

FINAL PLAT OF MICA VIEW 4TH ADDITION PHASE 3

A PORTION OF THE NE1/4 OF THE NE1/4 OF SECTION 20, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M.
SPOKANE COUNTY, WASHINGTON

6778099 40/92

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT BIG SKY HOMES & DEVELOPMENT L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY AND PAKIBA, L.L.C. A WASHINGTON LIMITED LIABILITY COMPANY, THE OWNERS 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 PHASE 3, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 383 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, EXCEPT THE WEST 100 FEET THEREOF IN SECTION 20, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M.; TOGETHER WITH THE EAST 175.52 FEET OF THE WEST 100 FEET OF THE SOUTH 383 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M.; AND EXCEPT PLATTED PORTIONS.

TOGETHER WITH THE NORTH 10 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20, EXCEPT THE WEST 82.48 FEET, AND EXCEPT PLATTED PORTIONS.

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

HAVING AN AREA OF 2.1 ACRES

THE BORDER EASEMENT AS SHOWN HEREON IS HEREBY GRANTED TO SPOKANE COUNTY AND ITS AUTHORIZED AGENTS, AND TO THE PUBLIC FOR THE 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 ROAD 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 CONNECTION PERMITS THAT 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.

THE USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED.

THE PUBLIC WATER AND SEWER PLANS 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.

UTILITIES EASEMENT AS 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 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 SHALL NOT BE PLACED WITHIN THE 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 PRIVATE ROADS, BORDER EASEMENTS AND COMMON AREAS. IF THE DEVELOPER OR HIS SUBCONTRACTOR SHOULD DITCH BEYOND THE LIMITS OF THE PLATTED EASEMENT STRIPS SHOWN HEREON, THE EASEMENT SHALL THEN BE IDENTIFIED BY THE ACTUAL PHYSICAL LOCATION OF THE INSTALLED UTILITIES. EXCEPT UTILITY EASEMENTS MOUNT ENOUGH ON ANY BORDER EASEMENT AS SHOWN HEREON.

SEWERBACKS SHALL BE DETERMINED AT THE TIME OF BUILDING PERMITS ISSUANCE.

THE LOT OWNERS IN THIS PLAT ARE MEMBERS OF THE MICA VIEW SPOKANE HOMEOWNERS ASSOCIATION AS RECORDED AUGUST 10, 2016 UNDER UBI #604-023-870.

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 RIGHT 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 THEREON, 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 ANY INVERSE CONVEGATION TO ANY INVERSE CONVEGATION TO ANY 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 20" 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 SUBJECTED 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 MOTILED 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 DAMPPROOFING 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 (20" SWALES) SITUATED ON THEIR RESPECTIVE PROPERTIES, AND ANY PORTION OF A 20" 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 20" 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 THE CONSULTING ENGINEERS, 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; 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.

THIS PHASE OF PLATTING IS APPROVED FOR A MAXIMUM OF 12 RESIDENTIAL LOTS.

THE 45.5 FEET RADIUS TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON IS HEREBY GRANTED TO SPOKANE COUNTY. SAID EASEMENT WILL TERMINATE WHEN WILLAMETTE STREET IS CONTINUED AS A FULL WIDTH COUNTY ROAD.

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 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 31st DAY OF October, 2019.

BIG SKY HOMES & DEVELOPMENT L.L.C., WASHINGTON LIMITED LIABILITY COMPANY
BY: *[Signature]* ITS member

ACKNOWLEDGMENTS

STATE OF WASHINGTON) SS

COUNTY OF SPOKANE)

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., WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH COMPANY, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 31st DAY OF Oct, 2019.

[Signature]
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE COUNTY, MY COMMISSION EXPIRES March 27, 2021



ACKNOWLEDGMENT

IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED HIS/HER NAME TO BE HEREUNTO SUBSCRIBED THIS 31st DAY OF October, 2019.

PAKIBA, L.L.C. A WASHINGTON LIMITED LIABILITY COMPANY
BY: *[Signature]* ITS member

ACKNOWLEDGMENTS

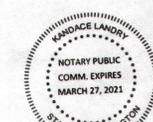
STATE OF WASHINGTON) SS

COUNTY OF SPOKANE)

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DATED THIS 31st DAY OF Oct, 2019.

