

# SHORT PLAT SP-1502-08

5865695

26/27

LOCATED IN THE N.W. 1/4 SEC. 20, T24N, R44E, W.M.  
SPOKANE COUNTY, WASHINGTON

### DEDICATION

KNOW ALL MEN BY THESE PRESENT, THAT VALANEOV, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, KIM S. GREER, A MARRIED MAN AND LISA D. GREER, A MARRIED WOMEN, AND STEPHEN M. GREER, A SINGLE MAN, THE OWNERS OF SAID PROPERTY TO BE PLATTED, HEREBY DECLARES THIS PLAT AND DEDICATES TO THE PUBLIC FOREVER, ALL EASEMENTS, AND OTHER AREAS INTENDED FOR PUBLIC USE SHOWN HEREIN; SAID PLATTED LAND TO BE KNOWN AS SHORT PLAT SP-1502-08, BEING THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 44 EAST OF THE WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS 2, 3A, 4 AND 5 OF RECORD OF SURVEY RECORDED IN BOOK 124, PAGE 93 UNDER AUDITOR'S FILE NO. 5467268 LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 44 EAST, W.M.;

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

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 LOT OWNERS OF SP-1502.

ALL DRAINAGE TRACTS ARE HEREBY DEDICATED TO THE LOT OWNERS OF SP-1502 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 LOTS WITHIN THIS PLAT ARE SUBJECT TO THE RECOMMENDATIONS REGARDING BASEMENTS FOUND IN THE GEOTECHNICAL STUDY DATED MARCH 31, 2009, PREPARED BY ALLWEST TESTING AND ENGINEERING, WITH RECOMMENDATIONS FOR IRC PRESCRIPTIVE DAMPROOFING REQUIRED AND DRAINAGE REQUIREMENTS PER THE REPORT. THIS REPORT WAS FILED MAY 20, 2009 UNDER AUDITOR'S FILE NO. 5793338.

THE DRAINAGE EASEMENTS, LOTS, COMMON AREAS AND TRACTS ARE SUBJECT TO THE SEPARATE DRAINAGE DECLARATION OF COVENANT AS RECORDED APRIL 21, 2009 UNDER AUDITOR'S DOCUMENT NO. 5781793 THAT BY REFERENCE IS MADE A PART HEREOF.

IT IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS TO MAINTAIN EXISTING SURFACE PATHS FOR RUNOFF THROUGH THEIR RESPECTIVE LOTS AND TO GRADE THE LOTS IN ACCORDANCE WITH APPLICABLE RULES AND REGULATIONS, SO AS TO PREVENT PROPERTY DAMAGE.

NO DIRECT ACCESS SHALL BE ALLOWED FROM LOTS TO BRUNA ROAD UNLESS AUTHORIZED BY THE COUNTY ENGINEER.

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.

THAT, IN CONSIDERATION OF MUTUAL BENEFITS NOW OR TO BE HEREAFTER DERIVED FOR THEMSELVES, THEIR HEIRS, GRANTEEES, ASSIGNS AND SUCCESSOR(S) IN INTEREST, DO 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 A 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 FOR IN RCW 36.88.065 AND CHAPTER 35.43 RCW.

IF A 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, AND (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, THEMSELVES, THEIR HEIRS, GRANTEEES, 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 ROLL; PROVIDED FURTHER, IT IS RECOGNIZED THAT ACTUAL ASSESSMENTS MAY VARY FROM ASSESSMENT ESTIMATES AS 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 RID WAIVER CONTAINED IN THIS AGREEMENT SHALL EXPIRE AFTER TEN (10) YEARS FROM THE DATE OF EXECUTION BELOW. THIS PROVISION IS APPLICABLE TO STEVENS CREEK ROAD.

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. ALTERNATIVE METHODS OF SEWAGE DISPOSAL MAY BE REQUIRED.

THE SPONSOR WILL BE RESPONSIBLE FOR ASSESSING THE ADEQUACY AND POTABILITY OF DOMESTIC-USE WATER FOR THE PLAT.

SETBACKS SHALL BE DETERMINED AT THE TIME BUILDING PERMITS ARE REQUESTED.

THE PRIVATE ROAD AS SHOWN HEREON IS AN EASEMENT AND SUBJECT TO DOCUMENTS RECORDED APRIL 21, 2009 UNDER AUDITOR'S FILE 5781792 REGARDING MAINTENANCE.

THIS PROPERTY CONTAINS AN EXISTING WETLAND. ANY FUTURE DEVELOPMENT ON THE SITE SHALL BE LOCATED OUTSIDE OF THE REQUIRED WETLAND BUFFER AREA AS RECOGNIZED BY THE SPOKANE COUNTY CRITICAL AREAS ORDINANCE, AS AMENDED.

