5098538

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 16th DAY OF July 2004.
AT 1150 P.M. IN BOOK 29 OF PLATS
AT PAGE 87-89 AT THE REQUEST OF SALTESE FINAL
Taylor ENGINEERING _____ COUNTY AUDITOR
_____ DEPUTY

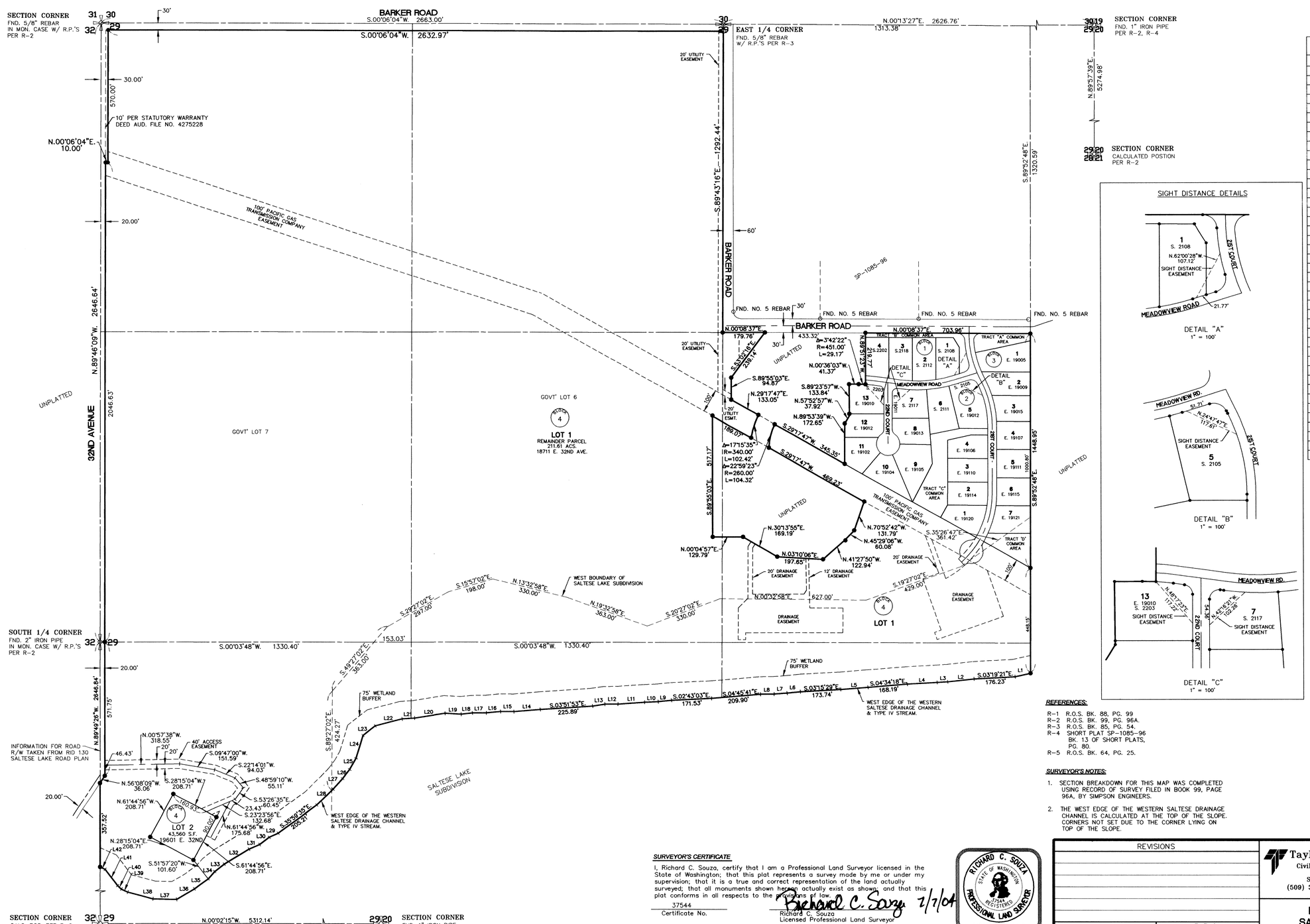
AUDITOR'S NUMBER

29-87-89
PLAT# 3667

FINAL PLAT OF
SALTESE ADDITION
(A RURAL CLUSTER DEVELOPMENT)

LOCATED IN SECTION 29, T.25N., R.45E., W.M.,
SPOKANE COUNTY, WASHINGTON.

PTN OF NE¼ AND NW¼ AND SW¼



LINE TABLE		
LINE	LENGTH	BEARING
L1	67.77	S.12°19'37"E.
L2	112.75	S.06°26'11"E.
L3	45.04	S.03°29'18"E.
L4	127.42	S.03°26'03"E.
L5	117.53	S.04°36'55"E.
L6	57.70	S.05°47'37"E.
L7	55.73	S.04°02'39"E.
L8	58.61	S.00°43'59"E.
L9	56.74	S.05°52'45"E.
L10	58.12	S.02°23'04"E.
L11	113.88	S.03°58'05"E.
L12	56.04	S.00°15'02"E.
L13	53.10	S.08°11'31"E.
L14	114.23	S.04°35'54"E.
L15	57.43	S.00°33'28"W.
L16	61.41	S.05°26'21"E.
L17	59.74	S.00°42'26"E.
L18	48.20	S.06°26'28"E.
L19	68.84	S.03°16'30"W.
L20	131.03	S.08°35'39"E.
L21	53.78	S.04°07'08"E.
L22	118.33	S.14°33'49"E.
L23	66.54	S.38°26'52"E.
L24	101.77	S.73°00'50"E.
L25	54.91	S.60°19'22"E.
L26	50.48	S.52°59'48"E.
L27	59.49	S.46°51'26"E.
L28	97.77	S.43°57'39"E.
L29	42.08	S.23°42'03"E.
L30	51.90	S.36°16'36"E.
L31	50.06	S.23°11'14"E.
L32	124.20	S.30°54'41"E.
L33	51.31	S.37°39'20"E.
L34	42.18	S.48°00'05"E.
L35	72.15	S.35°31'15"E.
L36	88.41	S.30°28'13"E.
L37	100.87	S.01°34'33"W.
L38	111.34	S.15°08'44"W.
L39	29.78	S.25°26'38"W.
L40	21.52	S.41°31'49"W.
L41	87.63	S.52°47'30"W.
L42	23.35	S.23°53'04"W.

