

# MICA VIEW 4TH ADDITION

BEING A REPLAT OF A PORTION OF MICA VIEW 3RD ADDITION

A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 20,

TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M.

SPOKANE COUNTY, WASHINGTON

#4268

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT BIG SKY HOMES & DEVELOPMENT L.L.C., THE OWNER OF SAID PROPERTY TO BE PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER, ALL EASEMENTS, AND OTHER AREAS INTENDED FOR PUBLIC USE SHOWN HEREIN; SAID PLATTED LAND BEING DESCRIBED AS FOLLOWS TO BE KNOWN AS MICA VIEW 4TH ADDITION, BEING THAT PORTION OF MICA VIEW 3RD ADDITION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL A**  
LOT 1, BLOCK 1, MICA VIEW 3RD ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE(S) 14, RECORDS OF SPOKANE COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

**PARCEL B**  
LOT 2, BLOCK 1, MICA VIEW 3RD ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE(S) 14, RECORDS OF SPOKANE COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

**PARCEL C**  
LOT 5, BLOCK 2, MICA VIEW 3RD ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE(S) 14, RECORDS OF SPOKANE COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

**PARCEL D**  
LOTS 1, 2 AND 4, BLOCK 2, MICA VIEW 3RD ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE(S) 14, RECORDS OF SPOKANE COUNTY, WASHINGTON;

EXCEPT THE EAST 80 FEET THEREOF;

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

HAVING AN AREA OF 5.1 ACRES

THE BORDER EASEMENT AS SHOWN HEREON IS HEREBY GRANTED TO SPOKANE COUNTY AND ITS AUTHORIZED AGENTS, AND TO THE PUBLIC FOR ROAD PURPOSES, INCLUDING BUT NOT LIMITED TO CURBS, SIDEWALKS, DRAINAGE, SIGNAGE, AND OTHER USAGE DEEMED NECESSARY BY THE SPOKANE COUNTY ENGINEER FOR THE SAFETY AND WELFARE OF THE PUBLIC. NO FENCE OR PORTION THEREOF WILL BE CONSTRUCTED WITHIN SAID EASEMENT WITHOUT PERMISSION OF THE SPOKANE COUNTY ENGINEER, NOR WILL ANY OBJECTS BE PLACED IN SAID EASEMENT THAT WOULD OBSTRUCT THE SIGHT DISTANCE NECESSARY FOR SAFE AND EFFICIENT VEHICULAR MOVEMENTS. ANY OTHER EASEMENTS GRANTED OR DEDICATED WITHIN THE BORDER EASEMENT AREA WILL BE SUBORDINATE TO THE RIGHTS CREATED BY THIS EASEMENT AND ARE SUBJECT TO THE SPOKANE COUNTY PERMIT PROCESS PRIOR TO USAGE.

BLOCKS A & B BEING A ONE FOOT (1') WIDE STRIPS AS SHOWN HEREON, IS HEREBY DEDICATED TO SPOKANE COUNTY AS GENERAL COUNTY PROPERTY, TO BE DEDICATED FOR ROAD PURPOSES FOREVER AT SUCH TIME AS THE ROAD IS CONTINUED AS A FULL WIDTH RIGHT OF WAY OR UNTIL ADJACENT LANDS ARE PLATTED.

PUBLIC SEWERS SHALL BE CONSTRUCTED TO PROVIDE FOR THE CONNECTION OF EACH PARCEL TO THE COUNTY'S SYSTEM OF SEWERAGE. USES ON PROPERTIES WITHIN THE PROJECT SHALL BE REQUIRED TO CONNECT TO THE SEWER AND PAY APPLICABLE CHARGES PER THE COUNTY SEWER ORDINANCE. SEWER CONNECTION PERMITS SHALL BE REQUIRED.

A PUBLIC SEWER SYSTEM WILL BE MADE AVAILABLE FOR THE PLAT AND INDIVIDUAL SERVICE WILL BE PROVIDED TO EACH LOT PRIOR TO SALE.

