

FINAL PLAT OF  
**MAPLE TERRACE**  
A SUBDIVISION IN A PORTION OF THE SW 1/4 OF THE SW 1/4  
OF SECTION 5 T24N, R42E, W.M.  
SPOKANE COUNTY, WASHINGTON

JOB NO: 06-072      OCTOBER 17, 2007

SHEET 1 OF 3

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT AHO CONSTRUCTION I INC., A WASHINGTON CORPORATION AND M&T BANK HAVE CAUSED TO BE PLATTED INTO LOTS, BLOCKS AND STREETS, THE LAND SHOWN HEREON AS MAPLE TERRACE, BEING DESCRIBED AS FOLLOWS:

**DEED DESCRIPTION:** THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 24 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN SPOKANE COUNTY, WASHINGTON. EXCEPT THE SOUTH-HALF OF THE SOUTH-HALF OF SAID SOUTHWEST QUARTER, EXCEPT THE WEST 30.00 FEET FOR MALLON ROAD.

THIS PLAT IS SUBJECT TO AN AVIGATION EASEMENT RECORDED UNDER DOCUMENT NO. 5601982 FILED WITH THE SPOKANE COUNTY AUDITORS OFFICE.

SILVER STREET, RED STREET AND SUGAR STREET, AS PLATTED AND SHOWN HEREON, ARE HEREBY DEDICATED TO PUBLIC USE FOREVER FOR ROAD PURPOSES.

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.

UTILITY EASEMENTS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY GRANTED 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 BRUSH AND TREES THAT MAY INTERFERE WITH THE CONSTRUCTION, MAINTENANCE AND OPERATION OF SAME; AND TOGETHER WITH THE RIGHT TO ACCESS SAID UTILITY EASEMENTS THROUGH ANY BORDER EASEMENT SHOW HEREIN.

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

THE COMMON OPEN SPACE TRACTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE MAPLE TERRACE SPOKANE HOMEOWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED JUNE 1, 2007 UNDER STATE DOCUMENT NO. 80231463.

A PUBLIC SANITARY 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.

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 BUILDING PERMIT FOR EACH LOT.

NO FINISHED FLOOR ELEVATION MAY BE PERMITTED BELOW GRADE, UNLESS THE AREA IS CONSTRUCTED TO PERMANENTLY PREVENT THE ENTRY OF SURFACE AND/OR SUBSURFACE WATERS. PLANS FOR SUCH PREVENTIVE MEASURES SHALL BE DESIGNED BY AN ARCHITECT OR ENGINEER LICENSED BY THE STATE OF WASHINGTON. AS-BUILT CERTIFICATION FROM THE ARCHITECT OR ENGINEER OF RECORD DOCUMENTING COMPLIANCE WITH THE APPROVED PLAN MUST BE PROVIDED TO THE DIVISION OF BUILDING AND PLANNING PRIOR TO THE FRAMING INSPECTION AND APPROVAL.

NO DIRECT ACCESS SHALL BE ALLOWED FROM ANY LOTS OR TRACTS WITHIN THIS SUBDIVISION TO THOMAS MALLEN ROAD OR HOLLY ROAD, UNTIL SUCH TIME AS AUTHORIZED BY THE COUNTY ENGINEER.

ALL LOT OWNERS WITHIN THIS PLAT SHALL BE MEMBERS OF THE MAPLE TERRACE SPOKANE HOMEOWNERS ASSOCIATION, WHICH WAS CREATED BY A DOCUMENT RECORDED UNDER STATE U.B.I. NO. 80231463.

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 MAPLE TERRACE SPOKANE HOMEOWNERS ASSOCIATION.

ALL DRAINAGE TRACTS ARE HEREBY DEDICATED TO THE MAPLE TERRACE SPOKANE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF CONVEYING AND STORING STORMWATER RUNOFF, AND FOR INSTALLING, OPERATING AND MAINTAINING DRAINAGE PONDS AND DRAINAGE FACILITIES THAT DISPOSE OF AND TREAT STORMWATER RUNOFF. THE RIGHT TO INGRESS/EGRESS IS GRANTED TO SPOKANE COUNTY OVER ALL TRACTS FOR INSPECTION AND EMERGENCY MAINTENANCE OF THE STORMWATER FACILITIES.

THE CONSTRUCTION OF BASEMENTS ON ANY LOT WITHIN THIS PLAT WILL REQUIRE A GEOTECHNICAL STUDY WITH RECOMMENDATIONS FROM AN ENGINEER REGARDING BASEMENT CONSTRUCTION.