SIGHT DISTANCE DETAILS

NORTH

200 100 0 200 400
SCALE 1" = 200' FEET

LEGEND

- ● SET 5/8" REBAR W/YPC L.S. #37544 OR AS NOTED
- ○ FOUND AS NOTED
- ⊛ SET 5/8" REBAR W/Y.P.C. L.S. #37544
- ◎ EXISTING MONUMENT
- —— PLAT BOUNDARY LINE

DATUM PLANE FOR ELEVATIONS SHALL BE NAVD 88

REFERENCES:

R-1 R.O.S. BK. 88, PG. 99
R-2 R.O.S. BK. 99, PG. 96A.
R-3 R.O.S. BK. 85, PG. 54.
R-4 SHORT PLAT SP-1085-96 BK. 13 OF SHORT PLATS, PG. 80.
R-5 R.O.S. BK. 64, PG. 25.

SURVEYOR'S NOTES:

1. SECTION BREAKDOWN FOR THIS MAP WAS COMPLETED USING RECORD OF SURVEY FILED IN BOOK 99, PAGE 96A, BY SIMPSON ENGINEERS.
2. THE WEST EDGE OF THE WESTERN SALTESE DRAINAGE CHANNEL IS CALCULATED AT THE TOP OF THE SLOPE. CORNERS NOT SET DUE TO THE CORNER LYING ON TOP OF THE SLOPE.

BASIS OF BEARING:

S.89°46'09"E., ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 29, T.25N., R.45E., W.M., SPOKANE COUNTY, WASHINGTON.

ACCURACY STATEMENT (WAC 332-130-100)

THIS SURVEY WAS PERFORMED USING A SOKKIA SET 4 II B TOTAL STATION, A SOKKIA, LEVEL, AND A 100 FOOT CHAIN. HORIZONTAL DISTANCES ARE BASED ON THE NATIONAL GEODETIC SURVEY CALIBRATION BASELINE IN CHEWELAH, WA. FIELD TRAVERSE METHODS USED WERE AS PER WAC 332-130-090 PART C.

SURVEYOR'S CERTIFICATE

I, Richard C. Souza, 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 in all respects to the provisions of law.

37544
Certificate No.

Richard C. Souza 7/7/04
Richard C. Souza
Licensed Professional Land Surveyor

RICHARD C. SOUZA
STATE OF WASHINGTON
37544
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 03-26-06

REVISIONS		
DWN: JDH	DATE: 7-7-04	
CK'D: RCS	DATE: 7-7-04	

Taylor Engineering, Inc.
Civil Design and Land Planning
W. 106 Mission Ave.
Spokane, Washington 99201
(509) 328-3371 FAX (509) 328-8224

SCALE: 1" = 200'

SHEET 1 OF 3

FINAL PLAT OF
SALTESE ADDITION
A RURAL CLUSTER DEVELOPMENT

CADD FILE: 01085P1A

Plat # 1912-

29-87

5098538

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 16th DAY OF July 2004.
AT 11:56 A.M. IN BOOK 29 OF PLATS
AT PAGE 87-89 AT THE REQUEST OF SALTESE FINAL.
TAYLOR ENGINEERING

