

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, Robert J. Guthrie and Jeanlee Guthrie, husband and wife, and WASHINGTON MUTUAL BANK, have caused to be platted into lots and streets the land shown hereon...

Situate in the County of Spokane, State of Washington.

And they do hereby dedicate to public use forever Burns Street, as platted and shown hereon. This half cul-de-sac shall be maintained as a private road until such time as the remaining portion of the cul-de-sac is dedicated to the public...

Lot 8, Block 1 being a one-foot (1') wide strip as shown hereon, is hereby dedicated to Spokane County as general county property, to be dedicated for road purposes forever...

Side yard 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 subdivision may be varied from if proper zoning approvals are obtained.

This plat is subject to a separate "Spokane County Notice to the Public No. 4", recorded on January 21, 2003, under Auditor's File No. 4833433.

The owners of all lots within this subdivision shall be members of PRAIRIE ORCHARD HOMEOWNERS ASSOCIATION, a homeowners association created by document recorded October 4, 2002 by the Secretary of State of the State of Washington under U.B.I. Number 602 238 944 and subject to the Articles of Incorporation and Bylaws thereof.

The Private Driveway as shown hereon is an easement which provides a means of ingress and egress for those lots within the subdivision having frontage thereon.

Burns Street is subject to the separate road DECLARATION OF COVENANT as recorded January 21, 2003 under Auditor's File No. 4833434 which by reference is made a part hereof.

The owner(s) or successor(s) in interest agree to join in any County-approved stormwater management program and to pay such rates and charges as may be fixed through public hearings for service or benefit obtained by the planning, design, constructing, maintaining or operation of stormwater control facilities.

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 usages deemed necessary by the Spokane County Engineer for the safety and welfare of the Public.

The use of private wells and water systems is prohibited.

The public water system, pursuant to the Water Plan approved by county and state health authorities, the local fire protection district, the County Division of Planning, and the water purveyor shall be installed within this subdivision. The applicant shall provide for individual domestic water service as well as fire protection to each lot prior to the sale of each lot...

Public sewers shall be constructed to provide for the connection of each parcel to the County's system of sewerage. Uses on properties within the project shall be required to connect to the sewer and pay applicable charges per the County Sewer Ordinance. Sewer connection permits shall be required.

A public sewer system will be made available for the plot and individual service will be provided to each lot prior to sale. Use of individual on-site sewage disposal systems shall not be authorized.

A 10 foot sewer line easements for the purpose of constructing, installing, operating, maintaining, repairing, altering, replacing, removing, and all other uses or purposes which are or may be related to a sewer system are hereby granted to Spokane County, its successors and assigns over Lot 5. Spokane County, its successors and assigns at all times hereinafter, at their own cost and expense, may remove all crops, brush, grass or trees that may interfere with the constructing, installing, operating, maintaining, repairing, altering, replacing, removing and all other uses or purposes which are or may be related to a sewer system.

Utility easements across and over and ten (10) foot wide strips adjacent to all public and private roads and the ingress and egress easement as shown hereon, 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 and together with the right to access said utility easements shown herein.

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 the Prairie Orchard Homeowners' Association.

Spokane County and its authorized agents are hereby granted the right to ingress and egress to, over and from all public drainage easements 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(s) or the Prairie Orchard Homeowners' Association.

The property owner(s) 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 owner(s) 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(s).

Spokane County does not accept the responsibility of maintaining the drainage course on 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 consist of a minimum slope of 3% away from the building for a distance of at least 10 feet from the building.

There may exist properties located uphill and adjacent to this subdivision that 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.

The property owner(s) within this plat shall maintain all natural drainage channels, drainage ditches, and all 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 approved and accepted plans on file at Spokane County Engineer's Office.

The Prairie Orchard Homeowners' Association or its successors in interest shall maintain any drainage facilities and drainage structures located within tracts and private lots, in conformance with the approved plans on file at the Spokane County Engineer's Office. Maintenance of drainage facilities includes, but is not limited to, keeping open and cleaning storm pipes, ditches, drainage ponds, swales, etc., replacement of drainage facilities as needed, and maintaining live native-type dryland grasses or lawn turf in the '208' swales 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 approved plans.

