

# SELKIRK ESTATES PHASE 1

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., SPOKANE COUNTY, WASHINGTON

**AUDITOR'S CERTIFICATE**  
FILED FOR RECORD THIS 12th DAY OF December, 2017, AT 2:48 P.M. IN BOOK 39 OF Plats AT PAGE 90-92 AT THE REQUEST OF Parametrix Engineering  
Tim Sullivan COUNTY AUDITOR  
DEPUTY

Plat #  
4313

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT SUMMIT PROPERTIES, INC., A WASHINGTON CORPORATION, AND WASHINGTON TRUST BANK, AS BENEFICIARY, HAVE CAUSED TO BE PLATTED INTO LOTS, BLOCKS, TRACTS AND STREETS THE LAND SHOWN HEREON, TO BE KNOWN AS SELKIRK ESTATES PHASE 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF PARCEL A, PER RECORD OF SURVEY RECORDED IN BOOK 161, PAGES 86 AND 87, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, COUNTY OF SPOKANE, STATE OF WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF THE FINAL PLAT OF TURTLE CREEK SOUTH, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 26 OF PLATS, PAGES 48 THRU 50;  
THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID FINAL PLAT THE FOLLOWING 2 COURSES:

- 1) NORTH 89°15'50" WEST A DISTANCE OF 636.02 FEET;
  - 2) NORTH 81°20'11" WEST A DISTANCE OF 156.04 FEET;
- THENCE SOUTH 49°30'54" WEST, A DISTANCE OF 188.39 FEET;  
THENCE SOUTH 60°32'15" WEST A DISTANCE OF 191.11 FEET;  
THENCE SOUTH 79°55'15" WEST A DISTANCE OF 80.31 FEET;  
THENCE SOUTH 07°54'50" EAST A DISTANCE OF 142.60 FEET;  
THENCE SOUTH 16°28'45" WEST A DISTANCE OF 41.43 FEET;  
THENCE SOUTH 08°05'42" EAST A DISTANCE OF 143.71 FEET;  
THENCE NORTH 82°03'37" EAST A DISTANCE OF 194.95 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL A;

- THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING 3 COURSES:
- 1) NORTH 68°02'13" EAST A DISTANCE OF 90.15 FEET;
  - 2) NORTH 60°32'15" EAST A DISTANCE OF 308.00 FEET;
  - 3) SOUTH 34°16'53" EAST A DISTANCE OF 64.68 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CHAPMAN ROAD;
- THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING 3 COURSES:

- 1) NORTH 55°43'07" EAST A DISTANCE OF 250.00 FEET TO THE BEGINNING OF A CURVE;
  - 2) ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 322.50 FEET, THROUGH A CENTRAL ANGLE OF 34°24'38" (THE LONG CHORD OF WHICH BEARS NORTH 72°55'26" EAST A DISTANCE OF 190.79 FEET), FOR AN ARC LENGTH OF 193.69 FEET;
  - 3) SOUTH 89°52'15" EAST A DISTANCE OF 184.97 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BARKER ROAD;
- THENCE NORTH 00°12'58" EAST ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 167.44 FEET TO THE POINT OF BEGINNING.  
CONTAINING: APPROXIMATELY 350,828 SQUARE FEET OR 8.05 ACRES OF LAND, MORE OR LESS.

THIS PLAT HAS BEEN MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OF LAND; THE OWNERS ARE THE ONLY PARTIES HAVING INTEREST IN THE LAND WHICH IS NOT ENCUMBERED BY ANY DELINQUENT TAXES OR ASSESSMENTS. SAID OWNERS ADOPT THE PLAN OF LOTS, BLOCKS AND STREETS SHOWN HEREON.  
SAID OWNERS DO HEREBY DEDICATE TO SPOKANE COUNTY AND THE PUBLIC USE FOREVER THE ROADS AS PLATTED AND SHOWN HEREON, TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS ADJACENT TO SAID PUBLIC ROADS IN THE REASONABLE GRADING THEREOF.  
SETBACKS SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT ISSUANCE.

THIS FINAL PLAT SHALL BE CONSISTENT WITH THE RECOMMENDATIONS INCLUDED WITHIN THE CRITICAL AREAS ASSESSMENT PREPARED BY LARRY DAWES OF BIOLOGY SOILS & WATER, INC., DATED JULY 25, 2016, ON FILE WITH THE SPOKANE COUNTY DIVISION OF BUILDING AND PLANNING.  
NO DIRECT ACCESS SHALL BE ALLOWED FROM LOTS OR TRACTS WITHIN THIS PLAT TO BARKER ROAD OR CHAMPMAN ROAD UNTIL SUCH TIME AS AUTHORIZED BY THE COUNTY ENGINEER.