COUNTY AUDITOR

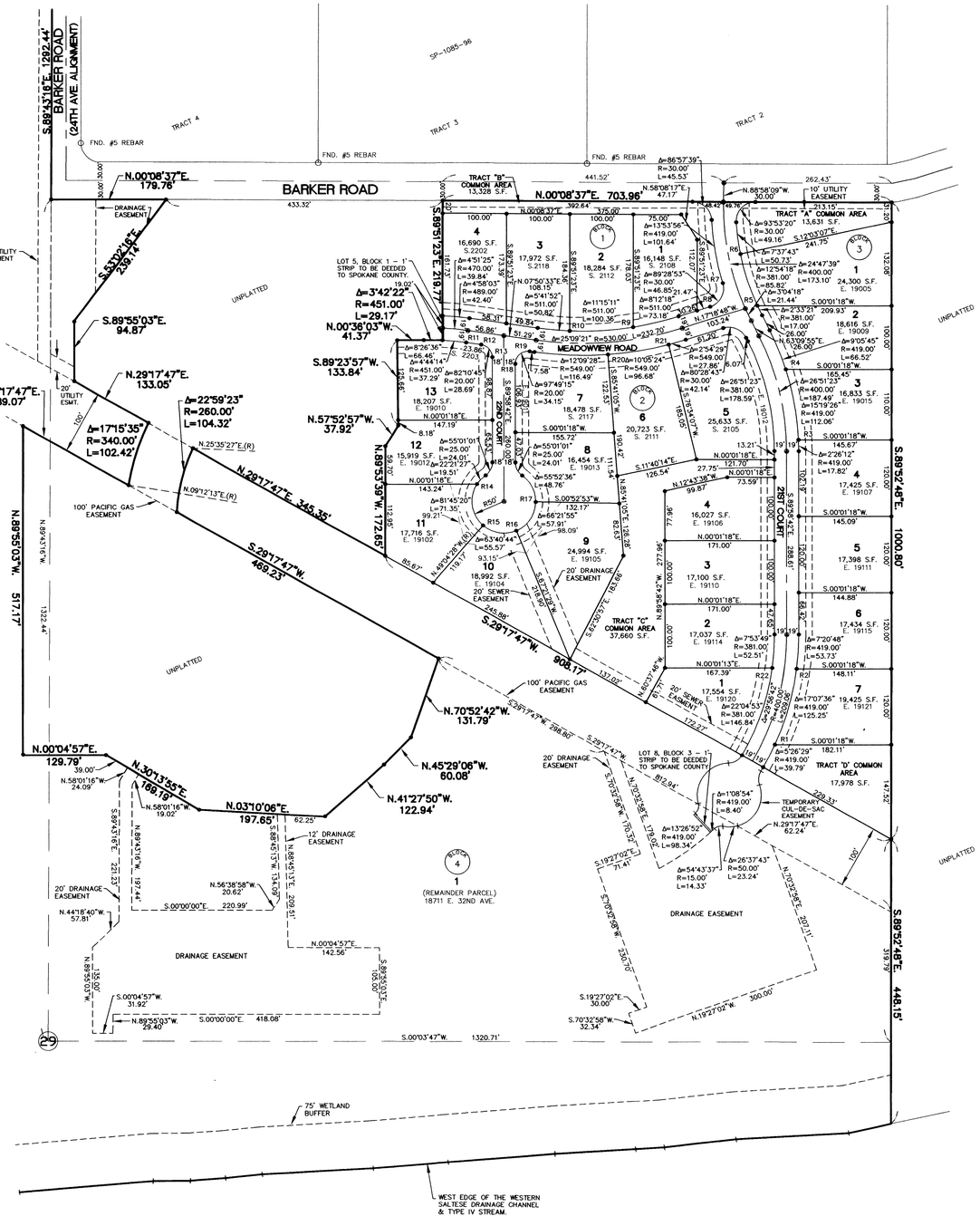
DEPUTY

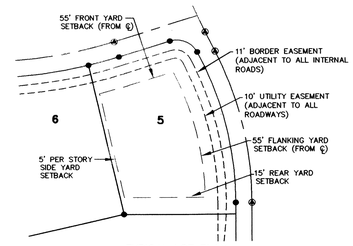
AUDITOR'S NUMBER

29-87-89
PLAT # 3667

FINAL PLAT OF
SALTESE ADDITION
(A RURAL CLUSTER DEVELOPMENT)

LOCATED IN SECTION 29, T.25N., R.45E., W.M.,
SPOKANE COUNTY, WASHINGTON.





TYPICAL LOT PLAN
1" = 60'

RADIAL BEARINGS	
LINE	BEARING
R1	S.24°29'42"W.
R2	S.07°22'06"W.
R3	S.02°24'54"E.
R4	S.17°44'20"E.
R5	N.24°16'44"W.
R6	N.11°22'26"W.
R7	S.16°47'41"E.
R8	S.72°41'12"W.
R9	S.80°53'30"W.
R10	N.87°51'19"W.
R11	S.82°09'27"E.
R12	S.82°09'27"E.
R13	S.00°01'18"W.
R14	N.32°40'52"E.
R15	N.49°04'28"W.
R16	S.67°14'48"W.
R17	S.00°52'53"W.
R18	N.00°01'18"E.
R19	S.82°09'27"E.
R20	S.85°41'05"W.
R21	S.75°35'41"W.
R22	S.07°55'07"W.

NOTES:

BUILDING SETBACKS ARE FOR PRIMARY RESIDENCES ONLY. SETBACKS FOR ACCESSORY STRUCTURES AND FENCES SHALL BE AS PER THE SPOKANE COUNTY ZONING CODE.

SURVEYOR'S NOTES:

1. BOUNDARY CALCULATIONS ARE PER AMENDED RECORD OF SURVEY COMPLETED BY SIMPSON ENGINEER , FILED IN BOOK 99 OF SURVEYS, PAGE 96A, SPOKANE COUNTY, WASHINGTON.

NORTH

100 50 0 100 200
SCALE 1" = 100' FEET

LEGEND

- ● SET 5/8" REBAR W/YPC L.S. #37544 OR AS NOTED
- ○ FOUND AS NOTED
- ⊛ SET 5/8" REBAR W/Y.P.C. L.S. #37544
- ⊗ EXISTING MONUMENT
- —— PLAT BOUNDARY LINE

DATUM PLANE FOR ELEVATIONS SHALL BE NAVD 88

BASIS OF BEARING:

S.89°46'09"E., ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 29, T.25N., R.45E., W.M., SPOKANE COUNTY, WASHINGTON.

ACCURACY STATEMENT (WAC 332-130-100)

THIS SURVEY WAS PERFORMED USING A SOKKIA SET 4 II B TOTAL STATION, A SOKKIA. LEVEL, AND A 100 FOOT CHAIN. HORIZONTAL DISTANCES ARE BASED ON THE NATIONAL GEODETIC SURVEY CALIBRATION BASELINE IN CHEWELAH, WA. FIELD TRAVERSE METHODS USED WERE AS PER WAC 332-130-090 PART C.

SURVEYOR'S CERTIFICATE

I, Richard C. Souza, 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 in all respects to the provisions of law.

37544
Certificate No.

Richard C. Souza 7/7/04
Richard C. Souza
Licensed Professional Land Surveyor

RICHARD C. SOUZA — STATE OF WASHINGTON — 37544 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 03-26-06

REVISIONS		
DWN: JDH	DATE: 7-7-04	
CK'D: RCS	DATE: 7-7-04	

Taylor Engineering, Inc.
Civil Design and Land Planning
W. 106 Mission Ave.
Spokane, Washington 99201
(509) 328-3371 FAX (509) 328-8224

SCALE: 1" = 100'

SHEET 2 OF 3

FINAL PLAT OF
SALTESE ADDITION
A RURAL CLUSTER DEVELOPMENT

CADD FILE: 01085P2A.dwg

29-88

5098538

FINAL PLAT OF
SALTESE ADDITION
(A RURAL CLUSTER DEVELOPMENT)