[Signature]
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE COUNTY, MY COMMISSION EXPIRES March 27, 2021

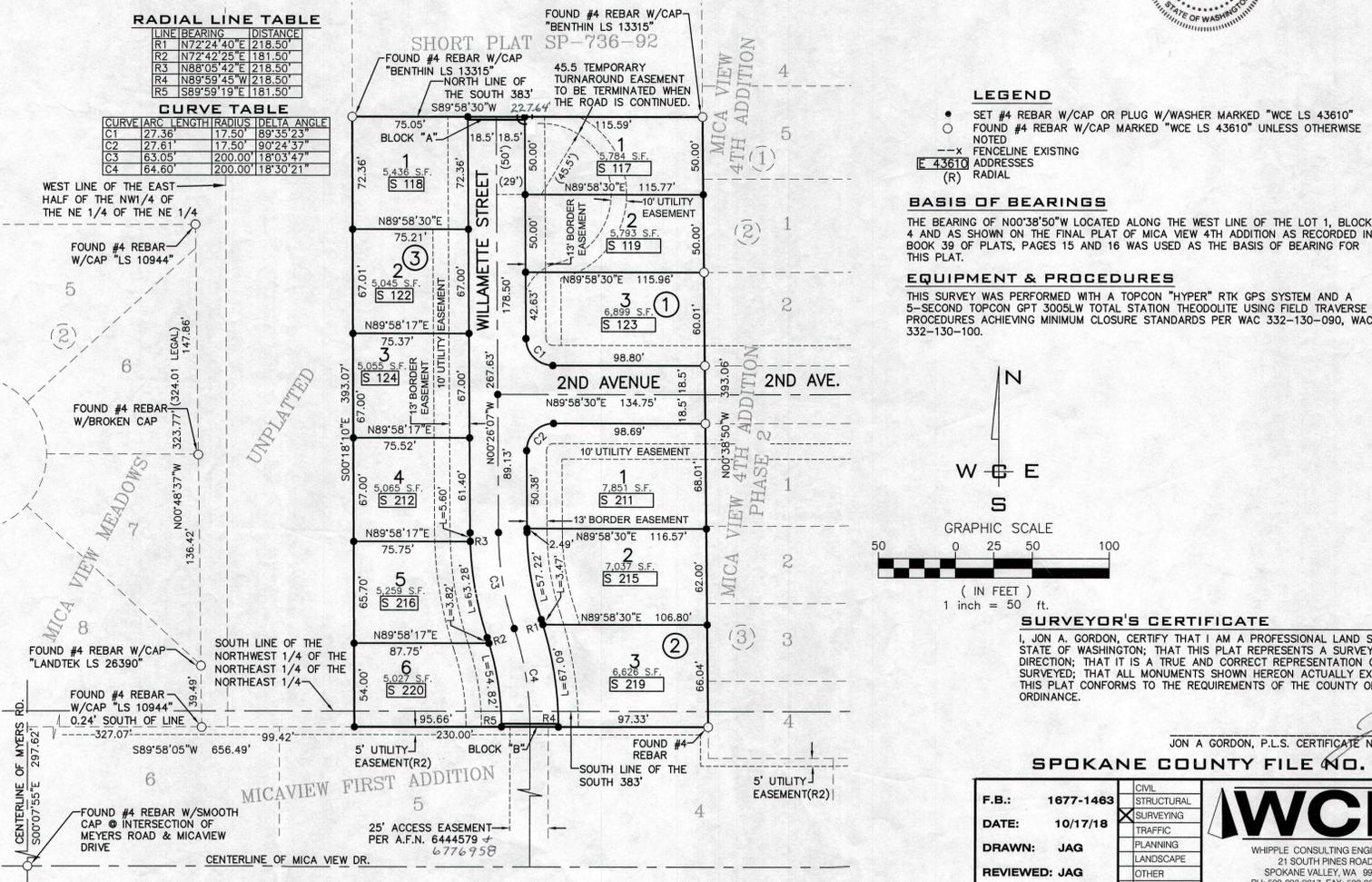


RADIAL LINE TABLE

LINE	BEARING	DISTANCE
R1	N72°24'40"E	218.50'
R2	N72°42'25"E	181.50'
R3	N88°05'42"E	218.50'
R4	N89°59'45"W	218.50'
R5	S89°59'19"E	181.50'

CURVE TABLE

CURVE	ARC	LENGTH	RADIUS	DELTA ANGLE
C1	27.36'	17.50'	89°35'23"	
C2	27.61'	17.50'	89°34'37"	
C3	63.05'	200.00'	118°03'47"	
C4	64.60'	200.00'	118°03'21"	



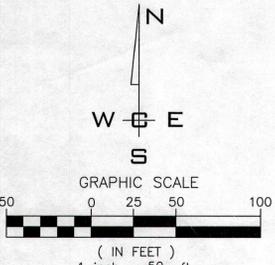
- ### LEGEND
- SET #4 REBAR W/CAP OR PLUG W/WASHER MARKED "WCE LS 43610"
 - FOUND #4 REBAR W/CAP MARKED "WCE LS 43610" UNLESS OTHERWISE NOTED
 - - - FENCE LINE EXISTING
 - ④ 43610 ADDRESSES
 - (R) RADIAL

BASIS OF BEARINGS

THE BEARING OF N00°38'50"W LOCATED ALONG THE WEST LINE OF THE LOT 1, BLOCK 4 AND AS SHOWN ON THE FINAL PLAT OF MICA VIEW 4TH ADDITION AS RECORDED IN BOOK 39 OF PLATS, PAGES 15 AND 16 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 300SLW TOTAL STATION THEODOLITE USING FIELD TRAVERSE PROCEDURES ACHIEVING MINIMUM CLOSURE STANDARDS PER WAC 332-130-090, WAC 332-130-100.



