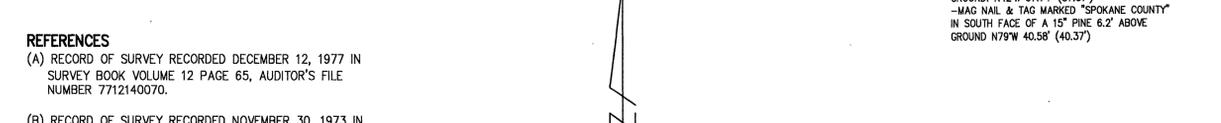
Chanelle D. Flood NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON RESIDING AT SPOKANE, MY COMMISSION EXPIRES Nov. 1, 2009



SURVEYOR'S NOTES: (1) TOTAL PLAT AREA IS 120.75 ACRES. (2) SEE SHEET 5 OF 5 FOR SLOPES OVER 30% LOCATIONS. BASIS OF BEARINGS THE BEARING OF S89°19'20"E ALONG THE SOUTH LINE OF SECTION 24, AS SHOWN ON RECORD OF SURVEY, RECORDED IN BOOK 12 OF SURVEYS, PAGE 65 WAS USED AS BASIS OF BEARING FOR THIS MAP. ACCURACY STATEMENT: THIS SURVEY WAS PERFORMED USING A TRIMBLE 5603 THREE-SECOND TOTAL STATION AND A TRIMBLE 5700 GPS TOTAL STATION RTK, 24 CHANNEL DUAL FREQUENCY WAAS/EGNOS RECEIVER. FIELD TRAVERSE METHODS USED WERE PER WAC 332-130-090 SECTION "C"



REFERENCES (A) RECORD OF SURVEY RECORDED DECEMBER 12, 1977 IN SURVEY BOOK VOLUME 12 PAGE 65, AUDITOR'S FILE NUMBER 7712140070. (B) RECORD OF SURVEY RECORDED NOVEMBER 30, 1973 IN BOOK 1 OF SURVEYS AT PAGE 80. (C) RECORD OF SURVEY RECORDED NOVEMBER 2ND, 2004 IN BOOK 113 OF SURVEYS, PAGE 56. (D) SPOKANE COUNTY ENGINEERING DEPARTMENT CADASTRAL RETRACEMENT RECORD FOR CORNER #4029 DEC. 3, 2003. (E) RECORD OF SURVEY RECORDED FEBRUARY 27, 1998, IN BOOK 80 OF SURVEYS, PAGE 34. (F) SPOKANE COUNTY ENGINEERING DEPARTMENT CADASTRAL RETRACEMENT RECORD FOR CORNER #4030 APRIL 28, 2004.



LEGEND (Symbol) - FOUND MONUMENT AS NOTED (Symbol) - SET 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "MEM 35157" 1234 - ADDRESS NUMBER

NW	NE
SW	SE

SHEET 1 OF 5

SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 13th DAY OF JANUARY, 2009 AT 4:11 P.M. IN BOOK 35 OF PLATS AT PAGE 56-50 AT THE REQUEST OF TJH PROPERTIES LLC

SPOKANE COUNTY AUDITOR BY DEPUTY [Signature] PLAT # 9039

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.

[Signature] MICHAEL E. MOORE, PLS CERTIFICATE NUMBER 35157 12-30-08

SPOKANE COUNTY UTILITIES EXAMINED AND APPROVED THIS 31st DAY OF DECEMBER, 2008

[Signature] SPOKANE COUNTY UTILITIES

SPOKANE COUNTY ENGINEER EXAMINED AND APPROVED THIS 6th DAY OF JANUARY, 2009

[Signature] SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING EXAMINED AND APPROVED THIS 13th DAY OF JANUARY, 2009

