6481137 38-43

FINAL PLAT OF PILLAR ROCK ESTATES THIRD ADDITION PW-1959-05

IN A PORTION OF THE NORTH HALF OF THE SOUTHWEST 1/4,
SECTION 20, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M.
SPOKANE COUNTY, WASHINGTON

Plat # 4228

DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS THAT PILLAR ROCK, LLC., A WASHINGTON LIMITED LIABILITY COMPANY, AND WASHINGTON TRUST BANK HAS CAUSED TO BE PLATTED INTO LOTS, BLOCKS AND STREETS THE LAND SHOWN HEREON TO BE KNOWN AS PILLAR ROCK ESTATES THIRD ADDITION, BEING A PART OF THE NORTH HALF 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 QUARTER CORNER BEARS N89°29'39"E A DISTANCE OF 2625.08 FEET; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, N89°29'39"E A DISTANCE OF 656.27 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED UNDER ASSESSOR'S TAX PARCEL NUMBER 25203.9059 AND BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89°29'39" EAST, A DISTANCE OF 781.83 FEET;

THENCE LEAVING SAID NORTH LINE SOUTH 00°15'42" EAST, A DISTANCE OF 520.82 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 10 OF PILLAR ROCK ESTATES, BOOK 35, PAGES 3-5;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PILLAR ROCK ESTATES THE FOLLOWING SIX (6) CALLS:

(1) SOUTH 89°44'19" WEST, A DISTANCE OF 106.56 FEET:
(2) SOUTH 00°15'42" EAST, A DISTANCE OF 41.88 FEET;
(3) SOUTH 89°44'19" WEST, A DISTANCE OF 38.00 FEET;
(4) NORTH 00°15'42" WEST, A DISTANCE OF 65.74 FEET;
(5) SOUTH 89°44'19" WEST, A DISTANCE OF 109.71 FEET;
(6) NORTH 00°15'41" WEST, A DISTANCE OF 28.45 FEET TO THE SOUTHEAST CORNER OF LOT 12, BLOCK 2 OF PILLAR ROCK ESTATES 2ND ADDITION, BOOK 36, PAGES 90 -91;

THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF SAID PILLAR ROCK ESTATES 2nd ADDITION THE FOLLOWING FIVE (5) CALLS:

(1) NORTH 00°15'41" WEST, A DISTANCE OF 179.42 FEET;
(2) SOUTH 89°29'39" WEST, A DISTANCE OF 295.28 FEET;
(3) NORTH 00°30'21" WEST, A DISTANCE OF 125.00 FEET;
(4) NORTH 08°05'18" WEST, A DISTANCE OF 38.34 FEET;
(5) SOUTH 89°29'39" WEST, A DISTANCE OF 226.70 FEET TO THE EAST LINE OF PARCEL DESCRIBED UNDER ASSESSOR'S TAX PARCEL NUMBER 25203.9059;

THENCE ALONG SAID EAST LINE NORTH 00°10'59" WEST, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINING 245,500.89 S.F. (5.636 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 THE LOTS AND BLOCKS, SHOWN HEREON.

LOT 12, BLOCK 1, BEING A ONE-FOOT (1') WIDE STRIP, AS SHOWN HEREON, IS HEREBY DEDICATED TO SPOKANE COUNTY AS GENERAL 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.

THE TEMPORARY CUL-DE-SAC EASEMENT, AS SHOWN HEREIN, SHALL REMAIN UNTIL THE PUBLIC STREET IS EXTENDED THROUGH THE ABUTTING PROPERTY BY FUTURE LAND ACTIONS. ONCE SPOKANE COUNTY ACCEPTS THE STREET EXTENSION IMPROVEMENTS, THE TEMPORARY CUL-DE-SAC EASEMENT SHALL TERMINATE.

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 WATER SYSTEMS IS PROHIBITED.

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

THIS FINAL PLAT IS LOCATED WITHIN THE AIRPORT OVERLAY ZONE FOR BOTH FAIRCHILD AIR FORCE BASE AND SPOKANE INTERNATIONAL AIRPORT. USE RESTRICTIONS APPLY.

THIS PLAT IS LOCATED WITHIN THE MILITARY INFLUENCE AREAS 2, 3, & 4 OF FAIRCHILD AIR FORCE BASE.

THIS PROPERTY IS LOCATED IN CLOSE PROXIMITY TO FAIRCHILD AIR FORCE BASE AND IS ROUTINELY SUBJECT TO MILITARY AIRCRAFT OVERFLIGHT ACTIVITY; OCCUPANTS MAY EXPERIENCE INCONVENIENCE, ANNOYANCE, OR DISCOMFORT FROM NOISE, SMELL OR OTHER EFFECTS OF MILITARY AIRCRAFT ACTIVITIES.