THE PROPERTY IS SUBJECT TO BUILDING ENVELOPE RESTRICTIONS WHICH WERE PLACED ON THE PROPERTY TO PROTECT WETLANDS AND WETLAND BUFFERS. AN ACTUAL WETLAND DETERMINATION, WETLAND BOUNDARY DETERMINATION, WETLAND RATING, AND WETLAND REPORT AS PROVIDED FOR IN THE SPOKANE COUNTY CRITICAL AREAS ORDINANCE HAS BEEN COMPLETED AND THE PROPERTY OWNER IS SUBJECT TO THE PROVISIONS OF THE SPOKANE COUNTY CRITICAL AREAS ORDINANCE.

THIS PLAT CONTAINS A WETLAND AND ANY USES OR ACTIVITIES ALLOWED WITHIN THE WETLAND AREAS AND REQUIRED BUFFERS SHALL BE CONSISTENT WITH THE SPOKANE COUNTY CRITICAL AREAS ORDINANCE, AS AMENDED.

PER A GEOHAZARD EVALUATIONS REPORT DATED NOVEMBER 10, 2008 BY ALLWEST MATERIALS TESTING-GEOTECHNICAL ENGINEERING STATES THAT THE EROSION POTENTIAL IS LOW TO MODERATE AND THAT THERE IS NO OBSERVED SIGNS OF SIGNIFICANT SIGNS OF LARGE SCALE EROSION OF THE EXPOSED ALLUVIAL SOILS. THE SITE SLOPES APPEAR TO BE STABLE.

UTILITY EASEMENTS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED FOR THE USE BY SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF THEIR RESPECTIVE OVERHEAD OR UNDERGROUND FACILITIES, I.E. FIBER OPTICS, CABLE, PHONE, NATURAL GAS AND ELECTRIC. THE RIGHTS GRANTED HEREIN SHALL PROHIBIT: ENCROACHMENT OF DRAINAGE SWALES OR '208 STRUCTURES' WHEN THEY INTERFERE WITH THE UTILIZATION OF THESE EASEMENT STRIPS BY THE SERVING UTILITIES; CHANGES IN GRADE THAT ALTER COVERAGE OVER INSTALLED FACILITIES; INSTALLATION OF WATER METER BOXES; PLACEMENT OF SURFACE STRUCTURES OF BRICK ROCK OR MASONRY THAT INTERFERE WITH THE RIGHTS GRANTED HEREIN. THE INSTALLATION OF STREET LIGHT POLES, IS ALSO PROHIBITED UNLESS INSTALLED BY THE SERVING UTILITY COMPANY. UTILITY COMPANIES SHALL ALSO HAVE THE THE RIGHT TO TRIM AND/OR REMOVE TREES, BUSHES AND LANDSCAPING, WITHOUT COMPENSATION, WHEN THEY ARE SITUATED WITHIN THE EASEMENT STRIP. THIS PROVISION SHALL NOT PROHIBIT FENCES OR ANY LATERAL CROSSINGS OF THE EASEMENT STRIPS WITH DOMESTIC WATER OR SEWER LINES. IF THE DEVELOPER OR HIS SUBCONTRACTOR SHOULD DITCH BEYOND THE LIMITS OF THE PLATTED EASEMENT STRIPS SHOWN HEREON, THE EASEMENT SHALL THEN BE IDENTIFIED BY THE ACTUAL PHYSICAL LOCATION OF THE INSTALLED UTILITIES.

### ACKNOWLEDGMENT

IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED HIS/HER NAME TO BE HEREUNTO SUBSCRIBED THIS 30 DAY OF October, 2009.

VALANEOV, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY [Signature] ITS Manager

ACKNOWLEDGMENTS

STATE OF WASHINGTON )

COUNTY OF SPOKANE ) SS

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT Frank Hunsaker IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Member OF VALANEOV LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH COMPANY, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 30 DAY OF October, 2009.

[Signature]  
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE COUNTY  
MY COMMISSION EXPIRES \_\_\_\_\_

### ACKNOWLEDGMENT

IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS 12th DAY OF October, 2009.

[Signature]  
KIM S. GREER

ACKNOWLEDGMENTS

STATE OF WASHINGTON )

COUNTY OF SPOKANE ) SS

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT KIM S. GREER A MARRIED MAN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY HE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OWNER, TO BE THE FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 12th DAY OF October, 2009.

