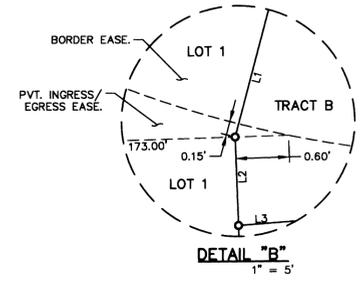
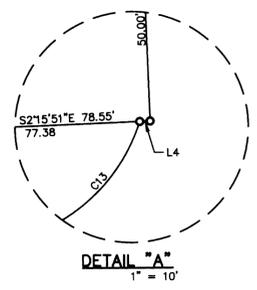
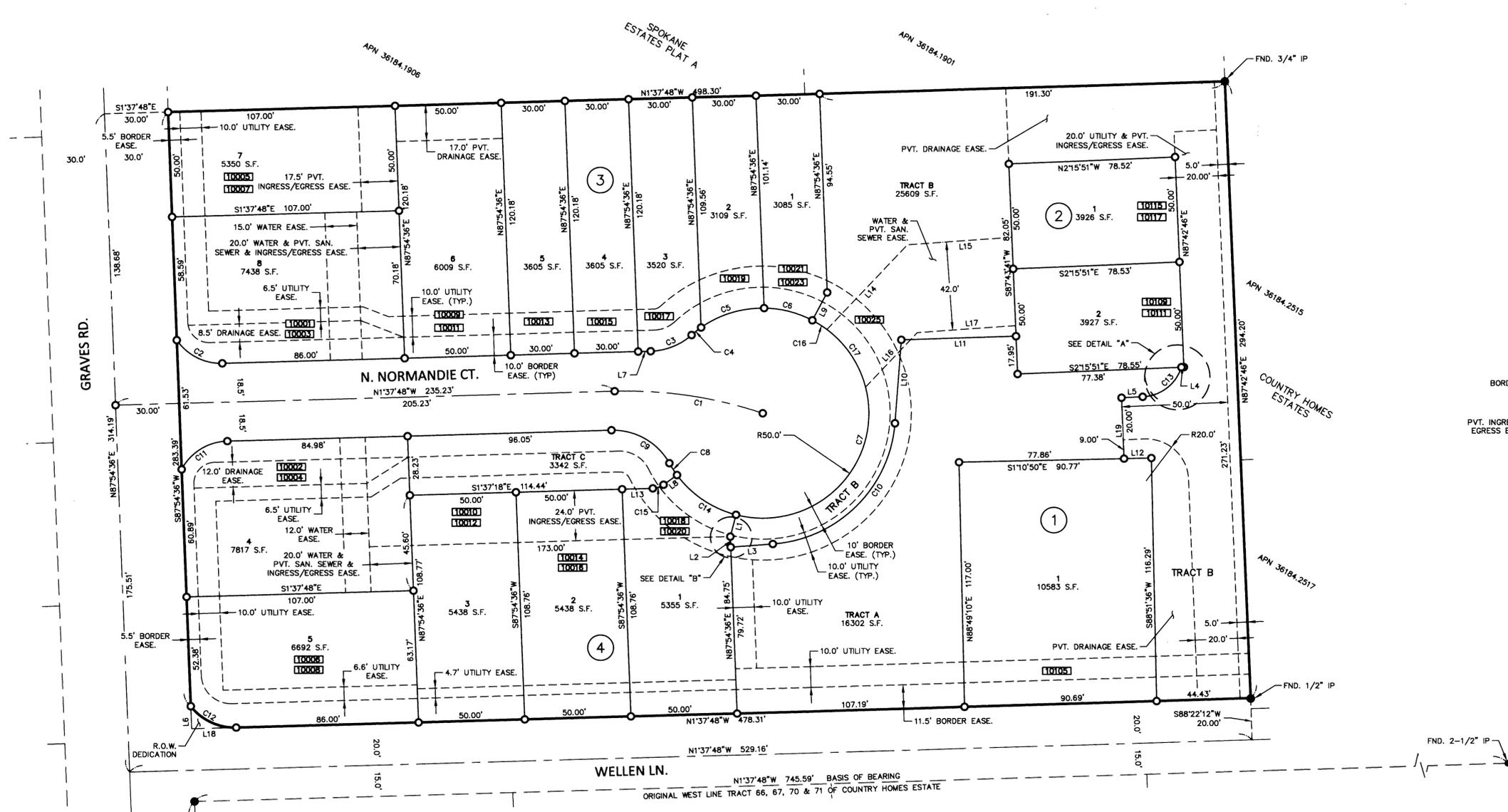


