5987570

36/37

PILLAR ROCK ESTATES FIRST ADDITION

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 25 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON

Plat #4109

SPOKANE COUNTY AUDITOR

FILED FOR RECORD THIS 22nd DAY OF MARCH, 2011, AT 13 MINUTES PAST 3 O'CLOCK, P.M.; AND RECORDED IN BOOK 36 OF PLATS AT PAGE(S) 37-38, RECORDS OF SPOKANE COUNTY, WASHINGTON, AT THE REQUEST OF INLAND NORTHWEST CONSULTANTS.

William D. Anderson
SPOKANE COUNTY AUDITOR – DEPUTY

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT PILLAR ROCK, LLC, A WASHINGTON LIABILITY COMPANY, AND WASHINGTON TRUST BANK HAVE CAUSED TO BE PLATTED INTO LOTS, BLOCKS AND STREETS THE LAND SHOWN HEREON TO BE KNOWN AS PILLAR ROCK ESTATES FIRST ADDITION, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 25 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 20 BEING MONUMENTED BY A 3/4 INCH IRON PIPE FROM WHICH THE CENTER-WEST SIXTEENTH CORNER BEARS N89°29'39"E A DISTANCE OF 1312.54 FEET; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, N89°29'39"E A DISTANCE OF 30.00 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY OF FLINT ROAD BEING THE NORTHWEST CORNER OF THE PARCEL DESCRIBED UNDER ASSESSOR'S TAX PARCEL NUMBER 25203.9059; THENCE ALONG SAID EAST RIGHT OF WAY, S00°06'15"E A DISTANCE OF 987.62 FEET TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED UNDER ASSESSOR'S TAX PARCEL NUMBER 25203.9085, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING** FOR THIS DESCRIPTION.

THENCE ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED UNDER ASSESSOR'S TAX PARCEL NUMBER 25203.9085, N89°36'51"E A DISTANCE OF 330.50 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 3 OF PILLAR ROCK ESTATES PW-1959-05 FILED IN BOOK 35 OF PLATS AT PAGES 3-5, RECORDS OF SPOKANE COUNTY;

THENCE ALONG THE WEST LINE OF SAID LOT 1, BLOCK 3, S04°44'51"W A DISTANCE OF 102.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 3;

THENCE ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 3, ALONG A NON-TANGENT CURVE TO THE RIGHT WITH AN ARC LENGTH OF 59.42 FEET, A RADIUS OF 293.00 FEET, A DELTA OF 11°37'13" WITH A LONG CHORD THAT BEARS S79°26'32"E A DISTANCE OF 59.32 FEET;

THENCE LEAVING SAID SOUTH LINE OF LOT 1, BLOCK 3, S14°18'15"W A DISTANCE OF 36.03 FEET ON THE NORTH LINE OF LOT 2, BLOCK 1 OF SAID PLAT OF PILLAR ROCK ESTATES;

THENCE ALONG SAID NORTH LINE OF LOT 2, BLOCK 1, ALONG A NON-TANGENT CURVE TO THE LEFT WITH AN ARC LENGTH OF 101.46 FEET, A RADIUS OF 257.00 FEET, A DELTA OF 22°37'11" WITH A LONG CHORD THAT BEARS N84°39'10"W A DISTANCE OF 100.80 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 1;

THENCE ALONG THE WEST LINE OF SAID LOT 2, BLOCK 1 AND LOT 1, BLOCK 1 OF SAID PLAT OF PILLAR ROCK ESTATES, S00°06'15"E A DISTANCE OF 163.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1 ON THE NORTH RIGHT OF WAY OF 12TH AVENUE;

THENCE ALONG SAID NORTH RIGHT OF WAY, S89°43'59"W A DISTANCE OF 270.85 FEET TO THE INTERSECTION OF SAID NORTH RIGHT OF WAY AND SAID EAST RIGHT OF WAY OF FLINT ROAD;

THENCE ALONG SAID EAST RIGHT OF WAY, N00°06'15"W A DISTANCE OF 300.63 FEET TO THE **TRUE POINT OF BEGINNING** FOR THIS DESCRIPTION.

SAID PARCEL CONTAINING 2.087 ACRES OF LAND, MORE OR LESS.

THE PLATTOR DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES, ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON LOTS AND BLOCKS, SHOWN HEREON.