THE PUBLIC WATER SYSTEM, PURSUANT TO THE WATER PLAN APPROVED BY COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, COUNTY BUILDING AND PLANNING DEPARTMENT 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 THE 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. THE USE OF INDIVIDUAL ON-SITE SEWAGE DISPOSAL 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.

BORDER EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TO SPOKANE COUNTY AND ITS AUTHORIZED AGENTS, AND TO THE PUBLIC FOR ROAD PURPOSES, INCLUDING BUT NOT LIMITED TO CURBS, SIDEWALKS, DRAINAGE, SIGNAGE AND OTHER USAGE DEEMED NECESSARY BY THE SPOKANE COUNTY ENGINEER FOR THE SAFETY AND WELFARE OF THE PUBLIC. NO FENCE OR PORTION THEREOF WILL BE CONSTRUCTED 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.

INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF SIDEWALKS WITHIN BORDER EASEMENTS ON THEIR PROPERTY.

UTILITY EASEMENTS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED FOR THE USE OF SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF THEIR RESPECTIVE FACILITIES, TOGETHER WITH THE RIGHT TO PROHIBIT CHANGES IN GRADE OVER INSTALLED UNDERGROUND FACILITIES AND THE RIGHT TO PROHIBIT, TRIM AND/OR REMOVE TREES, BUSHES, LANDSCAPING, WITHOUT COMPENSATION AND THE RIGHT TO PROHIBIT STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE, AND SAFE OPERATION OF SAME. SERVING UTILITY COMPANIES RESERVE THE RIGHT TO CROSS TRACT A, B, C AND D WITH ELECTRIC UTILITIES AND TELECOMMUNICATION AND FIBER OPTIC UTILITIES OUTSIDE OF THE DEDICATED 10' UTILITY EASEMENT AS SHOWN ON THE HEREIN DESCRIBED PLAT EXCEPT SAID UTILITY SHALL NOT ENCRONCH ON BORDER EASEMENT AS SHOWN HEREON. SERVING UTILITY COMPANIES ARE ALSO GRANTED THE RIGHT TO INSTALL UTILITIES ACROSS BORDER EASEMENTS.

VERA WATER AND POWER, A WASHINGTON IRRIGATION DISTRICT (VERA), HAS INSTALLED OR WILL INSTALL STREET LIGHTS IN THE APPROXIMATE LOCATIONS DESIGNATED BY LANDOWNER/DEVELOPER IN AN APPROVED SKETCH OR DRAWING ON FILE AT VERA'S OFFICE. IN ADDITION TO VERA'S CHARGES FOR ELECTRICITY AND WATER PROVIDED TO INDIVIDUAL LOTS/PROPERTIES, LANDOWNERS, THEIR SUCCESSORS, HEIRS AND ASSIGNS, AGREE TO PAY CHARGES TO VERA AS REGULARLY BILLED FOR THE BENEFIT OF THE STREET LIGHTS. VERA WILL ESTABLISH, AND PERIODICALLY ADJUST, THE PAYMENT AMOUNT TO REFLECT ITS AMORTIZED COSTS FOR INSTALLATION (EXCEPT FOR UPGRADES IN STREET LIGHTS/FIXTURES SELECTED BY LANDOWNER/DEVELOPER PAID IN ADVANCE OF INSTALLATION), ORDINARY MAINTENANCE, REPLACEMENT AND REPAIR, AND ELECTRIC ENERGY USAGE. THE CHARGES WILL BE APPORTIONED AND CHARGED TO EACH LOT/PROPERTY IN THE AREA OF THE STREET LIGHTS. PAYMENT OBLIGATION SHALL COMMENCE WITH THE FIRST REGULAR BILLING AFTER THE STREET LIGHTS ARE INSTALLED. PAYMENTS ARE SUBJECT TO VERA'S EFFECTIVE RATES AND PROCEDURES ON ELECTRIC AND WATER CHARGES AND RULES AND REGULATIONS, AS NOW OR HEREAFTER ADOPTED OR AMENDED BY ITS BOARD OF DIRECTORS. IF PAYMENTS ARE NOT MADE WHEN DUE, VERA CAN COLLECT THE UNPAID AMOUNT IN ANY MANNER PROVIDED BY LAW FOR CHARGES AND/OR ASSESSMENTS, INCLUDING, BUT NOT LIMITED TO COLLECTION RIGHTS UNDER R.C.W. CHAPTER 87.06 OR R.C.W. 87.03.445, AS AMENDED. THE UNPAID AMOUNT WILL CONSTITUTE A LIEN UPON THE LAND TO WHICH THE PAYMENT WAS CHARGED. VERA'S LIEN SHALL RUN WITH THE LAND, BINDING LANDOWNERS AND ANYONE CLAIMING AN INTEREST IN THE LAND, THEIR SUCCESSORS, HEIRS AND ASSIGNS, AND IS SUPERIOR TO ALL LIENS EXCEPT FOR REAL ESTATE TAXES.

