

# FINAL PLAT OF SALTSE MEADOWS

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 25, T.25N., R.44E., W.M., SPOKANE COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 16<sup>th</sup> DAY OF July 2003.  
AT 4:39 P.M. IN BOOK 28 OF Plat  
Pg 93  
Spokane COUNTY AUDITOR  
J Smith DEPUTY

AUDITOR'S NUMBER

4926970

3619

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that RT DEVELOPMENT, L.L.C., a Washington Limited Liability Company, RICHARD B. JARVIS AND RUTH L. JARVIS, husband and wife, d/b/a JAY INVESTMENTS COMPANY, and JOHN M. JARVIS and MEAGAN L. JARVIS, husband and wife, have caused to be plotted into Lots, Blocks, and Streets the land shown hereon, to be known as SALTSE MEADOWS, being a parcel of land in the Southeast Quarter of the Southeast Quarter of Section 25, T.25 N., R. 44 E., W.M., in Spokane County, State of Washington, described as follows:

Beginning at the Southeast corner of the Plat of Steen Addition as per plat thereof recorded in Volume 23 of Plots, Pages 20 and 21, Spokane County, Washington; thence N.89°35'24"W., along the South line of said plat, 764.53 feet to the Northeast corner of the Final Plat of Remington Hill as per plat thereof recorded in Volume 24, Pages 66, 67 and 68, Spokane County, Washington; thence S.00°29'17"W., along the East line of said plat, 1288.70 feet, to the North Right of Way line of 32nd Avenue; thence S.89°35'03"E., along said North line, 602.01 feet to the beginning of a curve to the left the radius of which bears N.00°24'57"E., a distance of 20.00 feet; thence along said curve to the left, through a central angle of 89°48'46", an arc length of 31.35 feet to the West Right of Way line of Chapman Road as recorded under Auditor's File Number 9312220496 and 4281039; thence N.00°36'11"E., along said West line, 135.10 feet, to the beginning of a curve to the right the radius of which bears S.89°23'49"E., a distance of 440.00 feet; thence along said curve to the right and said West line through a central angle of 15°31'23", an arc length of 119.21 feet; thence N.87°17'10"W., along said West line 35.44 feet to the beginning of a curve to the right the radius of which bears S.74°34'23"E., a distance of 475.00 feet; thence along said curve to the right and said West line through a central angle of 07°32'38", an arc length of 62.54 feet; thence N.67°01'45"W., along said West line 8.00 feet to the beginning of a curve to the right the radius of which bears S.67°01'45"E., a distance of 483.00 feet; thence along said curve to the right and said West line through a central angle of 11°36'31", an arc length of 97.86 feet to the beginning of a curve to the left the radius of which bears N.55°25'14"W., a distance of 337.00 feet; thence along said curve to the left and said West line through a central angle of 27°39'36", an arc length of 162.69 feet; thence S.83°04'50"E., along said West line 43.00 feet to the beginning of a curve to the left the radius of which bears N.33°04'50"W., a distance of 380.00 feet; thence along said curve to the left and said West line through a central angle of 06°18'59", an arc length of 41.89 feet; thence N.00°36'11"E., along said West line 675.95 feet to the Point of Beginning.

Area = 21.02 Acres

Tracts A, and B as shown on this plat are set aside for stormwater drainage facilities and easements are considered unbuildable. Tracts A, and B are hereby dedicated to the Southview Estates Homeowners Association created by document recorded March 27, 2003 under State document number 602-283-403.

Side yard and rear yard setbacks shall be determined at the time building permits are requested unless these setbacks are specifically drafted on this plat. The setbacks indicated on this plat may be varied from if proper zoning approvals are obtained.

The owners of all lots within this subdivision shall be members of the SOUTHWIEW ESTATES HOMEOWNERS ASSOCIATION, created by document recorded March 27, 2003 by the Secretary of State of the State of Washington under U.B.I. Number 602-283-403 and subject to the Articles of Incorporation and Bylaws thereof.

WARNING: Spokane County has no responsibility to build, improve, maintain or otherwise service the private roads contained within or providing service to the property described in this plat. By accepting this plat or subsequently by allowing a building permit to be issued on property on a private road, Spokane County assumes no obligation for said private road and the owners hereby acknowledge that the County has no obligation of any kind or nature whatsoever to establish, examine, survey, construct, alter, repair, improve, maintain, provide drainage or snow removal on a private road. This requirement is and shall run with the land and shall be binding upon the owner, their heirs, successors or assigns including the obligation to participate in the maintenance of the private road as provided herein.

