4187679
BK 25 Pg 19

FINAL PLAT

SOMMERSET VISTA

BEING PORTIONS OF THE NE 1/4 NW 1/4, AND OF THE SE 1/4 NW 1/4
SECTION 31, TOWNSHIP 26 NORTH, RANGE 44 EAST, WILLAMETTE MERIDIAN
SPOKANE COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Northwood Properties, Inc. a Washington corporation; and Tony J. Heaton and Darlene M. Heaton, husband and wife, and Key Bank of Washington (Key Bank, N.A.), have caused the land shown hereon to be platted into Lots, Blocks, Streets and Private Roads, to be known as SOMMERSET VISTA, being a portions of the Northeast quarter of the Northwest Quarter, and of the Southeast quarter of the Northwest quarter of Section 31, Township 26 North, Range 44 East, W.M., County of Spokane, State of Washington, more particularly, described as follows:

COMMENCING at the north quarter corner of said Section 31; thence N89°40'13"W 30.00 feet, along the north line of said Section 31; thence S00°11'16"W 25.00 feet to the intersection of the south line of Francis Avenue, a 50.00 foot wide public road, and the west line of Jensen Road, a 60.00 foot wide public road, according to plat of PHEASANT RUN, as recorded in Book 23 of Plats, Page 61 and the POINT OF BEGINNING;
thence southerly along the west line of Jensen Road the following four (4) courses: 1) S00°11'16"W 1205.74 feet; 2) southerly along the arc of a 440.00 foot radius curve, concave easterly, through a central angle of 1°15'18" for a length of 9.64 feet; 3) S01°04'02"E 35.72 feet; 4) southerly along the arc of a 380.00 foot radius curve, concave westerly, through a central angle of 7°15'30" for a length of 48.14 feet to the northeast corner of Lot 1, Block 1 of NORTHWOOD 5TH ADDITION, as per plat thereof recorded in Book 20 of Plats, Page 13; thence N89°47'41"W 169.38 feet (169.39' record) to the northwest corner of said Lot 1; thence S 24°07'07"W 108.40 feet (108.37' record) along the westerly lines of Lots 1 and 2 of said Block 1, to the northeast corner of Lot 15, Block 1 of NORTHWOOD TERRACE P.U.D., as per plat thereof recorded in Book 24 of Plats, Pages 97 and 98; thence along the northerly boundary of said NORTHWOOD TERRACE P.U.D. the following five (5) courses: 1) N83°57'53"W 116.00 feet; 2) N89°47'41"W 112.28 feet; 3) S55°40'21"W 59.30 feet; 4) N89°47'47"W 529.24 feet (N89°47'40"W 529.16' record) to the northwest corner of Tract "A" of said NORTHWOOD TERRACE P.U.D.; 5) S55°40'21"W 82.27 feet (83.53' record) to the southeast corner of Tract "B" of SHORT PLAT 900-93, as per plat thereof recorded in Book 11 of Short Plats, Page 59; thence N00°07'17"W 167.58 feet (168.23' record) to the northeast corner of Tract "A" of said Short Plat, and the south line of the SW 1/4 of the NE 1/4 of the NW 1/4 of said Section 31; thence S89°47'41"E 464.64 feet to the southeast corner of the SW 1/4 of the NE 1/4 of the NW 1/4 of said Section 31; thence N00°10'37"E 1300.52 feet along the west line of the east half of the NE 1/4 of the NW 1/4 of said Section 31, to the south line of Francis Avenue, a 50.00 foot wide public road; thence S89°40'13"E 624.53 feet along said south line to the Point of Beginning.

Francis Avenue, Sunflower Court, Elton Drive and Sommerset Drive, as platted and shown hereon, are hereby dedicated to public use forever for road purposes.

Lot 10, Block 2 and Lot 21, Block 4, 1-foot strips, are hereby dedicated to Spokane County as general county property to be used for road purposes at such time as these roads are extended as full width county rights-of-way, or upon future platting of adjoining property.