SPOKANE COUNTY AND ITS AUTHORIZED AGENTS ARE HEREBY GRANTED THE RIGHT TO INGRESS AND EGRESS TO, OVER AND FROM ALL PUBLIC AND PRIVATE DRAINAGE EASEMENTS AND TRACTS FOR THE PURPOSES OF INSPECTION AND EMERGENCY MAINTENANCE OF DRAINAGE FACILITIES. IF NOT PROPERLY MAINTAINED BY THE PROPERTY OWNER OR THE MAPLE TERRACE SPOKANE HOMEOWNERS ASSOCIATION, SPOKANE COUNTY DOES NOT ACCEPT THE RESPONSIBILITY TO INSPECT OR MAINTAIN ANY DRAINAGE FACILITIES AND/OR STRUCTURES LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY, EXCEPT IN CASES WHERE SPOKANE COUNTY SPECIFICALLY ASSUMES THAT RESPONSIBILITY IN WRITING. NEITHER DOES SPOKANE COUNTY ACCEPT ANY LIABILITY FOR ANY FAILURE BY THE PROPERTY OWNER(S) TO PROPERLY MAINTAIN SUCH AREAS.

THE PROPERTY OWNERS WITHIN THIS PLAT SHALL BE HELD RESPONSIBLE FOR KEEPING OPEN AND MAINTAINING THE SURFACE PATH OF NATURAL OR MAN-MADE DRAINAGE FLOW OVER AND ACROSS THEIR RESPECTIVE PROPERTIES. IF THE PROPERTY OWNERS FAIL TO MAINTAIN THE SURFACE PATH OF NATURAL OR MAN-MADE DRAINAGE FLOW, OR DRAINAGE FACILITIES ON PRIVATE PROPERTIES, A NOTICE OF SUCH FAILURE MAY BE GIVEN TO THE PROPERTY OWNER. IF NOT CORRECTED WITHIN THE PERIOD INDICATED ON SAID NOTICE, SPOKANE COUNTY HAS THE RIGHT TO CORRECT THE MAINTENANCE FAILURE, OR HAVE IT CORRECTED, AT THE EXPENSE OF THE PROPERTY OWNER.

SPOKANE COUNTY DOES NOT ACCEPT THE RESPONSIBILITY OF MAINTAINING THE DRAINAGE COURSE ON PRIVATE LOTS OR FLOOD PLAIN AREAS WITHIN PRIVATE LOTS, NOR THE RESPONSIBILITY FOR ANY DAMAGE WHATSOEVER, INCLUDING, BUT NOT LIMITED TO, INVERSE CONDEMNATION TO ANY PROPERTIES DUE TO DEFICIENT CONSTRUCTION AND/OR MAINTENANCE OF DRAINAGE COURSES IN DRAINAGE EASEMENTS ON PRIVATE PROPERTY.

ANY BUILDING THAT IS CONSTRUCTED ON A LOT IN THIS PLAT SHALL BE SET AT SUCH AN ELEVATION SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ANY DRAINAGE ENTRY POINT TO THE BUILDING (INCLUDING BUT NOT LIMITED TO A WINDOW WELL, A WINDOW UNPROTECTED BY A WINDOW WELL, OR A DOORWAY). SAID POSITIVE DRAINAGE SHALL MEET THE MINIMUM REQUIREMENTS AS SET FORTH IN THE CURRENT BUILDING CODE. THE LOTS SHALL BE GRADED SO THAT EITHER A) ALL RUNOFF IS ROUTED AWAY FROM THE BUILDING, AND CONVEYED OVER THE LOT TO A NATURAL DRAINAGE SWALE OR APPROVED DRAINAGE FACILITY; OR B) DRAINAGE INTERCEPTED ON THE LOT IS DISPOSED OF ON THE LOT IN AN APPROVED DRAINAGE FACILITY. ALL DRAINAGE FACILITIES FOR THIS PLAT, INCLUDING ANY "208" SWALES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ACCEPTED PLANS ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE. ANY PROPOSED CHANGES TO THE ACCEPTED ROAD AND DRAINAGE PLANS MUST BE ACCEPTED BY THE SPOKANE COUNTY ENGINEER'S OFFICE PRIOR TO CONSTRUCTION OF SAID CHANGES. THERE MAY EXIST PROPERTIES LOCATED UPHILL AND ADJACENT TO THIS SUBDIVISION WHICH PERIODICALLY DISCHARGE STORMWATER RUNOFF ONTO INDIVIDUAL LOTS WITHIN THIS PLAT. STORMWATER RUNOFF FROM NEARBY UPHILL PROPERTIES SHOULD BE EXPECTED, AND DURING SNOW MELT PERIODS OR WET SEASONS THE LOTS MAY BE SUBJECT TO HIGHER AMOUNTS OF STORMWATER RUNOFF THAT WHAT IS NORMALLY OBSERVED OR ANTICIPATED. BECAUSE STORMWATER RUNOFF FROM ADJACENT PROPERTIES HAS DISCHARGED ONTO THIS PLAT PRIOR TO DEVELOPMENT, STORMWATER RUNOFF WILL LIKELY CONTINUE TO DO SO AFTER DEVELOPMENT.