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 development, alteration or disturbance of vegetation within the Native Growth Protection Easement, as shown hereon is prohibited in perpetuity.

The public water system, pursuant to the WATER PLAN approved by County and State Health authorities, the local fire protection district, County Department of Planning, and water purveyor, shall be installed within this subdivision and the subdivisor/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.

Use of private wells and water systems is prohibited.

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

Individual tracts are subject to payment of current, applicable sewer connection charges and/or general facilities charges prior to the issuance of a sewer connection permit.

Utility easements are hereby granted to the serving utility companies adjoining the public road rights of way, as shown hereon, and across Tract A, for the construction, 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. Together with the right to access said utility easements through any "Future Right of Way Acquisition" area shown hereon. Provided however that any right of access or easements granted through any "Future Right of Way Acquisition Areas" shall terminate upon said Acquisition Area becoming public right of way.

Basements and/or below-grade level construction is prohibited on Lots 11 and 16, Block 1, as shown hereon.

The private roads and/or common areas shown on this plat are hereby dedicated to the Southview Estates Homeowners Association created by document recorded March 27, 2003 under State UBI number 602-283-403.

The private roads and/or 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 with out filing a replat.

The private roads, as shown hereon, are easements which provide a means of ingress and egress for those lots within the Plat having frontage thereon.

The County of Spokane is hereby granted the right of ingress and egress to all private roads, common areas and/or drainage easements.

The private roads and drainage easements are subject to the separate DECLARATION OF COVENANT as recorded July 08, 2003 under Auditor's Document No. 4921658, which by reference is made a part hereof.

Sight distance easements in Lots 1, 15 and 16, of Block 1, as plotted and shown hereon, are hereby granted to the Southview (aka Saltse Meadows) Estates Homeowners Association 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 plotted and shown hereon, which are for the purpose of conveying and storing stormwater runoff, and for installing, operating and maintaining drainage facilities which treat and dispose of stormwater runoff, are hereby granted to Spokane County and the Southview (aka Saltse Meadows) Estates Homeowners Association. The easements and/or tracts are for the purpose of conveying and storing stormwater runoff, and for installing, operating and maintaining drainage facilities that dispose of and treat stormwater runoff.

Spokane County and its authorized agents are hereby granted the right to ingress and egress to, over and from all drainage easements/tracts for the purposes of inspection and emergency maintenance of all drainage facilities, if not properly maintained by the property owner(s) or the Southview (aka Saltse Meadows) Estates 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) 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, including but not limited to channels, gulleys and ditches. No structures, including fences, shall be constructed directly over or within a natural drainage channel or drainage ditch without the expressed written consent of the Spokane County Engineer. 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 unprotect 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.

As per the geotechnical study performed by Cummings Technology, dated January 28, 2003, the following recommendations must be implemented or adhered to if basements are proposed.

The following lots are restricted from constructing basements on their sites: Lots 11 and 16. The following recommendations pertain to all other lots. It is recommended that the following precautionary measures be taken to limit the infiltration of surface water and prevent infiltrated surface water from accumulating against the walls of the basements.

The below-grade portions of the basement walls should be thoroughly coated with a good quality water-resistant bituminous emulsion coating. The walls should also be well reinforced to reduce cracking. Basement wall backfill should only consist of granular materials and not topsoil or other fine-grained soils.

It is recommended that the walls and footings of basements have a drain system that extends from about one foot below the final ground surface to the edge of the base of the footing. The system can include either a synthetic drainage mat or the more conventional drainage gravel and filter fabric, but at the bottom should drain into a minimum 4-inch diameter perforated PVC pipe. The PVC drain pipes should be fitted with clean-outs. At the daylight point of the basement, the perforated pipe should change to a solid tightline and empty at least 15 ft in a downslope direction from the house.

Precautions should be taken not to excavate a closed depression that could accumulate groundwater on top of bedrock. It is recommended on lots where basement excavation extends below the bedrock surface, that the base of the basement slabs be constructed at least one foot above the bedrock surface and that the bedrock surface be graded to slope down toward the lowest part of the lot. The slabs should be founded on a free-draining granular structural fill material, such as pea gravel, containing less than 10 percent by weight passing the #200 sieve.