OWNERS OF LOTS WITHIN THIS PLAT SHALL BE MEMBERS OF THE SELKIRK ESTATES HOMEOWNERS ASSOCIATION, UBI NO. 604-184-906, PER DECLARATION ESTABLISHING COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SELKIRK ESTATES RECORDED UNDER AUDITOR'S FILE NUMBER 6649906.

DRAINAGE TRACTS A, B AND C, AS PLATTED AND SHOWN HEREON, ARE HEREBY DEDICATED TO THE SELKIRK ESTATES 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. THE RIGHT TO INGRESS/EGRESS IS GRANTED TO SPOKANE COUNTY OVER ALL TRACTS FOR INSPECTION AND EMERGENCY MAINTENANCE OF THE STORMWATER FACILITIES.

THE DRAINAGE TRACTS ARE SUBJECT TO THE SEPARATE DRAINAGE DECLARATION OF COVENANT AS RECORDED NOVEMBER 8, 2017, UNDER AUDITOR'S DOCUMENT NO. 6657733, THAT BY REFERENCE IS MADE A PART HEREOF.

TRACTS D, AS PLATTED AND SHOWN HEREON, IS HEREBY DEDICATED TO THE SELKIRK ESTATES HOMEOWNERS ASSOCIATION.  
THIS PLAT IS APPROVED FOR SINGLE-FAMILY DWELLINGS ONLY.

LOTS 1-13, BLOCK 1, AND LOTS 11-17, BLOCK 2, AND TRACTS B, C AND D CONTAIN SLOPES GREATER THAN 30%, AS SHOWN HEREON.

BASEMENTS ARE PROHIBITED WITHIN THIS PLAT, UNLESS A LOT SPECIFIC REPORT WITH BASEMENT CONSTRUCTION RECOMMENDATIONS IS PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER AND PROVIDED FOR THE RESIDENTIAL BUILDING PERMIT.

THE 20' ACCESS EASEMENT, AS SHOWN HEREON, ON TRACT A, AND LOTS 1, 2 AND 3, BLOCK 2 IS HEREBY GRANTED TO LOTS 1, 2 AND 3, BLOCK 2 ONLY. MAINTENANCE OF SAID EASEMENT SHALL BE CONDUCTED BY OWNERS OF SAID LOTS.

THE 20' ACCESS EASEMENT, AS SHOWN HEREON, ON LOTS 4, 5 AND 6, BLOCK 2, IS HEREBY GRANTED TO LOTS 4, 5 AND 6, BLOCK 2 ONLY. MAINTENANCE OF SAID EASEMENT SHALL BE CONDUCTED BY OWNERS OF SAID LOTS.

THE 20' UTILITY EASEMENTS ACROSS TRACT A ARE TO SERVE LOTS 1, 2 AND 3, BLOCK 2, AND THE 20' UTILITY EASEMENT ACROSS LOT 6 IS TO SERVE LOTS 4, 5 AND 6, BLOCK 2. SAID EASEMENT ARE HEREBY GRANTED TO VERA WATER AND POWER, CONSOLIDATED IRRIGATION DISTRICT NO. 19, AND AVISTA CORPORATION FOR WATER, ELECTRICITY AND NATURAL GAS SERVICES.

THE 30' PUBLIC SEWER EASEMENT ACROSS TRACT A AND LOTS 1 THROUGH 9, BLOCK 2, AND THE 40' PUBLIC SEWER EASEMENT ACROSS LOTS 10 AND 11, BLOCK 2, ARE GRANTED TO SPOKANE COUNTY, ITS SUCCESSORS AND ASSIGNS FOR THE SOLE 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. SPOKANE COUNTY, ITS SUCCESSORS AND ASSIGNS AT ALL TIME HEREAFTER, AT ITS 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 MAY BE RELATED TO A SEWER SYSTEM. THE GRANTOR RESERVES THE RIGHT TO USE AND ENJOY THAT PROPERTY WHICH IS THE SUBJECT OF THIS EASEMENT FOR PURPOSES WHICH WILL NOT INTERFERE WITH THE COUNTY'S FULL ENJOYMENT OF THE RIGHTS HEREBY GRANTED; PROVIDED, THE GRANTOR SHALL NOT ERRECT OR CONSTRUCT ANY BUILDING OR OTHER STRUCTURE OR DRILL ON THE EASEMENT, OR DIMINISH OR SUBSTANTIALLY ADD TO THE GROUND COVER OVER THE EASEMENT. THE EASEMENT DESCRIBED HEREINABOVE IS TO AND SHALL RUN WITH THE LAND.