THE USE OF INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL NOT BE AUTHORIZED.

INDIVIDUAL TRACTS SHALL BE SUBJECT TO PAYMENT OF CURRENT APPLICABLE SEWER CONNECTION CHARGES AND/OR GENERAL FACILITIES CHARGES PRIOR TO THE ISSUANCE OF A SEWER CONNECTION PERMIT.

USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED.

THE PUBLIC WATER SYSTEM, PURSUANT TO THE WATER PLAN APPROVED BY COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, COUNTY DEPARTMENT OF BUILDING & PLANNING AND WATER PURVEYOR, SHALL BE INSTALLED WITHIN THIS SUBDIVISION AND THE APPLICANT SHALL PROVIDE FOR INDIVIDUAL DOMESTIC WATER SERVICE AS WELL AS FIRE PROTECTION TO EACH LOT PRIOR TO SALE OF EACH LOT AND PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.

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

SETBACKS SHALL BE DETERMINED AT THE TIME BUILDING PERMITS ARE REQUESTED.

DRAINAGE AREAS ALONG SPRAGUE AVE THAT ARE ADJACENT TO THIS PLAT, 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 MICA VIEW SPOKANE HOMEOWNERS ASSOCIATION AS RECORDED AUGUST 10, 2016 UNDER UBI #604-023-870.

THE TEMPORARY TURNAROUND EASEMENT AREAS NORTH OF THE SOUTH LINE OF LOTS 2 AND 3, BLOCK 2 AND SOUTH OF THE NORTH LINE OF LOTS 2 AND 3, BLOCK 3 AND SOUTH OF THE SOUTH LINE OF GLENBROOK STREET ARE HEREBY GRANTED TO SPOKANE COUNTY AND TO THE PUBLIC FOR ROAD PURPOSES AND SAID EASEMENTS IN LOTS 2 AND 3, BLOCK 2 AND LOTS 2 AND 3, BLOCK 3 SHALL TERMINATE UPON THE CONTINUATION OF 1ST AVENUE AS A FULL WIDTH COUNTY ROAD. SAID EASEMENT SOUTH OF GLENBROOK STREET SHALL TERMINATE UPON THE CONTINUATION OF GLENBROOK STREET AS A FULL WIDTH COUNTY ROAD.

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

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

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

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

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 DAMPROOFING AND WATERPROOFING, BE IMPLEMENTED AS A PART OF THE BASEMENT FOUNDATION CONSTRUCTION.

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

THE MICA VIEW 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 WHIPPLE CONSULTING ENGINEERS, BOTH OF WHICH ARE ON FILE AT THE SPOKANE COUNTY'S ENGINEER'S OFFICE. MAINTENANCE OF DRAINAGE FACILITIES INCLUDES, BUT IS NOT LIMITED TO, KEEPING OPEN AND CLEANING STORMWATER PIPES, STRUCTURES, DITCHES, DRAINAGE PONDS, SWALES; REPLACEMENT OF DRAINAGE FACILITIES AS NEEDED; AND MAINTAINING LIVE NATIVE-TYPE DRYLAND GRASSES OR LAWN TURF IN THE POND FACILITIES LOCATED IN COMMON AREAS OR TRACTS, WITH OPTIONAL SHRUBBERY AND/OR TREES, WHICH DO NOT OBSTRUCT THE FLOW AND PERCOLATION OF STORM DRAINAGE WATER IN THE DRAINAGE SWALE AS INDICATED BY THE ACCEPTED PLANS. THE MICA VIEW 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 MICA VIEW SPOKANE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

IF THE MICA VIEW 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 MICA VIEW 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 MICA VIEW SPOKANE HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST.

SHOULD THE MICA VIEW 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 MICA VIEW 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.

## ACKNOWLEDGMENT

IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED HIS/HER NAME TO BE HEREUNTO SUBSCRIBED THIS 13<sup>th</sup> DAY OF December 2016

BIG SKY HOMES & DEVELOPMENT L.L.C.