It appears that on six lots, Lots 1, 2, 9, 10, 12 and 13, there may not be enough elevation difference to daylight the foundation drain tightline on the same lot. If this is the case for any of the lots, it is recommended that the tightline be routed to a sump that is excavated at least three feet below the basement finish floor elevation. Into each sump should be installed an electric, float-activated pump that only operates if the sump fills with water. The water should be piped to the ground surface in the lowest part of the lot. It is estimated that unless there is a broken water supply or irrigation line, the water flowing into these sumps will be a very small amount, probably on the order of 0.01 to 0.05 gallons per minute. Furthermore, this small flow will probably only take place for a few weeks in the late winter/early spring.

Drainage from roof surfaces should be collected with gutters and downspouts and then directed with tightlines that discharge at least 4 ft downhill from the new houses. Basement backfill should be well compacted to prevent settlement and flattening or dishing of the slope next to the house. Surface water should not be allowed to pond or infiltrate uphill from or at the same level as the surface grade adjacent to each house, but should only be allowed to pond or infiltrate at least 20 feet down slope from the house. Lawn and landscape irrigation adjacent to the new houses should be kept to a minimum.

Homeowners should be instructed to do the following: 1) clean out the footing drain system at least once every three years; 2) Never combine the roof drain system with the footing drain system; 3) keep lawn and landscape irrigation to a minimum adjacent to the new house; 4) maintain the original surface grading to promote drainage away from the house; and 5) for the houses that need them, maintain the sump pumps in good working order.

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.

The Southview (aka Saltse Meadows) Estates Homeowners Association or its successors in interest shall maintain all drainage facilities, in conformance with the 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 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 treatment (208) swales 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 swales as indicated by the accepted plans. The Southview (aka Saltse Meadows) Estates Homeowners Association shall be responsible for payment of all claims and other liabilities which may become due for said maintenance responsibilities.

If the Southview (aka Saltse Meadows) Estates Homeowners Association, or their successors in interest, fails to maintain the drainage facilities in conformance with the accepted drainage plans on file at the Spokane County Engineer's Office, a notice of such failure may be given to the Southview (aka Saltse Meadows) Estates 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 Southview (aka Saltse Meadows) Estates Homeowners Association, or their successors in interest.

Should the Southview (aka Saltse Meadows) Estates 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 Southview (aka Saltse Meadows) Estates 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.

## ACKNOWLEDGMENT

STATE OF WASHINGTON }  
COUNTY OF SPOKANE } SS.

ON THIS 20<sup>th</sup> DAY OF June, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED RICHARD T. DAHM TO ME KNOWN TO BE THE MANAGER OF RT DEVELOPMENT, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, 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.

Richard T. Dahm  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
RESIDING AT SPOKANE  
MY COMMISSION EXPIRES 7-1-05

IN WITNESS WHEREOF, the aforesaid owners have caused their corporate names to be hereunto subscribed and affixed their corporate seals (if any) this 20<sup>th</sup> day of June, 2003.

RT DEVELOPMENT, L.L.C.,  
a Washington Limited Liability Company

Richard B. Jarvis  
B. Ruth L. Jarvis  
Its: Manager



## ACKNOWLEDGMENT

STATE OF WASHINGTON }  
COUNTY OF SPOKANE } SS.

ON THIS 20<sup>th</sup> DAY OF June, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED MR. RICHARD B. JARVIS AND MRS. RUTH L. JARVIS, HUSBAND AND WIFE, D/B/A JAY INVESTMENTS, AS TO AN UNDIVIDED ONE-HALF INTEREST, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, 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.

Richard B. Jarvis  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
RESIDING AT SPOKANE  
MY COMMISSION EXPIRES 7-1-2005

IN WITNESS WHEREOF, the aforesaid owners have caused their company names to be hereunto subscribed and affixed their company seals (if any) this 20<sup>th</sup> day of June, 2003.

Richard B. Jarvis and Ruth L. Jarvis  
D/B/A Jay Investments Company

Richard B. Jarvis  
Ruth L. Jarvis



## ACKNOWLEDGMENT

STATE OF WASHINGTON }  
COUNTY OF SPOKANE } SS.

ON THIS 20<sup>th</sup> DAY OF June, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JOHN M. JARVIS AND MEAGAN L. JARVIS, HUSBAND AND WIFE, AS TO AN UNDIVIDED ONE-HALF INTEREST, THE INDIVIDUALS THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, 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.