[Signature] DIRECTOR, SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

SPOKANE REGIONAL HEALTH DISTRICT EXAMINED AND APPROVED THIS 6th DAY OF JANUARY, 2009

[Signature] FOR SPOKANE REGIONAL HEALTH OFFICER

SPOKANE COUNTY ASSESSOR EXAMINED AND APPROVED THIS 7th DAY OF JANUARY, 2009

[Signature] SPOKANE COUNTY ASSESSOR BY DEPUTY

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 13th DAY OF JANUARY, 2009

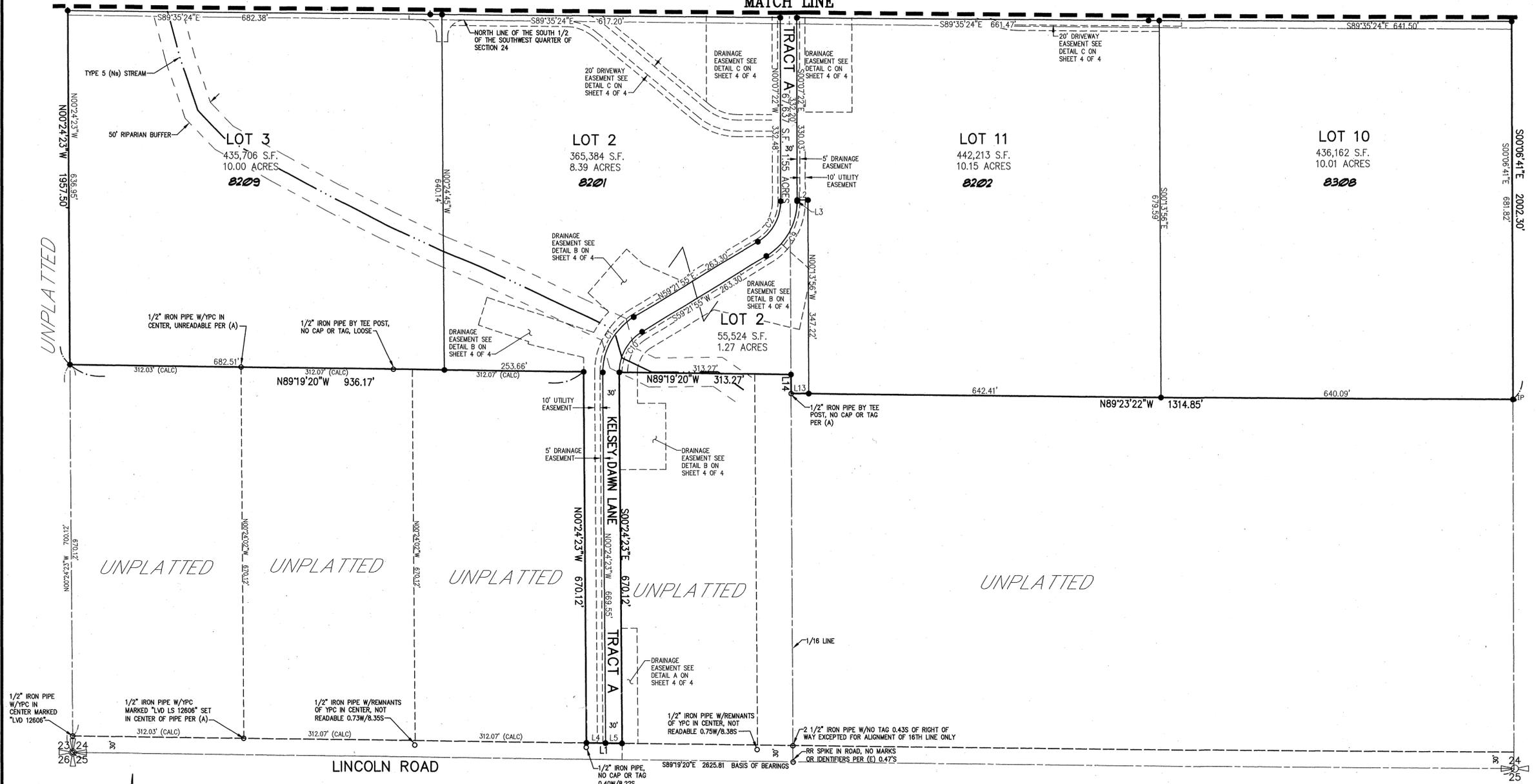
[Signature] SPOKANE COUNTY TREASURER BY DEPUTY



FINAL LARGE LOT PLAT OF LUNNEBORG ESTATES PE-1996-07 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 44 EAST, W.M., SPOKANE COUNTY, WASHINGTON DECEMBER 2008

SPokane County Auditor BY DEPUTY  
 [Signature] Plat # 4037

SEE SHEET 3 OF 5  
 MATCH LINE



**LINE TABLE**

LINE	LENGTH	BEARING
L1	65.01'	N89°19'20"W
L2	19.72'	N89°19'20"W
L3	2.17'	S00°07'22"E
L4	35.01'	S89°35'24"E
L5	30.00'	N89°19'20"W
L6	15.95'	N65°15'43"W
L7	30.00'	N24°44'17"E
L8	29.41'	S65°15'43"E
L9	81.06'	S65°15'43"E
L10	29.53'	N65°15'43"E
L11	30.00'	S24°44'17"W
L12	12.46'	N65°15'43"W
L13	32.35'	S89°23'22"E
L14	34.17'	N00°15'48"W
L15	29.01'	S89°19'20"E
L16	26.46'	N00°24'02"W
L17	4.45'	N17°36'50"E
L18	10.00'	S89°35'24"E
L19	20.31'	S00°11'14"E
L20	20.31'	S89°35'24"E
L21	10.00'	N89°35'24"W
L22	19.69'	S00°11'14"E
L23	6.35'	N50°50'50"W
L24	10.00'	N89°35'24"W
L25	10.43'	N00°24'45"W
L26	20.43'	N89°35'24"W
L27	10.00'	S89°35'24"E
L28	9.57'	N00°24'45"W
L29	17.50'	S00°07'22"E
L30	22.23'	N42°36'50"W
L31	15.00'	N24°44'17"E
L32	78.98'	N65°15'43"W
L33	40.00'	N24°44'17"E
L34	47.78'	S27°09'41"W
L35	10.00'	N89°35'24"W
L36	20.00'	S89°35'24"E
L37	20.39'	S00°20'55"E
L38	20.00'	S89°35'24"E
L39	19.61'	N00°20'05"W
L40	39.42'	S65°15'43"E
L41	10.00'	N55°20'39"E
L42	10.00'	N55°20'39"E
L43	10.00'	S55°20'39"W
L44	20.00'	S34°39'21"E
L45	10.00'	S55°20'39"W
L46	20.00'	S34°39'21"W
L47	15.00'	N89°52'38"E
L48	15.00'	S89°52'38"W
L49	15.00'	S89°52'38"W
L50	15.00'	N90°00'00"E