The owner(s) or successor(s) in interest agree to authorize the County to place their name(s) on a petition for the formation of a Road Improvement District (RID) by the petition method pursuant to Chapter 36.88 RCW, which petition includes the owner(s)' property, and further not to object, by the signing of a ballot, to the formation of an RID by the resolution method pursuant to Chapter 36.88 RCW, which resolution includes the owner(s)' property. If an RID is formed by either the petition or resolution method as provided for in Chapter 36.88 RCW, the owner(s) or successor(s) further agree:
(a) that the improvement(s) or construction contemplated within the proposed RID is feasible;
(b) 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, exceed the cost and expense of formation of the RID; and
(c) that the property within the proposed RID is sufficiently developed.

Provided further that the owner(s) or 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 an RID by either petition or resolution method under Chapter 36.88 RCW, and to appeal to the Superior Court the decision of the Board of County Commissioners affirming the final assessment roll.

It is further agreed that at such time as an RID is created or any Road Improvements Project is sanctioned by Spokane County, the improvements required (curb, sidewalk, drainage control and paving) will be at the sole expense of the undersigned owner(s), their heirs, grantees and assigns without participation by Spokane County.

The RID waiver contained in this agreement shall expire after ten (10) years from the date of execution below. However, the owner(s) or successor(s) agree that if said RID waiver expires without construction of the required improvements, the owner(s) or successor(s) agree to construct the required improvements at their own expense, pay to Spokane County the then estimated cost of the required improvements to enable the County to complete the same, or furnish a bond or other secure method suitable to the County (which may include the execution of another RID waiver agreement) providing for or securing to the County the actual construction of the improvements.

All of the requirements of this agreement shall run with the land and shall be building upon the owner(s), their successor(s) or assign(s). This provision is applicable to Francis Avenue.

A public sewer system will be made available for the plat, and individual service will be provided to each lot, except Lot 20, Block 4, prior to sale. Use of individual on-site sewage disposal systems shall not be authorized except on Lot 20, Block 4.

In the event of failure of the existing individual on-site sewage disosal system located on Lot 20, Block 4, connection to the public sewer will be required. Further subdivision of Lot 20, Block 4, shall require the connection to public water and sewer systems.

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

Use of private wells and water systems is prohibited except for the provision of water by an individual private well on Lot 20, Block 4.

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 plat may be varied from if proper zoning approvals are obtained.

Lot 9, Block 2 shall be a non-buildable lot. Lot 9, Block 2 is hereby dedicated as a public utility and drainage easement.

Lot 8, Block 2 shall only be allowed access from Sommerset Drive.

The private road as shown hereon (Lot 7, Block 1, Tony Lane) is an easement which provides a means of ingress and egress for Lot 9, Block 2, and Lots 1, 3, 4, 5 and 6, Block 1. The owners of said Lots shall each have a 1/6th undivided ownership interest in Lot 7, Block 1 (Tony Lane) and shall be responsible for all taxes which become due and payable for Lot 7, Block 1 (Tony Lane). Lot 7, Block 1 (Tony Lane), as shown hereon, is hereby dedicated as a public utility and drainage easement.

The private road and/or common areas cannot be sold or transferred, regardless of any provision in the covenants to the contrary, and shall be considered subservient estates for tax purposes to other lots created herein. The status of the areas designated as "subservient estates for tax purposes" cannot be changed without filing a replat.

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 or 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(s), their heirs, successors or assigns, including the obligation to participate in the maintenance of the private road as provided herein.

Drainage easements, as platted and shown hereon, which are for the purposes of installing, operating and maintaining drainage swales and drainage facilities, as conditions of approval, are hereby granted to Spokane County and the public. Spokane County and its authorized agents are hereby granted the right of ingress and egress to, over and from said easements.

The drainage easements are subject to the separate DECLARATION OF COVENANT as recorded Nov 06 1997 under Auditor's Document No. 4158262, which by reference is made a part hereof.

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

Sunflower Court and Sommerset Drive, as shown hereon, temporarily terminate at the west line of this plat. These roadways may be extended to provide access to adjacent property and/or connect to existing roads or new roads as development and/or circulation needs dictate.

Slope easements, as necessary for the construction and maintenance of Jensen Road and all other public internal roads, are hereby granted to Spokane County.

Utility easements shown on the herein described plat are hereby granted to the serving utility companies for the construction, reconstruction, maintenance and operation of utilities; together with the right to inspect said utilities and trim nd or remove brush and trees which may interfere with the construction, maintenance and operation of same.