John M. Jarvis  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
RESIDING AT SPOKANE  
MY COMMISSION EXPIRES 9-7-2005

IN WITNESS WHEREOF, the aforesaid owners have caused their company names to be hereunto subscribed and affixed their company seals (if any) this 20<sup>th</sup> day of June, 2003.

John M. Jarvis and Meagan L. Jarvis,  
Husband and Wife

John M. Jarvis  
Meagan L. Jarvis



## APPROVALS:

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 7<sup>th</sup> DAY OF July, 2003.

James L. Laska  
SPOKANE COUNTY DIVISION OF UTILITIES

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

EXAMINED AND APPROVED THIS 7<sup>th</sup> DAY OF July, 2003.

John Kelley  
SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DIVISION OF BUILDING & PLANNING

EXAMINED AND APPROVED THIS 16<sup>th</sup> DAY OF July, 2003.

John Pederson  
ASSISTANT DIRECTOR, SPOKANE COUNTY DIVISION OF BUILDING & PLANNING

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 11<sup>th</sup> DAY OF July, 2003.

R. H. R. S.  
REGIONAL HEALTH OFFICER

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 2<sup>nd</sup> DAY OF July, 2003.

James Summers by M. K. Wolf  
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 15<sup>th</sup> DAY OF July, 2003.

John P. Poshelly  
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 17<sup>th</sup> DAY OF July, 2003.