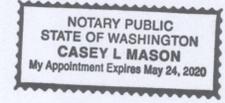
BLOCK 3, BEING ONE-FOOT (1') WIDE STRIP AS SHOWN HEREON, IS HEREBY DEDICATED TO SPOKANE COUNTY AS GENERAL COUNTY PROPERTY, TO BE DEDICATED FOR ROAD PURPOSES FOREVER, AT SUCH TIME AS THE ROAD IS CONTINUED AS A FULL WIDTH RIGHT OF WAY, OR UNTIL ADJACENT LANDS ARE PLATTED. FUTURE SLOPE EASEMENTS AS REQUIRED FOR THE CONSTRUCTION OR RECONSTRUCTION OF SELKIRK ESTATES ROAD ARE HEREBY GRANTED TO SPOKANE COUNTY.

SUMMIT PROPERTIES, INC.  
Richard T. Dahm  
BY: Richard T. Dahm  
RICHARD T. DAHM, PRESIDENT

**ACKNOWLEDGMENT**  
STATE OF Washington )  
COUNTY OF Spokane ) SS  
ON THIS 29th DAY OF November, 2017, PERSONALLY APPEARED BEFORE ME RICHARD T. DAHM TO ME KNOWN TO BE THE PRESIDENT OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Casey L. Mason  
NOTARY PUBLIC IN AND FOR THE STATE OF Washington  
RESIDING AT Liberty Lake  
MY COMMISSION EXPIRES 5-24-20

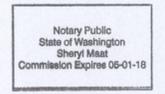


WASHINGTON TRUST BANK  
BY: [Signature]  
ITS: Vice President

**ACKNOWLEDGMENT**  
STATE OF Washington )  
COUNTY OF Spokane ) SS  
ON THIS 29th DAY OF November, 2017, PERSONALLY APPEARED BEFORE ME Tom McLaughlin TO ME KNOWN TO BE THE VP OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Sheryl Maat  
NOTARY PUBLIC IN AND FOR THE STATE OF WA  
RESIDING AT Spokane  
MY COMMISSION EXPIRES 5-1-18



**SPOKANE COUNTY DIVISION OF ENVIRONMENTAL SERVICES**  
EXAMINED AND APPROVED THIS 5th DAY OF December, 2017  
Mark Stolt  
SPOKANE COUNTY DIVISION OF ENVIRONMENTAL SERVICES

**SPOKANE COUNTY PUBLIC WORKS DEPARTMENT**  
EXAMINED AND APPROVED THIS 1st DAY OF December, 2017  
Chris Cole  
SPOKANE COUNTY ENGINEER

**SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING**  
EXAMINED AND APPROVED THIS 5th DAY OF December, 2017  
Jimmy Jones  
SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

**SPOKANE COUNTY REGIONAL HEALTH DISTRICT**  
EXAMINED AND APPROVED THIS 12th DAY OF December, 2017  
Casey Halpern  
SPOKANE COUNTY REGIONAL HEALTH OFFICER

**SPOKANE COUNTY ASSESSOR**  
EXAMINED AND APPROVED THIS 12th DAY OF December, 2017  
Vicki Dutton  
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 8th DAY OF December, 2017.

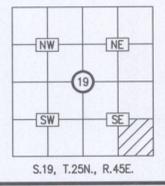
Rob Chase  
CHAIRMAN, SPOKANE COUNTY COMMISSIONERS

**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 12th DAY OF December, 2017.

Rob Chase by Andrea Neal-Rite  
SPOKANE COUNTY TREASURER BY DEPUTY

**SURVEYOR'S CERTIFICATE**  
I, DARREL WAYNE CARSTEN, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF WASHINGTON, STATE THAT THIS FINAL PLAT WAS SURVEYED AND PREPARED BY ME OR UNDER MY SUPERVISION, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SUBJECT LAND, AND THAT MONUMENTATION HAS BEEN ESTABLISHED AS REQUIRED BY COUNTY STANDARDS.

Darrel Wayne Carsten 11-29-17  
DARREL WAYNE CARSTEN, PLS 45152



**Parametrix**  
ENGINEERING · PLANNING · ENVIRONMENTAL SCIENCES  
106 W MISSION AVENUE | SPOKANE, WA 99201  
P 509.328.3371  
WWW.PARAMETRIX.COM

DESIGNED		ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY
DRAWN	DAN	FILE NAME
CHECKED	DWC	JOB No. 377.7653.008 PLAT.DWG
APPROVED		JOB No. 377.7653.008
		DATE 11-29-2017