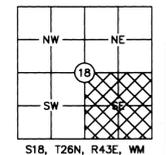
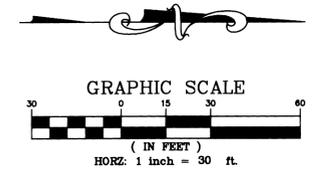
# PINWOOD PARK ESTATES

IN THE SOUTH EAST QUARTER OF SECTION 18, TOWNSHIP 26 NORTH,  
RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON

**SPOKANE COUNTY AUDITOR**  
 FILED FOR RECORD BY STORHAUG ENGINEERING THIS 17<sup>TH</sup> DAY OF  
 FEBRUARY 2012, AT 28 MINUTES PAST 52 O'CLOCK AM, AND  
 RECORDED IN BOOK 27 OF PLATS AT PAGE(S) 82-83 RECORDS OF  
 SPOKANE COUNTY, WASHINGTON, AT THE REQUEST OF SHIRLEY AND  
 SANDY SICILIA FAMILY, LLC.  
 SPOKANE COUNTY AUDITOR *[Signature]*



- LEGEND**
- FOUND PER (R1) (UNLESS OTHERWISE AS NOTED).
  - SET 1/2" REBAR W/YPC MARKED "37549", UNLESS NOTED.
  - FND FOUND
  - IP IRON PIN
  - YPC YELLOW PLASTIC CAP
  - W/ WITH
  - APN ASSESSOR'S PARCEL NUMBER
  - AFN AUDITOR'S FILE NUMBER
  - ROS RECORD OF SURVEY
  - R.P. REFERENCE POINT
  - (R#) SEE REFERENCE NOTE
  - EASE. EASEMENT
  - PVT. PRIVATE
  - SAN. SANITARY
  - ① BLOCK NUMBER
  - PLAT BOUNDARY
  - LOT LINE
  - EXISTING LOT LINE
  - EASEMENT LINE



SPOKANE COUNTY PROJECT NUMBER: PN2041-14

**storhäug**  
 civil engineering planning  
 landscape architecture surveying

510 east third avenue | spokane, wa | 99202  
 p 509.242.1000 | f 509.242.1001

DATE 12/11/2014	SCALE 1" = 30'
FIELD BOOK BK. PG.	DRAWN JAM
PROJECT NUMBER 13-300	DRAWING NO. 2 OF 2

# PINEWOOD PARK ESTATES

IN THE SOUTH EAST QUARTER OF SECTION 18, TOWNSHIP 26 NORTH,  
RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY AUDITOR

FILED FOR RECORD BY STORHAUG ENGINEERING THIS 4<sup>TH</sup> DAY OF FEBRUARY 2015 AT 9:28 MINUTES PAST 10 O'CLOCK AM AND RECORDED IN BOOK 27 OF PLATS AT PAGE(S) 497 RECORDS OF SPOKANE COUNTY, WASHINGTON, AT THE REQUEST OF SHIRLEY AND SANDY SICILIA FAMILY, LLC.