IF GROUNDWATER OR MOTTLED SOIL IS ENCOUNTERED DURING BASEMENT EXCAVATION, IT IS SPOKANE COUNTY'S RECOMMENDATION THAT PROTECTIVE MEASURES THAT MEET THE REQUIREMENTS OF THE CURRENT BUILDING CODE, WITH RESPECT TO DAMP PROOFING AND WATERPROOFING, BE IMPLEMENTED AS A PART OF THE BASEMENT FOUNDATION CONSTRUCTION.

BASEMENT CONSTRUCTION WILL NOT BE ALLOWED ON ANY LOT WITHIN THIS PLAT WITHOUT A GEOTECHNICAL ENGINEERING REPORT WITH RECOMMENDATIONS FOR CONSTRUCTING BASEMENTS.

THE PROPERTY OWNERS WITHIN THIS PLAT SHALL MAINTAIN ALL NATURAL DRAINAGE CHANNELS, DRAINAGE DITCHES, AND WATER QUALITY SWALES ("208" SWALES) SITUATED ON THEIR RESPECTIVE PROPERTIES, AND ANY PORTION OF A "208" SWALE SITUATED IN A PUBLIC RIGHT-OF-WAY ADJACENT TO THEIR RESPECTIVE PROPERTIES, WITH A PERMANENT DRAINAGE COVER AS SPECIFIED IN THE CURRENTLY ACCEPTED PLANS ON FILE AT SPOKANE COUNTY'S ENGINEER'S OFFICE. NO STRUCTURES, INCLUDING FENCES, SHALL BE CONSTRUCTED DIRECTLY OVER OR WITHIN A "208" SWALE WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SPOKANE COUNTY ENGINEER. PROPERTY OWNER(S) MAINTENANCE RESPONSIBILITIES SHALL INCLUDE, BUT IS NOT LIMITED TO MOWING, IRRIGATING, AND KEEPING THE AREA FREE OF DEBRIS.

THE MAPLE TERRACE SPOKANE HOMEOWNERS ASSOCIATION OR ITS SUCCESSORS IN INTEREST SHALL MAINTAIN ALL DRAINAGE FACILITIES, LOCATED IN COMMON AREAS, EASEMENTS, AND TRACTS IN CONFORMANCE WITH THE ACCEPTED PLANS AND THE OPERATIONS AND MAINTENANCE MANUAL AS PREPARED BY HDJ ENGINEERING, BOTH OF WHICH ARE ON FILE AT THE SPOKANE COUNTY'S ENGINEER'S OFFICE. MAINTENANCE OF DRAINAGE FACILITIES INCLUDES, BUT IS NOT LIMITED TO, KEEPING OPEN AND CLEANING STORMWATER PIPES, STRUCTURES, DITCHES, DRAINAGE PONDS, SWALES; REPLACEMENT OF DRAINAGE FACILITIES AS NEEDED; AND MAINTAINING LIVE NATIVE-TYPE DRYLAND GRASSES OR LAWN TURF IN THE POND FACILITIES LOCATED IN COMMON AREAS OR TRACTS, WITH OPTIONAL SHRUBBERY AND/OR TREES, WHICH DO NOT OBSTRUCT THE FLOW AND PERCOLATION OF STORM DRAINAGE WATER IN THE DRAINAGE SWALE AS INDICATED BY THE ACCEPTED PLANS. THE MAPLE TERRACE SPOKANE HOMEOWNERS ASSOCIATION IS ALSO RESPONSIBLE FOR REMOVING AND DISPOSING OF THE SOILS AND GRASS SOD LOCATED IN DRAINAGE FACILITIES SITUATED WITHIN EASEMENTS ON PRIVATE LOTS AT SUCH TIME SPOKANE COUNTY DEEMS NECESSARY, AND REPLACING THE SOIL AND GRASS SOD. THE MAPLE TERRACE SPOKANE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

IF THE MAPLE TERRACE SPOKANE HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST, FAIL TO MAINTAIN THE DRAINAGE FACILITIES IN CONFORMANCE WITH THE ACCEPTED DRAINAGE PLANS AND THE OPERATIONS AND MAINTENANCE MANUAL, ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE, A NOTICE OF SUCH FAILURE MAY BE GIVEN TO THE MAPLE TERRACE SPOKANE 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 MAPLE TERRACE SPOKANE HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST.

SHOULD THE MAPLE TERRACE SPOKANE HOMEOWNERS ASSOCIATION BE TERMINATED FOR ANY REASON, THE SUCCESSORS IN INTEREST SHALL BE THE INDIVIDUAL LOT OWNERS, OR THEIR SUCCESSORS IN INTEREST, WHO ARE MEMBERS OF THE MAPLE TERRACE SPOKANE HOMEOWNERS ASSOCIATION AT THE TIME OF SAID TERMINATION. THE SUCCESSORS IN INTEREST SHALL SHARE EQUALLY IN THE RESPONSIBILITY AND COST OF MAINTAINING SAID DRAINAGE FACILITIES.