FINAL PLAT OF  
SELKIRK ESTATES PHASE 1  
DRAWING NO.  
1 OF 3

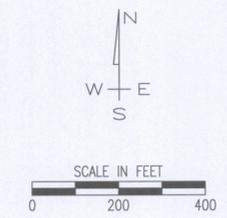
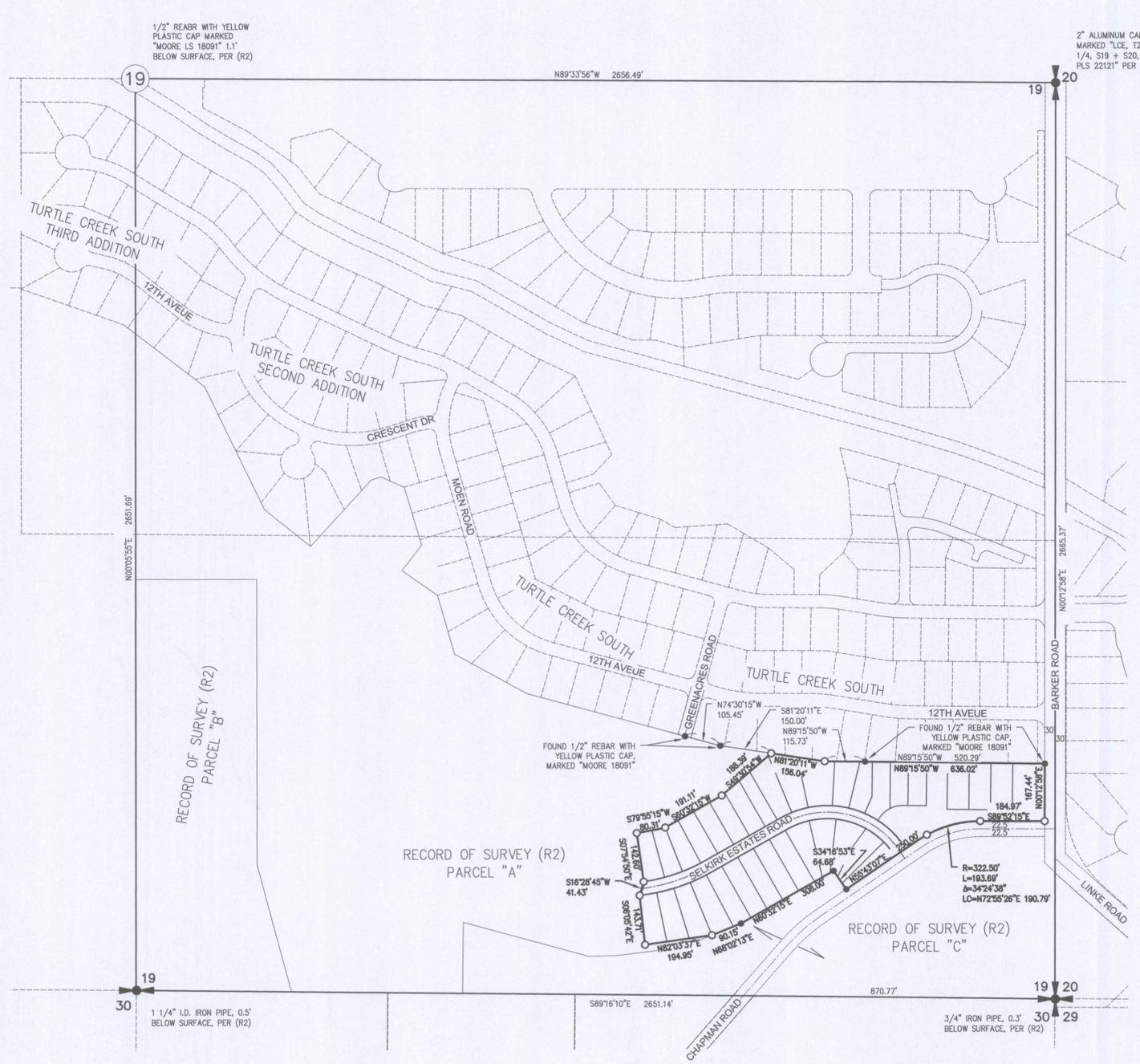
SPokane Projects Client: VES - Summit Properties 107-783-008 SELKIRK ESTATES PHASE 1 (SPokane County) 10/17/2016 PLATTING

6666911 BK 39 Pg 91

# SELKIRK ESTATES PHASE 1

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., SPOKANE COUNTY, WASHINGTON

**AUDITOR'S CERTIFICATE**  
 FILED FOR RECORD THIS 24th DAY OF December, 2017, AT 2:48 P.M. IN BOOK 39 OF Plats AT PAGE 90-92 AT THE REQUEST OF Parametrix Engineering  
[Signature] COUNTY AUDITOR  
[Signature] DEPUTY