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	115.00'	119.97'	66.09'	114.60'	59°45'18"
C2	85.00'	88.25'	48.57'	84.34'	59°29'17"
C3	115.00'	36.76'	18.54'	36.61'	18°18'56"
C4	30.00'	37.08'	21.33'	34.77'	70°49'13"
C5	30.00'	6.62'	3.32'	6.60'	12°38'04"
C6	30.00'	43.70'	26.75'	39.94'	83°27'17"
C7	30.00'	56.28'	40.91'	48.38'	107°29'18"
C8	85.00'	10.94'	5.48'	10.93'	7°22'21"
C9	115.00'	119.40'	65.71'	114.11'	59°29'17"
C10	85.00'	88.62'	48.82'	84.66'	59°44'17"
C11	52.00'	54.24'	29.88'	51.82'	59°45'57"
C12	150.00'	45.31'	22.63'	45.14'	17°18'27"
C13	80.00'	0.43'	0.21'	0.43'	0°18'28"
C14	100.00'	43.89'	22.30'	43.54'	25°08'47"
C15	100.00'	43.17'	21.93'	42.84'	24°44'11"
C16	30.00'	46.81'	29.69'	42.20'	89°24'10"
C17	30.00'	47.44'	30.31'	42.65'	90°35'50"
C18	80.00'	54.67'	28.45'	53.61'	39°09'10"
C19	100.00'	68.33'	35.56'	67.01'	39°09'10"
C20	100.00'	67.62'	35.16'	66.34'	38°44'34"
C21	30.00'	46.69'	28.57'	43.12'	89°10'39"
C22	30.00'	47.55'	30.43'	42.73'	90°49'21"
C23	200.00'	166.44'	88.38'	161.68'	47°40'52"
C24	200.00'	81.52'	41.33'	80.95'	23°21'11"
C25	30.00'	46.73'	29.61'	42.15'	89°15'19"
C26	30.00'	47.51'	30.39'	42.70'	90°44'41"
C27	400.00'	414.65'	228.13'	396.33'	59°23'38"
C28	30.00'	47.12'	30.00'	42.43'	90°00'00"
C29	30.00'	47.12'	30.00'	42.43'	90°00'00"

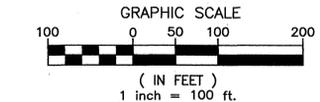
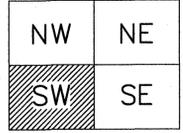
- REFERENCES**
- (A) RECORD OF SURVEY RECORDED DECEMBER 12, 1977 IN SURVEY BOOK VOLUME 12 PAGE 65, AUDITOR'S FILE NUMBER 7712140070.
  - (B) RECORD OF SURVEY RECORDED NOVEMBER 30, 1973 IN BOOK 1 OF SURVEYS AT PAGE 80.
  - (C) RECORD OF SURVEY RECORDED NOVEMBER 2ND, 2004 IN BOOK 113 OF SURVEYS, PAGE 56.
  - (D) SPOKANE COUNTY ENGINEERING DEPARTMENT CADASTRAL RETRACEMENT RECORD FOR CORNER #4029 DEC. 3, 2003.
  - (E) RECORD OF SURVEY RECORDED FEBRUARY 27, 1998, IN BOOK 80 OF SURVEYS, PAGE 34.
  - (F) SPOKANE COUNTY ENGINEERING DEPARTMENT CADASTRAL RETRACEMENT RECORD FOR CORNER #4030 APRIL 28, 2004.

**BASIS OF BEARINGS**  
 THE BEARING OF S89°19'20"E ALONG THE SOUTH LINE OF SECTION 24, AS SHOWN ON RECORD OF SURVEY, RECORDED IN BOOK 12 OF SURVEYS, PAGE 65 WAS USED AS BASIS OF BEARING FOR THIS MAP.

**ACCURACY STATEMENT:**  
 THIS SURVEY WAS PERFORMED USING A TRIMBLE 5603 THREE-SECOND TOTAL STATION AND A TRIMBLE 5700 GPS TOTAL STATION RTK, 24 CHANNEL DUAL FREQUENCY WAAS/EGNOS RECEIVER. FIELD TRAVERSE METHODS USED WERE PER WAC 332-130-090 SECTION "C"

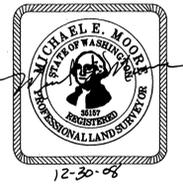
**LEGEND**  
 ○ - FOUND MONUMENT AS NOTED  
 ● - SET 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "MEM 35157"  
 1234 - ADDRESS NUMBER

**SURVEYOR'S NOTES:**  
 1.) TOTAL PLAT AREA IS 120.75 ACRES.  
 2.) SEE SHEET 5 OF 5 FOR SLOPES OVER 30% LOCATIONS.



**CLC ASSOCIATES**  
 12730 E. MIRABEAU PKWY., SUITE 100  
 SPOKANE VALLEY, WASHINGTON 99216  
 P 509 458 6840 F 509 458 6844 CLC@SPOC.COM

