

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that PARAS CONSTRUCTION, INC., a Washington Corporation, MORAN PRAIRIE PROPERTIES, INC., a Washington Corporation, WELLS FARGO BANK NORTHWEST, N.A., and FIRSTBANK NORTHWEST, have caused to be platted into Lots, Blocks, Streets and Tracts the land shown hereon, to be known as PALOUSE PLAZA ESTATES, being that portion of Government Lot 9, located in Section 3, Township 24 North, Range 43 East, W.M., Spokane County, State of Washington, more particularly described as follows:

COMMENCING at the Southwest Corner of said Government Lot 9; thence North 00°30'41" East, along the westerly line of said lot, a distance of 490.00 feet to the POINT OF BEGINNING; thence continuing along said line a distance of 833.37 feet to the northwest corner of said lot; thence South 89°29'35" East, along the North Line of said lot, a distance of 114.12 feet to the westerly line of the Vacated BEN BURR ROAD No. 2200; thence South 05°10'56" East along said westerly line a distance of 720.08 feet; thence North 89°34'11" West a distance of 108.38 feet; thence South 73°14'43" West a distance of 32.00 feet to the beginning of a curve concave to the East having a radius of 391.00 feet from which a radial line bears North 73°14'43" East; thence along said curve through a central angle of 74°3'31" an arc distance of 52.72 feet to the beginning of a reverse curve concave to the west having a radius of 184.00 feet; thence along said curve through a central angle of 18°49'04" an arc distance of 60.43 feet; thence North 89°34'11" West a distance of 81.77 feet to the POINT OF BEGINNING.

Containing 2.64 acres, more or less.

And they do hereby dedicate to public use forever 51st Avenue as shown on this plat. Lot 20, Block 3, being a one foot (1") wide strip 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. Future slope easements as required for the construction or reconstruction of 51st Avenue are hereby granted to Spokane County.

Setbacks shall be determined at the time building permits are requested unless these setbacks are specifically drafted on this final plat. The setbacks indicated on this plat may be varied from if proper zoning approvals are obtained.

The public water system, pursuant to the WATER PLAN approved by County and State Health authorities, the local fire protection district, County Division of Building and Code Enforcement, and water purveyor, shall be installed within this subdivision, and the subdivider/sponsor 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. Use of private wells and water systems is prohibited.

A public sewer system provided by the City of Spokane will be made available for the plot and individual service will be provided to each lot prior to sale. Use of individual on-site sewage systems shall not be authorized. Sewer line easements for the installation, operation and maintenance of sanitary sewers over the private road and private driveway (Tracts "F" and "G") and over Tract "E" are hereby granted to the City of Spokane, its successors and assigns for the sole purpose of constructing, installing, operating, maintaining, repairing, altering, replacing, removing, and all other uses or purposes which are or may be related to a sewer system. The City of Spokane, its successors and assigns at all times hereinafter, at their own cost and expense, may remove all crops, brush, grass or trees that may interfere with the constructing, installing, operating, maintaining, repairing, altering, replacing, removing and all other uses or purposes which are or may be related to a sewer system. The grantors reserve the right to use and enjoy that property which is the subject of this easement for purposes which will not interfere with the City's full enjoyment of the rights hereby granted; provided, the grantors shall not erect or construct any building or other structure or drill on the easement, or diminish or substantially add to the ground cover over the easement. The easement described herein above is to and shall run with the land.

The owners of all lots within this subdivision shall be members of PALOUSE PROPERTIES HOMEOWNERS ASSOCIATION, a homeowners association created by document recorded April 11, 2001 by the Secretary of State of the State of Washington under U.B.I. Number 602113282 and subject to the Articles of Incorporation and Bylaws thereof.

