

# 3480 4517347

AUDITOR'S CERTIFICATE Book 26 Page 73

FILED FOR RECORDING THIS 19th DAY OF Sept. 2000. AT 2:30 P.M. IN BOOK 26 OF PLATS AT PAGE 73 AT THE REQUEST OF Lanza Douglas INC. [Signature] SPOKANE COUNTY AUDITOR

SPOKANE COUNTY DIVISION OF PLANNING EXAMINED AND APPROVED THIS 13th DAY OF September 2000. [Signature] for Planning Director

SPOKANE REGIONAL HEALTH DEPARTMENT EXAMINED AND APPROVED THIS 15th DAY OF September 2000. [Signature] for P. Health Officer

SPOKANE COUNTY COMMISSIONERS THIS PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON, ON THIS 14th DAY OF September 2000. [Signature]

SPOKANE COUNTY TREASURER I DO HEREBY CERTIFY THAT ALL TAXES WHICH HAVE BEEN LEVIED AND BECOME CHARGEABLE AGAINST THE LAND SHOWN WITHIN THIS PLAT HAVE BEEN FULLY PAID THIS 19th DAY OF Sept. 2000. [Signature]

SPOKANE COUNTY UTILITIES DEPARTMENT EXAMINED AND APPROVED THIS 6th DAY OF SEPTEMBER 2000. [Signature]

SPOKANE COUNTY ASSESSOR EXAMINED AND APPROVED THIS 13th DAY OF SEPTEMBER 2000. [Signature]

SPOKANE COUNTY ENGINEER EXAMINED AND APPROVED THIS 15th DAY OF September 2000. [Signature]

DRAINAGE CONDITIONS DRAINAGE EASEMENTS, AS PLATTED AND SHOWN HEREON, WHICH ARE FOR THE PURPOSE OF INSTALLING, OPERATING AND MAINTAINING DRAINAGE PONDS AND DRAINAGE FACILITIES TO DISPOSE OF RUNOFF, ARE HEREBY GRANTED TO THE PARK ON CALISPTEL HOMEOWNER'S ASSOCIATION. A DRAINAGE EASEMENT OVER PARCEL C, AS PLATTED AND SHOWN HEREON, WHICH IS FOR THE PURPOSE OF CONVEYANCE AND DISPOSAL OF RUNOFF FROM THE PUBLIC RIGHT-OF-WAY, IS ADDITIONALLY HEREBY GRANTED TO SPOKANE COUNTY. A DRAINAGE EASEMENT OVER THAT PORTION OF LOTS 29 AND 30, BLOCK 1, AS PLATTED AND SHOWN HEREON, IS FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING DRAINAGE FACILITIES FOR THE PURPOSES OF CONVEYANCE AND DISPOSAL OF STORM DRAINAGE RUNOFF. SAID DRAINAGE EASEMENT IS HEREBY GRANTED TO THE PARK ON CALISPTEL HOMEOWNER'S ASSOCIATION AND TO THE CURRENT OWNERS OF PARCEL NO. 36301.9063, AND THEIR HEIRS, SUCCESSORS, AND ASSIGNS IN PERPETUITY. SAID DRAINAGE EASEMENT SHALL RUN WITH THE LAND FOR THE RESPECTIVE PARCELS.

FINAL PLAT OF The Park on Calispel A PLANNED UNIT DEVELOPMENT BEING A REPLAT OF SHORT PLATS NO. 78-109 & NO. 81-188 N.E. 1/4 SEC. 30, T. 26N., R. 43E., W.M., SPOKANE COUNTY, WASHINGTON

SCALE: 1"=50'

Cameron & Associates 8/28/2000 Sheet 1/1

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LANZCE G. DOUGLASS, INC., A CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF WASHINGTON, HAS PLATTED INTO LOTS, BLOCKS AND STREETS THE LAND SHOWN HEREON TO BE KNOWN AS "THE PARK ON CALISPTEL," BEING A REPLAT OF PART OF COUNTY SHORT PLATS NO. 78-109 AND NO. 81-188 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 26 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 88° 18' 50" EAST (SOUTH 88° 18' 15" EAST-ACTUAL) ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER 390.00 FEET; THENCE NORTH 0° 13' 35" WEST 800.11 (800.17 ACTUAL) FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, CENTER POINT OF CURVE BEARS NORTH 69° 17' 21" WEST, A DISTANCE OF 430.00 FEET; THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 26° 20' 08", AN ARC LENGTH OF 197.65 FEET, TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE NORTH 88° 32' 59" WEST ALONG SAID NORTH LINE, 436.60 FEET, TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 0° 13' 35" EAST, ALONG SAID WEST LINE, 990.15 FEET TO THE POINT OF BEGINNING. SAID PARCEL IS SUBJECT TO ALL EASEMENTS OF RECORD. SAID PARCEL CONTAINS 9 ACRES MORE OR LESS.

CONDITIONS

SIDE AND REAR YARD 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 DEPARTMENT, COUNTY BUILDING AND SAFETY DEPARTMENT 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.