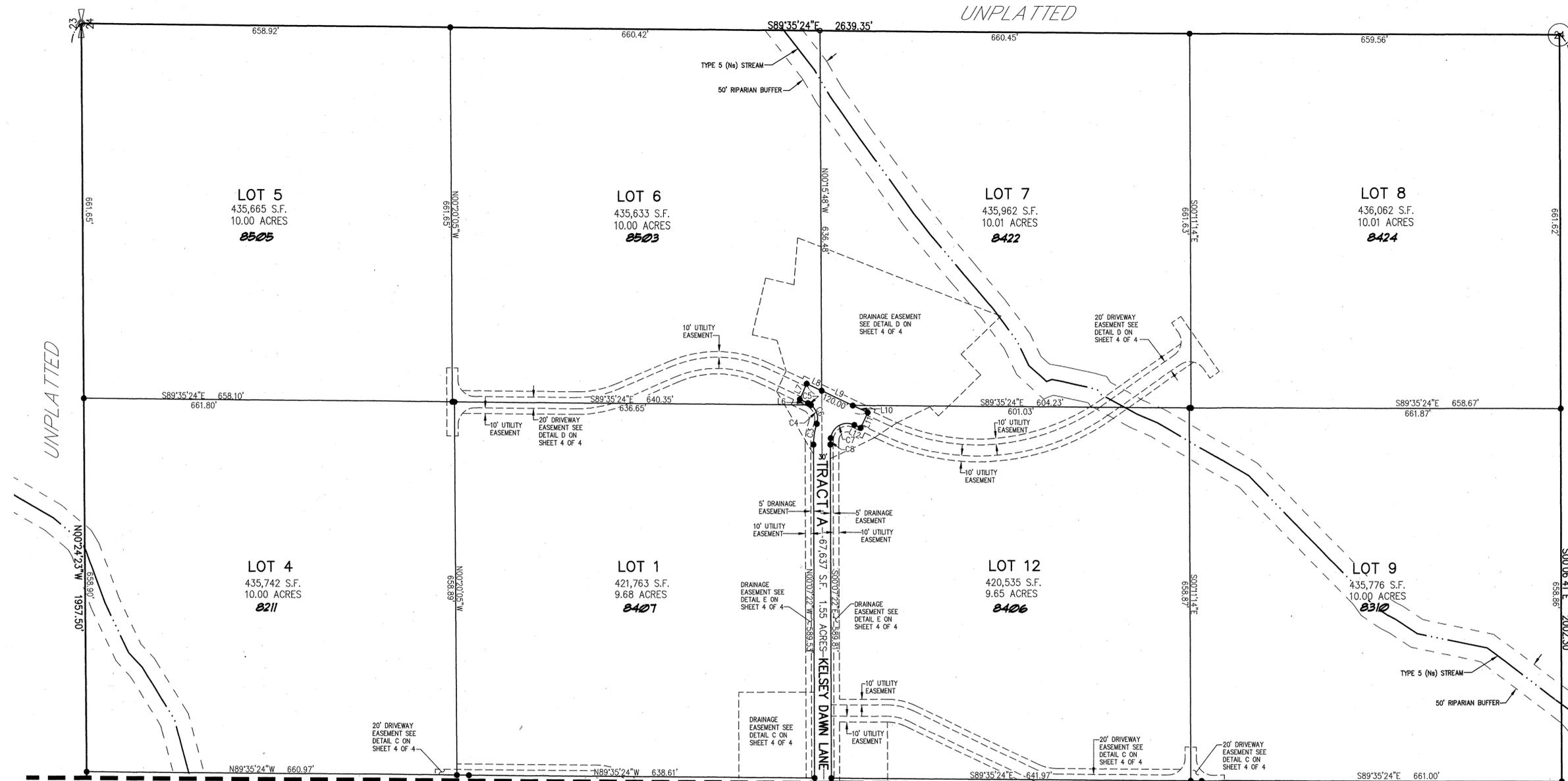
ARCHITECTURE  
 ENGINEERING PLANNING  
 LANDSCAPE ARCHITECTURE  
 LAND SURVEYING



**FINAL LARGE LOT PLAT**  
 OF  
**LUNNEBORG ESTATES**  
 PE-1996-07  
 LOCATED IN THE  
 SOUTHWEST 1/4 OF SECTION 24,  
 TOWNSHIP 26 NORTH, RANGE 44 EAST, W.M.,  
 SPOKANE COUNTY, WASHINGTON  
 DECEMBER 2008

**SPOKANE COUNTY AUDITOR'S CERTIFICATE**  
 FILED FOR RECORD THIS 13<sup>TH</sup> DAY OF JANUARY 2009  
 AT 4:11 P.M., IN BOOK 35 OF PLATS AT PAGE 9630  
 AT THE REQUEST OF T.Y.H. PROPERTIES LLC  
 SPOKANE COUNTY AUDITOR BY DEPUTY