SPECIAL NOISE REDUCTION FEATURES AND MATERIALS ARE REQUIRED FOR CONSTRUCTION OF HABITABLE STRUCTURES WITHIN THIS PLAT. SEE SCC SECTION 14.702A.530.

AN AVIGATION EASEMENT IN FAVOR OF FAIRCHILD AIR FORCE BASE HAS BEEN RECORDED UNDER AUDITOR'S RECORDING NUMBER 6437450. THIS EASEMENT RESTRICTS THE CONSTRUCTION OF STRUCTURES OR ITEMS THAT MAY INTERFERE WITH THE OPERATION OF FAIRCHILD AIR FORCE BASE AND PROTECTS THE BASE FROM LIABILITY FROM NUISANCES CAUSED BY AIRCRAFT OPERATION, AMONG OTHER THINGS.

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.

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.

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, THE RIGHT TO TRIM AND/OR REMOVE TREES, BUSHES, LANDSCAPING AND THE RIGHT TO PROHIBIT 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 FUTURE ACQUISITION AREAS OR BORDER EASEMENTS. 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. SAID UTILITIES ARE SUBORDINATE TO THE BORDER EASEMENTS GRANTED HEREON AND SHALL NOT ENCROACH ON SAID BORDER EASEMENTS.

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.

DEDICATION cont'd.

SPOKANE COUNTY DOES NOT ACCEPT THE RESPONSIBILITY OF MAINTAINING THE DRAINAGE COURSE ON PRIVATE LOTS OR FLOODPLAIN AREAS WITHIN PRIVATE LOTS, NOR 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 STRUCTURERS LOCATED OUTSIDE THE PUBLIC RIGHTS-OF-WAY, EXCEPT IN CASES WHERE SPOKANE COUNTY SPECIFICALLY ASSUMES RESPONSIBILITY IN WRITING. NEITHER DOES SPOKANE COUNTY ACCEPT LIABILITY FOR ANY FAILURE BY THE PROPERTY OWNER(S) TO PROPERLY MAINTAIN SUCH AREAS.

THE LOTS WITHIN THIS PLAT ARE SUBJECT TO THE SEPARATE HOMEOWNER'S ASSOCIATION ANNEXATION DOCUMENT AS RECORDED OCTOBER 07, 2015 UNDER AUDITOR'S DOCUMENT NO. 6442452 THAT BY REFERENCE IS MADE A PART HEREOF.

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 TIME OF BUILDING PERMIT APPLICATION.

THE DEVELOPER, PROPERTY OWNERS, AND HOMEOWNER'S 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.

THE HEREIN DESCRIBED PROPERTY IS SUBJECT TO THE FOLLOWING:
1. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF RECORDED MARCH 20, 1953, UNDER AFN 159415B.
2. AVIGATION EASEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDED FEBRUARY 4, 2008, UNDER AFN 5638336.

IN WITNESS WHEREOF, the hereunto set their signatures.

Manager, Pillar Rock, LLC

IN WITNESS WHEREOF, the hereunto set their signatures.

Washington Trust Bank

ACKNOWLEDGMENT

State of Washington)
County of Spokane) ss

On this 15th day of October, 2015, before me personally appeared Kevin Rudeen, 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 and voluntary act.

Notary Public
State of Washington
B KIRK KAPPEN
My Appointment Expires Apr 18, 2019

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, 2019.

Notary Public in and for the State of Washington,

Residing at Liberty Lake, WA

ACKNOWLEDGMENT

State of Washington)
County of Spokane) ss

On this 15th day of October, 2015, before me personally appeared Mark Perko, known to me to be the Vice President of Washington Trust Bank, 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 and voluntary act.

Notary Public
State of Washington
Ann M Dixon
Commission Expires 12-29-16

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written. My commission expires 12/29/16.

Notary Public in and for the State of Washington,

Residing at Spokane

SPOKANE COUNTY AUDITOR

Filed for record this 16th day of March 2016 at 11 minutes past 2 o'clock P m; and recorded in Book 38 of Plats at page(s) 43-44 Records of Spokane County, Washington, at the request of Storhaug Engineering, Inc.

Spokane County Auditor

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 9th day of March, 2016.

Spokane County Engineer

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 10th day of MARCH 10, 2016.

Spokane County Utilities Director

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 10th day of March, 2016.

Spokane Regional Health Officer

SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING

Examined and approved this 10th day of MARCH, 2016.

John Pederson
Spokane County Building & Planning Director

SPOKANE COUNTY COMMISSIONERS

Examined and approved this 15th day of March, 2016.

Chairperson of Spokane County Commissioners

SPOKANE COUNTY TREASURER

I, Treasurer of Spokane County, Washington, do hereby certify that all taxes which have 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 16 day of March, 2016.