THE PRIVATE ROADS AND/OR COMMON AREAS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PARK ON CALISPTEL HOMEOWNERS ASSOCIATION CREATED BY A DOCUMENT RECORDED MAY 30, 2000, UNDER STATE UBI DOCUMENT NO. 602041047.

THE PRIVATE ROADS AND COMMON AREAS CANNOT BE SOLD OR TRANSFERRED, REGARDLESS OF ANY PROVISION IN THE COVENANTS TO THE CONTRARY, AND SHALL BE CONSIDERED SUBSERVIENT ESTATES FOR TAX PURPOSES TO THE OTHER LOTS CREATED HEREIN.

THE PRIVATE ROADS AND DRAINAGE EASEMENT LOTS AND TRACTS ARE SUBJECT TO THE SEPARATE DECLARATION OF COVENANTS AS RECORDED MAY 1, 2000 AND MAY 10, 2000 UNDER DOCUMENTS NO. 4476412 AND NO. 4479101.

THE STATUS OF THE AREA DESIGNATED AS "SUBSERVIENT ESTATE FOR TAX PURPOSES CANNOT BE CHANGED WITHOUT FILING A REPLAT.

WARNING: SPOKANE COUNTY HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE THE PRIVATE ROADS CONTAINED WITHIN OR PROVIDE SERVICES TO THE PROPERTY DESCRIBED IN THIS PLAT. BY ACCEPTING THIS PLAT OR SUBSERVIENT ESTATE FOR TAX PURPOSES PERMIT TO BE ISSUED ON PROPERTY ON A PRIVATE ROAD, SPOKANE COUNTY ASSUMES NO OBLIGATION FOR SAID PRIVATE ROAD, AND THE OWNERS HEREBY ACKNOWLEDGE THAT THE COUNTY HAS NO OBLIGATION OF ANY KIND OR NATURE WHATSOEVER TO ESTABLISH, EXAMINE, SURVEY, CONSTRUCT, ALTER, REPAIR, IMPROVE, MAINTAIN 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 OBLIGATIONS TO PARTICIPATE IN THE MAINTENANCE OF THE PRIVATE ROAD AS PROVIDED HEREIN.

THE PRIVATE ROADS AS SHOWN HEREON ARE AN EASEMENT WHICH PROVIDE A MEANS OF INGRESS AND EGRESS FOR THESE LOTS WITHIN THE SUBDIVISION HAVING FRONTAGE THEREON.

"UTILITY EASEMENTS SHOWN HEREON DESCRIBED PLAT ARE HEREBY DEDICATED 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."

A TEN FOOT EASEMENT FOR UTILITIES, INCLUDING CABLE TELEVISION, IS HEREBY GRANTED ALONG ALL ROAD FRONTAGE PROPERTY LINE.

THE COUNTY OF SPOKANE IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS TO ALL PRIVATE ROADS, COMMON AREAS AND DRAINAGE EASEMENTS.

USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED. EACH SINGLE FAMILY RESIDENTIAL LOT SHALL PROVIDE (2) COVERED PARKING SPACES, AND SAID SPACES SHALL BE LOCATED WITHIN 50 FEET OF THE ASSOCIATED RESIDENCE.

A PUBLIC SEWER SYSTEM WILL BE MADE AVAILABLE FOR THE PLAT AND INDIVIDUAL SERVICE WILL BE PROVIDED TO EACH LOT PRIOR TO SALE. USE OF INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL NOT BE AUTHORIZED.

IN WITNESS WHEREOF THE AFORESAID CORPORATION HAS CAUSED ITS NAME AND SUBSCRIBED ITS CORPORATE SEAL TO BE HERE UNTO AFFIXED THIS 28th DAY OF August 2000.

[Signature] LANZCE G. DOUGLASS, INC.

BASIS OF BEARING ASSUMED BEARING N00°13'35"W ALONG ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30 - TOWNSHIP 26 NORTH - RANGE 43 EAST, W.M.,

ACCURACY STATEMENT THIS SURVEY WAS PERFORMED USING A LIETZ 2" SECOND TOTAL STATION WITH SD1 EXPERT ELECTRONIC FIELD BOOK. THIS SURVEY MEETS OR EXCEEDS WAC 332-130-090-PART "C"

RADIAL TABLE with columns R1-R10 and values for bearings and distances.

CURVE DELTA RADIUS ARC LENGTH table with columns C1-C52 and values for curve data.



ACKNOWLEDGEMENT

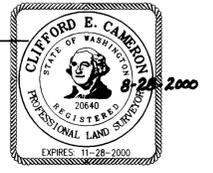
STATE OF WASHINGTON COUNTY OF SPOKANE THIS IS TO CERTIFY THAT ON THIS 28th DAY OF August 2000, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED LANZCE G. DOUGLASS, INC., A CORPORATION WHICH EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND UNDER OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEALS AFFIXED ARE THE CORPORATE SEALS OF SAID CORPORATION GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

[Signature] NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE, MY COMMISSION EXPIRES 1-04-2004

SURVEYOR'S CERTIFICATE

THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN COMPLIANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.