LOCATED IN SECTION 29, T.25N., R.45E., W.M.,
SPOKANE COUNTY, WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT MILLAR A. MORRISON II AND SHARON E. MORRISON, HUSBAND AND WIFE, BRYAN A. MORRISON, A MARRIED MAN, AS HIS SEPARATE PROPERTY; MORRISON LAND COMPANY, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, FARMERS AND MERCHANTS BANK OF ROCKFORD, WASHINGTON MUTUAL BANK, A WASHINGTON CORPORATION, AND SALTESE INVESTMENTS INC., A WASHINGTON CORPORATION, EACH AS TO AN UNDIVIDED INTEREST, HAVE CAUSED TO BE PLATTED INTO LOTS, BLOCKS, AND STREETS THE LAND SHOWN HEREON, TO BE KNOWN AS SALTESE ADDITION, BEING A PARCEL OF LAND IN SECTION 29, T.25 N., R.45 E., W.M., IN SPOKANE COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

THE SOUTHWEST ¼ OF SECTION 29, THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 29 AND THE EAST ½ OF SECTION 29 LYING WEST OF THE WESTERLY EDGE OF THE WESTERN SALTESE DRAINAGE CHANNEL AND SOUTH OF THE NORTH LINE OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 29 ALL IN T.25N., R.45E., W.M., SPOKANE COUNTY, WASHINGTON.

EXCEPT COUNTY ROADS.

ALSO EXCEPT

THAT PORTION OF SECTION 29, T.25 N., R.45 E., W.M., SPOKANE COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 29; THENCE S.00°08'37"W., ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 29, 703.96 FEET TO THE POINT OF BEGINNING; THENCE S.89°51'23"E., 219.77 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS OF WHICH BEARS S.86°53'41"W., A DISTANCE OF 451.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°42'22", AN ARC DISTANCE OF 29.17 FEET; THENCE S.00°36'03"E., 41.37 FEET; THENCE N.89°23'57"E., 133.84 FEET; THENCE S.57°52'57"E., 37.92 FEET; THENCE S.89°53'39"E, 172.65 FEET TO THE NORTHWESTERLY LINE OF THE PACIFIC GAS TRANSMISSION COMPANY 100.00 EASEMENT; THENCE S.29°17'47"W., ALONG SAID EASEMENT, 345.35 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS OF WHICH BEARS N.25°35'27"E., A DISTANCE OF 260.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°59'23", AN ARC DISTANCE OF 104.32 FEET TO THE SOUTHEASTERLY LINE OF SAID EASEMENT; THENCE N.29°17'47"E, 469.23 FEET; THENCE S.70°52'42"E., 131.79 FEET; THENCE S.45°29'06"E., 60.08 FEET; THENCE S.41°27'50"E., 122.94 FEET; THENCE S.03°10'06"W., 197.65 FEET; THENCE S.30°13'55"W., 169.19 FEET; THENCE S.00°04'57"W., 129.79 FEET; THENCE N.89°55'03"W., 517.17 FEET TO THE SOUTHEASTERLY LINE OF SAID EASEMENT; THENCE N.29°17'47"E., ALONG THE SOUTHEASTERLY LINE OF SAID EASEMENT, 189.07 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS OF WHICH BEARS N.09°12'13"E., A DISTANCE OF 340.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 17°15'35", AN ARC DISTANCE OF 102.42 FEET TO THE NORTHWESTERLY LINE OF SAID EASEMENT; THENCE S.29°17'47"W., ALONG THE NORTHWESTERLY LINE OF SAID EASEMENT, 133.05 FEET; THENCE N.89°55'03"W., 94.87 FEET; THENCE N.53°02'16"W., 239.14 FEET TO THE WEST LINE OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 29; THENCE N.00°08'37"E., ALONG SAID WEST LINE, 433.32 FEET TO THE POINT OF BEGINNING.

AND THEY DO HEREBY DEDICATE TO PUBLIC USE FOREVER THE STREETS AND ROADS AS SHOWN HEREON.

USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED.

SUBJECT TO SPECIFIC APPLICATION APPROVAL AND ISSUANCE OF PERMITS BY THE HEALTH OFFICER, THE USE OF AN INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEM MAY BE AUTHORIZED.

THE DOUBLE PLUMBED DRY SIDE SEWER SHALL BE EXTENDED TO THE PUBLIC RIGHT-OF-WAY OR AS REQUIRED BY THE DIVISION OF UTILITIES. DOUBLE PLUMBING DRY SIDE SEWER PLANS ACCEPTABLE TO THE DIVISION OF UTILITIES MAY BE REQUIRED.

PUBLIC DRYLINE SEWERS SHALL BE CONSTRUCTED TO PROVIDE FOR THE FUTURE CONNECTION OF EACH PARCEL TO THE COUNTY'S SYSTEM OF SEWERAGE. WHEN THE DRYLINE SEWERS BECOME WET (LIVE), 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.

LOT 5 BLOCK 1, AND LOT 8 BLOCK 3, BEING ONE-FOOT (1') WIDE STRIPS AS SHOWN HEREON, ARE HEREBY DEDICATED TO SPOKANE COUNTY AS GENERAL COUNTY PROPERTY, TO BE DEDICATED FOR ROAD PURPOSES FOREVER, AT SUCH TIME AS THE ROADS ARE CONTINUED AS FULL WIDTH RIGHT OF WAY, OR UNTIL ADJACENT LANDS ARE PLATTED.

SIDE YARD AND REAR YARD SETBACKS ARE SPECIFICALLY DRAFTED ON THIS PLAT. THE SETBACKS INDICATED ON THIS PLAT MAY BE VARIED FROM IF PROPER ZONING APPROVALS ARE OBTAINED.

THE PUBLIC WATER SYSTEM, PURSUANT THE WATER PLAN APPROVED BY COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, COUNTY DEPARTMENT OF BUILDING AND PLANNING, AND WATER PURVEYOR, SHALL BE INSTALLED WITHIN THIS SUBDIVISION, AND THE SUBDIVIDER/SPONSOR 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.

THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION SHALL BE MEMBERS OF THE SALTESE MEADOWS HOMEOWNERS ASSOCIATION, CREATED BY DOCUMENT RECORDED FEBRUARY *5*, 2004 BY THE SECRETARY OF STATE OF THE STATE OF WASHINGTON UNDER U.B.I. NUMBER *602 363 676* AND SUBJECT TO THE ARTICLES OF INCORPORATION AND BYLAWS THEREOF.

UTILITY EASEMENTS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED FOR THE EXCLUSIVE USE OF SERVING UTILITY COMPANIES. USES ARE LIMITED TO THOSE THAT ARE CONSISTENT WITH THE CONSTRUCTION, RECONSTRUCTION, PROTECTION, MAINTENANCE AND OPERATION OF UTILITIES FOR WATER, NATURAL GAS, ELECTRIC, TELEPHONE, TELECOMMUNICATIONS, AND CABLE TV FACILITIES; TOGETHER WITH THE RIGHT TO INSPECT SAID FACILITIES, RESTRICT MATERIAL CHANGES IN GRADE WITHIN SAID EASEMENT, AND TO TRIM AND/OR REMOVE BRUSH AND TREES OR OBSTACLES WHICH MAY INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OPERATION AND SAFETY OF THE UTILITIES FACILITY.

THE REMAINDER PARCEL OF THE SALTESE SUBDIVISION IS AN OPEN SPACE PARCEL RESERVED FOR FUTURE DEVELOPMENT WHEN THE URBAN GROWTH BOUNDARY IS EXPANDED TO INCLUDE THE OPEN SPACE PARCEL. FUTURE DEVELOPMENT OF THIS PARCEL MAY INCLUDE THE OPEN SPACE PARCEL. FUTURE DEVELOPMENT OF THIS PARCEL MAY INCLUDE SMALL LOT RESIDENTIAL USES AND/OR COMMERCIAL/INDUSTRIAL USES FOUND IN AN URBAN AREA. THE OPEN SPACE PARCEL IS NOT INTENDED TO BE PRESERVED IN PERPETUITY.

NO DIRECT ACCESS SHALL BE ALLOWED FROM LOTS TO BARKER ROAD UNTIL SUCH TIME AS AUTHORIZED BY THE COUNTY ENGINEER.

DEVELOPMENT WITHIN LOT 1, BLOCK 4 (REMAINDER PARCEL) OF THIS SUBDIVISION SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL FLOOD INSURANCE PROGRAM AND CHAPTER 3.20 OF THE SPOKANE COUNTY CODE. PURCHASERS OF THIS PROPERTY ARE WARNED OF POSSIBLE FLOODING OR PONDING AND THE POTENTIAL REQUIREMENT TO PURCHASE FLOOD INSURANCE. THIS WARNING SHALL BE CARRIED IN EACH AND EVERY DEED DRAWN TO TRANSFER OWNERSHIP OF LOT 1, BLOCK 4 (REMAINDER PARCEL) IN THE AREA OF SPECIAL FLOOD HAZARD.A

THAT IN CONSIDERATION OF MUTUAL BENEFITS NOW OR TO BE HEREAFTER DERIVED, DO FOR THEMSELVES, THEIR HEIRS, GRANTEES, ASSIGNS AND SUCCESSOR(S) IN INTEREST HEREBY REQUEST AND AUTHORIZE SPOKANE COUNTY TO INCLUDE THE ABOVE-DESCRIBED PROPERTY IN A ROAD IMPROVEMENT DISTRICT (RID) AND TO SUPPORT THE FORMATION OF A ROAD IMPROVEMENT DISTRICT FOR IMPROVEMENT OF THE ROAD(S) DESCRIBED BELOW BY REQUESTING AND AUTHORIZING SPOKANE COUNTY TO PLACE THEIR NAME(S) ON A PETITION FOR THE FORMATION OF A ROAD IMPROVEMENT DISTRICT, PURSUANT TO RCW 36.88.050, OR BY REQUESTING AND AUTHORIZING SPOKANE COUNTY TO CAST THEIR BALLOT IN FAVOR OF AN RID BEING FORMED UNDER THE RESOLUTION METHOD PURSUANT TO RCW 36.88.030, AND/OR BY NOT FILING A PROTEST AGAINST THE FORMATION OF A RID BEING FORMED UNDER THE ALTERNATIVE RESOLUTION METHOD PROVIDED UNDER RCW 36.88.065 AND CHAPTER 35.43 RCW.

IF AN RID IS PROPOSED FOR IMPROVEMENT OF THE ROAD(S) DESCRIBED BELOW, SAID OWNER(S) AND SUCCESSOR(S) FURTHER AGREE: (1) THAT THE IMPROVEMENTS OR CONSTRUCTION CONTEMPLATED WITHIN THE PROPOSED RID ARE FEASIBLE (2) THAT THE BENEFITS TO BE DERIVED FROM THE FORMATION OF THE RID BY THE PROPERTY INCLUDED THEREIN, TOGETHER WITH THE AMOUNT OF ANY COUNTY PARTICIPATION, EXCEEDS THE COST AND EXPENSE OF FORMATION OF THE RID, AND (3) THAT THE PROPERTY WITHIN THE PROPOSED RID IS SUFFICIENTLY DEVELOPED; PROVIDED, THEY, THEIR HEIRS, GRANTEES, ASSIGNS AND SUCCESSOR(S) SHALL RETAIN THE RIGHT, AS AUTHORIZED UNDER RCW 36.88.090, TO OBJECT TO ANY ASSESSMENT(S) ON THE PROPERTY AS A RESULT OF THE IMPROVEMENTS CALLED FOR IN CONJUNCTION WITH THE FORMATION OF A RID BY EITHER THE PETITION OR RESOLUTION METHOD UNDER CHAPTER 36.88 RCW AND TO APPEAL TO THE SUPERIOR COURT THE DECISION OF THE BOARD OF COUNTY COMMISSIONERS CONFIRMING THE FINAL ASSESSMENT ESTIMATE ROLL; PROVIDED FURTHER, IT IS RECOGNIZED THAT ACTUAL ASSESSMENTS MAY VARY FROM ASSESSMENT ESTIMATE SO LONG AS THEY DO NOT EXCEED A FIGURE EQUAL TO THE INCREASED TRUE AND FAIR VALUE IMPROVEMENT(S) ADD(S) TO THE PROPERTY.

