

PRAIRIE BREEZE 3RD ADDITION

LOCATED IN THE SE 1/4 & THE SW 1/4 OF THE SE 1/4 OF SECTION 14, T26N, R42E, W.M.
SPOKANE COUNTY, WASHINGTON

PLAT 4263

6560927 39-4

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT VIKING BUILDERS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AND MOUNTAIN WEST BANK, DIVISION OF GLACIER BANK, THE OWNERS OF SAID PROPERTY TO BE PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER, ALL EASEMENTS, AND OTHER AREAS INTENDED FOR PUBLIC USE SHOWN HEREIN; SAID PLATTED LAND BEING DESCRIBED AS FOLLOWS TO BE KNOWN AS PRAIRIE BREEZE 3RD ADDITION, BEING THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 26 NORTH, RANGE 42 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT THE NORTHWEST CORNER OF LOT 7, BLOCK 1, PRAIRIE BREEZE, AS PER PLAT RECORDED IN VOLUME 35 OF PLATS, PAGES 39, 40, AND 41, RECORDS OF SPOKANE COUNTY; THENCE THE NEXT 9 CALLS ALONG SAID PLAT;
- (1) THENCE SOUTH 40°42'41" EAST A DISTANCE OF 330.52 FEET;
 - (2) THENCE SOUTH 40°47'56" WEST A DISTANCE OF 125.79 FEET;
 - (3) THENCE NORTH 49°12'04" WEST A DISTANCE OF 31.04 FEET;
 - (4) THENCE SOUTH 40°47'56" WEST A DISTANCE OF 155.57 FEET;
 - (5) THENCE NORTH 46°37'22" WEST A DISTANCE OF 172.81 FEET;
 - (6) THENCE NORTH 70°34'16" WEST A DISTANCE OF 61.18 FEET;
 - (7) THENCE SOUTH 67°32'01" WEST A DISTANCE OF 62.78 FEET;
 - (8) THENCE SOUTH 81°50'36" WEST A DISTANCE OF 400.30 FEET;
 - (9) THENCE SOUTH 00°22'42" EAST A DISTANCE OF 371.33 FEET;
- THENCE THE NEXT 5 CALLS ALONG PRAIRIE BREEZE 1ST ADDITION, AS PER PLAT RECORDED IN VOLUME 37 OF PLATS, PAGES 69 AND 70, RECORDS OF SPOKANE COUNTY;
- (1) THENCE SOUTH 89°37'18" WEST A DISTANCE OF 317.63 FEET;
 - (2) THENCE NORTH 00°22'42" WEST A DISTANCE OF 327.95 FEET;
 - (3) THENCE SOUTH 81°50'36" WEST A DISTANCE OF 239.42 FEET;
 - (4) THENCE NORTH 08°09'24" WEST A DISTANCE OF 142.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 278.00 FEET, THROUGH WHICH POINT A RADIAL LINE BEARS N12°24'47"E TO THE RADIUS POINT;
 - (5) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°15'09", AN ARC DISTANCE OF 54.60 FEET;
 - (6) THENCE THE NEXT 3 CALLS ALONG SAID PLAT OF PRAIRIE BREEZE;
 - (1) THENCE NORTH 23°42'18" EAST A DISTANCE OF 38.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 20.00 FEET, THROUGH WHICH POINT A RADIAL LINE BEARS NORTH 23°41'54" EAST TO THE RADIUS POINT;
 - (2) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°11'27", AN ARC DISTANCE OF 29.97 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE WEST WITH A RADIUS OF 519.00 FEET;
 - (3) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°33'40", AN ARC DISTANCE OF 68.49 FEET;
 - (4) THENCE NORTH 81°50'36" EAST A DISTANCE OF 1144.88 FEET;
 - (5) THENCE SOUTH 88°14'24" EAST A DISTANCE OF 104.13 FEET TO THE POINT OF BEGINNING; SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON;

SETBACKS SHALL BE DETERMINED AT THE TIME OF BUILDING PERMITS ARE REQUESTED. THE SETBACKS INDICATED ON THIS PLAT MAY BE VARIED FROM IF PROPER ZONING APPROVALS ARE OBTAINED.