THE TRACTS AND COMMON AREAS CANNOT BE SOLD OR TRANSFERRED AND SHALL BE CONSIDERED SUBSERVIENT ESTATES FOR TAX PURPOSES TO THE OTHER LOTS CREATED HEREIN. THE STATUS OF THE AREAS DESIGNATED AS SUBSERVIENT ESTATES FOR TAX PURPOSES CANNOT BE CHANGED WITHOUT FILING A REPLAT.

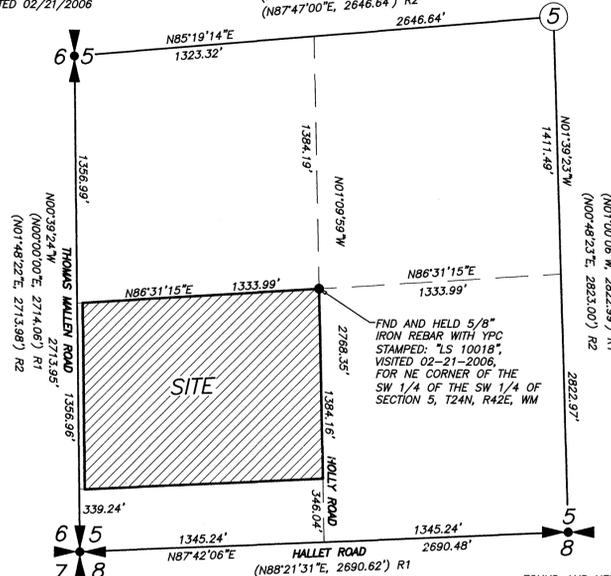
THE DEVELOPER, PROPERTY OWNERS, AND HOMEOWNERS' ASSOCIATION WAIVE ANY AND ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARISING FROM THE CONSTRUCTION, OWNERSHIP OR MAINTENANCE OF PUBLIC FACILITIES. THIS WAIVER INCLUDES CLAIMS OF ANY NATURE, INCLUDING BUT NOT LIMITED TO PERSON AND REAL PROPERTY DAMAGES AS WELL AS ANY INVERSE CONDEMNATION CLAIMS.

THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND IN PERPETUITY, AND SHALL BE BINDING UPON THE OWNER, THEIR HEIRS, SUCCESSORS AND ASSIGNS, INCLUDING THE OBLIGATION TO PARTICIPATE IN THE MAINTENANCE OF THE DRAINAGE FACILITIES AS PROVIDED HEREIN.

THE WETLANDS AND WETLAND BUFFERS SHOWN ON THIS PLAT SHALL BE IN COMPLIANCE WITH THE ACCEPTED WETLAND MITIGATION PLAN. ANY DEVELOPMENT, ALTERATION OR DISTURBANCE OF VEGETATION WITHIN THE WETLAND OR WETLAND BUFFER AREA IS PROHIBITED IN PERPETUITY, EXCEPT WHEN SUCH ACTIVITY IS IN CONFORMANCE WITH THE COUNTY CRITICAL AREAS ORDINANCE.

POSITION OF 5/8" IR AS SHOWN IN BK. 27, PG. 17, NO MONUMENT FOUND, CORNER FALLS ON MANHOLE LID, FOUND & VERIFIED PK NAILS AS SET IN BK. 78, PG. 3, FOUND AND VERIFIED RP'S AS SET IN BK. 27, PG. 17\* VISITED 02/21/2006

FOUND 3" BRASS CAP. (BENT, N59°11'07"W, 0.38' FROM CALCULATED POSITION, REJECTED), HELD POSITION OF 3/4" IP AS SHOWN IN BK. 27, PG. 17, VISITED 02/21/2006



SECTION SUBDIVISION  
NOT TO SCALE

FOUND AND HELD "X" FIRED ON MANHOLE RIM AS THE SW CORNER OF SECTION 5, RP'S FOUND AND VERIFIED AS SHOWN IN R.O.S. 57-23, TIED 10/18/2003, REVISITED 02/21/2006.

FOUND AND HELD 3/4" IRON PIPE AS S. 1/4 CORNER OF SECTION 5, 0.6' BELOW SURFACE, RP'S FOUND AND VERIFIED AS SHOWN IN R.O.S. 78-1.2 & 3, TIED 02/21/2006

( ) R1 INDICATES RECORD BEARING & DISTANCE AS SHOWN IN SURVEY BOOK 23, PAGE 67, RECORDED UNDER AF# 8012080166  
( ) R2 INDICATES RECORD BEARING & DISTANCE AS SHOWN IN SURVEY BOOK 27, PAGE 16-17, RECORDED UNDER AF# 8203160103

**DECLARANT:**

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE AFFIXED THEIR SIGNATURES.

AHO CONSTRUCTION I INC.