THE PUBLIC WATER SYSTEM, PURSUANT TO THE WATER PLAN APPROVED BY COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, THE COUNTY BUILDING AND PLANNING DEPARTMENT AND THE WATER PURVEYOR, SHALL BE INSTALLED WITHIN THIS SUBDIVISION. THE APPLICANT SHALL PROVIDE FOR INDIVIDUAL DOMESTIC WATER SERVICES 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 USE OF PRIVATE WELLS AND AND WATER SYSTEMS IS PROHIBITED.

TEN FOOT (10') UTILITY EASEMENTS FOR "DRY" UTILITIES (ELECTRIC, GAS, PHONE, FIBER, CABLE TV) 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 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."

THE COMMON AREA SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE PILLAR ROCK ESTATES HOMEOWNER'S ASSOCIATION RECORDED UNDER UBI #602-788-925 AND 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 AS SUBSERVIENT ESTATES FOR TAX PURPOSES CANNOT BE CHANGED WITHOUT FILING A REPLAT. THE COUNTY OF SPOKANE IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS TO THE COMMON AREA.

BUILDING SETBACKS SHALL BE DETERMINED AT THE TIME OF PERMIT ISSUANCE.

THE FINAL PLAT IS LOCATED IN THE CONICAL AREA FOR FAIRCHILD AFB AND SPOKANE INTERNATIONAL AIRPORT, IS SUBJECT TO THE REGULATIONS OF THE AIRPORT OVERLAY ZONE OF THE COUNTY ZONING CODE, AND IS LOCATED WITHIN 65-74 LDN. NOISE CONTOURS FOR SUCH AIRPORTS. SOUND REDUCTION MEASURES CONSISTENT WITH THE WYLE RESEARCH REPORT OR EQUIVALENT, AS IT RELATES TO OUTDOOR TO INDOOR NOISE LEVEL REDUCTION, MUST BE DEMONSTRATED PRIOR TO ISSUANCE OF BUILDING PERMITS.

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 EASEMENTS WITHOUT PERMISSION OF THE SPOKANE COUNTY ENGINEER; NOR WILL ANY OBJECTS BE PLACED IN SAID EASEMENTS THAT WOULD OBSTRUCT THE SIGHT DISTANCE NECESSARY FOR SAFE AND EFFICIENT VEHICULAR MOVEMENT. ANY OTHER EASEMENTS GRANTED OR DEDICATED WITHIN THESE BORDER EASEMENT AREAS WILL BE SUBORDINATE TO THE RIGHTS CREATED BY THIS EASEMENT AND ARE SUBJECT TO THE SPOKANE COUNTY ENGINEER'S PERMIT PROCESS PRIOR TO USAGE. UTILITY CROSSINGS WILL BE ALLOWED AS A SUBORDINATE USE OF BORDER EASEMENT AND WILL BE SUBJECT TO THE COUNTY ENGINEERS PERMIT PROCESS PRIOR TO USE.

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.

NO DIRECT ACCESS SHALL BE ALLOWED FROM LOTS 1-5, BLOCK 1, TO 12TH AVENUE OR FLINT ROAD UNTIL SUCH TIME AS AUTHORIZED BY THE COUNTY ENGINEER.

A PORTION OF THIS PLAT LIES IN ACCIDENT POTENTIAL ZONE B (APZ-B) FOR A FUTURE RUNWAY ALIGNMENT OF SPOKANE INTERNATIONAL AIRPORT.

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 SUBJECTED TO HIGHER AMOUNTS OF STORMWATER RUNOFF THAN 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.

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.

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 LOTS WITHIN THIS PLAT ARE SUBJECT TO THE SEPARATE DECLARATION OF ANNEXATION AS RECORDED 12/09/2010 UNDER AUDITOR'S DOCUMENT NO. 5959-884 THAT BY REFERENCE IS MADE A PART HEREOF.

THE TRACT OR COMMON AREA 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.

A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON SHALL PROVIDE REVIEW OF MITIGATION MEASURES FOR WATERPROOFING ANY PROPOSED BASEMENTS. REVIEW SHALL BE DONE AT THE TIME OF THE BUILDING PERMIT APPLICATION.

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.

DEDICATION continued

THE HEREIN DESCRIBED PROPERTY IS SUBJECT TO THE FOLLOWING:

1. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF RECORDED FEBRUARY 20, 1953, UNDER AFN 159415B.
2. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF RECORDED JANUARY 25, 2008, UNDER AFN 5634280.
3. AVIGATION EASEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDED FEBRUARY 4, 2008, UNDER AFN 5638336.