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.

JON A GORDON, P.L.S. CERTIFICATE NO. 43610

SPOKANE COUNTY FILE NO. PE 2050-15

F.B.: 1677-1463
DATE: 10/17/18
DRAWN: JAG
REVIEWED: JAG



MICA VIEW 4TH ADDITION PHASE 3
SPOKANE COUNTY, WA

SHEET 1 OF 1
JOB NUMBER 15-1463

SPOKANE COUNTY AUDITOR
FILED FOR RECORD BY *Big Sky Homes Dev.* THIS 29th DAY OF January 2019 AT 55 MINUTES PAST 2 O'CLOCK P M; AND RECORDED IN BOOK 40 OF PLATS AT PAGE(S) 92 RECORDS OF SPOKANE COUNTY, WASHINGTON.

Devin S. Best
SPOKANE COUNTY AUDITOR Deputy

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 29th DAY OF January 2019
Michele Baumgartner by Annan Olson
SPOKANE COUNTY TREASURER



SPOKANE COUNTY ASSESSOR
EXAMINED AND APPROVED THIS 28th DAY OF January 2019
[Signature]
SPOKANE COUNTY ASSESSOR

SPOKANE COUNTY PUBLIC WORKS DEPARTMENT
EXAMINED AND APPROVED THIS 27th DAY OF January 2019
[Signature]
SPOKANE COUNTY ENGINEER

SPOKANE COUNTY ENVIRONMENTAL SERVICES
EXAMINED AND APPROVED THIS 25th DAY OF January 2019
[Signature]

SPOKANE COUNTY DIVISION OF UTILITIES
[Signature]

DEPARTMENT OF BUILDING & PLANNING
EXAMINED AND APPROVED THIS 28th DAY OF January 2019
[Signature]
DIRECTOR/DISEGNEE

SPOKANE REGIONAL HEALTH DISTRICT
EXAMINED AND APPROVED THIS 28th DAY OF January 2019
[Signature]
Spokane-Regional Health Officer

- ### NOTES
- DATE OF SURVEY JUNE 2015
 - MATTERS G-0000-046467068 DATED AUGUST 17, 2018 #10 THIS PLAT MAY BE SUBJECT TO A WATERLINE EASEMENT TO SPOKANE VALLEY FARMS COMPANY RECORDED UNDER AUDITOR'S FILE #749240. #11 THIS PLAT IS SUBJECT TO AN EASEMENT IN FAVOR OF WASHINGTON WATER POWER RECORDED UNDER AUDITOR'S FILE #956858A. BLANKET IN NATURE #12 THIS PLAT IS NOT SUBJECT TO A PIPELINE EASEMENT IN FAVOR OF PACIFIC GAS TRANSMISSION COMPANY RECORDED UNDER AUDITOR'S FILE #764259B. #13 THIS PLAT IS BENEFITED BY AN EASEMENT FOR ACCESS RECORDED UNDER AUDITOR'S FILE #6444579. #14 EASEMENT RECORDED UNDER AUDITOR'S FILE #6638996. EASEMENT TO BE VACATED WHEN PLATTED BY THIS PLAT. #15 THE SOUTH LINE PER THE LEGAL DESCRIPTION LEAVES A 0.04' GAP ON THE EAST AND 0.06' GAP ON THE WEST. IN MY BOUNDARY I CALCULATED TO THE NORTH LINE OF MICAVIEW FIRST ADDITION IN ORDER TO NOT LEAVE A GAP IN THE PLATS. THE SOUTH 393' PER THE LEGAL DOES NOT CALL OUT TO THE 0.00' OF A FOOT WHICH I BELIEVE IS CAUSING THE GAP BY THE RULE OF SIGNIFICANT FIGURES.

- ### 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 62A.
 - (R6) MICA VIEW 4TH ADDITION PHASE 2 AS RECORDED IN BOOK 39 OF PLATS, PAGE 82.

MICA VIEW 4TH	LOTS	ACRES	DATE
PHASE 1	11	2.2	1-31-17
PHASE 2	14	2.9	11-9-17
PHASE 3	12	2.1	10-17-17
TOTAL	37	7.2	