If the Prairie Orchard Homeowners' Association, or their successors in interest, fails to maintain the drainage facilities in conformance with the accepted drainage plan on file at the Spokane County Engineer's Office, a notice of such failure may be given to the Prairie Orchard Homeowners' Association, or their successors in interest, by the County Engineer.

Should the Prairie Orchard Homeowners' Association be terminated for any reason, the successors in interest shall be the individual lot owner(s), or their successors in interest, who are members of the Prairie Orchard Homeowners' Association at the time of said termination.

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.

IN WITNESS WHEREOF, the aforesaid owners have caused their names to be hereunto subscribed this 19th day of FEBRUARY 2003

Handwritten signatures of Robert J. Guthrie and Jeanlee Guthrie.

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
County of Spokane) ss

I certify that I know or that I have satisfactory evidence that ROBERT J. GUTHRIE and JEANLEE GUTHRIE, husband and wife are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as their free and voluntary act and deed, for the uses and purposes stated in the instrument.

DATED this 19th day of FEBRUARY 2003

Notary signature: Ronald S. Criscione, Notary Public, in and for the State of Washington residing at Spokane. My Commission expires 4/9/03.



IN WITNESS WHEREOF, the aforesaid owners have caused their names to be hereunto subscribed this 19th day of February 2003

WASHINGTON MUTUAL BANK

BY: WMB Bank

ITS: Sr. Loan Consultant

State of Washington)
County of Spokane) ss

I certify that I know or have satisfactory evidence that M.J. BADEMIAN 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 Sr. Loan Consultant of WASHINGTON MUTUAL BANK to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 19th day of FEBRUARY 2003

Notary signature: Ronald S. Criscione, Notary Public, in and for the State of Washington residing at Spokane. My Commission expires 4/9/03.



SPOKANE COUNTY AUDITOR'S CERTIFICATE

Filed for record this 13th day of March 2003 at 2:42 P.M. in Book 28 of Plats at Page 67 at the request of Robert J. - Jeanlee Guthrie.

Signature: J. Higden, Spokane County Auditor by Deputy

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Spokane County Subdivision Ordinance.



KERREL BELL, PLS
Certificate Number 29286

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 5th day of MARCH 2003

Signature: Spokane County Division of Utilities

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROAD

Examined and approved this 4th day of March 2003

Signature: Spokane County Engineer

SPOKANE COUNTY DIVISION OF PLANNING

Examined and approved this 11th day of March 2003

Signature: Director, Spokane County Division of Planning

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 6th day of MARCH 2003

Signature: for Spokane Regional Health District

SPOKANE COUNTY ASSESSOR

Examined and approved this 10th day of MARCH 2003

Signature: Spokane County Assessor by Deputy

THE BOARD OF COUNTY COMMISSIONERS OF SPOKANE, WASHINGTON

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 11th day of March 2003

Signature: Chairman, Spokane County Commissioners

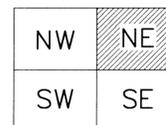
SPOKANE COUNTY TREASURER

I do hereby certify that all taxes which have been levied and become chargeable against the land shown within this map have been fully paid this 13th day of March 2003

Signature: Spokane County Treasurer by Deputy



FINAL PLAT OF PRAIRIE ORCHARD LOCATED IN THE NE 1/4 OF SECTION 26, T.25N., R.44E., W.M., SPOKANE COUNTY, WASHINGTON FEBRUARY, 2003