The Owner(s) or Successor(s) in interest agree to authorize the County to place their name(s) on a petition for the formation of a ULID by petition method pursuant to RCW 36.94 which the petition includes the Owner(s) property and further not to object by signing of a protest petition against the formation of a ULID by resolution method pursuant to RCW 36.94 which includes the Owner(s) property. PROVIDED, this condition shall not prohibit the Owner(s) or Successor(s) from objection to any assessment(s) on the property as a result of improvements called for in conjunction with the formation of a ULID by either petition or resolution under RCW 36.94.

WARNING: Spokane County has no responsibility to maintain or otherwise service Sunflower Court west of the intersection of Elton Drive. By allowing a building permit on Lots 18 and 19, Block 4, Spokane County assumes no obligation for maintenance, and the owners of Lots 18 and 19, Block 4, hereby acknowledge that the County has no obligation of any kind or nature whatsoever to maintain or provide drainage or snow removal on this road. This requirement shall run with the land and shall be binding upon the owner(s), their heirs, successors or assigns until a time when the road is extended to the west or a cul-de-sac is constructed. Either option is subject to the review and approval of the County Engineer.

This plat, or portions thereof, is subject to the following covenants, easements, agreements, and the terms and conditions of each; which by reference are made a part hereof:

Easement granted to The Washington Water Power Company to operate and maintain an electric transmission line and telephone system, recorded December 26, 1951 under Auditor's File No. 73020B.

Easement granted to The Washington Water Power Company for electrical distribution line and fixtures, with rights to inspect line and remove brush and trees, recorded July 31, 1956 under Auditor's File No. 404142B.

Easement granted to City of Spokane and County of Spokane for avigation purposes, recorded March 22, 1983 under Auditor's File No. 8303220183.

Easement granted to The Washington Water Power Company for electrical distribution line and fixtures, with rights to inspect line and remove brush and trees, recorded December 19, 1990 under Auditor's File No. 9012190120.

Easement granted to The Washington Water Power Company for electrical distribution line and fixtures, with rights to inspect line and remove brush and trees, recorded February 11, 1992 under Auditor's File No. 9202110161.

Order Including Lands for Domestic Water Service and Redefining Boundaries of the District recorded March 15, 1995 under Auditor's File No. 9503150146.

Easement granted to Spokane County for drainage, recorded April 10, 1995 under Auditor's File No. 9504100288.

Easement granted to Spokane County for slope maintenance purposes, recorded April 10, 1995 under Auditor's File No. 9504100289.

Easement granted to U.S. West Communications Inc. for telecommunications facilities, recorded August 16, 1995 under Auditor's File No. 9508160437.

Stormwater Maintenance Agreement and the terms and conditions thereof, recorded October 10, 1995 under Auditor's File No. 9510100054.

Easement granted to Northwood Properties Inc. for utilities purposes, recorded April 30, 1996 under Auditor's File No. 9604300222.

Deed of Trust and the terms and conditions thereof, beneficiary being Key Bank of Washington, recorded August 15, 1996 under Auditor's File No. 4025754.

Easement granted to Spokane County for drainage facilities, recorded April 29, 1997 under Auditor's File No. 4098442.

Stormwater Maintenance Agreement and the terms and conditions thereof, recorded July 21, 1997 under Auditor's File No. 4123119.

Easement granted to Spokane County for drainage facilities, recorded August 19, 1997 under Auditor's File No. 4132320.

Declaration of Covenant imposed by instrument recorded on October 27, 1997 under Auditor's File No. 4154509. (PRIVATE Roads)

IN WITNESS WHEREOF, the aforesaid owners have affixed their signatures.

Theodore G. Gunning
Theodore Gunning, President
Northwood Properties, Inc.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE) ss

On this 10 day of NOVEMBER, 1997, before me personally appeared Theodore Gunning, to me known to be the President of Northwood Properties, Inc., the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have set my hand and affixed my seal the day and year first above written.

Karol A. Banks
Notary Public in and for the State of Washington
Residing in Spokane
My commission expires 8-29-00

Gary Gunning
Gary Gunning, Vice President
Northwood Properties, Inc.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE) ss

On this 10 day of NOVEMBER, 1997, before me personally appeared Gary Gunning, to me known to be the Vice President of Northwood Properties, Inc., the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have set my hand and affixed my seal the day and year first above written.