MANAGER
PILLAR ROCK, LLC

2-23-11
DATE

WASHINGTON TRUST BANK
BY: Gary Van Assen ITS: Senior Vice President DATE: 2/24/11

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

EXAMINED AND APPROVED THIS 18TH DAY OF MARCH, 2011

SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING

EXAMINED AND APPROVED THIS 22nd DAY OF March, 2011

Robert W. Brock
For SPOKANE COUNTY BUILDING AND PLANNING DIRECTOR

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 21ST DAY OF MARCH, 2011

Mark Staley FOR: KEVIN COOKE
SPOKANE COUNTY UTILITIES

SPOKANE COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS 22nd DAY OF March, 2011

CHAIRPERSON OF SPOKANE COUNTY COMMISSIONERS

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 17TH DAY OF MARCH, 2011

For SPOKANE REGIONAL HEALTH OFFICER

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 22nd DAY OF March, 2011.

SPOKANE COUNTY ASSESSOR

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 22ND DAY OF MARCH, 2011.

Rob Chase by K. Smith
SPOKANE COUNTY TREASURER

OFFICIAL SEAL TREASURER SPOKANE COUNTY WASHINGTON

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Spokane

ON THIS 23rd DAY OF February, 2011, BEFORE ME PERSONALLY APPEARED Kevin Rudern, KNOWN TO ME TO BE THE Manager OF PILLAR ROCK, LLC., A WASHINGTON LIMITED LIABILITY COMPANY, WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, FOR THE USES AND PURPOSES THEREIN MENTIONED AND STATED ON OATH THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT AS HIS FREE VOLUNTARY ACT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN. MY COMMISSION EXPIRES April 18, 2011

NOTARY PUBLIC IN AND FOR THE STATE OF Washington
RESIDING AT Liberty Lake, WA

Notary Public
State of Washington
B KIRK KAPPEN
My Appointment Expires Apr 18, 2011

SEAL

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Spokane

ON THIS 24th DAY OF February, 2011, BEFORE ME PERSONALLY APPEARED Gary Van Assen, KNOWN TO ME TO BE THE Sr. Vice President OF WASHINGTON TRUST BANK THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID WASHINGTON TRUST BANK, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE IS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN. MY COMMISSION EXPIRES April 18, 2011

NOTARY PUBLIC IN AND FOR THE STATE OF Washington
RESIDING AT Liberty Lake, WA

Notary Public
State of Washington
B KIRK KAPPEN
My Appointment Expires Apr 18, 2011

PW-1959-05

SURVEYORS CERTIFICATE

I, TODD D. ALBERT, 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 SUPERVISION; 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 WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.

2/22/2011
DATE

TODD D. ALBERT STATE OF WASHINGTON 41953 REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES

1296 Polston Ave., Ste. B
Post Falls, Idaho 83854
PHONE (208) 773-8370
FAX (208) 777-2128
www.incnorthwest.com

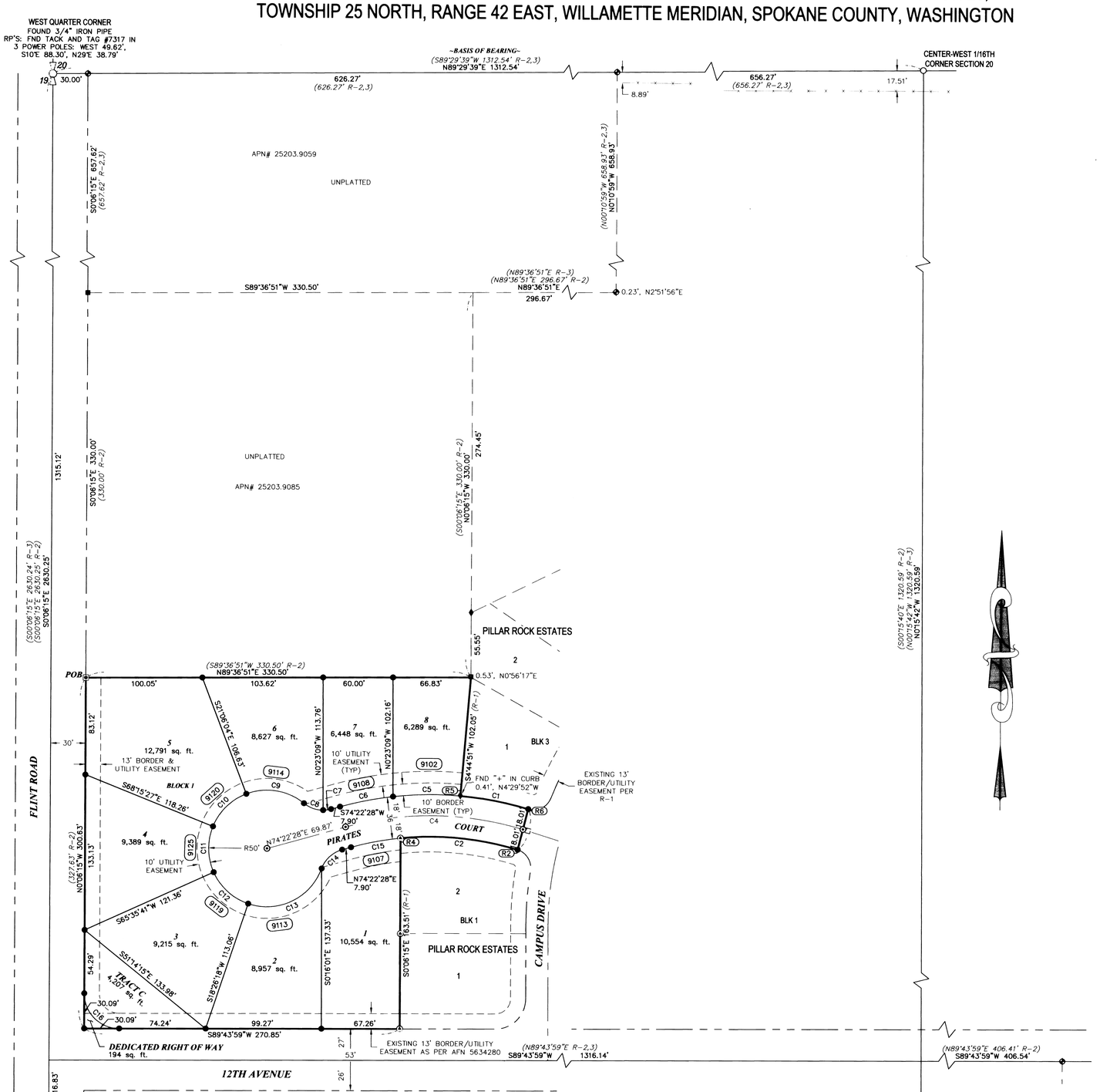
INLAND NORTHWEST CONSULTANTS
ENGINEERS • SURVEYORS • PLANNERS

PILLAR ROCK ESTATES FIRST ADDITION
SPOKANE COUNTY, WASHINGTON

DRAWN BY: SMA	DATE: 02/04/11	DWG NAME: 09/SRVY/FPLT/PH 1/*-FPLT_1.DWG	
CHECKED BY:	SCALE: 1" = N/A	PROJ #: 09-179	SHEET 1 OF 2

PILLAR ROCK ESTATES FIRST ADDITION

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 25 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON



H-Scale 1"= 50'

50 25 50 100

Plat #4109

SPOKANE COUNTY AUDITOR

FILED FOR RECORD THIS 22nd DAY OF MARCH, 2011 AT 18 MINUTES PAST 3 O'CLOCK, P.M.; AND RECORDED IN BOOK 36 OF PLATS AT PAGE(S) 37-38 RECORDS OF SPOKANE COUNTY, WASHINGTON, AT THE REQUEST OF INLAND NORTHWEST CONSULTANTS.

William E. Anderson
SPOKANE COUNTY AUDITOR – DEPUTY

PURPOSE OF SURVEY

THE PURPOSE OF THE SURVEY IS TO SUBDIVIDE THE PROPERTY INTO RESIDENTIAL LOTS.

GENERAL NOTE

1. THERE WAS NO ATTEMPT MADE TO SHOW PHYSICAL FEATURES OF THE PROPERTY, OR SHOW ANY RECORDED OR NON-RECORDED EASEMENTS, EXCEPT FOR THOSE THAT ARE SHOWN HEREON.
2. DISTANCES AND BEARINGS POINTING TOWARDS OR ADJACENT TO MONUMENT SYMBOLS REPRESENT THE ERROR FROM THE CALCULATED POSITION TO THE FOUND MONUMENT.

FIELD PROCEDURE

THE WORK WAS ACCOMPLISHED USING FIELD TRAVERSE PROCEDURES, WAC 332-130-070; WITH A RELATIVE ACCURACY MEETING OR EXCEEDING WAC 332-130-090 AND CALIBRATED EQUIPMENT MEETING OR EXCEEDING WAC 332-130-100.