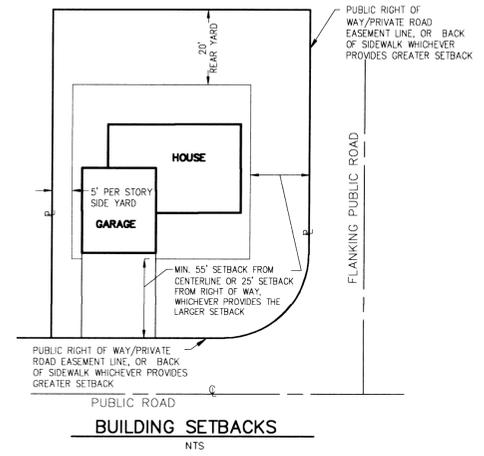
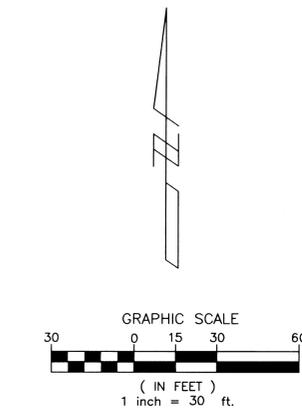
SHEET 1 OF 2

J:\Land\Proj\pctes\5020160\wg\PLAT.dwg 02/05/2003 11:41:58 AM PST



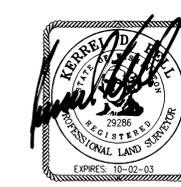
CLC ASSOCIATES
707 WEST 7TH AVENUE SUITE 202 SPOKANE WASHINGTON 99204
P 509 458 6840 F 509 458 6844 CLCASSOC.COM
ARCHITECTURE ENGINEERING PLANNING LANDSCAPE ARCHITECTURE LAND SURVEYING

J. Higden
 Spokane County Auditor by Deputy



BASIS OF BEARINGS
 THE BEARING OF N89°49'56"W ALONG THE CENTERLINE OF 24TH AVENUE, AS SHOWN ON THE FINAL PLAT OF VERA CREST SUBDIVISION, RECORDED IN BOOK 14 OF PLATS, PAGE 11, WAS USED AS THE BASIS OF BEARINGS FOR THIS PLAT.

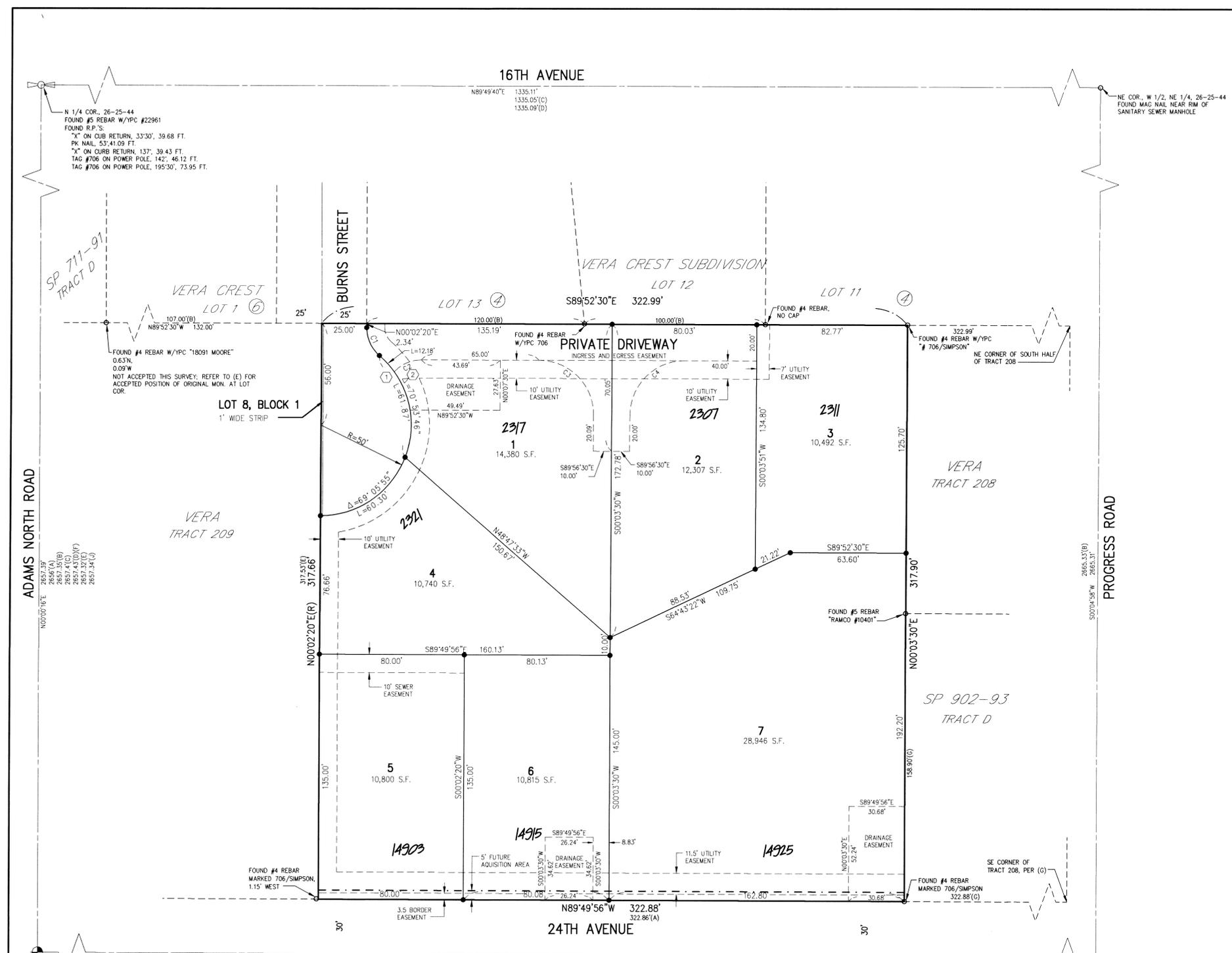
ACCURACY STATEMENT:
 THIS SURVEY WAS PERFORMED USING A 5 SECOND TOTAL STATION, FIELD TRAVERSE METHODS, AND SINGLE FREQUENCY GPS, STATIC METHOD. ACCURACIES COMPLY WITH WAC 332-130-90.