IT IS FURTHER ACKNOWLEDGED AND AGREED THAT AT SUCH TIME AS A RID IS CREATED OR ANY COUNTY ROAD IMPROVEMENT PROJECT IS AUTHORIZED BY SPOKANE COUNTY, THE IMPROVEMENTS REQUIRED SHALL BE AT THE SOLE EXPENSE OF THE OWNER(S) OF PROPERTY WITHIN THE RID OR SERVED BY THE IMPROVEMENTS, WITHOUT ANY MONETARY PARTICIPATION BY SPOKANE COUNTY.

THE R.I.D. WAIVER CONTAINED IN THIS AGREEMENT SHALL EXPIRE AFTER (10) YEARS FROM THE DATE OF EXECUTION BELOW. THIS PROVISION IS APPLICABLE TO 32ND AVENUE AND THE REMAINING SECTIONS OF BARKER ROAD SOUTH AND WEST OF THE 90-DEGREE TURN OF BARKER ROAD ONTO THE 24TH AVENUE ALIGNMENT (SEE COUNTY ENGINEERING CONDITION NO. 18 AND NO. 19, WHICH DESCRIBE THE ROADWAY CONFIGURATION THAT WOULD LIKELY BE CONSTRUCTED).

BORDER EASEMENTS ARE HEREBY GRANTED AS SHOWN HEREON 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 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.

TRACTS A, B, C, AND D ("COMMON AREA") ARE HEREBY DEDICATED TO THE SALTESE MEADOWS HOMEOWNERS ASSOCIATION. NO STRUCTURES, INCLUDING FENCES, SHALL BE CONSTRUCTED THEREON WITHOUT THE EXPRESSED WRITTEN APPROVAL BY SPOKANE COUNTY. THE SALTESE MEADOWS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF CLAIMS AND OTHER LIABILITIES WHICH MAY BECOME DUE FOR SAID TRACTS. SAID TRACTS MAY NOT BE SOLD OR TRANSFERRED, AND SHALL BE CONSIDERED SUBSERVIENT ESTATES TO ALL LOTS WITHIN THIS PLAT FOR THE PURPOSE OF REAL ESTATE TAXES. SHOULD THE SALTESE MEADOWS HOMEOWNERS ASSOCIATION BE TERMINATED FOR ANY REASON, THE SUCCESSORS IN INTEREST FOR SAID TRACTS SHALL BE THE INDIVIDUAL LOT OWNERS OF LOTS WITHIN THIS PLAT, OR THEIR SUCCESSORS IN INTEREST WHO ARE MEMBERS OF THE SALTESE MEADOWS HOMEOWNERS ASSOCIATION AT THE TIME OF SAID TERMINATION. THE STATUS OF THE AREAS DESIGNATED AS SUBSERVIENT ESTATES FOR TAX PURPOSES CANNOT BE CHANGED WITHOUT FILING A REPLAT.

THE OPEN SPACE MANAGEMENT PLAN FOR THE PRELIMINARY PLAT OF SALTESE ADDITION IS ON FILE WITH THE SPOKANE COUNTY BUILDING AND PLANNING DEPARTMENT.

THE TEMPORARY CUL-DE-SAC EASEMENT AT THE TERMINUS OF 21ST COURT, AS SHOWN HEREON, IS HEREBY DEDICATED TO SPOKANE COUNTY FOR ROADWAY PURPOSES. SAID EASEMENT SHALL BE VACATED WHEN 21ST COURT IS EXTENDED OR LOT 1, BLOCK 4 IS REPLATTED.

LOT 1, BLOCK 4 CONTAINS A 75' WETLAND BUFFER. DEVELOPMENT WITH SAID WETLAND BUFFER SHALL CONFORM TO THE WETLAND INVESTIGATION REPORT ON FILE WITH THE SPOKANE COUNTY BUILDING AND PLANNING DEPARTMENT.

SIGHT DISTANCE EASEMENTS IN LOT 1 OF BLOCK 1 AND LOTS 5, 7 AND 13 OF BLOCK 2, AS PLATTED AND SHOWN HEREON, ARE HEREBY GRANTED TO SPOKANE COUNTY AND ITS AUTHORIZED AGENTS FOR THE SOLE PURPOSE OF ALLOWING A CLEAR VIEW SIGHT DISTANCE TRIANGLE OVER AND ACROSS THE EASEMENTS. THE OWNERS OF SAID LOTS AGREE NOT TO OBSTRUCT OR IN ANY MANNER ALLOW ANY OBSTACLE TO BLOCK THIS CLEAR VIEW TRIANGLE BETWEEN A HEIGHT OF THREE (3) FEET AND A HEIGHT OF SEVEN (7) FEET ABOVE THE ROAD PAVEMENT ELEVATION ADJACENT TO SAID LOTS. SPOKANE COUNTY AND ITS AUTHORIZED AGENTS ARE HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS TO, OVER AND FROM SAID EASEMENTS FOR THE PURPOSE OF INSPECTION AND EMERGENCY MAINTENANCE OF THE SIGHT DISTANCE AREA. IF THE PROPERTY OWNER FAILS TO MAINTAIN THE SIGHT DISTANCE AREA IN REASONABLE CONFORMANCE WITH THE APPROVED PLANS ON FILE IN THE OFFICE OF THE SPOKANE COUNTY ENGINEER, A NOTICE WILL BE GIVEN TO THE PROPERTY OWNER. IF NOT CORRECTED AFTER TEN (10) DAYS, SPOKANE COUNTY HAS THE RIGHT TO RESTORE THE SIGHT DISTANCE AREA TO THAT OF THE APPROVED PLANS ON FILE, OR HAVE IT RESTORED BY OTHERS. ALL COSTS INVOLVED WILL BE CHARGED TO THE PROPERTY OWNER.