BY [Signature] ITS member

### ACKNOWLEDGMENTS

STATE OF WASHINGTON )

COUNTY OF SPOKANE ) SS

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT Travis Paske IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE member OF BIG SKY HOMES & DEVELOPMENT L.L.C. TO BE THE FREE AND VOLUNTARY ACT OF SUCH COMPANY, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 13<sup>th</sup> DAY OF December 2016

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE COUNTY, MY COMMISSION EXPIRES Oct 17, 2020



## SPOKANE COUNTY AUDITOR

FILED FOR RECORD BY Whipple THIS 31<sup>st</sup> DAY OF JANUARY 2017, AT 49 MINUTES PAST 11 O'CLOCK A M; AND RECORDED IN BOOK 39 OF PLATS AT PAGE(S) 15-16 RECORDS OF SPOKANE COUNTY, WASHINGTON.

Vicky Dalton by Trinity A. Ueland (Deputy) SPOKANE COUNTY AUDITOR

## SPOKANE COUNTY TREASURER

I, TREASURER OF SPOKANE COUNTY, WASHINGTON DO HEREBY CERTIFY THAT ALL TAXES WHICH HAVE BEEN LEVIED AND BECOME CHARGEABLE AGAINST THE LAND SHOWN WITHIN THIS MAP AND DESCRIBED IN THE DEDICATION OF THIS DATE HAVE BEEN FULLY PAID, SATISFIED AND DISCHARGED.

DATED THIS 31<sup>st</sup> DAY OF January 2017.  
Rob Chase by Andrea Wood-Bohls SPOKANE COUNTY TREASURER

## SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 31<sup>st</sup> DAY OF January 2017

Vicki Vata SPOKANE COUNTY ASSESSOR

## SPOKANE COUNTY PUBLIC WORKS DEPARTMENT

EXAMINED AND APPROVED THIS 11<sup>th</sup> DAY OF January 2017

[Signature] SPOKANE COUNTY ENGINEER

## SPOKANE COUNTY ENVIRONMENTAL SERVICES

EXAMINED AND APPROVED THIS 19<sup>th</sup> DAY OF JANUARY 2017

[Signature] SPOKANE COUNTY DIVISION OF UTILITIES.

## DEPARTMENT OF BUILDING & PLANNING

EXAMINED AND APPROVED THIS 17<sup>th</sup> DAY OF January 2017

[Signature] DIRECTOR/DESIGNEE

## SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 31<sup>st</sup> day of January 2017

[Signature] Spokane Regional Health Officer

## SPOKANE COUNTY COMMISSIONERS

Examined and approved this 30<sup>th</sup> day of January 2017

[Signature] COMMISSIONER

## SURVEYOR'S CERTIFICATE

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

12/9/16  
JON A. GORDON, P.L.S. CERTIFICATE NO. 43610



SPOKANE COUNTY  
FILE NO. PE 2050-15

PROJ #:	15-1463	CIVIL
DATE:	12/09/16	STRUCTURAL
DRAWN:	JAG	<input checked="" type="checkbox"/> SURVEYING
REVIEWED:	JAG	TRAFFIC
		PLANNING
		LANDSCAPE
		OTHER