MELVIN AHO



**ACKNOWLEDGMENT:**

STATE OF WASHINGTON)

COUNTY OF Clark )

ON THIS 12<sup>th</sup> DAY OF October, 2007, BEFORE ME PERSONALLY APPEARED MELVIN AHO TO ME KNOWN TO BE THE PRESIDENT OF AHO CONSTRUCTION I INC. THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED 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 HE HAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Thomas L. Arrochowski  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING IN Vancouver, Washington  
MY COMMISSION EXPIRES May 15, 2008

**DECLARANT:**

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE AFFIXED THEIR SIGNATURES.

M&T BANK

John T. Collins



**ACKNOWLEDGMENT:**

STATE OF WASHINGTON)

COUNTY OF Clark )

ON THIS 12<sup>th</sup> DAY OF October, 2007, BEFORE ME PERSONALLY APPEARED John T. Collins TO ME KNOWN TO BE THE PRESIDENT OF M&T BANK THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED 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 HE HAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Thomas L. Arrochowski  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING IN Vancouver, Washington  
MY COMMISSION EXPIRES May 15, 2008

**SPOKANE COUNTY AUDITOR:**

FILED FOR RECORD BY M&T Bank THIS 23<sup>rd</sup> DAY OF November 2007 AT 3 MINUTES PAST 9 O'CLOCK AM. AND RECORDED IN BOOK 34 OF PLATS AT PAGES 57-58 RECORDS OF SPOKANE COUNTY, WASHINGTON.

SPOKANE COUNTY AUDITOR [Signature]

**SPOKANE COUNTY DIVISION OF UTILITIES:**

EXAMINED AND APPROVED THIS 23<sup>rd</sup> DAY OF Oct., 2007.

SPOKANE COUNTY UTILITIES [Signature]

**SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS:**

EXAMINED AND APPROVED THIS 24<sup>th</sup> DAY OF October, 2007.

SPOKANE COUNTY ENGINEER [Signature]

**SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING:**

EXAMINED AND APPROVED THIS 5<sup>th</sup> DAY OF November 2007.

SPOKANE COUNTY DIRECTOR OF BUILDING AND PLANNING [Signature]

**SPOKANE REGIONAL HEALTH DISTRICT:**

EXAMINED AND APPROVED THIS 2<sup>nd</sup> DAY OF November, 2007.

SPOKANE REGIONAL HEALTH OFFICER [Signature]

**SPOKANE COUNTY ASSESSOR:**

EXAMINED AND APPROVED THIS 18 DAY OF November, 2007.

SPOKANE COUNTY ASSESSOR [Signature]

**SPOKANE COUNTY COMMISSIONERS:**

THIS PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY WASHINGTON THIS 14<sup>th</sup> DAY OF Nov., 2007.

CHAIR PERSON [Signature]

SPOKANE COUNTY COMMISSIONERS

**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 THE MAP AND DESCRIBED IN THE DEDICATION OF THIS DATE HAVE BEEN FULLY PAID, SATISFIED AND DISCHARGED. DATED THIS 2<sup>nd</sup> DAY OF Nov., 2007.

A.E. Skis Chiberg by K. Smith  
SPOKANE COUNTY TREASURER

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THIS PLAT AS SHOWN IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.

John J. Shea  
CERTIFICATE NO. 3556

10-18-2007 DATE

**EQUIPMENT & PROCEDURES**

WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING PROCEDURES AND EQUIPMENT:

- A) ELECTRONIC TOTAL STATION: TRIMBLE 5600 WITH TDS RANGER DATA COLLECTOR.
- B) REAL TIME KINEMATIC GLOBAL POSITIONING SYSTEM SURVEY. GPS EQUIPMENT: TRIMBLE 4000 SSE BASE RECEIVER, TRIMBLE TRIMARK 3 RADIO AND TRIMBLE 5800 ROVER.

ALL FIELD TRAVERSES WERE ADJUSTED BY THE LEAST SQUARES METHOD. ALL FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS AS OUTLINED IN WAC 332-130-070, 080 & 090. ALL INSTRUMENTS MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC 332-130-100.

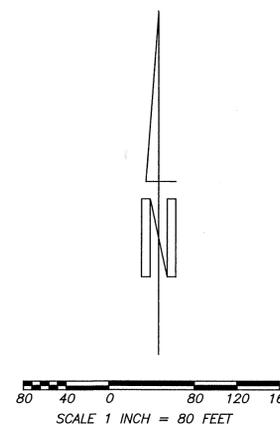
MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUISITION, ESTOPPLE, ETC.