Tracts "A", "B" and "E" (common areas) and Tract "F" (private road) and Tract "G" (private driveway) are hereby dedicated to the PALOUSE PROPERTIES HOMEOWNERS ASSOCIATION. No structures including fences shall be constructed thereon without the expressed written approval by Spokane County. The PALOUSE PROPERTIES HOMEOWNERS ASSOCIATION shall be responsible for payment of claims and other liabilities, which may become due for said tracts. Said tracts may not be sold or transferred, and shall be considered subservient estates to all lots within this plat for the purpose of real estate taxes. Should the PALOUSE PROPERTIES HOMEOWNERS ASSOCIATION be terminated for any reason, the successors in interest for said tracts shall be the individual lot owners of lots within this plat, or their successors in interest, who are members of the PALOUSE PROPERTIES HOMEOWNERS ASSOCIATION at the time of said termination. The status of the areas designated as subservient estates for tax purposes cannot be changed without filing a replat.

The private road and private driveway as shown hereon are easements which provides a means of ingress and egress for those lots within the subdivision having frontage thereon. The County of Spokane is hereby granted the right of ingress and egress to all private roads, common areas and/or drainage easements. Subject to the Separate Declaration of Covenant as recorded September 11, 2002 under Auditor's Document No. 4771873 which by reference are made a part hereof.

WARNING: Spokane County has no responsibility to build, improve, or 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 for property on a private road, Spokane County assumes no obligation for said private road and the owners hereby acknowledge that the County has no obligation of any kind or nature whatsoever to establish, examine, survey, construct, alter, repair, improve, maintain, or provide drainage or snow removal on a private road. This requirement is and shall run with the land and shall be binding upon the owner(s), their heirs, successors or assigns including the obligation to participate in the maintenance of the private road as provided herein.

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 Palouse Homeowners' Association. Tracts A, B, E, F, and G are hereby dedicated to the Palouse Homeowners' Association 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. A drainage easement is granted to Spokane County over Tracts A, B, E, F, and G for inspection and emergency maintenance of stormwater facilities.

Spokane County and its authorized agents are hereby granted the right to ingress and egress to, over and from all public drainage easements 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(s) or the Palouse Homeowners' Association. Spokane County does not accept the responsibility to inspect or maintain drainage facilities located outside of public rights-of-way, except in cases where Spokane County specifically assumes that responsibility in writing. Neither does Spokane County accept any liability for any failure by the property owner(s) to properly maintain such areas.

The property owner(s) within this plat shall be held responsible for keeping open and maintaining the surface path of natural or man-made drainage flow over and across their respective properties. If the property owner(s) fail to maintain the surface path of natural or man-made drainage flow, or drainage facilities on private properties, a notice of such failure may be given to the property owner(s). If not corrected within the period indicated on said notice, Spokane County has the right to correct the maintenance failure, or have it corrected, at the expense of the property owner(s).

Spokane County does not accept the responsibility of maintaining the drainage course on private lots nor the responsibility for any damage whatsoever, including, but not limited to, inverse condemnation to any properties due to deficient construction and/or maintenance of drainage courses in drainage easements on private property.

Any building that is constructed on a lot in this plat shall be set at such an elevation so as to provide positive drainage away from any drainage entry point to the building (including but not limited to a window well, a window unprotected by a window well, or a doorway). Said positive drainage shall consist of a minimum slope of 3% away from the building for a distance of at least 10 feet from the building. The lots shall be graded so that either a) all runoff is routed away from the building, and conveyed over the lot to a natural drainage swale or approved drainage facility, or b) drainage intercepted on the lot is disposed of on the lot in an approved drainage facility. All drainage facilities for this plat, including any "208" swales, shall be constructed in accordance with the approved plans on file at the Spokane County Engineer's Office. Any proposed changes to the approved road and drainage plans must be approved by the Spokane County Engineer's Office prior to construction of said changes.