Karol A. Banks
Notary Public in and for the State of Washington
Residing in Spokane
My commission expires 8-29-00

Tony J. Heaton
Tony J. Heaton

Darlene M. Heaton

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE) ss

On this 13 day of NOVEMBER, 1997, before me personally appeared Tony J. Heaton and Darlene M. Heaton, husband and wife, to me known to be the individuals that executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have set my hand and affixed my seal the day and year first above written.

Karol A. Banks
Notary Public in and for the State of Washington
Residing in Spokane
My commission expires 8-29-00

Kathleen S. Herdlein
Kathleen Herdlein, ~~Loan Officer~~ VICE PRESIDENT
Key Bank of Washington (Key Bank, N.A.)

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF _______) ss

On this 10 day of NOVEMBER, 1997, before me personally appeared Kathleen Herdlein, to me known to be the Loan Officer of Key Bank of Washington (Key Bank, N.A.) the National Association that executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have set my hand and affixed my seal the day and year first above written.

Karol A. Banks
Notary Public in and for the State of Washington
Residing in Spokane
My commission expires 8-29-00

AUDITOR'S CERTIFICATE

Filed for record by Northwood Properties, Key Bank + Heaton this 13th day of February 1998, at minutes past 1:17 o'clock P M; and recorded in Book 25 of Plats at Page 19, Records of Spokane County, Washington.

H. Cawthorne - Deputy
Spokane County Auditor

COUNTY TREASURER

I, Treasurer of Spokane County, Washington, do hereby certify that all taxes which have have been levied and become chargeable against the land shown within this map and described in the dedication of this date have been fully paid, satisfied and discharged.
Dated this 13 day of February, 1998.

L. M. Walverton
Spokane County Treasurer

COUNTY ASSESSOR

Examined and approved this 21 day of November 1997.

S.C. Cooney Lynda Kouse
Spokane County Assessor

COUNTY DIVISION OF BUILDING & PLANNING

Examined and approved this 25th day of NOVEMBER, 1997.

for John W. Pederson
Director

COUNTY DIVISION OF ENGINEERING & ROADS

Examined and approved this 17TH day of November, 1997.

[signature]
Spokane County Engineer

COUNTY DIVISION OF UTILITIES

Examined and approved this 17TH day of November, 1997.

[signature]
Utilities Director

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 21st day of NOVEMBER, 1997.

for [signature] P. H[illegible], R.S.
Spokane Regional Health Officer

COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington this 2 day of December, 1997.

John Roskelley
Chairperson
Spokane County Commissioners

SURVEYOR'S CERTIFICATE

This plat correctly represents a survey made by me or under my direcion in conformance with the requirements of the Spokane County Subdivision ordinance.

Bruce R. Larsen
Bruce R. Larsen, P.L.S.
Certificate No. 26390

Nov. 14, 1997
Date

BRUCE R. LARSEN
STATE OF WASHINGTON
26390
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 3-27-98

GROUP FOUR EAST INCORPORATED
9209 E. MISSION AVENUE, SUITE "A"
SPOKANE, WASHINGTON 99206
(509)926-2821 • FAX (509)926-2736
PROFESSIONAL LAND SURVEYING

PE-1771-95

SHT 1 OF 2

Drawing: D:\1-DWG\1995\950-8009\FNLPLAT.DWG November 05, 1997 8:52:20 a.m.