**REFERENCES**  
 (R1) FIRST AMERICAN TITLE INSURANCE COMPANY, GUARANTEE NUMBER 5003353-2943603, DATED SEPTEMBER 12, 2017.  
 (R2) SURVEY FOR SUMMIT PROPERTIES, AFN 6476484, 2016, SURVEYOR: SEESE

**SURVEYOR NOTES**  
 1. ACCEPTED THE SURVEY BY DAVID SEESE, PER (R2), FOR THE LOCATIONS OF THE SOUTHEAST QUARTER, THE BOUNDARY PARCEL A, AS SHOWN ON (R2), AND CHAPMAN ROAD. THE BOUNDARY OF THIS PLAT FALLS INSIDE THE BOUNDARY OF PARCEL A PER (R2)  
 2. THE 4 SOUTHEAST QUARTER CORNERS WERE NOT VISITED AT THE TIME OF THIS SURVEY.

**BASIS OF BEARINGS**  
 THE LINE BETWEEN THE FOUND MONUMENTS AT THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 19, AS SHOWN HEREON, BEARS SOUTH 89°16'10" EAST.

**LEGEND**  
 ● FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "SEESE PLS 35991", UNLESS NOTED OTHERWISE.  
 ○ SET 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "CARSTEN 45152", OR MAG NAIL WITH TAG MARKED "CARSTEN 45152"

**EQUIPMENT AND PROCEDURE (WAC 332-130-100)**  
 THIS SURVEY WAS PERFORMED USING A LEICA 3-SECOND TOTAL STATION AND A LEICA SYSTEM 1200 SMARTROVER FOR A COMBINATION OF FIELD TRAVERSE AND GPS SURVEY METHODS TO MEET OR EXCEED THE REQUIRED STANDARDS FOR LAND BOUNDARY SURVEYS PER WAC 332-130-090.

**Parametrix**  
 ENGINEERING · PLANNING · ENVIRONMENTAL SCIENCES  
 106 W MISSION AVENUE | SPOKANE, WA 99201  
 P 509.328.3371  
 WWW.PARAMETRIX.COM

DESIGNED	
DRAWN	DAN
CHECKED	DWC
APPROVED	
FILE NAME	377.7653.008 PLAT.DWG
JOB No.	377.7653.008
DATE	11-29-2017

**FINAL PLAT OF  
SELKIRK ESTATES PHASE 1**

DRAWING NO.  
2 OF 3



# SELKIRK ESTATES PHASE 1

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., SPOKANE COUNTY, WASHINGTON