UNPLATTED



**LINE TABLE**

LINE	LENGTH	BEARING
L1	65.01'	N89°19'20"W
L2	19.72'	N89°19'20"W
L3	2.17'	S00°07'22"E
L4	35.01'	S89°19'20"E
L5	30.00'	N89°19'20"W
L6	15.95'	N65°15'43"W
L7	30.00'	N24°44'17"E
L8	29.41'	S85°15'43"E
L9	61.06'	S65°15'43"E
L10	29.53'	S65°15'43"E
L11	30.00'	S24°44'17"W
L12	12.46'	N65°15'43"W
L13	32.35'	S89°23'22"E
L14	34.17'	N00°15'45"W
L15	23.01'	S89°19'20"E
L16	28.46'	N00°24'02"W
L17	4.45'	N17°36'50"E
L18	10.00'	S89°35'24"E
L19	20.31'	S00°11'14"E
L20	20.31'	S89°35'24"E
L21	10.00'	N89°35'24"W
L22	19.69'	S00°11'14"E
L23	6.35'	N50°50'50"W
L24	10.00'	N89°35'24"W
L25	10.43'	N00°24'45"W
L26	20.43'	N89°35'24"W
L27	10.00'	S89°35'24"E
L28	9.57'	N00°24'45"W
L29	17.50'	S00°07'22"E
L30	22.23'	N43°36'50"W
L31	15.00'	N24°44'17"E
L32	76.98'	N65°15'43"W
L33	40.00'	N24°44'17"E
L34	47.78'	S57°09'41"W
L35	10.00'	N89°35'24"W
L36	20.00'	S89°35'24"E
L37	20.39'	S00°20'05"E
L38	20.00'	S89°35'24"E
L39	19.61'	N00°20'05"W
L40	39.42'	S65°15'43"E
L41	10.00'	N52°20'39"E
L42	10.00'	N52°20'39"E
L43	10.00'	S52°20'39"W
L44	20.00'	S34°39'39"W
L45	10.00'	S52°20'39"W
L46	20.00'	N34°39'21"W
L47	15.00'	N89°52'38"E
L48	15.00'	S89°52'38"W
L49	15.00'	S89°52'38"W
L50	15.00'	N90°00'00"E

MATCH LINE  
SEE SHEET 2 OF 5

- REFERENCES**
- (A) RECORD OF SURVEY RECORDED DECEMBER 12, 1977 IN SURVEY BOOK VOLUME 12 PAGE 65, AUDITOR'S FILE NUMBER 7712140070.
  - (B) RECORD OF SURVEY RECORDED NOVEMBER 30, 1973 IN BOOK 1 OF SURVEYS AT PAGE 80.
  - (C) RECORD OF SURVEY RECORDED NOVEMBER 2ND, 2004 IN BOOK 113 OF SURVEYS, PAGE 56.
  - (D) SPOKANE COUNTY ENGINEERING DEPARTMENT CADASTRAL RETRACEMENT RECORD FOR CORNER #4029 DEC. 3, 2003.
  - (E) RECORD OF SURVEY RECORDED FEBRUARY 27, 1998, IN BOOK 80 OF SURVEYS, PAGE 34.
  - (F) SPOKANE COUNTY ENGINEERING DEPARTMENT CADASTRAL RETRACEMENT RECORD FOR CORNER #4030 APRIL 28, 2004.

**CURVE TABLE**

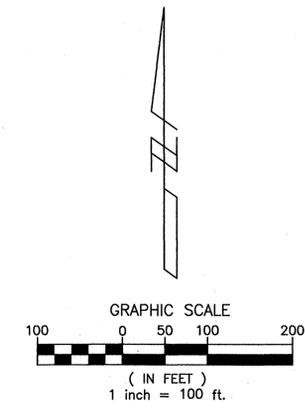
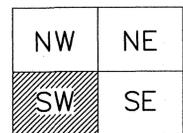
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	115.00'	119.97'	66.09'	114.60'	59°46'18"
C2	85.00'	88.25'	48.57'	84.34'	59°29'17"
C3	115.00'	36.76'	18.54'	36.61'	18°18'56"
C4	30.00'	37.08'	21.33'	34.77'	70°49'13"
C5	30.00'	6.62'	3.32'	6.60'	12°38'04"
C6	30.00'	43.70'	28.75'	39.94'	83°27'17"
C7	30.00'	56.28'	40.91'	48.38'	107°29'18"
C8	85.00'	10.94'	5.48'	10.93'	7°22'21"
C9	115.00'	119.40'	65.71'	114.11'	59°29'17"
C10	85.00'	88.62'	48.82'	84.66'	59°44'17"
C11	52.00'	54.24'	29.88'	51.82'	59°45'57"
C12	150.00'	45.31'	22.83'	45.14'	17°18'27"
C13	80.00'	0.43'	0.21'	0.43'	0°18'28"
C14	100.00'	43.70'	28.75'	43.54'	83°27'17"
C15	100.00'	43.17'	21.83'	42.84'	24°44'11"
C16	30.00'	46.81'	29.69'	42.20'	89°24'10"
C17	30.00'	47.44'	30.31'	42.65'	90°35'50"
C18	80.00'	54.67'	28.45'	53.61'	39°09'10"
C19	100.00'	68.33'	35.56'	67.01'	39°09'10"
C20	100.00'	67.62'	35.16'	66.34'	38°44'34"
C21	30.00'	46.89'	29.57'	42.12'	89°10'39"
C22	30.00'	47.55'	30.43'	42.73'	90°49'21"
C23	200.00'	166.44'	88.38'	161.68'	47°40'52"
C24	200.00'	81.52'	41.33'	80.95'	23°21'11"
C25	30.00'	46.73'	29.61'	42.15'	89°15'19"
C26	30.00'	47.51'	30.39'	42.70'	90°44'41"
C27	400.00'	414.65'	228.13'	396.33'	59°23'38"
C28	30.00'	47.12'	30.00'	42.43'	89°10'39"
C29	30.00'	47.12'	30.00'	42.43'	90°00'00"

**BASIS OF BEARINGS**  
 THE BEARING OF S89°19'20"E ALONG THE SOUTH LINE OF SECTION 24, AS SHOWN ON RECORD OF SURVEY, RECORDED IN BOOK 12 OF SURVEYS, PAGE 65 WAS USED AS BASIS OF BEARING FOR THIS MAP.