# MICA VIEW 4TH ADDITION

SPOKANE COUNTY, WA

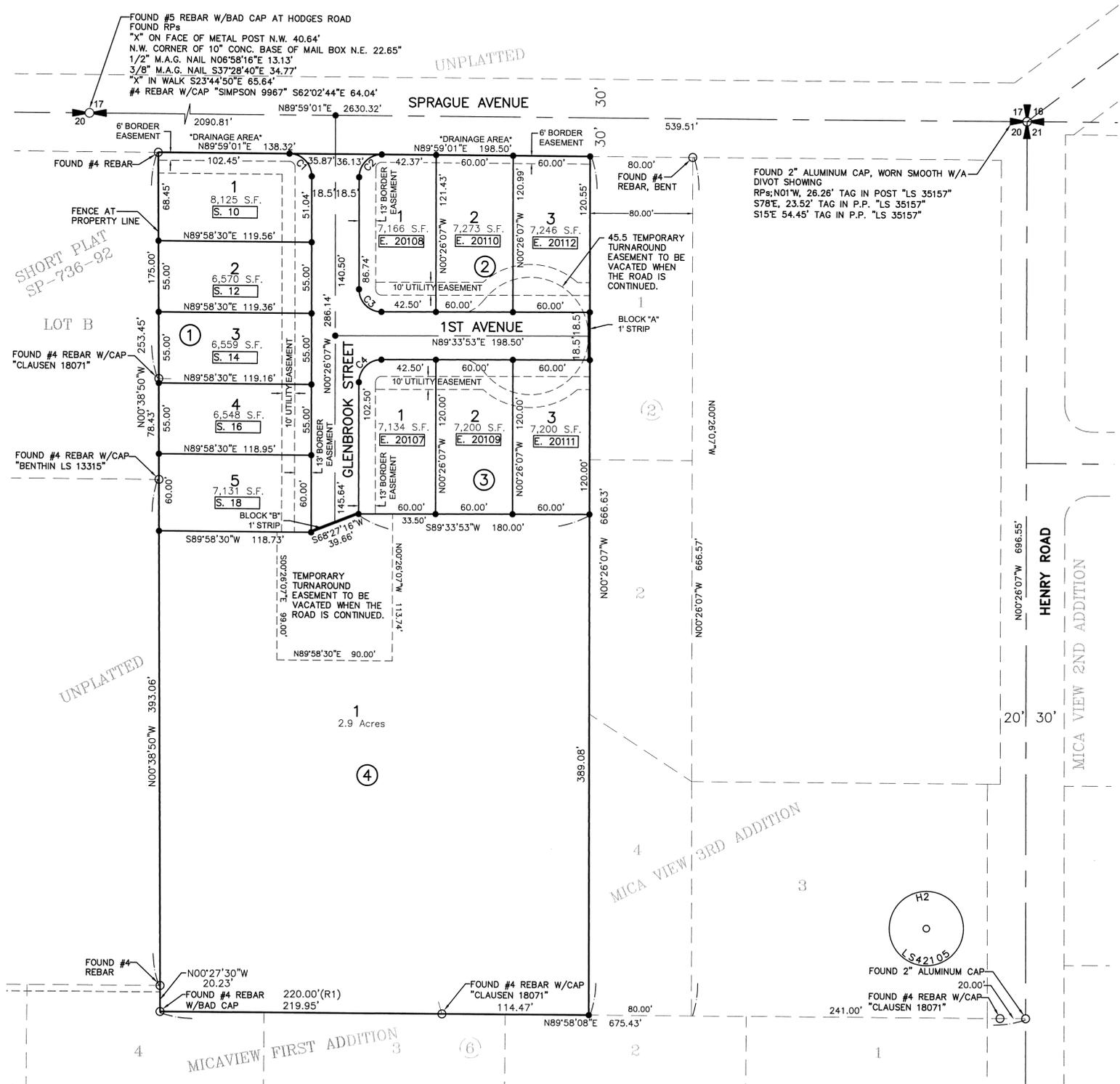
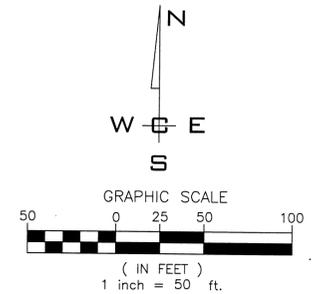
SHEET 1 OF 2  
JOB NUMBER 15-1463

# MICA VIEW 4TH ADDITION

BEING A REPLAT OF A PORTION OF MICA VIEW 3RD ADDITION  
 A PORTION OF THE NE1/4 OF THE NE1/4 OF SECTION 20,  
 TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M.  
 SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY AUDITOR  
 FILED FOR RECORD BY Whittle THIS 31ST DAY OF  
January 2017, AT 49 MINUTES PAST 11 O'CLOCK A.M.; AND  
 RECORDED IN BOOK 39 OF PLATS AT PAGE(S) 16 RECORDS OF SPOKANE  
 COUNTY, WASHINGTON.