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

THE PUBLIC WATER SYSTEM, PURSUANT TO THE WATER PLAN APPROVED BY THE COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, COUNTY DIVISION OF BUILDING AND PLANNING 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. USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED.

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, ROOTS, LANDSCAPING, WITHOUT COMPENSATION WHEN AFFECTING UTILITIES WITHIN THE EASEMENTS. THIS PROVISION PROHIBITS THE PLACEMENT OF BRICK, ROCK OR MASONRY STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE, AND SAFE OPERATION OF SAME. STORM DRAIN DRY WELLS, SWALES OR 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 CROSS FUTURE ACQUISITION AREAS AND BORDER EASEMENTS.

THE BORDER EASEMENT AS SHOWN HEREON IS 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 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 MOVEMENTS. ANY OTHER EASEMENTS GRANTED OR DEDICATED WITHIN THE BORDER EASEMENT AREA WILL BE SUBORDINATE TO THE RIGHTS CREATED BY THIS EASEMENT AND ARE SUBJECT TO THE SPOKANE COUNTY PERMIT PROCESS PRIOR TO USAGE.

THIS PLAT IS SUBJECT TO PRAIRIE BREEZE HOMEOWNERS ASSOCIATION AS RECORDED SEPT. 9, 2008 UNDER UBI #02862827.

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 FACILITIES WHICH DISPOSE OF AND TREAT STORMWATER RUNOFF, ARE HEREBY GRANTED TO SPOKANE COUNTY AND THE PRAIRIE BREEZE HOMEOWNERS ASSOCIATION.

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 WITHIN THIS PLAT, STORMWATER RUNOFF FROM NEARBY UPHILL PROPERTIES SHOULD BE EXPECTED, AND DURING SNOW MELT PERIODS OR WET SEASONS THE LOTS MAY BE SUBJECT 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.

AN INDEPENDENT GEOTECHNICAL INVESTIGATION WILL BE REQUIRED FOR EACH LOT, TO DETERMINE THE SUITABILITY OF A BASEMENT, AT THE TIME OF BUILDING PERMIT APPLICATION.

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 PRAIRIE BREEZE HOMEOWNERS 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 SPOKANE COUNTY 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 DRYLAND 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 PRAIRIE BREEZE HOMEOWNERS 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 PRAIRIE BREEZE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

IF THE PRAIRIE BREEZE HOMEOWNERS 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 PRAIRIE BREEZE 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 PRAIRIE BREEZE HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST.

SHOULD THE PRAIRIE BREEZE HOMEOWNERS 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 PRAIRIE BREEZE 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 DEVELOPER, PROPERTY OWNERS, AND THE PRAIRIE BREEZE 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.

A VOLUNTARY TRANSPORTATION MITIGATION FEE OF \$1,430.00 PER DWELLING UNIT IS REQUIRED AS A CONDITION OF THE FEES AND HEARING EXAMINERS DECISION. THIS FEE SHALL BE PAID PER DWELLING UNIT TO THE CITY OF SPOKANE AT THE TIME OF APPLICATION FOR SEWER AND/OR WATER CONNECTION.

ACKNOWLEDGMENT

IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED HIS/HER NAME TO BE HEREUNTO SUBSCRIBED THIS 7th DAY OF October, 2016

VIKING BUILDERS, LLC A WASHINGTON LIMITED LIABILITY COMPANY
BY: [Signature] ITS member

ACKNOWLEDGMENTS
STATE OF WASHINGTON)
[Signature]) SS
COUNTY OF SPOKANE)

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT Ryan Olson IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE member OF COMPANY, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 7th DAY OF October, 2016

[Signature]
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE COUNTY, MY COMMISSION EXPIRES 10/15/2021



ACKNOWLEDGMENT

IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED HIS/HER NAME TO BE HEREUNTO SUBSCRIBED THIS 11th DAY OF October, 2016

MOUNTAIN WEST BANK, DIVISION OF GLACIER BANK
BY: [Signature] ITS VP Commercial Manager

ACKNOWLEDGMENTS
STATE OF WASHINGTON)
[Signature]) SS
COUNTY OF SPOKANE)

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT Bessie Bailey IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VP OF MOUNTAIN WEST BANK, DIVISION OF GLACIER BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH COMPANY, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 11 DAY OF October, 2016

[Signature]
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE COUNTY, MY COMMISSION EXPIRES 10/20/19



SPOKANE COUNTY AUDITOR
FILED FOR RECORD BY PRAIRIE BREEZE THIS 8th DAY OF December, 2016, AT 20 MINUTES PAST 9 O'CLOCK A M; AND RECORDED IN BOOK 37 OF PLATS AT PAGE(S) 43 RECORDS OF SPOKANE COUNTY, WASHINGTON.