**ACCURACY STATEMENT:**  
 THIS SURVEY WAS PERFORMED USING A TRIMBLE 5603 THREE-SECOND TOTAL STATION AND A TRIMBLE 5700 GPS TOTAL STATION RTK, 24 CHANNEL DUAL FREQUENCY WAAS/EGNOS RECEIVER. FIELD TRAVERSE METHODS USED WERE PER WAC 332-130-090 SECTION "C"

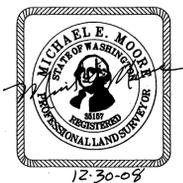
**LEGEND**  
 ○ - FOUND MONUMENT AS NOTED  
 ● - SET 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "MEM 35157"  
 1234 - ADDRESS NUMBER

**SURVEYOR'S NOTES:**  
 1.) TOTAL PLAT AREA IS 120.75 ACRES.  
 2.) SEE SHEET 5 OF 5 FOR SLOPES OVER 30% LOCATIONS.



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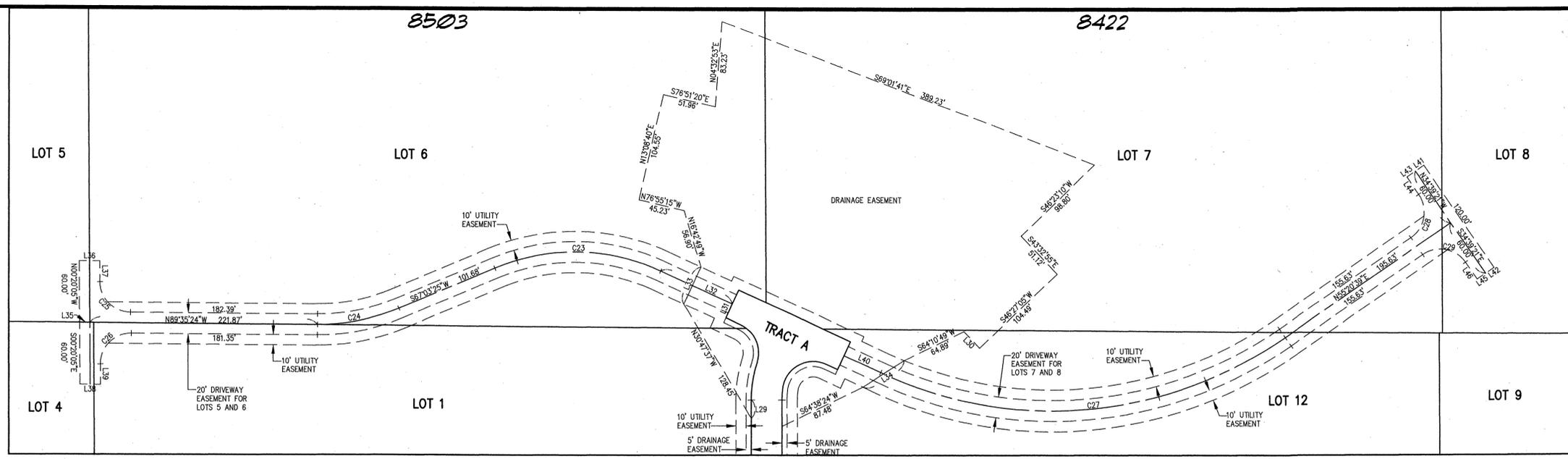
ARCHITECTURE  
 ENGINEERING PLANNING  
 LANDSCAPE ARCHITECTURE  
 LAND SURVEYING



**FINAL LARGE LOT PLAT  
 OF  
 LUNNEBORG ESTATES  
 PE-1996-07  
 LOCATED IN THE  
 SOUTHWEST 1/4 OF SECTION 24,  
 TOWNSHIP 26 NORTH, RANGE 44 EAST, W.M.,  
 SPOKANE COUNTY, WASHINGTON  
 DECEMBER 2008**

SPOKANE COUNTY AUDITOR'S CERTIFICATE  
 FILED FOR RECORD THIS 13<sup>TH</sup> DAY OF JANUARY 2009  
 AT 4:11 P.M. IN BOOK 35 OF PLATS AT PAGE 46-50  
 AT THE REQUEST OF T.H. PROPERTIES LLC