Rob Chase by Tami Schuerman
Spokane County Treasurer

OFFICIAL SEAL
TREASURER SPOKANE COUNTY WASHINGTON

SPOKANE COUNTY ASSESSOR

Examined and approved this 15th day of March, 2016.

Spokane County Assessor

SURVEYOR'S CERTIFICATE

I, RICK L. HOLT, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE PLAT OF "PILLER ROCK ESTATES THIRD ADDITION" FINAL PLAT, AS SHOWN HEREON, IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN.

SIGNED
RICK L. HOLT, P.L.S.
CERTIFICATE NO. 37549
10/9/15
DATE

RICK L. HOLT
STATE OF WASHINGTON
37549
REGISTERED
PROFESSIONAL LAND SURVEYOR
10/9/15

PW-1959-05

storhäug
civil engineering planning
landscape architecture surveying
510 east third avenue | spokane, wa | 99202
p 509.242.1000 | f 509.242.1001

DATE	SCALE
10/07/15	NTS
FIELD BOOK N/A	DRAWN JDA/BDW/KSN
PROJECT NUMBER 13-139	DRAWING NO. 1 OF 2

6481137 38-44

FINAL PLAT OF PILLAR ROCK ESTATES THIRD ADDITION

IN A PORTION OF THE NORTH HALF OF THE SOUTHWEST 1/4,
SECTION 20, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M.
SPOKANE COUNTY, WASHINGTON

Plat #4228

SPOKANE COUNTY AUDITOR

FILED FOR RECORD THIS 16th DAY OF March 2016 AT 11 MINUTES PAST 2 O'CLOCK P M; AND RECORDED IN BOOK 38 OF PLATS AT PAGE(S) 33-44 RECORDS OF SPOKANE COUNTY, WASHINGTON, AT THE REQUEST OF STORHAUG ENGINEERING, INC.