[Signature] SPOKANE COUNTY AUDITOR
[Signature] 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 8th DAY OF December, 2016
[Signature] SPOKANE COUNTY TREASURER



SPOKANE COUNTY ASSESSOR
EXAMINED AND APPROVED THIS 20 DAY OF November, 2016

[Signature] SPOKANE COUNTY ASSESSOR

SPOKANE COUNTY PUBLIC WORKS
EXAMINED AND APPROVED THIS 23rd DAY OF November, 2016

[Signature] SPOKANE COUNTY ENGINEER

SPOKANE COUNTY ENVIRONMENTAL SERVICES
EXAMINED AND APPROVED THIS 3rd DAY OF November, 2016

[Signature] SPOKANE COUNTY DIVISION OF UTILITIES.

SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING
EXAMINED AND APPROVED THIS 7th DAY OF November, 2016

[Signature] DIRECTOR/DESIGNEE

SPOKANE REGIONAL HEALTH DISTRICT
Examined and approved this 7th day of November, 2016

[Signature] Spokane Regional Health Officer

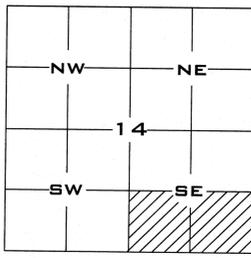
SPOKANE COUNTY COMMISSIONERS
Examined and approved this 29th day of November, 2016

[Signature] COMMISSIONER

CITY OF SPOKANE TRANSPORTATION DEPARTMENT
Examined and approved this 7th day of December, 2016

[Signature] CITY OF SPOKANE - DIRECTOR OF TRANSPORTATION

LOCATION



SURVEYOR'S CERTIFICATE
I, JON A. GORDON, 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 DIRECTION; 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 TO THE REQUIREMENTS OF THE COUNTY OF SPOKANE SUBDIVISION ORDINANCE.

DATE 10/6/16 [Signature]
JON A. GORDON, P.L.S. CERTIFICATE NO. 43610
COUNTY OF SPOKANE FILE NO. PN-1811-96



FIELD BK: 1127/1441	CIVIL	<p>WHIPPLE CONSULTING ENGINEERS 2528 NORTH SULLIVAN ROAD SPOKANE VALLEY, WA 99216 PH: 509-893-2617 FAX: 509-896-0227</p>	<p>SHEET 1 OF 2</p> <p>JOB NUMBER 16-1589</p>
DATE: 09/29/16	<input checked="" type="checkbox"/> STRUCTURAL		
DRAWN: JAG	<input type="checkbox"/> SURVEYING		
REVIEWED: JAG	<input type="checkbox"/> TRAFFIC		
	<input type="checkbox"/> PLANNING		
	<input type="checkbox"/> LANDSCAPE		
	<input type="checkbox"/> OTHER		