3380 25/19

4187679
BK 25 Pg 20

FINAL PLAT

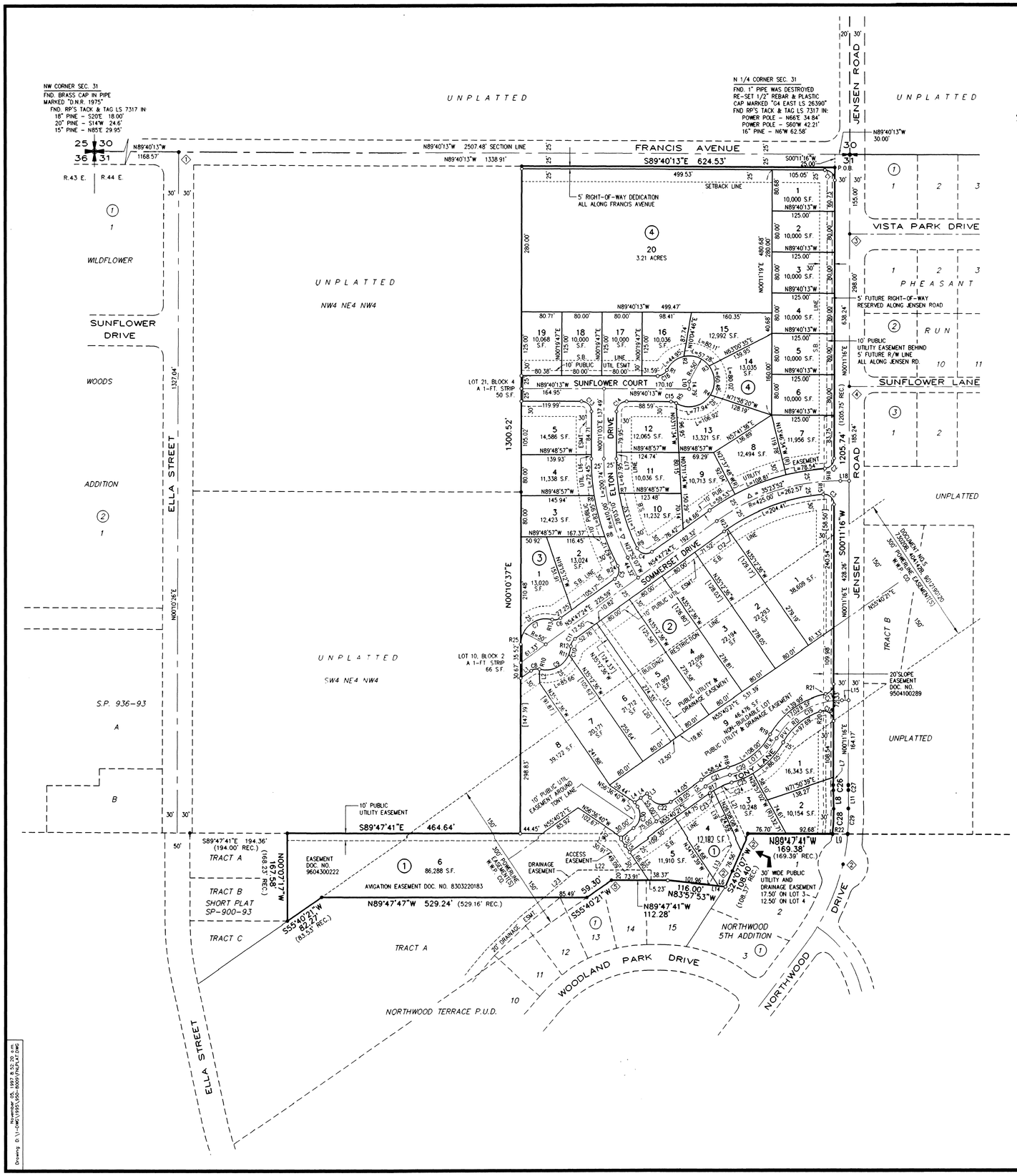
SOMMERSET VISTA

BEING PORTIONS OF THE NE 1/4 NW 1/4, AND OF THE SE 1/4 NW 1/4
SECTION 31, TOWNSHIP 26 NORTH, RANGE 44 EAST, WILLAMETTE MERIDIAN
SPOKANE COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE

Filed for record by Key Bank, Heatons + Northwest Properties
this 13th day of February 1998 at
minutes past 1:17 o'clock P.M. and recorded
in Book 25 of Plats at Page 20
Records of Spokane County, Washington.

H Cawthorne - Deputy
Spokane County Auditor



SCALE 1"=100'

BASIS OF BEARINGS

ASSUMED BEARING OF N 89°40'13" W ON THE NORTH LINE OF THE NW 1/4 OF SECTION 31, T26N, R44E, WM.