There may exist properties located uphill and adjacent to this subdivision that periodically discharge stormwater runoff onto individual lots within this plat. Stormwater runoff from nearby uphill properties should be expected, and during snow melt periods or wet seasons the lots may be subjected to higher amounts of stormwater runoff than what is normally observed or anticipated. Because stormwater runoff from adjacent properties have discharged onto this plat prior to development, stormwater runoff will likely continue to do so after development.

No structures, including fences, shall be constructed directly over or within a natural drainage channel or drainage ditch without the expressed written consent of the Spokane County Engineer. Spokane County does not accept the responsibility to inspect and/or maintain the drainage easements, nor does Spokane County accept any liability for any failure by the lot owner(s) to properly maintain such areas.

The Palouse Homeowners' Association or its successors in interest shall maintain any drainage facilities, located in the private road easements and Tracts A, B, E, F, and G, in conformance with the approved plans on file at the Spokane County Engineer's Office. Maintenance of drainage facilities includes, but is not limited to, keeping open and cleaning storm pipes, ditches, drainage ponds, swales, etc., replacement of drainage facilities as needed, and maintaining live native-type dryland grasses or lawn turf in the "208" swales 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 approved plans. The Palouse Homeowners' Association shall be responsible for payment of all claims and other liabilities which may become due for said maintenance responsibilities.

If the Palouse Homeowners' Association, or their successors in interest, fails to maintain the drainage facilities in conformance with the accepted drainage plan on file at the Spokane County Engineer's Office, a notice of such failure may be given to the Palouse 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 Palouse Homeowners' Association, or their successors in interest.

Should the Palouse Homeowners' Association be terminated for any reason, the successors in interest shall be the individual lot owner(s), or their successors in interest, who are members of the Palouse 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.

The Border Easements as shown hereon are hereby granted to Spokane County, its authorized agents, and 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 with this Border Easement area will be subordinate to the rights created by this easement and are subject to Spokane County Engineer's permit process prior to usage.

Utility easements adjoining all public road rights of way, the private road (Tract "F") and the driveway (Tract "G"), and over said private road and driveway, as shown hereon 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 which may interfere with the construction, maintenance and operation of same and together with the right to access said utility easement through any future right of way acquisition area.

Easements for sidewalks are hereby granted to the PALOUSE PROPERTIES HOMEOWNERS ASSOCIATION over 15 foot strips on Lots 1 through 4, Block 2 and over 16 foot strip on Tract "E" as shown hereon.

Building heights within this plat shall not exceed 35 feet, and shall be limited to 2 1/2 stories.

The owner(s) or successor(s) in interest agree to join in any county-approved stormwater management program and pay such rates and charges as may be fixed through public hearings for service or benefit obtained by the planning, design, construction, maintenance or operation of stormwater control facilities.

51st Avenue, from Julia Street in Ashton Heights 3rd Addition, to the east boundary of this plat as shown, shall not be maintained by Spokane County until 51st Avenue is extended east of vacated Ben Burr. Owners of lots within this subdivision shall be responsible for all maintenance and repairs for 51st Avenue until Spokane County establishes 51st Avenue as a county maintained road.

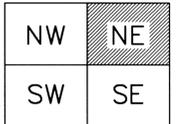
No detachable single family dwellings or manufactured homes are allowed on Lots 1 and 2, Block 1 and Lots 1, 2, 3 and 4, Block 2. All tracts with any lot line designated Center Duplex Lot Line shall be restricted to one common-wall dwelling unit (one-half (1/2) duplex), provided the duplex common wall is aligned over or with the Center Duplex Lot Line, and provided that each duplex unit (half) is totally on its side of the center lot line when said lot line is extended vertically beyond the roof line.

This does not preclude single family dwellings on lots that meet the minimum requirements of the Urban Residential-7 (UR-7) and Planned Unit Development (PUD) Overlay zone. Note: This condition amended per Hearing Examiner Committee Condition No. 1.