[Signature]  
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE COUNTY,  
MY COMMISSION EXPIRES 5-17-2012

### ACKNOWLEDGMENT

IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED HER NAME TO BE HEREUNTO SUBSCRIBED THIS 15th DAY OF October, 2009.

[Signature]  
LISA D. GREER

ACKNOWLEDGMENTS

STATE OF WASHINGTON )

COUNTY OF SPOKANE ) SS

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT LISA D. GREER A MARRIED WOMAN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY SHE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OWNER, TO BE THE FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 15th DAY OF October, 2009.

[Signature]  
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE COUNTY,  
MY COMMISSION EXPIRES 5-17-2012

### ACKNOWLEDGMENT

IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED HER NAME TO BE HEREUNTO SUBSCRIBED THIS 12th DAY OF October, 2009.

[Signature]  
STEPHEN M. GREER BY [Signature] HIS A.I.F.  
STEPHEN M. GREER BY KIM S. GREER, HIS A.I.F.

STATE OF WASHINGTON )

COUNTY OF SPOKANE ) SS

ON THIS 12th DAY OF October, 2009, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED KIM S. GREER TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ATTORNEY IN FACT FOR STEPHEN M. GREER, ALSO THEREIN DESCRIBED, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS THE FREE AND VOLUNTARY ACT AND DEED OF THE SAID STEPHEN M. GREER FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THE POWER OF ATTORNEY AUTHORIZING THE EXECUTION OF THIS INSTRUMENT HAS NOT BEEN REVOKED AND THAT THE SAID STEPHEN M. GREER IS NOW LIVING. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE COUNTY,  
MY APPOINTMENT EXPIRES: 5-17-2012

### SPOKANE COUNTY AUDITOR

Filed for record by Whipple Consulting Engineers this 7th day of January 2010, at minutes past 21 o'clock P.M.; and recorded in Book 26 of Short Plats at Page(s) 27-28 Records of Spokane County, Washington.

[Signature]  
Spokane County Auditor - Deputy

### SPOKANE COUNTY TREASURER

I, Treasurer of Spokane County, Washington do hereby certify that all taxes which 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 7th day of January, 2010.

[Signature]  
Spokane County Treasurer

### SPOKANE COUNTY ASSESSOR

Examined and approved this 7th day of January, 2010.

[Signature]  
Spokane County Assessor

### SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 5th day of January, 2010.

[Signature]  
Spokane County Division of Utilities

### SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 5th day of January, 2010.

[Signature]  
Spokane County Engineer

### SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

Examined and approved this 6th day of January, 2010.

[Signature]  
Director/Designee

### SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 7th day of January, 2010.

[Signature]  
Spokane Regional Health Officer

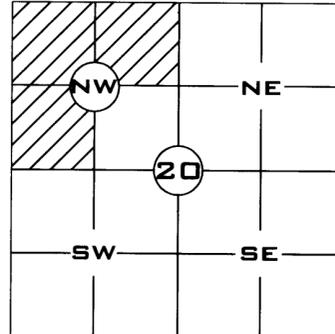
### SURVEYOR'S CERTIFICATE

I, JON A. GORDON, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WASHINGTON; THAT THIS SHORT PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION; 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 TO THE REQUIREMENTS OF SPOKANE COUNTY SUBDIVISION ORDINANCE.

[Signature]  
JON A. GORDON, P.L.S. CERTIFICATE NO. 43610  
DATE 1-14-10



### LOCATION



PORTIONS OF THE N.W. 1/4 SEC. 20 T24N, R44E, W.M.

COUNTY OF SPOKANE  
FILE NO. SP-1502-08



WHIPPLE CONSULTING ENGINEERS  
CIVIL AND TRANSPORTATION ENGINEERING  
2528 N. SULLIVAN ROAD  
SPOKANE VALLEY, WASHINGTON 99216  
PH: 509-893-2617 FAX: 509-926-0227

DATE: 05/26/09 PRJ NO.: WCE 08-494 FIELD BOOK: WCE 08-494  
DRAWN BY: MEK/JAG CHECKED BY: JAG SHEET NO.: 1 OF 2

# SHORT PLAT SP-1502-08

LOCATED IN THE N.W. 1/4 SEC. 20, T24N, R44E, W.M.  
SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY AUDITOR

Filed for record by Whipple Consulting Engineers this 7<sup>th</sup> day of January 2010, at 4 minutes past 3 o'clock P. M.; and recorded in Book 26 of Shorts Plats at Page(s) 27-28 Records of Spokane County, Washington.