*[Signature]*  
SPOKANE COUNTY AUDITOR

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE SHIRLEY AND SANDY SICILIA FAMILY, LLC., A WASHINGTON LIMITED LIABILITY COMPANY, HAVE CAUSED TO BE PLATTED INTO LOTS THE LAND SHOWN HEREON TO BE KNOWN AS FINAL PLAT OF PINEWOOD PARK ESTATES, PN-2041-14/PUDN-01-14, SAID LAND BEING DESCRIBED AS FOLLOWS:

**PARCEL 1:**  
THE NORTH 150 FEET OF THE EAST 300 FEET OF TRACT 24, OF SPOKANE ESTATES PLAT "A" AS PER PLAT THEREOF RECORDED IN BOOK "Q" OF PLATS, PAGE 17;  
EXCEPT THE EAST 5 FEET THEREOF;  
SITUATED IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

**PARCEL 2:**  
THE EAST 300 FEET OF TRACT 24 OF SPOKANE ESTATES PLAT "A", AS PER PLAT THEREOF RECORDED IN BOOK "Q" OF PLATS, PAGE 17;  
EXCEPT THE NORTH 150 FEET THEREOF;  
AND EXCEPT THE EAST 5 FEET THEREOF;  
AND FURTHER EXCEPT THE WEST 100 FEET OF THE SOUTH 170 FEET THEREOF;  
SITUATED IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

**PARCEL 3:**  
THE SOUTH 170 FEET OF THE WEST 100 FEET OF THE EAST 300 FEET OF BLOCK 24 SPOKANE ESTATES PLAT "A" AS PER PLAT THEREOF RECORDED IN BOOK "Q" OF PLATS, PAGE 17;  
SITUATED IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

(TOTAL AREA: 3.37 ACRES, PARCELS 1, 2 AND 3)

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 AND 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.

SETBACKS ARE AS ILLUSTRATED ON THE FINAL PLANNED UNIT DEVELOPMENT SITE PLAN.

LOTS 1 THRU 5, BLOCK 3 ARE ZERO-LOT LINE ROW HOUSING UNITS.

PRIVATE 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 THE BENEFIT OF LOTS AND TRACTS DRAINING TO THE EASEMENT AREA AND THE PINEWOOD PARK ESTATES HOME OWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED JANUARY 5, 2015 UNDER STATE UBI NO. 603465182.

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 PINEWOOD PARK ESTATES HOME OWNERS ASSOCIATION.

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 PINEWOOD PARK ESTATES HOME OWNERS ASSOCIATION 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 PROPERTY OWNERS WITHIN THIS PLAT SHALL BE HELD RESPONSIBLE FOR KEEPING OPEN AND MAINTAINING THE SURFACE PATH OF NATURE 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 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 MOTTLED 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 ("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.

THE PINEWOOD PARK ESTATES HOME OWNERS 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 STORHAUG ENGINEERING, INC. BOTH OF WHICH ARE ON FILE AT THE SPOKANE COUNTY'S 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 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 PINEWOOD PARK ESTATES HOME OWNERS 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 PINEWOOD PARK ESTATES HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

IF THE PINEWOOD PARK ESTATES HOME OWNERS 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 PINEWOOD PARK ESTATES HOME OWNERS 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 PINEWOOD PARK ESTATES HOME OWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST.

SHOULD THE PINEWOOD PARK ESTATES HOME OWNERS 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 PINEWOOD PARK ESTATES HOME OWNERS 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.

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.

PRIVATE EASEMENTS, AS PLATTED AND SHOWN HEREON, ARE HEREBY GRANTED TO THE BENEFIT AND USE OF ALL LOTS AND TRACT WITHIN PINEWOOD PARK ESTATES AND TO THE PINEWOOD PARK ESTATES HOME OWNERS ASSOCIATION.

A BLANKET EASEMENT IS GRANTED FOR DRY AND WET UTILITIES (ELECTRIC, GAS, PHONE, FIBER, CABLE TV, SEWER, AND WATER) ON TRACT "C" FOR THE BENEFIT OF LOTS 1, 2 & 3 OF BLOCK 4. THIS EASEMENT IS FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION, AND OPERATION OF THE INDIVIDUAL UTILITIES.