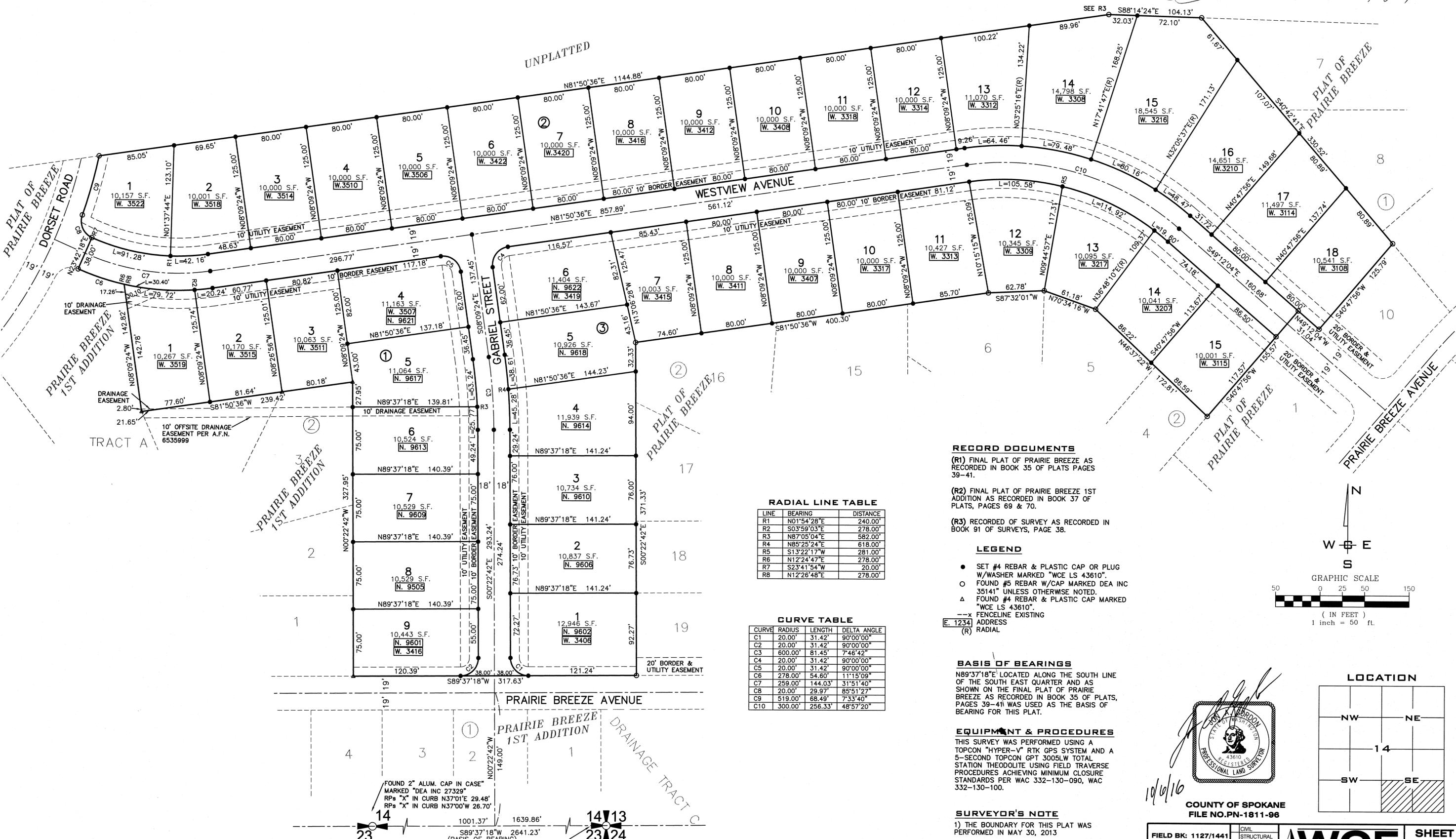
PRAIRIE BREEZE 3RD ADDITION

LOCATED IN THE SE 1/4 & THE SW 1/4 OF THE SE 1/4 OF SECTION 14, T26N, R42E, W.M.
SPOKANE COUNTY, WASHINGTON

PLAT 4263

SPOKANE COUNTY AUDITOR
FILED FOR RECORD BY PRAIRIE BREEZE THIS 8TH DAY OF
December 2016 AT 10:00 MINUTES PAST 9 O'CLOCK A.M.; AND
RECORDED IN BOOK 39 OF PLATS AT PAGE(S) 42 RECORDS OF SPOKANE
COUNTY, WASHINGTON.

[Signature]
SPOKANE COUNTY AUDITOR
Deputy



RECORD DOCUMENTS

- (R1) FINAL PLAT OF PRAIRIE BREEZE AS RECORDED IN BOOK 35 OF PLATS PAGES 39-41.
- (R2) FINAL PLAT OF PRAIRIE BREEZE 1ST ADDITION AS RECORDED IN BOOK 37 OF PLATS, PAGES 69 & 70.
- (R3) RECORDED OF SURVEY AS RECORDED IN BOOK 91 OF SURVEYS, PAGE 38.