Linda M. Johnston  
SPOKANE COUNTY TREASURER BY DEPUTY



## 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.

Certificate No. 37544

Richard C. Souza  
Richard C. Souza  
Licensed Professional Land Surveyor

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

SHEET  
2  
OF  
2

FINAL PLAT OF SALTSE MEADOWS

DATE: 6-12-03  
CADD FILE: 02120-P2A

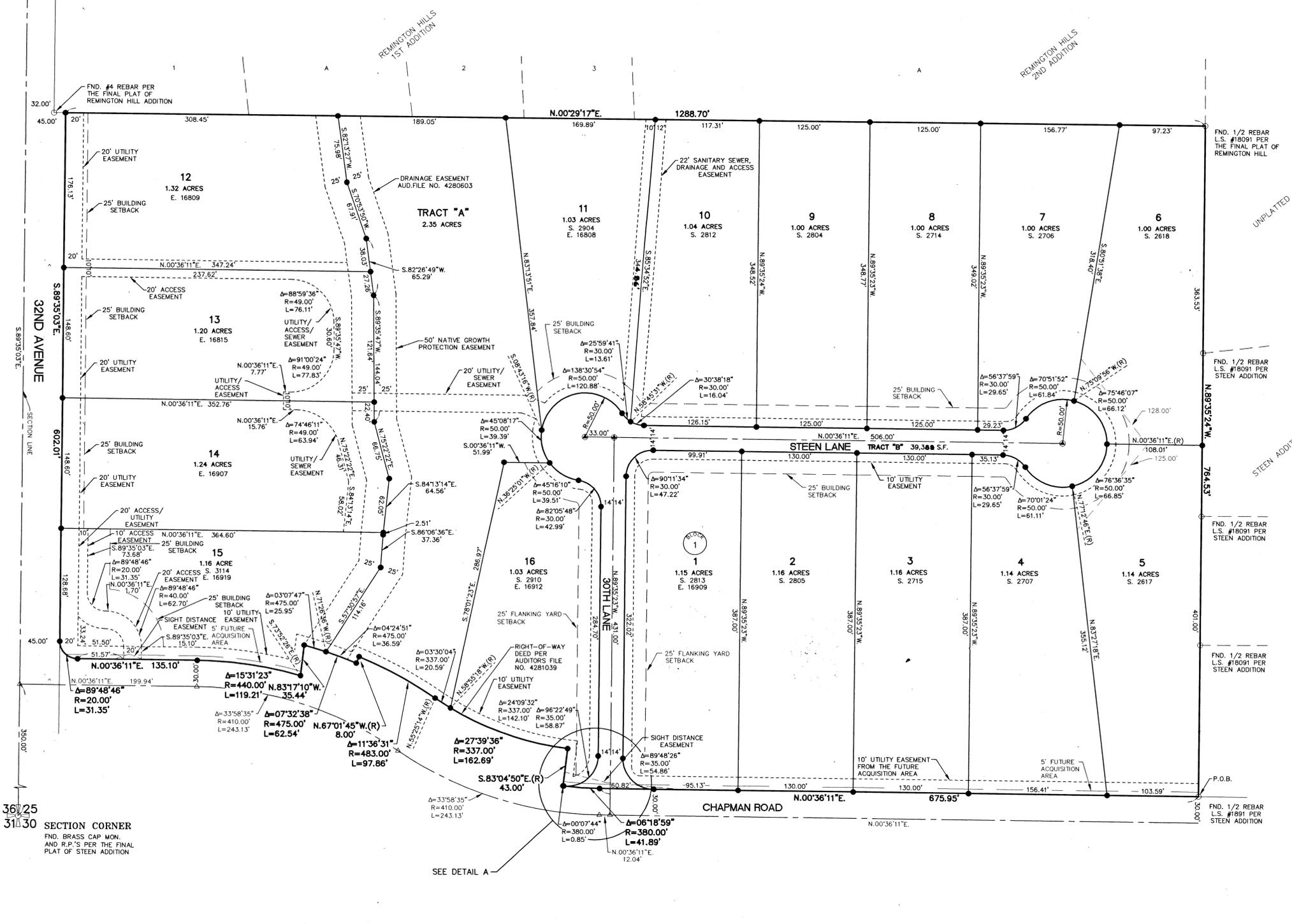
# FINAL PLAT OF SALTSE MEADOWS

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 25, T.25N., R.44E., W.M., SPOKANE COUNTY, WASHINGTON

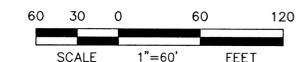
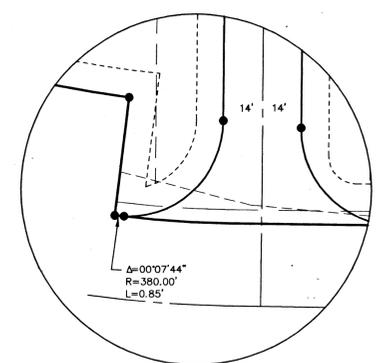
AUDITOR'S CERTIFICATE  
 FILED FOR RECORD THIS 16th DAY OF July 2003.  
 AT 4:39 P.M. IN BOOK 28 OF plat  
 P. 44 Spokane COUNTY AUDITOR  
 K. Smith DEPUTY

3619 AUDITOR'S NUMBER  
 4926970

36125 S. 1/4 CORNER  
 FND. 1/2" I.P. AND R.P.'S  
 PER THE FINAL PLAT OF  
 REMINGTON HILL



36125 SECTION CORNER  
 31130 FND. BRASS CAP MON.  
 AND R.P.'S PER THE FINAL  
 PLAT OF STEEN ADDITION



- LEGEND**
- SET 5/8" REBAR W/Y.P.C. L.S. #37544 AT ALL LOT CORNERS AND BOUNDARY ANGLE POINTS.
  - FOUND AS NOTED
  - ⊙ SET 5/8" REBAR W/Y.P.C. L.S. #37544
  - ⊙ EXISTING MONUMENT
  - △ PLAT BOUNDARY LINE
  - PLAT BOUNDARY LINE

DATUM PLANE FOR ELEVATIONS SHALL BE COUNTY OF SPOKANE DATUM. (NAVD 88)

**BASIS OF BEARING:**  
 THE BEARING OF S.89°35'03"E., ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 25, T.25N., R.44E., W.M., SPOKANE COUNTY, WASHINGTON PER

**ACCURACY STATEMENT (WAC 332-130-100)**

THIS SURVEY WAS PERFORMED USING A SOKKIA SET 4 II B TOTAL STATION, A LEITZ 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.

**NOTES:**  
 RIGHT-OF-WAY FOR 32ND WAS ORIGINALLY 60' WIDE. 30' TO THE NORTH AND 30' TO THE SOUTH. AN ADDITIONAL 15' WAS AGREED UPON WIDENING OF 32ND AVENUE BEFORE THIS PROJECT PLAT WAS STARTED.

**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  
 Licensed Professional Land Surveyor



REVISIONS		SHEET
Taylor Engineering, Inc. Civil Design and Land Planning W. 106 Mission Ave. Spokane, Washington 99201 (509) 328-3371 FAX (509) 328-8224		SCALE: 1" = 60' SHEET 1 OF 2
FINAL PLAT OF SALTSE MEADOWS		EADD FILE: 02120P1A