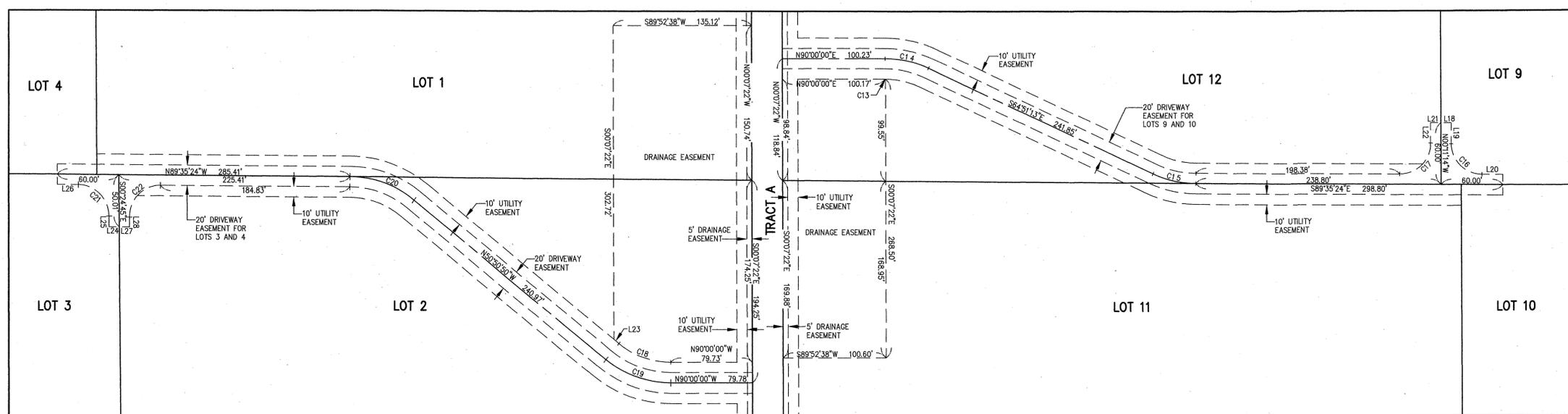
*LA*  
 SPOKANE COUNTY AUDITOR BY DEPUTY *PLAT #4039*



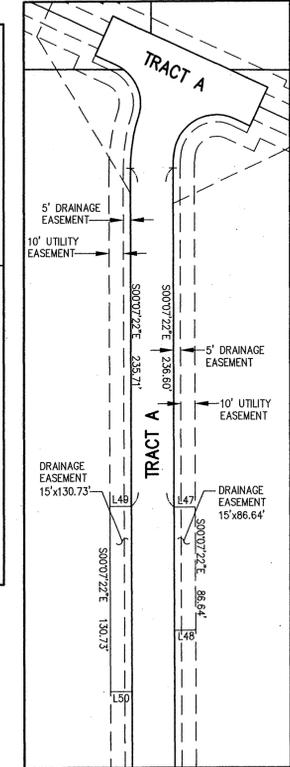
**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	115.00'	119.97'	66.09'	114.60'	59°46'18"
C2	85.00'	88.25'	48.57'	84.34'	59°29'17"
C3	115.00'	36.76'	18.54'	36.61'	18°18'56"
C4	30.00'	37.08'	21.33'	34.77'	70°49'13"
C5	30.00'	6.82'	3.32'	6.80'	12°38'04"
C6	30.00'	43.70'	26.75'	39.94'	83°27'17"
C7	30.00'	56.28'	40.91'	48.38'	107°29'18"
C8	85.00'	10.94'	5.48'	10.93'	7°22'21"
C9	115.00'	119.40'	65.71'	114.11'	59°29'17"
C10	85.00'	88.67'	48.82'	84.66'	59°44'17"
C11	52.00'	54.24'	29.88'	51.82'	59°45'57"
C12	150.00'	45.31'	22.83'	45.14'	17°18'27"
C13	80.00'	0.43'	0.21'	0.43'	0°18'28"
C14	100.00'	43.89'	22.30'	43.54'	25°08'47"
C15	100.00'	43.17'	21.93'	42.84'	24°44'11"
C16	30.00'	46.81'	29.69'	42.20'	89°24'10"
C17	30.00'	47.44'	30.31'	42.65'	90°35'50"
C18	80.00'	54.67'	28.45'	53.61'	39°08'10"
C19	100.00'	68.33'	35.56'	67.01'	39°09'10"
C20	100.00'	67.82'	35.16'	66.34'	38°44'34"
C21	30.00'	46.69'	29.57'	42.12'	89°10'39"
C22	30.00'	47.55'	30.43'	42.73'	90°49'21"
C23	200.00'	166.44'	88.38'	161.68'	47°40'52"
C24	200.00'	81.52'	41.33'	80.95'	23°21'11"
C25	30.00'	46.73'	29.61'	42.15'	89°15'18"
C26	30.00'	47.51'	30.39'	42.70'	90°44'41"
C27	400.00'	414.65'	228.13'	396.33'	59°23'38"
C28	30.00'	47.12'	30.00'	42.43'	90°00'00"
C29	30.00'	47.12'	30.00'	42.43'	90°00'00"

DETAIL D  
 1"=60'