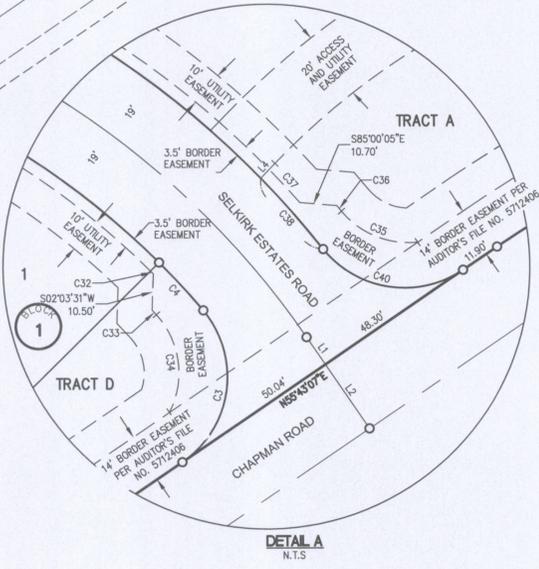
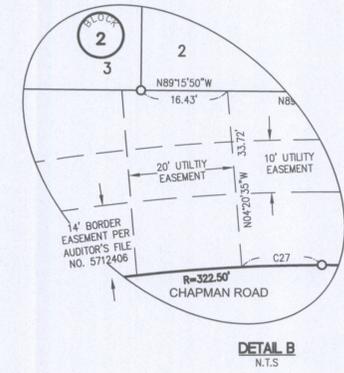
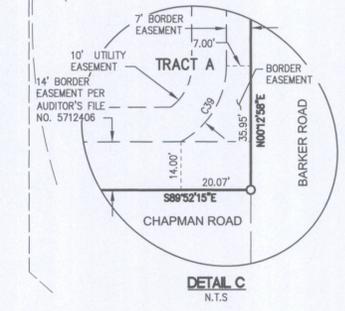
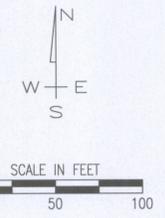
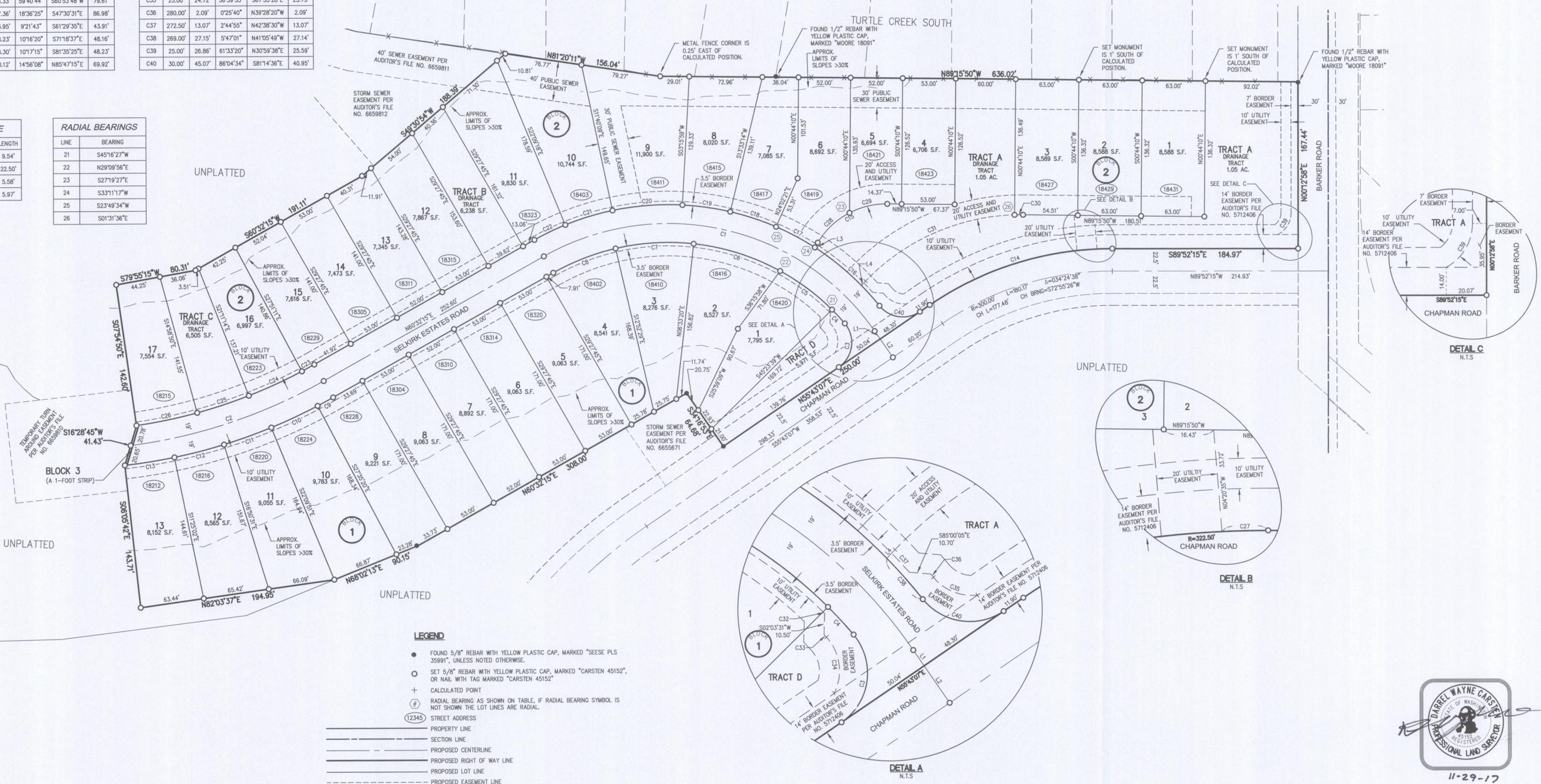
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CURVE	RADIUS	LENGTH	DELTA	CHORD BRNG	CHORD
C1	250.00'	371.67'	85°10'52"	N76°52'19"W	338.38'
C2	520.00'	204.15'	22°29'40"	N71°47'05"E	202.84'
C3	30.00'	50.18'	95°50'32"	N07°47'51"E	44.53'
C4	231.00'	18.56'	4°36'08"	N42°25'29"W	18.55'
C5	231.00'	64.95'	16°06'31"	N52°46'49"W	64.73'
C6	231.00'	91.16'	22°36'36"	N72°08'22"W	90.57'
C7	231.00'	78.34'	19°25'49"	S86°50'25"W	77.96'
C8	231.00'	66.88'	16°35'16"	S68°49'53"W	66.84'
C9	539.00'	17.63'	1°52'25"	S61°28'28"W	17.63'
C10	539.00'	51.03'	5°25'29"	S65°07'25"W	51.01'
C11	539.00'	50.07'	5°19'20"	S70°29'49"W	50.05'
C12	539.00'	51.03'	5°25'29"	S75°52'13"W	51.01'
C13	539.00'	50.07'	5°19'20"	S81°14'38"W	50.05'
C14	322.50'	193.69'	34°24'38"	N72°55'26"E	190.79'
C15	80.00'	83.33'	59°40'44"	N76°53'48"W	79.61'
C16	269.00'	87.36'	18°36'25"	S47°30'31"E	86.98'
C17	269.00'	43.95'	9°21'43"	S61°29'35"E	43.91'
C18	269.00'	48.23'	10°16'20"	S71°18'37"E	48.16'
C19	269.00'	48.30'	10°17'15"	S81°35'25"E	48.23'
C20	269.00'	70.12'	14°56'08"	N85°47'15"E	69.92'