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 SALTESE MEADOWS HOMEOWNERS ASSOCIATION. ALL TRACTS ARE [redacted] HEREBY DEDICATED TO THE SALTESE MEADOWS HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF CONVEYING AND STORING STORMWATER RUNOFF, AND FOR INSTALLING, OPERATING AND MAINTAINING DRAINAGE PONDS AND DRAINAGE FACILITIES THAT DISPOSE OF AND TREAT STORMWATER RUNOFF. A DRAINAGE EASEMENT IS GRANTED TO SPOKANE COUNTY OVER ALL TRACTS FOR INSPECTION AND EMERGENCY MAINTENANCE OF STORMWATER FACILITIES.

SPOKANE COUNTY AND ITS AUTHORIZED AGENTS ARE HEREBY GRANTED THE RIGHT TO INGRESS AND EGRESS TO, OVER AND FROM ALL [redacted] DRAINAGE EASEMENTS AND TRACTS FOR THE PURPOSES OF INSPECTION AND EMERGENCY MAINTENANCE OF THE DRAINAGE SWALES, PONDS, DITCHES, CULVERTS AND OTHER DRAINAGE FACILITIES, IF NOT PROPERLY MAINTAINED BY THE PROPERTY OWNER(S) OR THE SALTESE MEADOWS HOMEOWNERS ASSOCIATION. SPOKANE COUNTY DOES NOT ACCEPT THE RESPONSIBILITY TO INSPECT OR MAINTAIN DRAINAGE FACILITIES 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)OR THE SALTESE MEADOWS HOMEOWNERS ASSOCIATION TO PROPERLY MAINTAIN SUCH AREAS.

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). 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(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. 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 APPROVED PLANS ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE. ANY PROPOSED CHANGES TO THE APPROVED ROAD AND DRAINAGE PLANS MUST BE APPROVED BY THE SPOKANE COUNTY ENGINEER'S OFFICE PRIOR TO CONSTRUCTION OF SAID CHANGES.

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. BECAUSE STORMWATER RUNOFF FROM ADJACENT PROPERTIES HAVE 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 UBC CODE WITH RESPECT TO DAMPPROOFING AND WATERPROOFING BE IMPLEMENTED AS PART OF THE BASEMENT FOUNDATION CONSTRUCTION

THE LOTS WITHIN THIS PLAT ARE SUBJECT TO THE RECOMMENDATIONS REGARDING BASEMENTS FOUND IN THE GEOTECHNICAL STUDY DATED JUNE *25*, 2004, PREPARED BY STRATA GEOTECHNICAL ENGINEERING AND MATERIALS TESTING, RECORDED UNDER AUDITORS DOCUMENT NUMBER *5089068*, WHICH BY REFERENCE BECOMES A PART HEREOF.

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 OR DRAINAGE CONVEYANCE DITCH SITUATED IN A PUBLIC RIGHT-OF-WAY ADJACENT TO THEIR RESPECTIVE PROPERTIES, WITH A PERMANENT GROUND COVER SUCH AS LIVE NATIVE-TYPE DRYLAND GRASSES OR LAWN TURF AS SPECIFIED IN THE CURRENTLY [redacted] ACCEPTED PLANS ON FILE AT SPOKANE COUNTY ENGINEER'S OFFICE. NO STRUCTURES, INCLUDING FENCES, SHALL BE CONSTRUCTED DIRECTLY OVER OR WITHIN A WATER QUALITY SWALE, NATURAL DRAINAGE CHANNEL OR DRAINAGE DITCH 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 SALTESE MEADOWS HOMEOWNERS ASSOCIATION IS RESPONSIBLE TO KEEP OPEN AND CLEAN RELATED STORMWATER PIPES AND/OR STRUCTURES; REPLACEMENT OF DRAINAGE FACILITIES AS NEEDED; REMOVING AND DISPOSING OF THE SOIL 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. SPOKANE COUNTY DOES NOT ACCEPT THE RESPONSIBILITY TO INSPECT AND/OR MAINTAIN THE DRAINAGE EASEMENTS, NOR DOES SPOKANE COUNTY ACCEPT ANY LIABILITY FOR ANY FAILURE BY THE LOT OWNER(S) OR THE SALTESE MEADOWS HOMEOWNERS ASSOCIATION TO PROPERLY MAINTAIN SUCH AREAS. SPOKANE COUNTY IS ONLY RESPONSIBLE FOR MAINTAINING THE STORMWATER STRUCTURES LOCATED WITHIN THE PUBLIC ROW AS SHOWN IN THE FINAL PLAT DOCUMENTS. THE PROPERTY OWNER(S) AND/OR SALTESE MEADOWS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES, WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

THE SALTESE MEADOWS HOMEOWNERS ASSOCIATION OR ITS SUCCESSORS IN INTEREST SHALL MAINTAIN ALL DRAINAGE FACILITIES, LOCATED IN THE PRIVATE TRACTS OR COMMON AREAS THEIN CONFORMANCE WITH THE [redacted] ACCEPTED PLANS ON FILE AT 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; 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 APPROVED PLANS; MOWING, IRRIGATING AND KEEPING THE AREA FREE OF DEBRIS; REMOVING AND DISPOSING OF THE SOIL AND GRASS SOD LOCATED IN DRAINAGE FACILITIES SITUATED WITHIN TRACTS OR COMMON AREAS AT SUCH TIME SPOKANE COUNTY DEEMS NECESSARY, AND REPLACING THE SOIL AND GRASS SOD. THE SALTESE MEADOWS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES, WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

IF THE SALTESE MEADOWS 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 SALTESE MEADOWS 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 SALTESE MEADOWS HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST.

SHOULD THE SALTESE MEADOWS 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 SALTESE MEADOWS 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 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(S), THEIR HEIRS, SUCCESSORS AND ASSIGNS, INCLUDING THE OBLIGATION TO PARTICIPATE IN THE MAINTENANCE OF THE DRAINAGE FACILITIES PROVIDED HEREIN.