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 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 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 UTILITIES ARE ALSO GRANTED THE RIGHT TO INSTALL UTILITIES ACROSS BORDER EASEMENTS AND COMMON AREA LOTS OR TRACTS. THE PRIVATE ACCESS ROAD OR DRIVEWAY AS SHOWN ON TRACT B IS DEDICATED FOR UTILITY PURPOSES IN ADDITION TO INGRESS AND EGRESS AS STATED.

PUBLIC SEWERS SHALL BE CONSTRUCTED TO PROVIDE FOR THE CONNECTION OF EACH PARCEL TO THE COUNTY'S SYSTEM OF SEWAGE. USES ON PROPERTIES WITHIN THE PROJECT SHALL BE REQUIRED TO CONNECT TO THE SEWER AND PAY APPLICABLE CHARGES TO SPOKANE COUNTY PER THE SPOKANE COUNTY SEWER ORDINANCE. SEWER CONNECTION PERMITS SHALL BE REQUIRED.

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

THE BORDER EASEMENT 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 WITHOUT PERMISSION OF THE SPOKANE COUNTY ENGINEER, NOR WILL ANY OBJECTS BE PLACED IN SAID EASEMENT THAT WOULD OBSTRUCT THE SITE DISTANCE NECESSARY FOR SAFE AND EFFICIENT VEHICULAR MOVEMENT. ANY OTHER EASEMENTS GRANTED OR DEDICATED WITHIN THIS BORDER EASEMENT AREA WILL BE SUBORDINATE TO THE RIGHTS CREATED BY THIS EASEMENT AND ARE SUBJECT TO SPOKANE COUNTY ENGINEERS PERMIT PROCESS PRIOR TO USAGE.

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 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.

LINE #	BEARING	DISTANCE
L1	S75°21'21"E (R)	10.77'
L2	N87°54'36"E	5.03'
L3	S04°18'08"E	19.89'
L4	S02°15'51"E	1.17'
L5	N02°17'14"W	10.00'
L6	S87°54'36"W	10.79'
L7	N01°37'48"W	5.89'
L8	S38°06'35"E (R)	7.85'
L9	S62°05'15"E (R)	15.00'
L10	N85°36'33"W	39.78'
L11	N01°37'48"W	54.10'
L12	S01°10'50"E	12.91'
L13	S01°37'18"E	14.44'
L14	N46°33'38"W	55.35'
L15	N03°56'34"W	49.38'
L16	N46°33'38"W	35.51'
L17	N03°56'34"W	46.49'
L18	N01°37'48"W	21.00'
L19	N87°42'46"E	29.00'

CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	201°7'49"	200.00'	70.85'	S8°31'06"W	70.48'
C2	57°32'58"	25.00'	25.11'	N27°08'41"E	24.07'
C3	40°24'18"	30.00'	21.16'	N21°49'57"W	20.72'
C4	6°34'53"	50.00'	5.74'	S38°44'40"E	5.74'
C5	36°13'57"	50.00'	31.62'	S17°20'15"E	31.09'
C6	27°08'01"	50.00'	23.68'	S14°20'44"W	23.46'
C7	166°43'54"	50.00'	145.50'	N68°43'18"W	99.33'
C8	7°40'14"	50.00'	6.69'	N57°43'32"E	6.69'
C9	63°11'27"	30.00'	33.09'	S29°57'56"W	31.44'
C10	81°18'25"	62.50'	88.69'	N44°57'21"W	81.44'
C11	61°12'05"	25.00'	26.70'	S32°11'27"E	25.45'
C12	54°12'33"	26.00'	24.60'	N25°28'28"E	23.69'
C13	70°19'36"	20.00'	24.55'	N37°27'02"W	23.04'
C14	39°14'47"	50.00'	34.25'	N34°16'02"E	33.58'
C15	34°29'17"	9.00'	5.42'	S18°51'56"E	5.34'
C16	9°20'08"	50.00'	8.15'	S32°34'48"W	8.14'
C17	38°21'14"	50.00'	33.47'	S56°25'29"W	32.85'