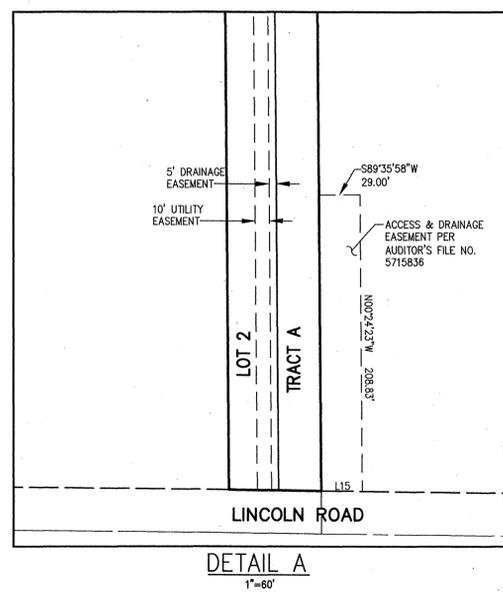
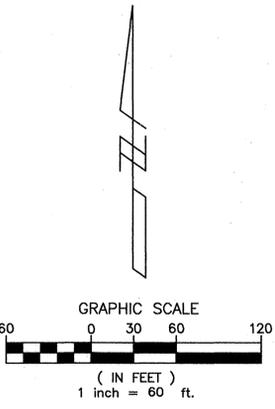
DETAIL C  
 1"=60'



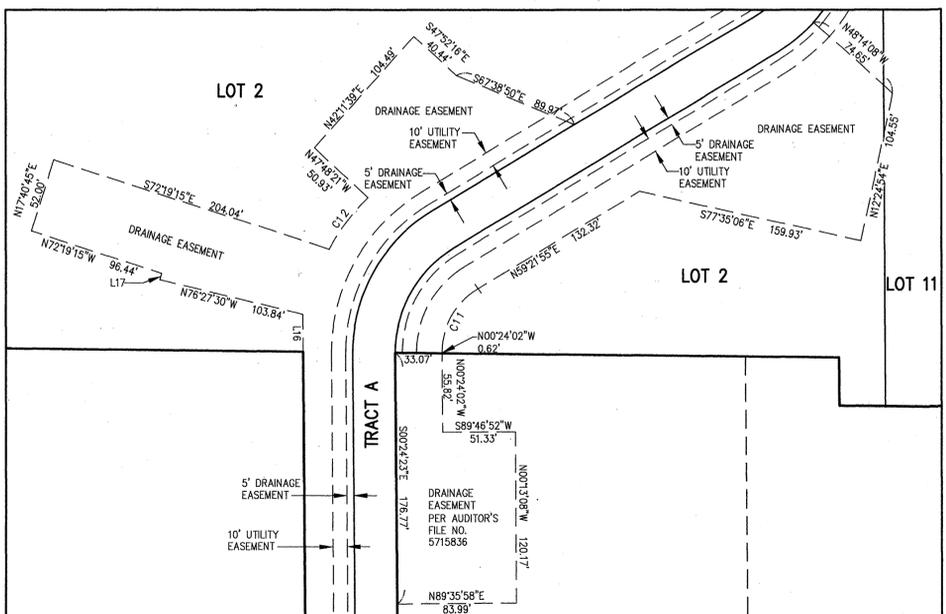
**LINE TABLE**

LINE	LENGTH	BEARING
L1	65.01'	N89°19'20"W
L2	18.72'	N89°19'20"W
L3	2.17'	S00°07'22"E
L4	35.01'	S89°19'20"E
L5	30.00'	N89°19'20"W
L6	15.95'	N65°15'43"W
L7	30.00'	N24°44'17"E
L8	29.41'	S65°15'43"E
L9	61.06'	S89°19'20"W
L10	29.53'	S65°15'43"E
L11	30.00'	S24°44'17"W
L12	12.46'	N65°15'43"W
L13	32.35'	S89°23'22"E
L14	34.17'	N00°15'48"W
L15	29.01'	S89°19'20"E
L16	28.46'	N00°24'02"W
L17	4.45'	N17°36'50"E
L18	10.00'	S89°35'24"E
L19	20.31'	S00°11'14"E
L20	20.31'	S89°35'24"E
L21	10.00'	N89°35'24"W
L22	19.69'	S00°11'14"E
L23	6.35'	N89°35'50"W
L24	10.00'	N89°35'24"W
L25	10.43'	N00°24'45"W
L26	20.43'	N89°35'24"W
L27	10.00'	S89°35'24"E
L28	9.57'	N00°24'45"W
L29	17.50'	S00°07'22"E
L30	22.23'	N43°35'50"W
L31	15.80'	N24°44'17"E
L32	76.98'	N65°15'43"W
L33	40.00'	N24°44'17"E
L34	47.78'	S57°08'41"W
L35	10.00'	N89°35'24"W
L36	20.00'	S89°35'24"E
L37	20.38'	S00°20'05"E
L38	20.00'	S89°35'24"E
L39	19.61'	N00°20'05"W
L40	39.42'	S65°15'43"E
L41	10.00'	N55°20'39"E
L42	10.00'	N55°20'39"E
L43	10.00'	S55°20'39"W
L44	20.00'	S34°39'21"E
L45	10.00'	S55°20'39"W
L46	20.00'	N34°39'21"W
L47	15.00'	N89°52'38"E
L48	15.00'	S89°52'38"W
L49	15.00'	S89°52'38"W
L50	15.00'	N80°00'00"E

DETAIL E  
 1"=60'



DETAIL A  
 1"=60'



DETAIL B  
 1"=60'



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