CURVE	RADIUS	LENGTH	DELTA	CHORD BRNG	CHORD
C21	269.00'	49.23'	10°29'09"	N73°05'15"E	49.16'
C22	269.00'	34.31'	7°18'27"	N64°11'28"E	34.29'
C23	501.00'	14.07'	1°38'34"	N61°20'32"E	14.07'
C24	501.00'	58.29'	6°39'57"	N65°28'48"E	58.26'
C25	501.00'	54.27'	6°12'24"	N71°54'58"E	54.24'
C26	501.00'	61.79'	7°04'00"	N78°33'10"E	61.75'
C27	322.50'	15.17'	2°41'43"	S88°46'53"W	15.17'
C28	80.00'	44.15'	31°37'07"	N46°52'00"E	43.59'
C29	80.00'	39.18'	28°03'37"	N76°42'22"E	38.79'
C30	215.00'	8.49'	2°15'46"	N89°36'17"E	8.49'
C31	215.00'	167.33'	44°35'32"	S66°10'38"W	163.14'
C32	227.50'	1.14'	0°17'10"	N44°34'58"W	1.14'
C33	220.00'	1.83'	0°28'36"	N42°19'05"W	1.83'
C34	25.00'	30.30'	69°26'27"	N07°21'34"W	28.48'
C35	25.00'	24.72'	56°39'55"	S67°35'28"E	23.73'
C36	280.00'	2.09'	0°25'40"	N39°28'20"W	2.09'
C37	272.50'	13.07'	2°44'55"	N42°38'30"W	13.07'
C38	269.00'	27.15'	5°47'01"	N41°05'49"W	27.14'
C39	25.00'	26.86'	61°33'20"	N30°59'38"E	25.59'
C40	30.00'	45.07'	86°04'34"	S81°14'36"E	40.95'

LINE	BEARING	LENGTH
L1	S34°16'53"E	9.54'
L2	S34°16'53"E	22.50'
L3	N31°03'26"E	5.58'
L4	S43°52'51"W	5.97'

LINE	BEARING
21	S45°16'27"W
22	N29°09'56"E
23	S27°19'27"E
24	S33°11'17"W
25	S23°49'34"W
26	S01°31'36"E



- LEGEND**
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "SESEE PLS 35991", UNLESS NOTED OTHERWISE.
  - SET 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "CARSTEN 45152", OR NAIL WITH TAG MARKED "CARSTEN 45152"
  - + CALCULATED POINT
  - ⊕ RADIAL BEARING AS SHOWN ON TABLE, IF RADIAL BEARING SYMBOL IS NOT SHOWN THE LOT LINES ARE RADIAL.
  - ① STREET ADDRESS
  - PROPERTY LINE
  - SECTION LINE
  - PROPOSED CENTERLINE
  - PROPOSED RIGHT OF WAY LINE
  - PROPOSED LOT LINE
  - PROPOSED EASEMENT LINE
  - EXISTING CENTERLINE
  - EXISTING RIGHT OF WAY LINE
  - EXISTING LOT LINE
  - EXISTING EASEMENT LINE
  - X-X-X- EXISTING FENCE

**EQUIPMENT AND PROCEDURE (WAC 332-130-100)**

THIS SURVEY WAS PERFORMED USING A LEICA 3-SECOND TOTAL STATION AND A LEICA SYSTEM 1200 SMARTROVER FOR A COMBINATION OF FIELD TRAVERSE AND GPS SURVEY METHODS TO MEET OR EXCEED THE REQUIRED STANDARDS FOR LAND BOUNDARY SURVEYS PER WAC 332-130-090.

**Parametric**  
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 P 509.328.3371  
 WWW.PARAMETRIX.COM

DESIGNED	
DRAWN	DAN
CHECKED	DWC
APPROVED	
ONE INCH AT FULL SCALE, IF NOT, SCALE ACCORDINGLY	FILE NAME
	377.7653.008 PLAT.DWG
	JOB No. 377.7653.008
	DATE 11-29-2017

**FINAL PLAT OF SELKIRK ESTATES PHASE 1**