Vicky Bolton by Timothy A. Wilson (Deputy) SPOKANE COUNTY AUDITOR



**BASIS OF BEARINGS**  
 THE BEARING OF N89°59'01"E LOCATED ALONG THE NORTH LINE OF THE NORTHEAST QUARTER AND AS SHOWN ON THE FINAL PLAT SHORT PLAT OF SP 736-92 AS RECORDED IN BOOK 8 OF SHORT PLATS, PAGE 54 WAS USED AS THE BASIS OF BEARING FOR THIS PLAT.

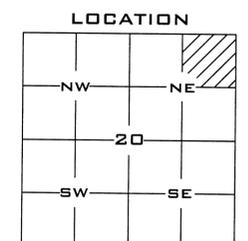
**EQUIPMENT & PROCEDURES**  
 THIS SURVEY WAS PERFORMED WITH A TOPCON "HYPER" RTK GPS SYSTEM AND A 5-SECOND TOPCON GPT 3005LW TOTAL STATION THEODOLITE USING FIELD TRAVERSE PROCEDURES ACHIEVING MINIMUM CLOSURE STANDARDS PER WAC 332-130-090, WAC 332-130-100.

- RECORD DOCUMENTS**
- (R1) MICA VIEW 3RD ADDITION AS RECORDED IN BOOK 16 OF PLATS, PAGE 14
  - (R2) MICAVIEW FIRST ADDITION RECORDED IN BOOK 12 OF PLATS, PAGE 9.
  - (R3) SHORT PLAT SP-736-92 RECORDED IN BOOK 8 OF SHORT PLATS, PAGE 54.
  - (R4) SHORT PLAT SP-870-93 RECORDED IN BOOK 11 OF SHORT PLATS, PAGE 47.
  - (R5) MICA VIEW MEADOWS ALTERATION AS RECORDED IN BOOK 33 OF PLATS, PAGE 68A.

- NOTES**
- 1) DATE OF SURVEY JUNE 2015
  - 2) MATTERS OF RECORD PER STEWART TITLE GUARANTY COMPANY PLAT GUARANTEE #01271-12283 DATED JULY 07, 2016
  - #7 THIS PLAT MAY BE SUBJECT TO A WATERLINE EASEMENT TO SPOKANE VALLEY FARMS COMPANY RECORDED UNDER AUDITOR'S FILE #749240.
  - #8 THIS PLAT MAY BE SUBJECT TO A WATERLINE EASEMENT TO THE UNITED STATES OF AMERICAN RECORDED UNDER AUDITOR'S FILE #123256C.
  - #10 THIS PLAT MAY BE SUBJECT TO AN EASEMENT RECORDED UNDER AUDITOR'S FILE #9505080167.

Curve Table					
Curve #	Length	Delta	Radius	Chord Bearing	Chord Length
C1	27.36'	089°34'52"	17.50'	N45°13'33"W	24.66'
C2	27.62'	090°25'08"	17.50'	S44°46'27"W	24.84'
C3	27.49'	090°00'00"	17.50'	S45°26'07"E	24.75'
C4	27.49'	090°00'00"	17.50'	N44°33'53"E	24.75'

- LEGEND**
- SET #4 REBAR W/CAP OR PLUG W/WASHER MARKED "WCE LS 43610"
  - FOUND AS NOTED
  - x- FENCELINE EXISTING
  - 43610 ADDRESSES



SPOKANE COUNTY  
 FILE NO. PE 2050-15

PROJ #: 15-1463  
 DATE: 12/09/16  
 DRAWN: JAG  
 REVIEWED: JAG

CIVIL  
 STRUCTURAL  
 SURVEYING  
 TRAFFIC  
 PLANNING  
 LANDSCAPE  
 OTHER



**MICA VIEW  
 4TH ADDITION  
 SPOKANE COUNTY, WA**

SHEET  
 2 OF 2  
 JOB NUMBER  
 15-1463