PREPARED BY: MINISTER AND GLAESER SURVEYING, INC.  
6303 BURDEN BLVD., SUITE E, PASCO, WA 99301, (509) 544-7802

FINAL PLAT OF  
**MAPLE TERRACE**  
 A SUBDIVISION IN A PORTION OF THE  
 SW 1/4 OF THE SW 1/4 OF SECTION 5  
 T24N, R42E, W. M.  
 SPOKANE COUNTY, WASHINGTON

JOB NO: 06-072 OCTOBER 17, 2007

SHEET 2 OF 3



CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	32.40'	20.00'	92°49'12"	28.97'	S 47°04'00" E
C2	21.02'	284.00'	4°05'44"	21.99'	S 88°34'18" W
C3	63.66'	284.00'	12°25'25"	63.62'	N 70°45'44" W
C4	63.75'	284.00'	12°25'25"	63.62'	N 70°45'44" W
C5	70.26'	284.00'	13°41'32"	70.09'	N 57°42'15" W
C6	17.62'	284.00'	3°24'55"	17.62'	N 49°09'02" W
C7	30.21'	284.00'	5°53'14"	30.20'	N 44°28'58" W
C8	53.89'	284.00'	10°30'05"	53.81'	N 36°18'18" W
C9	20.02'	284.00'	3°54'04"	20.01'	N 29°08'14" W
C10	81.37'	284.00'	11°57'35"	81.26'	N 21°02'32" W
C11	64.65'	284.00'	12°36'06"	64.53'	N 08°53'31" W
C12	31.42'	20.00'	90°00'00"	28.28'	S 47°35'28" E
C13	85.51'	119.00'	41°10'17"	83.68'	N 72°00'19" W
C14	64.28'	119.00'	30°57'00"	63.50'	N 55°56'41" W
C15	40.10'	119.00'	18°18'24"	39.91'	N 10°48'59" W
C16	31.91'	20.00'	91°28'41"	28.63'	S 46°52'37" E
C17	46.38'	30.00'	88°54'31"	41.90'	N 43°07'17" E
C18	31.42'	20.00'	90°00'00"	28.28'	S 47°35'28" E
C19	129.25'	81.00'	91°25'41"	115.97'	N 46°52'37" W
C20	30.92'	20.00'	88°34'19"	27.93'	N 43°07'23" E
C21	31.42'	20.00'	90°00'00"	28.28'	S 47°35'28" E
C22	30.74'	20.00'	88°03'56"	27.80'	S 43°22'34" W
C23	31.42'	20.00'	90°00'00"	28.28'	N 47°35'28" W
C24	31.42'	20.00'	90°00'00"	28.28'	N 47°35'28" W
C25	19.60'	20.00'	89°08'50"	18.82'	S 64°31'13" W
C26	29.82'	50.00'	34°10'00"	29.38'	N 53°31'58" W
C27	47.75'	50.00'	64°42'45"	45.95'	S 82°01'39" W
C28	36.57'	50.00'	41°54'24"	35.76'	S 33°43'05" W
C29	34.70'	50.00'	39°45'38"	34.01'	S 07°06'56" E
C30	36.55'	50.00'	41°53'04"	35.74'	S 47°58'17" E
C31	69.68'	20.00'	79°51'08"	64.18'	N 71°11'32" W
C32	3.08'	20.00'	83°01'06"	3.08'	S 34°10'05" W
C33	16.51'	20.00'	47°18'25"	16.05'	S 63°45'20" W
C34	47.87'	30.00'	91°25'29"	42.95'	N 46°52'43" W
C35	30.43'	20.00'	87°10'48"	27.98'	S 42°56'00" W
C36	79.09'	256.00'	17°42'06"	78.78'	N 84°37'33" W
C37	122.28'	256.00'	27°21'47"	121.10'	N 62°05'36" W
C38	44.73'	20.00'	128°09'22"	35.98'	N 15°38'59" E
C39	39.14'	50.00'	60°00'00"	38.15'	S 57°18'00" W
C40	59.28'	50.00'	67°55'27"	55.86'	S 00°55'38" W
C41	44.62'	50.00'	51°08'09"	43.16'	S 58°36'10" E
C42	46.09'	50.00'	52°48'53"	44.48'	N 69°25'19" E
C43	32.88'	50.00'	37°40'47"	32.29'	N 24°10'29" E
C44	44.41'	20.00'	127°13'20"	35.63'	S 68°56'45" W
C45	49.03'	256.00'	10°58'25"	48.96'	N 41°57'22" W
C46	86.54'	256.00'	19°22'04"	86.13'	N 26°47'08" W
C47	64.83'	256.00'	14°30'38"	64.66'	N 09°50'47" W
C48	31.42'	20.00'	90°00'00"	28.28'	N 42°24'32" E
C49	32.09'	20.00'	91°58'04"	28.76'	S 46°37'26" E
C50	220.94'	275.00'	46°02'01"	215.05'	N 70°27'36" W
C51	215.27'	275.00'	44°51'07"	209.82'	N 25°01'01" W
C52	159.57'	100.00'	91°25'41"	143.17'	N 46°52'37" W

LEGEND:

- INDICATES FOUND AND HELD 5/8" IRON REBAR WITH YPC STAMPED: "LS 10018", VISITED 02-21-2006, UNLESS NOTED OTHERWISE
- INDICATES SET 5/8" x 30" IRON REBAR WITH YPC STAMPED: "SHEA 33656"
- BK INDICATES BOOK
- C1 INDICATES CURVE ANNOTATION, SEE CURVE TABLE
- FND INDICATES FOUND
- IP INDICATES IRON PIPE
- IR INDICATES IRON REBAR
- L1 INDICATES LINE ANNOTATION, SEE LINE TABLE
- PG INDICATES PAGE
- PUD INDICATES PUBLIC UTILITY DISTRICT
- RP'S INDICATES REFERENCE POINTS
- RS INDICATES RECORD OF SURVEY
- SF INDICATES SQUARE FEET
- WL# INDICATES WETLAND AREA NUMBER
- YPC INDICATES YELLOW PLASTIC CAP
- [XXXX] INDICATES ADDRESS OF LOTS

NOTE 1  
 38.00 FOOT RIGHT-OF-WAY DEDICATED TO SPOKANE COUNTY WITH THIS PLAT.  
 NOTE 2  
 SEE SHEET 3 FOR EASEMENTS ASSOCIATED WITH THIS PLAT.

WETLAND NOTE:  
 THE WETLAND BOUNDARY AS SHOWN HEREON WAS FIELD LOCATED BY MINISTER-GLAESER SURVEYING, INC. ON MARCH 01, 2006. THE ACTUAL WETLAND DELINEATION WAS PERFORMED BY LARRY DAWS, WETLANDS BIOLOGIST ON FEBRUARY 28, 2006.

----- INDICATES WETLAND BOUNDARY  
 ----- INDICATES WETLAND BUFFER

EQUIPMENT & PROCEDURES  
 WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING PROCEDURES AND EQUIPMENT:

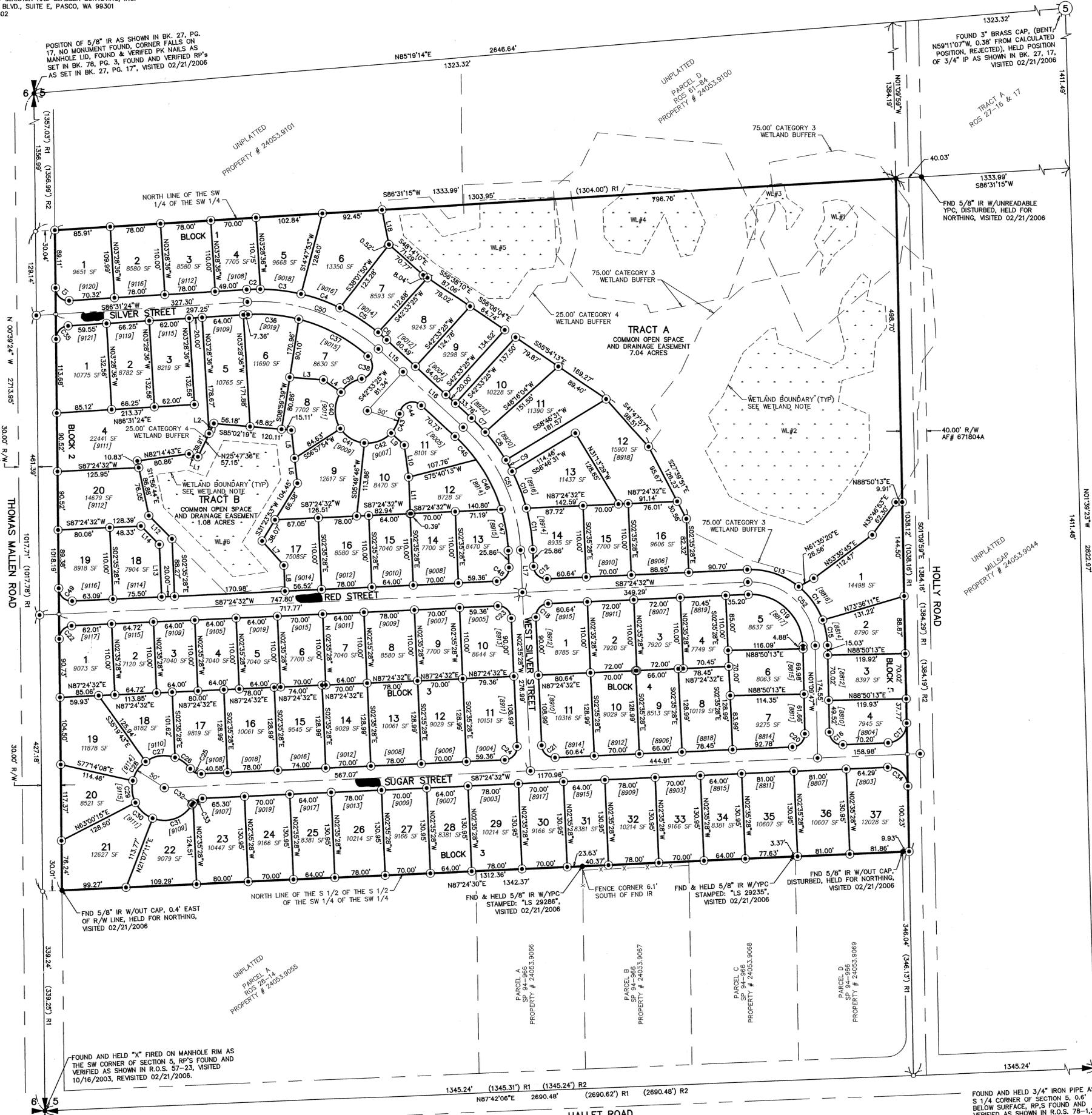
- A) ELECTRONIC TOTAL STATION: TRIMBLE 5600 WITH TDS RANGER DATA COLLECTOR.
- B) REAL TIME KINEMATIC GLOBAL POSITIONING SYSTEM SURVEY. GPS EQUIPMENT: TRIMBLE 4000 SSE BASE RECEIVER, TRIMBLE TRIMMARK 3 RADIO AND TRIMBLE 5800 ROVER.