LEGEND

- SET #4 REBAR & PLASTIC CAP OR PLUG W/WASHER MARKED "WCE LS 43610".
- FOUND #5 REBAR W/CAP MARKED DEA INC 35141" UNLESS OTHERWISE NOTED.
- △ FOUND #4 REBAR & PLASTIC CAP MARKED "WCE LS 43610".
- - - FENCELINE EXISTING
- E. 1234 ADDRESS
- (R) RADIAL

BASIS OF BEARINGS

N89°37'18"E LOCATED ALONG THE SOUTH LINE OF THE SOUTH EAST QUARTER AND AS SHOWN ON THE FINAL PLAT OF PRAIRIE BREEZE AS RECORDED IN BOOK 35 OF PLATS, PAGES 39-41 WAS USED AS THE BASIS OF BEARING FOR THIS PLAT.

EQUIPMENT & PROCEDURES

THIS SURVEY WAS PERFORMED USING A TOPCON "HYPER-V" RTK GPS SYSTEM AND A 5-SECOND TOPCON GPT 3005LW TOTAL STATION THEODOLITE USING FIELD TRAVERSE PROCEDURES ACHIEVING MINIMUM CLOSURE STANDARDS PER WAC 332-130-090, WAC 332-130-100.

SURVEYOR'S NOTE

1) THE BOUNDARY FOR THIS PLAT WAS PERFORMED IN MAY 30, 2013

NOTES

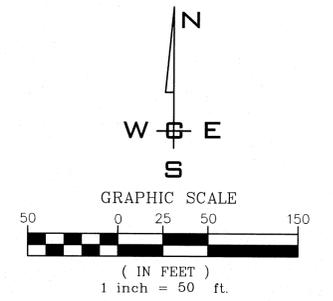
1) MATTERS OF RECORD PER SPOKANE COUNTY TITLE COMPANY PLAT GUARANTEE #SP3127 DATED JANUARY 27, 2016; AMENDED SEPTEMBER 12, 2016.

RADIAL LINE TABLE

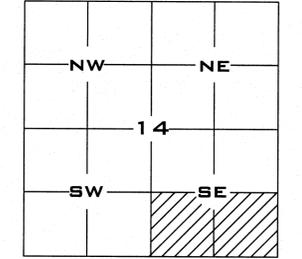
LINE	BEARING	DISTANCE
R1	N01°54'28"E	240.00'
R2	S03°59'03"E	278.00'
R3	N87°05'04"E	582.00'
R4	N85°25'24"E	618.00'
R5	S13°22'17"W	281.00'
R6	N12°24'47"E	278.00'
R7	S23°41'54"W	20.00'
R8	N12°26'48"E	278.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA ANGLE
C1	20.00'	31.42'	90°00'00"
C2	20.00'	31.42'	90°00'00"
C3	600.00'	81.45'	7°46'42"
C4	20.00'	31.42'	90°00'00"
C5	20.00'	31.42'	90°00'00"
C6	278.00'	54.80'	11°15'09"
C7	259.00'	144.03'	31°51'40"
C8	20.00'	29.97'	85°51'27"
C9	518.00'	68.49'	7°33'40"
C10	300.00'	256.33'	48°57'20"



LOCATION



FOUND 2" ALUM. CAP IN CASE MARKED "DEA INC 27329"
 RP# "X" IN CURB N37°01'E 29.48'
 RP# "X" IN CURB N37°00'W 26.70'

FOUND 3" BRASS CAP IN CASE MARKED "SPOKANE COUNTY PLS 25564" ● JOHANSEN & 5 MILE RD
 RP# NAIL & TAG IN WITNESS POST N46°18'E 37.70'
 RP# NAIL & TAG IN POWER POLE S37°12'E 46.80'
 + ON BOLLARD S65°58'W 53.95'

10/6/16

COUNTY OF SPOKANE
FILE NO. PN-1811-96

FIELD BK:	1127/1441
DATE:	09/29/16
DRAWN:	JAG
REVIEWED:	JAG

WCE
 WHIPPLE CONSULTING ENGINEERS
 2828 NORTH SULLIVAN ROAD
 SPOKANE VALLEY, WA 99216
 PH: 509-893-2617 FAX: 509-826-0227

SHEET
2 OF 2
JOB NUMBER
16-1589