### PROCEDURES AND EQUIPMENT

PER WAC 332-130-090, FIELD TRAVERSE PROCEDURES FOR LAND BOUNDARY SURVEYS WERE UTILIZED AND THE STANDARDS SET FORTH THEREIN WERE MET OR EXCEEDED.

PER WAC 332-130-100 EQUIPMENT AND PROCEDURES, AN ANNUALLY CALIBRATED LEICA TOPCON 1205 ROBOTIC TOTAL STATION AND A LEICA 1200 GPS SURVEYING SYSTEM WERE UTILIZED IN THE FIELD TRAVERSE PROCEDURES.

### BASIS OF BEARINGS

THE BASIS OF BEARINGS IS N01°37'48"W, ALONG THE EAST RIGHT OF WAY LINE OF WELLEN LANE, PER STATE PLANE COORDINATE FOR WHITWORTH CONTROL NETWORK.

### CORNER VISITATION

THE MONUMENTS SHOWN AS FOUND AND TIED HEREON WERE VISITED IN FEBRUARY, 2014.

### REFERENCE NOTES

(R1) RECORD OF SURVEY, BK. 134, PG. 6.



### SPOKANE COUNTY DIVISION OF ENGINEERING & ROADS

EXAMINED AND APPROVED THIS 21<sup>ST</sup> DAY OF JANUARY, 2015

*[Signature]*  
SPOKANE COUNTY DIVISION OF ENGINEERING & ROADS

### SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING

EXAMINED AND APPROVED THIS 22<sup>ND</sup> DAY OF JANUARY, 2015

*[Signature]*  
SPOKANE COUNTY DIVISION OF BUILDING & PLANNING

### SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 22<sup>ND</sup> DAY OF JANUARY, 2015

*[Signature]*  
SPOKANE COUNTY DIVISION OF UTILITIES

### SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 20<sup>TH</sup> DAY OF FEBRUARY, 2015

*[Signature]*  
SPOKANE REGIONAL HEALTH OFFICER

### SPOKANE COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS 3<sup>RD</sup> DAY OF FEBRUARY, 2015.

*[Signature]*  
SPOKANE COUNTY COMMISSIONERS (CHAIRPERSON)

### 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 4<sup>TH</sup> DAY OF FEBRUARY, 2015.

*[Signature]*  
SPOKANE COUNTY TREASURER

### SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 4<sup>TH</sup> DAY OF FEBRUARY, 2015

*[Signature]*  
SPOKANE COUNTY ASSESSOR

*[Signature]*  
SHIRLEY AND SANDY SICILIA FAMILY, LLC.  
GREGORY R. SICILIA, MANAGING AGENT

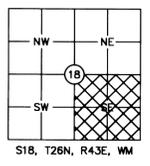
### ACKNOWLEDGEMENTS

STATE OF WASHINGTON )  
County of Spokane ) ss.

On this 16<sup>TH</sup> day of January 2015 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared GREGORY R. SICILIA, to me known to be the individual(s) described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.

*[Signature]*  
Notary Public in and for the State of Washington, residing at Spokane  
My Appointment Expires: 05.01.16



**storhäug**  
civil engineering planning  
landscape architecture surveying

510 east third avenue | spokane, wa | 99202  
p 509.242.1000 | f 509.242.1001

DATE	SCALE
12/23/2014	1" = 30'
FIELD BOOK	DRAWN
BK. PG.	JAM
PROJECT NUMBER	DRAWING NO.
13-300	1 OF 2

SPOKANE COUNTY PROJECT NUMBER: PN2041-14