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS N89°29'39"E ALONG THE NORTH SECTION LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, AS SHOWN IN R-2,3.

REFERENCES

R-1 FINAL PLAT OF PILLAR ROCK ESTATES PW-1959-05 BY ERIC M. ROTH, PLS 42441, FILED IN BOOK 35 OF PLATS AT PAGES 3-5, RECORDS OF SPOKANE COUNTY.

R-2 RECORD OF SURVEY BY EDWARD L. DAVIS, PLS 35994, FILED IN BOOK 112 OF SURVEYS AT PAGES 68 & 69, RECORDS OF SPOKANE COUNTY.

R-3 RECORD OF SURVEY BY WILLIAM E. THOMPSON, PLS 18100, FILED IN BOOK 76 OF SURVEYS AT PAGE 95, RECORDS OF SPOKANE COUNTY.

R-4 FINAL BINDING SITE PLAN BSP 63-98 BY EDWARD L. DAVIS, PLS 35994, FILED IN BOOK 2 OF BINDING SITE PLANS AT PAGES 58,& 59 RECORDS OF SPOKANE COUNTY.

LEGEND

- ♦ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED EMR PLS 42441 OR AS NOTED
- ○ FOUND 1/2" REBAR WITH DESTROYED YELLOW PLASTIC CAP
- ▣ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED PLS 35994
- ✥ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED PLS 18100
- ⊛ FOUND 5/8" REBAR WITH SMASHED PLASTIC CAP
- ● SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP MARKED PLS 41953
- ⊙ SET MAG NAIL WITH WASHER MARKED PLS 41953
- —x— EXISTING FENCE, ENCROACHING
- (XXXX) ADDRESS' PROVIDED BY SPOKANE COUNTY

DATA TABLE

TOTAL AREA = 2.09 ACRES
OPEN SPACE = 0.10 ACRES
PUBLIC ROAD AREA = 0.33 ACRES
LOT AREA = 1.66 ACRES

Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord	Direction
C1	59.42	293.00	11°37'13"	29.81	59.32	S79°26'32"E
C2	101.46	257.00	22°37'11"	51.40	100.80	N84°39'10"W
C4	154.21	275.00	32°07'42"	79.19	152.19	S89°33'41"E
C5	57.79	293.00	11°18'04"	28.99	57.70	S89°05'49"W
C6	46.39	293.00	9°04'19"	23.24	46.34	S78°54'38"W
C7	6.92	26.00	15°15'20"	3.48	6.90	N82°00'08"E
C8	17.86	26.00	39°22'05"	9.30	17.52	S70°41'10"E
C9	52.45	50.00	60°05'57"	28.93	50.07	N81°03'06"W
C10	41.15	50.00	47°09'23"	21.82	40.00	S45°19'15"W
C11	40.27	50.00	46°08'52"	21.30	39.19	S1°19'53"E
C12	41.15	50.00	47°09'23"	21.82	40.00	S47°59'00"E
C13	77.39	50.00	88°41'14"	48.87	69.90	N64°05'41"E
C14	24.79	26.00	54°37'24"	13.43	23.86	S47°03'46"W
C15	43.34	257.00	9°39'46"	21.72	43.29	S79°12'21"W
C16	47.21	30.00	90°09'46"	30.09	42.49	S45°11'08"E

Line Table

Line #	Length	Direction
L1	36.03	S14°18'15"W

Radial Line Table

Line #	Direction
R2	S16°39'25"W
R4	N5°57'46"W
R5	N4°44'51"E
R6	S16°22'04"W

PW-1959-05

SURVEYORS CERTIFICATE

I, TODD D. ALBERT, 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 SUPERVISION; 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 WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.

2/22/2011
DATE

TODD D. ALBERT — STATE OF WASHINGTON — 41953 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES

1296 Polston Ave., Ste. B
Post Falls, Idaho 83854
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INC INLAND NORTHWEST CONSULTANTS
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PILLAR ROCK ESTATES FIRST ADDITION
SPOKANE COUNTY, WASHINGTON

DRAWN BY: SMA	DATE: 02/04/11	DWG NAME: 09/SRVY/FPLT/PH 1/*-FPLT_1.DWG	
CHECKED BY:	SCALE: 1" = 100'	PROJ #: 09-179	SHEET 2 OF 2