LEGEND AND ABBREVIATIONS

	PLAT BOUNDARY LINE	ESMT.	EASEMENT
	SETBACK LINE	P.O.B.	POINT OF BEGINNING
	CENTERLINE	PUB.	PUBLIC
	FOUND POINT NOTE CALLOUT	REC.	RECORD
	FOUND 1/2" REBAR & PLASTIC CAP MARKED "LS 8642/9967" UNLESS OTHERWISE NOTED	S.B. LINE	BUILDING SETBACK LINE
		S.F.	SQUARE FEET
	SET 1/2" REBAR & PLASTIC CAP MARKED "G4 EAST LS 26390" AT LOT CORNERS AND CENTERLINE POINTS	UTIL.	UTILITY
[128.03']	BRACKETED DIMENSIONS INDICATE DISTANCES TO BUILDING RESTRICTION LINE		

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N54°47'24"E	25.47'
L2	N01°22'42"W	27.52'
L3	N34°19'39"W	10.00'
L4	N55°40'21"E	15.00'
L5	N34°19'39"W	66.90'
L6	N83°57'53"W	14.04'
L7	N00°11'16"E	14.65'
L8	N01°04'02"W	35.72'
L9	N89°47'41"W	30.15'
L10	N00°19'47"E	14.79'
L11	N01°04'02"W	35.72'
L12	N37°05'03"W	274.80'
L13	N30°44'10"E	89.47'
L14	N83°57'53"W	33.74'
L15	N89°48'41"W	13.40'
L16	N00°11'03"E	7.88'
L17	N00°11'03"E	12.42'
L18	N89°48'44"W	17.51'
L19	N26°08'08"W	105.28'
L20	N35°12'36"W	274.16'
L21	N26°08'08"W	110.34'
L22	N89°47'41"W	145.90'
L23	N51°39'43"E	86.05'

RADIAL LINES

RAD. NO.	BEARING
R1	N64°06'24"W
R2	N12°35'53"W
R3	N53°02'40"E
R4	N57°39'19"W
R5	N31°39'29"E
R6	N80°38'30"E
R7	N80°04'21"E
R8	N69°42'57"E
R9	N63°12'28"E
R10	N14°47'06"E
R11	N67°03'16"W
R12	N85°12'17"W
R13	N14°47'06"E
R14	(DELETED)
R15	N04°42'58"W
R16	N03°46'31"W
R17	N30°31'29"W
R18	N13°59'53"W
R19	N59°49'58"W
R20	N18°22'15"W
R21	N11°13'24"W
R22	N83°48'32"W
R23	N33°59'45"W
R24	N61°32'02"E
R25	N89°49'23"W

LOT ADDRESSES

BLOCK 1

LOT NO.	ADDRESS
1	N. 6021 JENSEN ROAD E. 8220 TONY LANE
2	N. 6005 JENSEN ROAD
3	E. 8202 TONY LANE
4	E. 8122 TONY LANE
5	E. 8106 TONY LANE
6	E. 8102 TONY LANE

BLOCK 2

LOT NO.	ADDRESS
1	E. 8220 SOMMERSET DRIVE N. 6123 JENSEN ROAD
2	E. 8204 SOMMERSET DRIVE
3	E. 8124 SOMMERSET DRIVE
4	E. 8120 SOMMERSET DRIVE
5	E. 8116 SOMMERSET DRIVE
6	E. 8110 SOMMERSET DRIVE
7	E. 8106 SOMMERSET DRIVE
8	E. 8102 SOMMERSET DRIVE

BLOCK 3

LOT NO.	ADDRESS
1	E. 8107 SOMMERSET DRIVE
2	E. 8115 SOMMERSET DRIVE N. 6201 ELTON DRIVE
3	N. 6205 ELTON DRIVE
4	N. 6209 ELTON DRIVE
5	N. 6219 ELTON DRIVE E. 8102 SUNFLOWER COURT