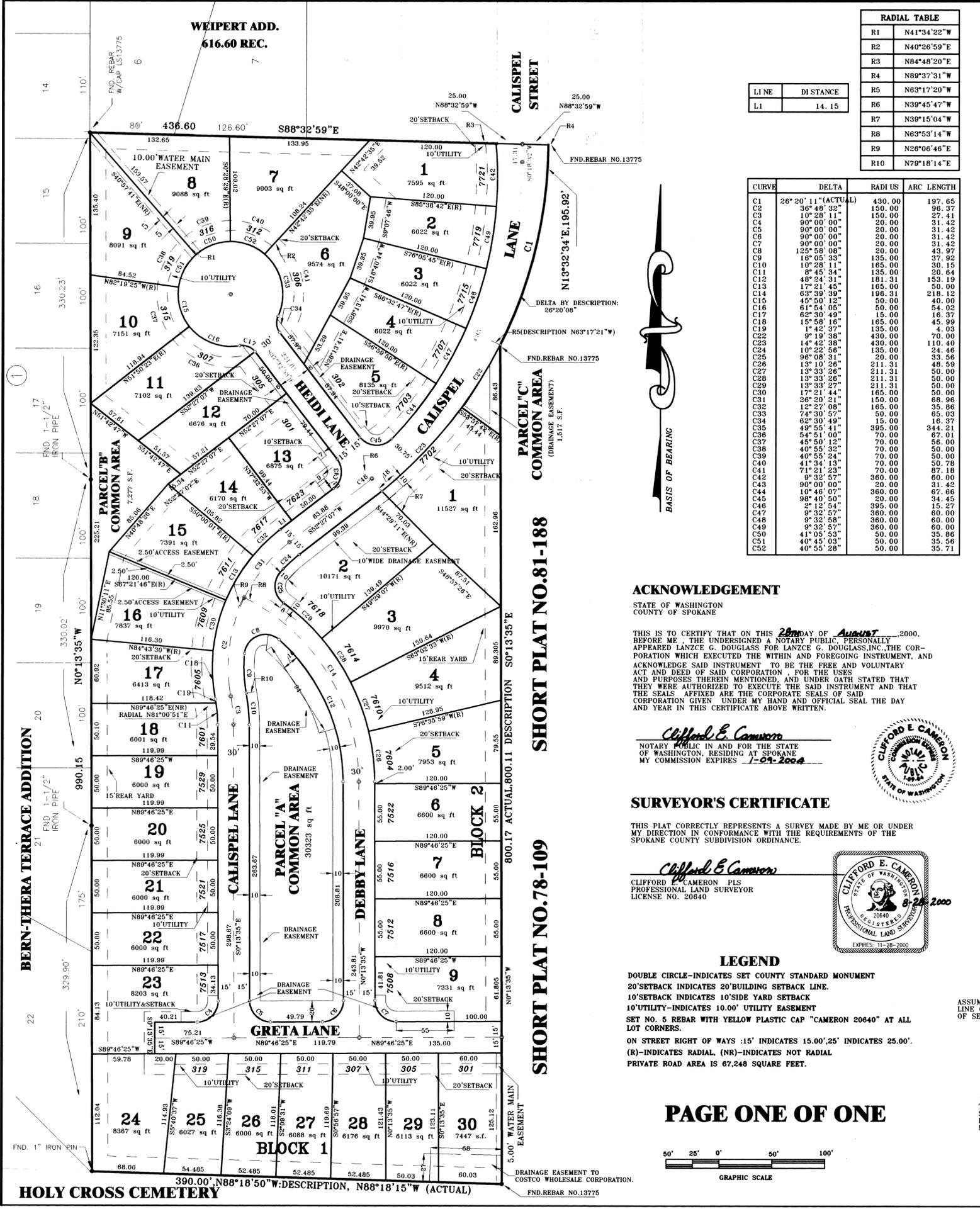
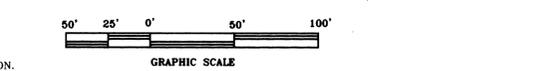
[Signature] CLIFFORD E. CAMERON PLS PROFESSIONAL LAND SURVEYOR LICENSE NO. 20640



LEGEND

DOUBLE CIRCLE-INDICATES SET COUNTY STANDARD MONUMENT 20'SETBACK INDICATES 20' BUILDING SETBACK LINE. 10'SETBACK INDICATES 10'SIDE YARD SETBACK 10' UTILITY-INDICATES 10.00' UTILITY EASEMENT SET NO. 5 REBAR WITH YELLOW PLASTIC CAP "CAMERON 20640" AT ALL LOT CORNERS. ON STREET RIGHT OF WAYS :15' INDICATES 15.00'; :25' INDICATES 25.00'. (R)-INDICATES RADIAL, (NR)-INDICATES NOT RADIAL PRIVATE ROAD AREA IS 67,248 SQUARE FEET.

PAGE ONE OF ONE



HOLY CROSS CEMETERY 390.00' N88°18'50"W DESCRIPTION, N88°18'15"W (ACTUAL) FND. REBAR NO. 13775