ALL FIELD TRAVERSES WERE ADJUSTED BY THE LEAST SQUARES METHOD. ALL FIELD TRAVERSE WORK COMPLES WITH CURRENT STANDARDS AS OUTLINED IN WAC 332-130-070, 080 & 090. ALL INSTRUMENTS MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC 332-130-100.

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPLE, ETC.



10-18-2007

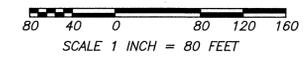


FOUND AND HELD 3/4" IRON PIPE AS S 1/4 CORNER OF SECTION 5, 0.6' BELOW SURFACE, RP'S FOUND AND VERIFIED AS SHOWN IN R.O.S. 78-1,2 & 3, VISITED 02/21/2006

PLAT # 3967

FINAL PLAT OF  
**MAPLE TERRACE**  
 A SUBDIVISION IN A PORTION OF THE  
 SW 1/4 OF THE SW 1/4 SECTION 5  
 T24N, R42E, W. M.  
 SPOKANE COUNTY, WASHINGTON  
 JOB NO: 06-072 OCTOBER 17, 2007

SHEET 3 OF 3



LEGEND:

- AF# INDICATES AUDITORS FILE NUMBER
- R/W INDICATES RIGHT-OF-WAY
- INDICATES 10' BORDER EASEMENT AS SHOWN
- - - - - INDICATES 10' OR 12' PUBLIC UTILITY EASEMENT AS NOTED
- INDICATES WETLAND BOUNDARY
- INDICATES WETLAND BUFFER

NOTE 1  
 38.00 FOOT RIGHT-OF-WAY DEDICATED TO SPOKANE COUNTY WITH THIS PLAT.

NOTE 2  
 10.00 FOOT PUBLIC UTILITY EASEMENT DEDICATED WITH THIS PLAT.

WETLAND NOTE:  
 THE WETLAND BOUNDARY AS SHOWN HEREON WAS FIELD LOCATED BY MINISTER-GLAESER SURVEYING, INC. ON MARCH-01, 2006. THE ACTUAL WETLAND DELINEATION WAS PERFORMED BY LARRY DAWS, WETLANDS BIOLOGIST ON FEBRUARY 28, 2006.

EQUIPMENT & PROCEDURES

WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING PROCEDURES AND EQUIPMENT:

- A) ELECTRONIC TOTAL STATION: TRIMBLE 5600 WITH TDS RANGER DATA COLLECTOR.
- B) REAL TIME KINEMATIC GLOBAL POSITIONING SYSTEM SURVEY.  
 GPS EQUIPMENT: TRIMBLE 4000 SSE BASE RECEIVER, TRIMBLE TRIMARK 3 RADIO AND TRIMBLE 5800 ROVER.

ALL FIELD TRAVERSES WERE ADJUSTED BY THE LEAST SQUARES METHOD. ALL FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS AS OUTLINED IN WAC 332-130-070, 080 & 090. ALL INSTRUMENTS MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC 332-130-100.



10-18-2007



POSITION OF 5/8" IR AS SHOWN IN BK. 27, PG. 17. NO MONUMENT FOUND, CORNER FALLS ON MANHOLE LID, FOUND & VERIFIED PK NAILS AS SET IN BK. 78, PG. 3. FOUND AND VERIFIED RP'S AS SET IN BK. 27, PG. 17. VISITED 02/21/2006

FOUND AND HELD "X" FIRED ON MANHOLE RIM AS THE SW CORNER OF SECTION 5, RP'S FOUND AND VERIFIED AS SHOWN IN R.O.S. 57-23, VISITED 10/16/2003, REVISITED 02/21/2006.