The owners, heirs or assigns of each dwelling unit of each duplex structure do hereby agree to retain the color, texture and type of materials of the duplex exterior, and further agree that any "change" to said exterior shall have written mutual approval of both owners of each half of the duplex prior to initiating construction of any such "change" to the exterior. Any replacement or addition to all or part of the duplex structure shall also require mutual approval. This agreement shall run with each associated lot and shall be enforced through civil court, and does exclude Spokane County from the terms and enforcement of said agreement.

Enforcement of the water and sewer systems agreement is a civil matter between each duplex unit owner(s) and not enforced by Spokane County.

A RETAINING WALL AND 6' FENCE MUST BE CONSTRUCTED ALONG THE EASTERLY PROPERTY LINE OF 5103 SOUTH JULIA BY MAY 1, 2003. PER THE SEPTEMBER 13, 2002 ROAD AND DRAINAGE PLANS AND AN ACCEPTABLE CERTIFICATION PACKAGE MUST BE RECEIVED PRIOR TO MAY 15, 2003. THE IMPROVEMENTS ARE NECESSARY TO MITIGATE A SAFETY HAZARD CREATED DURING THE INITIAL CONSTRUCTION OF THIS PROJECT. IF THE RETAINING WALL AND FENCE HAS NOT BEEN BUILT BY MAY 1, 2003 AND A CONSTRUCTION CERTIFICATION PACKAGE HAS NOT BEEN ACCEPTED BY THE SPOKANE COUNTY ENGINEER BY MAY 15, 2003, SPOKANE COUNTY WILL INVOKE THE NECESSARY AMOUNT FROM BOND NO. 1885242 DRAWN UNDER THE COMPLETE CONSTRUCTION OF THE RETAINING WALL AND FENCE AT 5103 SOUTH JULIA.



SHEET 1 OF 2

IN WITNESS WHEREOF, the aforesaid owners have caused names to be hereunto subscribed this 3rd day of January, 2003.

PARAS CONSTRUCTION, INC., A Washington Corporation By: George J. Paras

ACKNOWLEDGMENT

STATE OF WASHINGTON ) ) ss COUNTY OF SPOKANE )

I certify that I know or that I have satisfactory evidence that George J. Paras 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 President of PARAS CONSTRUCTION, INC., a Washington corporation, to be the free and voluntary act of such corporation, for the uses and purposes stated in the instrument.

DATED this 3rd day of January, 2003.

Marie Anne Harvey NOTARY PUBLIC, in and for the State of Washington residing at Spokane, My Commission expires 3/1/05

IN WITNESS WHEREOF, the aforesaid owners have caused names to be hereunto subscribed this 3rd day of January, 2003.

MORAN PRAIRIE PROPERTIES, INC., A Washington Corporation By: Gary Marks

ACKNOWLEDGMENT

STATE OF WASHINGTON ) ) ss COUNTY OF SPOKANE )

I certify that I know or that I have satisfactory evidence that Gary Marks 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 President of MORAN PRAIRIE PROPERTIES, INC., a Washington corporation, to be the free and voluntary act of such corporation, for the uses and purposes stated in the instrument.

DATED this 3rd day of January, 2003.

Faith M. McDavid NOTARY PUBLIC, in and for the State of Washington residing at Spokane, My Commission expires 2-28-04

IN WITNESS WHEREOF, the aforesaid owners have caused names to be hereunto subscribed this 9th day of January, 2003.

WELLS FARGO BANK, N.A. By: James A. Jones

ACKNOWLEDGMENT

STATE OF WASHINGTON ) ) ss COUNTY OF SPOKANE )

I certify that I know or that I have satisfactory evidence that Larrice A. Jones 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 Vice President of WELLS FARGO BANK, N.A., to be the free and voluntary act of such bank, for the uses and purposes stated in the instrument.

DATED this 9th day of January, 2003.

Wendy Williams NOTARY PUBLIC, in and for the State of Washington residing at Spokane, My Commission expires 1-15-05

IN WITNESS WHEREOF, the aforesaid owners have caused names to be hereunto subscribed this 8th day of January, 2003.