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF SPOKANE } SS.

ON THIS *11* DAY OF *June*, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED MR. MILLAR A. MORRISON II AND SHARON E. MORRISON, HUSBAND AND WIFE, THE PERSONS THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID PERSONS, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND TO OATH STATED THAT HE/SHE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Linda L Peters
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE.
MY COMMISSION EXPIRES *Nov 2004*

IN WITNESS WHEREOF, the aforesaid owners have caused their names to be hereunto subscribed and affixed their seals (if any) this *11* day of *June*, 2004.

By: *Millar A Morrison II*
MILLAR A. MORRISON II

By: *Sharon E. Morrison*
SHARON E. MORRISON

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF SPOKANE } SS.

ON THIS *11* DAY OF *June*, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED MR. BRYAN A. MORRISON, A MARRIED MAN, AS HIS SEPARATE PROPERTY, THE PERSON THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID PERSON, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND TO OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Linda L Peters
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE.
MY COMMISSION EXPIRES *Nov. 2004*

IN WITNESS WHEREOF, the aforesaid owners have caused their names to be hereunto subscribed and affixed their seals (if any) this *11* day of *June*, 2004.

By: *Bryan A Morrison*
BRYAN A. MORRISON

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF SPOKANE } SS.

ON THIS *15TH* DAY OF *JUNE*, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED *KELLY DONLAND* THE *ASST MNGR* OF WASHINGTON MUTUAL BANK, A WASHINGTON CORPORATION, THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID PERSON, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND TO OATH STATED THAT HE/SHE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Tracy J. Wideman
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE.
MY COMMISSION EXPIRES *1-23-05*

IN WITNESS WHEREOF, the aforesaid owners have caused their company names to be hereunto subscribed and affixed their company seals (if any) this *15TH* day of *JUNE* 2004

By: *Kelly Donland*

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF SPOKANE } SS.

ON THIS *11* DAY OF *June*, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED *Frank Tombari*, THE *S.V.P.* OF FARMERS AND MERCHANTS BANK OF ROCKFORD, THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID PERSON, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND TO OATH STATED THAT HE/SHE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Frank Tombari
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE.
MY COMMISSION EXPIRES *Nov 2004*

IN WITNESS WHEREOF, the aforesaid owners have caused their company names to be hereunto subscribed and affixed their company seals (if any) this *11* day of *June* 2004.

By: *Linda L Peters*

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS *16th* DAY OF *July* 2004.
AT *1:56 P* M. IN BOOK *29* OF *PLATS*
AT PAGE *87-89* AT THE REQUEST OF *SALTESE FINAL*
TAYLOR ENGINEERING COUNTY AUDITOR
DEPUTY

AUDITOR'S NUMBER
29-87-89
PLAT # 3667

APPROVALS:

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS *1ST* DAY OF *JULY* 2004.

SPOKANE COUNTY DIVISION OF UTILITIES

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

EXAMINED AND APPROVED THIS *2nd* DAY OF *July* 2004.

SPOKANE COUNTY ENGINEER

SPOKANE COUNTY BUILDING & PLANNING DEPARTMENT

EXAMINED AND APPROVED THIS *12th* DAY OF *July* 2004

John Pederson
ASSISTANT DIRECTOR, SPOKANE COUNTY BUILDING & PLANNING DEPARTMENT.

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS *12TH* DAY OF *July* 2004.

Donald L Copley
For REGIONAL HEALTH OFFICER

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS *12th* DAY OF *July* 2004.

Duane Sommers by M.K. Weitz
SPOKANE COUNTY ASSESSOR BY DEPUTY

SPOKANE COUNTY COMMISSIONERS

THIS FINAL PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON, ON THIS *13th* DAY OF *July* 2004.

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 *16* DAY OF *July*

OFFICIAL SEAL — TREASURER SPOKANE COUNTY WASHINGTON

SPOKANE COUNTY TREASURER BY DEPUTY

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF SPOKANE } SS.

ON THIS *11* DAY OF *June*, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED *Millar Morrison* THE *President* OF SALTESE INVESTMENTS, INC., A WASHINGTON CORPORATION, THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID PERSON, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND TO OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Linda L Peters
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE
MY COMMISSION EXPIRES *Nov 2004*

IN WITNESS WHEREOF, the aforesaid owners have caused their company names to be hereunto subscribed and affixed their company seals (if any) this *11* day of *JUNE* 2004.

By: *Millar A Morrison II*
SALTESE INVESTMENTS, INC.

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF SPOKANE } SS.

ON THIS *11* DAY OF *June*, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASH- INGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED *Millar Morrison* THE *owner* OF MORRISON LAND COMPANY, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID PERSON, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND TO OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Linda L Peters
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE
MY COMMISSION EXPIRES *Nov. 2004*

IN WITNESS WHEREOF, the aforesaid owners have caused their company names to be hereunto subscribed and affixed their company seals (if any) this *11* day of *June* 2004.

By: *Millar A Morrison II*
MORRISON LAND COMPANY, L.L.C.

SURVEYOR'S CERTIFICATE

RICHARD C. SOUZA — STATE OF WASHINGTON — 37544 REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 03-26-06

I, Richard C. Souza, 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 in all respects to the provisions of law.

Certificate No. 37544

Richard C. Souza 6/10/04
Richard C. Souza
Licensed Professional Land Surveyor

REVISIONS	Taylor Engineering, Inc. Civil Design and Land Planning W. 106 Mission Ave. Spokane, Washington 99201 (509) 328-3371 FAX (509) 328-8224	SCALE: 1" = 100'	SHEET 3 OF 3
DWN: JDH DATE: 6-7-04	FINAL PLAT OF SALTESE ADDITION A RURAL CLUSTER DEVELOPMENT	CADD FILE: 01085P3A.dwg	
CK'D: RCS DATE: 6-7-04			

29-89