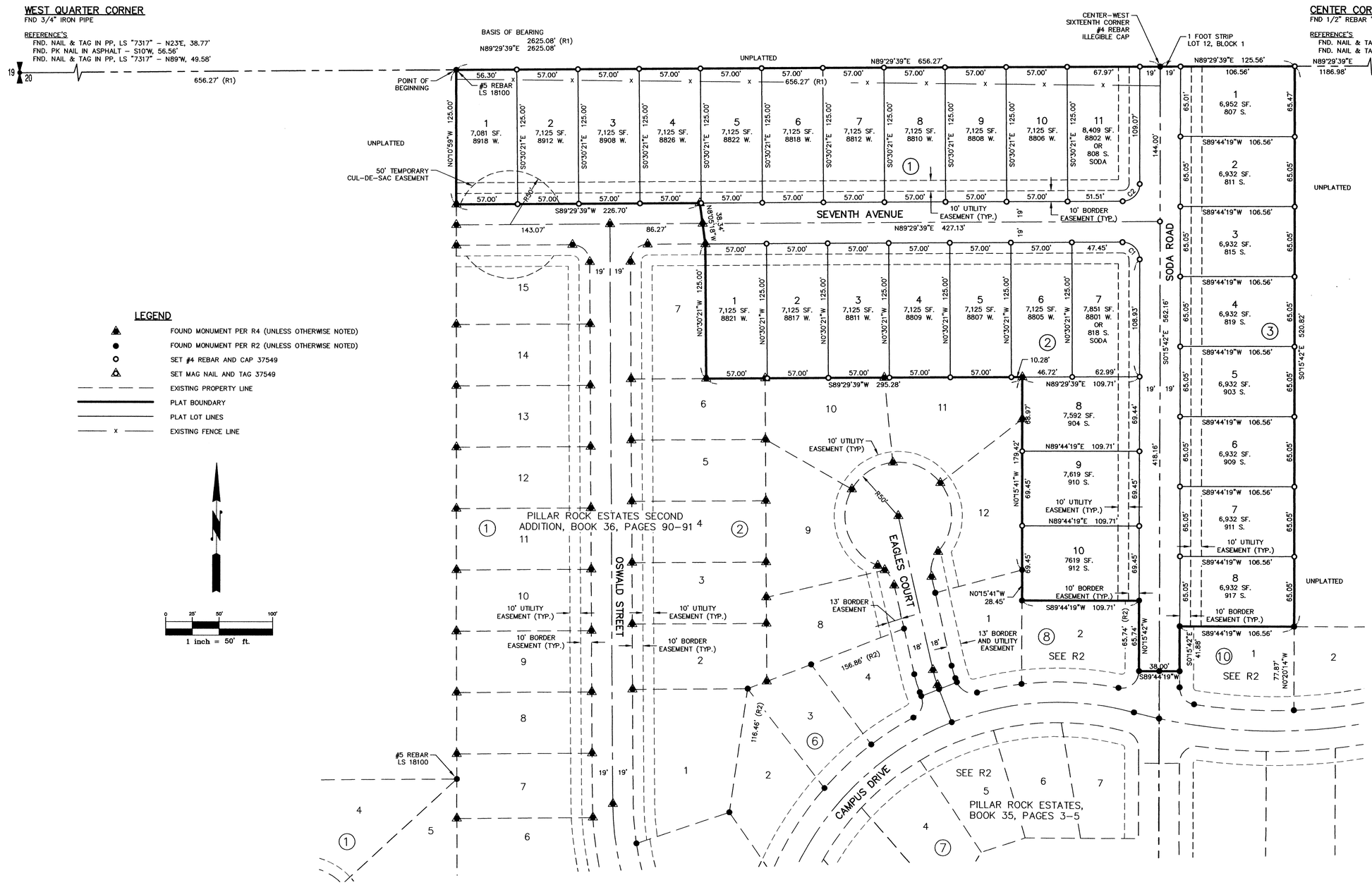
SPOKANE COUNTY AUDITOR

WEST QUARTER CORNER
FND 3/4" IRON PIPE

REFERENCE'S
FND. NAIL & TAG IN PP, LS "7317" – N23°E, 38.77'
FND. PK NAIL IN ASPHALT – S10°W, 56.56'
FND. NAIL & TAG IN PP, LS "7317" – N89°W, 49.58'

CENTER CORNER
FND 1/2" REBAR "PLS 18100"

REFERENCE'S
FND. NAIL & TAG IN 9" TREE, LS "35994" – N39°W, 20.59'
FND. NAIL & TAG IN 15" TREE, LS "35994" – S70°W, 47.82'



LEGEND

- FOUND MONUMENT PER R4 (UNLESS OTHERWISE NOTED)
- FOUND MONUMENT PER R2 (UNLESS OTHERWISE NOTED)
- SET #4 REBAR AND CAP 37549
- SET MAG NAIL AND TAG 37549
- EXISTING PROPERTY LINE
- PLAT BOUNDARY
- PLAT LOT LINES
- EXISTING FENCE LINE

NOTES

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. FOUND MONUMENTS WERE LOCATED AT SEVERAL DIFFERENT DATES IN 2011, 2012 AND JUNE 2013.
3. ENTIRE PROPERTY IS INCLUDED IN AN AVIGATION EASEMENT, PER DOCUMENT #5638336.
4. THERE IS A WASHINGTON WATER POWER EASEMENT FOR AN ANCHOR ON THE WESTERLY PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, T24N, R42 E, PER DOCUMENT # 159415B.

BASIS OF BEARING:

SOUTH 89°29'39" WEST BETWEEN THE CENTER OF SECTION AND THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 25 NORTH, RANGE 42 EAST, PER R1.

RECORD DRAWINGS:

R1 RECORD OF SURVEY, BOOK 112, PAGES 68-69.

R2 PILLAR ROCK ESTATES, BOOK 35, PAGES 3-5.

R3 PILLAR ROCK ESTATES 1ST ADDITION, BOOK 36, PAGES 37-38.

R4 PILLAR ROCK ESTATES 2ND ADDITION, BOOK 36, PAGES 90-91.

PROCEDURES AND EQUIPMENT

PER WAC 332-130-090 GPS AND FIELD TRAVERSE PROCEDURES FOR LAND BOUNDARY SURVEYS WERE UTILIZED AND THE STANDARDS SET FORTH THEREIN (RURAL – 1:5,000) WERE MET OR EXCEEDED.
PER WAC 332-130-100 EQUIPMENT AND PROCEDURES. A CALIBRATED TOTAL STATION WITH ELECTRONIC DISTANCE METER IN CONJUNCTION WITH STATIC GPS OBSERVATIONS WERE UTILIZED IN THE FIELD TRAVERSE PROCEDURE.

CURVE TABLE:

CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°14'27"	16.00'	25.20'	S45°23'02"E	22.68'
C2	89°45'21"	16.00'	25.06'	S44°36'58"W	22.58'

NICK L. HOLT STATE OF WASHINGTON 37319 REGISTERED PROFESSIONAL LAND SURVEYOR
10/9/15

PW-1959-05

S20-T25N-R42E, W.M.

storhaug
civil engineering planning
landscape architecture surveying
510 east third avenue | spokane, wa | 99202
p 509.242.1000 | f 509.242.1001

DATE	SCALE
10/07/15	1" = 50'
FIELD BOOK N/A	DRAWN DJA/BDW/KSN
PROJECT NUMBER 13-139	DRAWING NO. 2 OF 2

13-139 FP.dwg 2 OF 2