BLOCK 4

LOT NO.	ADDRESS
1	N. 6321 JENSEN ROAD
2	N. 6313 JENSEN ROAD
3	N. 6307 JENSEN ROAD
4	N. 6221 JENSEN ROAD
5	N. 6215 JENSEN ROAD
6	N. 6209 JENSEN ROAD
7	N. 6203 JENSEN ROAD E. 8225 SOMMERSET DRIVE
8	E. 8219 SOMMERSET DRIVE
9	E. 8205 SOMMERSET DRIVE
10	E. 8201 SOMMERSET DRIVE N. 6202 ELTON DRIVE
11	N. 6210 ELTON DRIVE
12	N. 6218 ELTON DRIVE E. 8112 SUNFLOWER COURT
13	E. 8116 SUNFLOWER COURT
14	E. 8121 SUNFLOWER COURT
15	E. 8117 SUNFLOWER COURT
16	E. 8113 SUNFLOWER COURT
17	E. 8109 SUNFLOWER COURT
18	E. 8105 SUNFLOWER COURT
19	E. 8101 SUNFLOWER COURT
20	E. 8202 FRANCIS AVENUE

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	89°51'29"	20.00'	31.37'	19.95'	28.25'
C2	86°02'13"	20.00'	30.03'	18.66'	27.29'
C3	94°54'14"	20.00'	33.13'	21.79'	29.47'
C4	98°25'04"	20.00'	34.35'	23.18'	30.28'
C5	83°15'22"	20.00'	29.06'	17.77'	26.57'
C6	49°59'42"	20.00'	17.45'	9.33'	16.90'
C7	104°36'29"	50.00'	91.29'	64.70'	79.13'
C8	49°59'42"	20.00'	17.45'	9.33'	16.90'
C9	81°50'22"	50.00'	71.42'	43.34'	65.50'
C10	18°09'01"	50.00'	15.84'	7.99'	15.77'
C11	49°59'41"	20.00'	17.45'	9.33'	16.90'
C12	01°12'51"	400.00'	8.48'	4.24'	8.48'
C13	89°51'16"	20.00'	31.37'	19.95'	28.25'
C14	90°08'44"	20.00'	31.47'	20.05'	28.32'
C15	31°19'42"	20.00'	10.94'	5.61'	10.80'
C16	64°26'11"	20.00'	22.49'	12.60'	21.33'
C17	78°35'20"	20.00'	27.43'	16.37'	25.33'
C18	108°33'31"	20.00'	37.89'	27.81'	32.47'
C19	60°01'17"	150.00'	157.14'	86.64'	150.05'
C20	45°50'05"	150.00'	119.99'	63.42'	116.82'
C21	20°19'46"	150.00'	53.22'	26.89'	52.94'
C22	90°00'00"	30.00'	47.12'	30.00'	42.43'
C23	03°48'10"	135.00'	8.96'	4.48'	8.96'
C24	16°31'36"	135.00'	38.94'	19.61'	38.80'
C25	15°57'09"	165.00'	45.94'	23.12'	45.79'
C26	01°15'18"	440.00'	9.64'	4.82'	9.64'
C27	01°15'18"	410.00'	8.98'	4.49'	8.98'
C28	07°15'30"	380.00'	48.14'	24.10'	48.11'
C29	06°49'08"	410.00'	48.80'	24.43'	48.77'
C30	90°00'00"	30.00'	47.12'	30.00'	42.43'

FOUND POINT NOTATIONS

1. 1/2" PIPE PER WILDFLOWER WOODS ADDITION (0.15' SOUTH)
2. 1/2" REBAR & PLASTIC CAP LS 12904
3. CHISELED MARKS ON MANHOLE RIM FOR REFERENCES
4. RAILROAD SPIKE
5. 1/2" REBAR & PLASTIC CAP MARKED "LS 22354"

EQUIPMENT AND PROCEDURES

THIS SURVEY WAS PERFORMED WITH A 5-SECOND TOTAL STATION THEODOLITE USING FIELD TRAVERSE PROCEDURES ACHIEVING MINIMUM CLOSURE STANDARDS PER WAC 332-130-090.

SURVEYOR'S CERTIFICATE

THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.

Bruce R. Larsen
BRUCE R. LARSEN, P.L.S.
CERTIFICATE NO. 26390

Nov. 14, 1997
DATE

BRUCE R. LARSEN
STATE OF WASHINGTON
26390
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 3-27-98

Nicolas L. Lemming

GROUP FOUR EAST INCORPORATED
9209 E. MISSION AVENUE, SUITE "A"
SPOKANE, WASHINGTON 99206
(509)926-2821 * FAX (509)926-2736
PROFESSIONAL LAND SURVEYING

PE-1771-95

SHT 2 OF 2

3380 25/20