FIRSTBANK NORTHWEST By: [Signature]

ACKNOWLEDGMENT

STATE OF WASHINGTON ) ) ss COUNTY OF SPOKANE )

I certify that I know or that I have satisfactory evidence that Michael W. Palmer 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 Vice President of FIRSTBANK NORTHWEST, to be the free and voluntary act of such bank, for the uses and purposes stated in the instrument.

DATED this 8th day of January, 2003.

Marie Anne Harvey NOTARY PUBLIC, in and for the State of Washington residing at Spokane, My Commission expires 3/1/05

SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 19th DAY OF February, 2003 AT 10:31 A.M. IN BOOK 28 OF PLATS AT PAGE 57 AT THE REQUEST OF PARAS CONST./MORAN PRAIRIE PROP, INC

J. Higdon SPOKANE COUNTY AUDITOR BY DEPUTY #3598 4848424 Bk 28 Pg 57 Sheet 1 of 2

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.



Kerrel Bell, P.L.S. Certificate Number 29286

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 12th day of February, 2003.

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 11th day of February, 2003.

SPOKANE COUNTY DIVISION OF PLANNING

Examined and approved this 18th day of February, 2003.

Wendy Jones Director, Division of Planning

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 17th day of February, 2003.

Michael R. Yost For Spokane Regional Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 19th day of February, 2003.

Marie Anne Harvey by M.K. Wertz Spokane County Assessor by Deputy

SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 16th day of February, 2003.

John Pashley Chairman, Spokane County Commissioners

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 19th day

of February, 2003.

Linda M. Wainwright by M.C. Ensign Spokane County Treasurer by Deputy

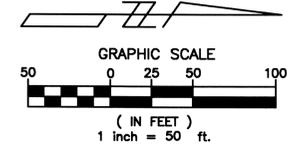
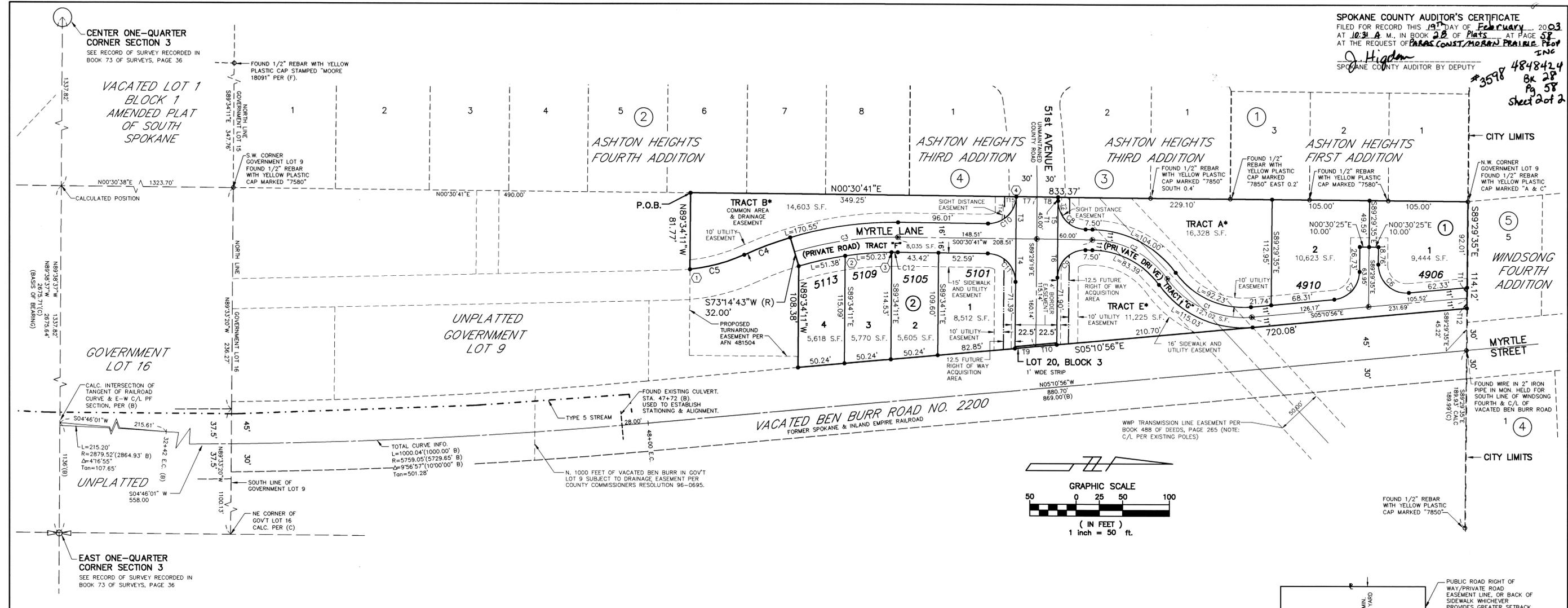
FINAL PLAT OF PALOUSE PLAZA ESTATES (PLANNED UNIT DEVELOPMENT) PORTION OF GOVERNMENT LOT 9, SECTION 3, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON #3598 1/2 28/57