2-07-03

FINAL PLAT
 OF
PRAIRIE ORCHARD
 LOCATED IN THE
 NE 1/4 OF SECTION 26, T.25N., R.44E., W.M.,
 SPOKANE COUNTY, WASHINGTON
 FEBRUARY, 2003

SHEET 2 OF 2



CLC ASSOCIATES
 707 WEST 7TH AVENUE
 SUITE 202
 SPOKANE, WASHINGTON 99204
 P 509 458 6840
 F 509 458 6844
 CLCASSOC.COM
 ARCHITECTURE
 ENGINEERING PLANNING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING

Ⓜ RADIAL BEARINGS Ⓜ

LINE	BEARING
1	S54°00'09"W
2	S47°30'54"E

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	20.00'	17.45'	9.33'	16.90'	49°59'41"
C2	20.00'	16.63'	8.83'	16.15'	47°38'24"
C3	30.00'	47.09'	29.97'	42.40'	89°36'00"
C4	30.00'	47.16'	30.03'	42.45'	90°04'00"

- LEGEND**
- - FOUND MONUMENT AS NOTED
 - - SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP MARKED "29286", OR LEAD PLUG WITH WASHER MARKED "29286" ON CONCRETE SIDEWALK, OR LEAD PLUG WITH WASHER MARKED "29286" AS A REFERENCE POINT ON CONCRETE CURB AT THE EXTENSION OF LOT LINE FROM THE BACK LOT CORNER THROUGH THE FRONT LOT CORNER.
 - (R) - RADIAL BEARING
 - (A) - ADDRESS
- REFERENCES**
- A) VERA PLAT BOOK 0, PAGE 30
 - B) VERA CREST SUBDIVISION PLAT BOOK 14, PAGE 11
 - C) SOUTH ADAMS ADDITION PLAT BOOK 15, PAGE 54
 - D) AUTUMN CREST SECOND ADDITION PLAT BOOK 20, PAGE 27
 - E) SHORT PLAT 711-91 SP BOOK 8, PAGE 89
 - F) HARTS CROSSWIND ADDITION PLAT BOOK 21, PAGE 27
 - G) SHORT PLAT 902-93 SP BOOK 11, PAGE 44
 - H) SHORT PLAT 947-94 SP BOOK 14, PAGE 28
 - I) SHORT PLAT 1260-00 SP BOOK 17, PAGE 53