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CLC Associates, Inc. Planning - Engineering - Land Surveying Architecture - Landscape Architecture 707 West 7th, Suite 200 Spokane, WA 99204 (509) 458-6840 FAX: (509) 458-6844

**SPOKANE COUNTY AUDITOR'S CERTIFICATE**  
 FILED FOR RECORD THIS 19<sup>th</sup> DAY OF February 2003  
 AT 10:31 A.M. IN BOOK 22 OF PLATS AT PAGE 57  
 AT THE REQUEST OF **PAUL COUST, ROBERT PRALLE, INC.**  
*J. Higdon*  
 SPOKANE COUNTY AUDITOR BY DEPUTY  
 #3598 4848424  
 Bk 28  
 Pg 58  
 Sheet 2 of 2



**① RADIAL BEARINGS ①**

LINE	BEARING
1	N84°20'16"W
2	N81°26'41"E
3	N89°27'41"E
4	S02°25'18"W

**TANGENT INFORMATION**

LINE	LENGTH	BEARING
T1	4.00'	S89°29'19"E
T2	23.03'	S75°01'43"W
T3	45.00'	S89°29'19"E
T4	46.00'	N89°29'19"W
T5	41.00'	S89°29'19"E
T6	41.00'	N89°29'19"W
T7	22.52'	N00°30'41"E
T8	22.50'	N00°30'41"E
T9	22.61'	S05°10'56"E
T10	22.61'	S05°10'56"E
T11	11.05'	S89°29'35"E
T12	11.05'	S89°29'35"E
T14	25.23'	S83°22'39"E
T15	12.48'	N00°30'41"E

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	100.00'	103.63'	57.01'	99.05'	59°22'29"
C2	100.00'	93.69'	50.60'	90.30'	53°40'52"
C3	375.00'	113.01'	56.93'	112.58'	17°15'58"
C4	391.00'	52.72'	26.40'	52.88'	7°43'31"
C5	184.00'	60.43'	30.49'	60.16'	18°49'04"
C6	30.00'	50.10'	33.14'	44.48'	95°41'20"
C7	30.00'	44.15'	27.16'	40.27'	84°18'40"
C8	30.00'	47.12'	30.00'	42.43'	90°00'00"
C9	30.00'	47.12'	30.00'	42.43'	90°00'00"
C10	30.00'	46.12'	29.02'	41.71'	88°05'23"
C11	30.00'	47.12'	30.00'	42.43'	90°00'00"
C12	359.00'	6.58'	3.29'	6.58'	10°3'00"

- LEGEND**
- FOUND MONUMENT AS NOTED
  - SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP MARKED "29286", OR LEAD PLUG WITH WASHER MARKED "29286" ON CONCRETE SIDEWALK, OR LEAD PLUG WITH WASHER MARKED "29286" AS A REFERENCE POINT ON CONCRETE CURB AT THE EXTENSION OF LOT LINE FROM THE BACK LOT CORNER THROUGH THE FRONT LOT CORNER.
  - ⊙ SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP MARKED "29286" AS CENTERLINE MONUMENT
  - \* COMMON AREA AND DRAINAGE EASEMENT
- 123 STREET ADDRESS**

**BASIS OF BEARINGS**

THE BEARING OF N.89°38'37"W ON THE SOUTH LINE OF THE NE 1/4 (GOVT LOT 15 AND 16) OF SECTION 3, T.24N., R.43E., W.M., PER FINAL PLAT OF WINDSONG FOURTH ADDITION AS RECORDED IN BOOK 17 OF PLATS, PAGE 96, AND ASHTON HEIGHTS SECOND ADDITION AS RECORDED IN BOOK 19 OF PLATS, PAGE 80, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

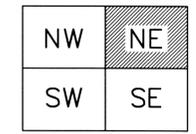
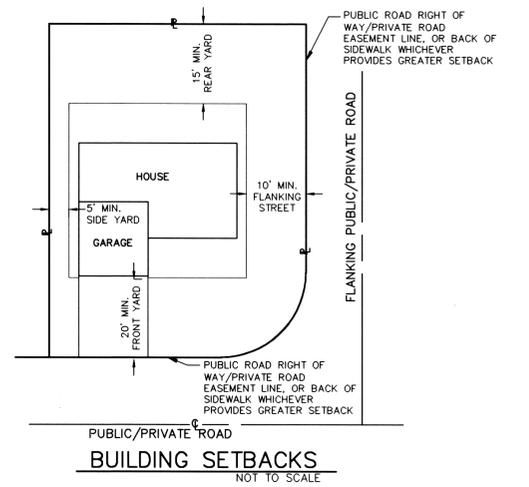
**SURVEYOR'S NOTES**

1. THE AREA OF THE SUBDIVISION IS 2.64 ACRES.
2. THE AREA OF TRACT "F" PRIVATE ROAD IS 8,035 S.F.
3. THE AREA OF TRACT "G" PRIVATE DRIVE IS 12,102 S.F.

**ACCURACY STATEMENT**

THIS SURVEY WAS PERFORMED USING A TOPCON GTS-303 FIVE-SECOND THEODOLITE AND ELECTRONIC DISTANCE METER. FIELD TRAVERSE METHODS USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".

- REFERENCES:**
- (A) AMENDED PLAT OF SOUTH SPOKANE, BOOK "D" OF PLATS, PAGE 12.
  - (B) SPOKANE & INLAND EMPIRE RAILROAD MAP
  - (C) FINAL PLAT OF WINDSONG 4TH ADDITION, BOOK 17 OF PLATS, PAGE 96.
  - (D) PLAT OF ASHTON HEIGHTS FIRST ADDITION, BOOK 19 OF PLATS, PAGE 78.
  - (E) FINAL PLAT OF ASHTON HEIGHTS THIRD ADDITION, BOOK 21 OF PLATS, PAGE 34.
  - (F) ROS FILED IN BOOK 73 OF SURVEYS, PAGE 36.



**FINAL PLAT OF PALOUSE PLAZA ESTATES (PLANNED UNIT DEVELOPMENT) PORTION OF GOVERNMENT LOT 9, SECTION 3, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON**

**CLC Associates, Inc.**  
 Planning - Engineering - Land Surveying  
 Architecture - Landscape Architecture  
 707 West 7th, Suite 200 (509) 458-6840  
 Spokane, WA 99204 FAX: (509) 458-6844

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