*William Anderson*  
Spokane County Auditor - Deputy

## NOTES

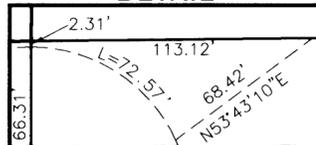
- A) DATE OF SURVEY MAY 28, 2008 - JUNE 05, 2008.
- B) THIS PROPERTY SUBJECT TO MATTERS SET FORTH BY TITLE REPORT DATED MARCH 11, 2009 BY INLAND PROFESSIONAL TITLE, ORDER NO, 00010872.
- 2) THIS SHORT PLAT MAY BE SUBJECT TO COVENANTS, TERMS, AND CONDITIONS, FOR MAINTENANCE OF PRIVATE ROAD PER DOCUMENT RECORDED JUNE 11, 2003 UNDER AUDITOR'S NO. 4908058.
- 3) THIS SHORT PLAT MAY BE SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AS RECORDED NOVEMBER 18, 2005 UNDER AUDITOR'S NO. 5307421.
- 4) THIS SHORT PLAT MAY BE SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AS RECORDED SEPTEMBER 13, 2002 UNDER AUDITOR'S NO. 4772622.
- 5) THIS SHORT PLAT MAY BE SUBJECT TO COVENANTS, AND CROSS EASEMENTS, AS RECORDED JUNE 5, 2002 UNDER AUDITOR'S NO. 4735387. THE EXACT LOCATION NOT DISCLOSED OF RECORD.
- 6) THIS SHORT PLAT MAY BE SUBJECT TO COVENANTS, AND CROSS EASEMENTS, AS RECORDED MARCH 7, 2005 UNDER AUDITOR'S NO. 5187721 & 5187722. THE EXACT LOCATION NOT DISCLOSED OF RECORD.
- 7) THIS SHORT PLAT MAY BE SUBJECT TO 8' EASEMENTS, IN FAVOR OF THE QWEST CORPORATION AS RECORDED NOVEMBER 2, 2006 UNDER AUDITOR'S NO. 5455825. THE EXACT LOCATION NOT DISCLOSED OF RECORD.
- 8) THIS SHORT PLAT MAY BE SUBJECT TO MATTERS SET FORTH BY A RECORD OF SURVEY, AS RECORDED NOVEMBER 30, 2006 UNDER AUDITOR'S NO. 5467268.
- 9) THIS SHORT PLAT MAY BE SUBJECT TO 10' EASEMENTS, IN FAVOR OF THE AVISTA CORPORATION AS RECORDED DECEMBER 27, 2006 UNDER AUDITOR'S NO. 5478397. THE EXACT LOCATION NOT DISCLOSED OF RECORD.
- 10) THIS SHORT PLAT IS SUBJECT TO A PRIVATE ROAD AND UTILITY EASEMENT, AS SHOWN AND RECORDED JANUARY 4, 2007 UNDER AUDITOR'S NO. 5480921.
- 11) THIS SHORT PLAT MAY BE SUBJECT TO AN AGREEMENT FOR ROADS AND UTILITIES, AS RECORDED JULY 13, 2007 UNDER AUDITOR'S NO. 5562757.

## NOTES

- 12) THIS SHORT PLAT MAY BE SUBJECT TO 10' EASEMENTS, IN FAVOR OF THE INLAND POWER AND LIGHT CORPORATION AS RECORDED DECEMBER 18, 2007 UNDER AUDITOR'S NO. 5622428. THE EXACT LOCATION NOT DISCLOSED OF RECORD.
  - 13) THIS SHORT PLAT MAY BE SUBJECT TO 10' EASEMENTS, IN FAVOR OF THE INLAND POWER AND LIGHT CORPORATION AS RECORDED DECEMBER 18, 2007 UNDER AUDITOR'S NO. 5622429. THE EXACT LOCATION NOT DISCLOSED OF RECORD.
  - 14) THIS SHORT PLAT MAY BE SUBJECT TO COVENANTS, AND CROSS EASEMENTS, AS RECORDED DECEMBER 30, 2008 UNDER AUDITOR'S NO. 5746226. THE EXACT LOCATION NOT DISCLOSED OF RECORD.
  - 16) THIS SHORT PLAT MAY BE SUBJECT TO AN INGRESS, EGRESS, UTILITIES, SLOPES AND DRAINAGE EASEMENTS, AS RECORDED DECEMBER 30, 2008 UNDER AUDITOR'S NO. 5746230 AND SHOWN ON PLAT.
- C) WETLANDS NOTED ARE FROM A WETLANDS REPORT DATED NOVEMBER 3, 2008 BY LARRY DAWES.

## TRACT 2

DRIVEWAY EASEMENT  
DETAIL  
10.08 ACRES  
E.10123



DRIVEWAY EASEMENT

50' DRIVEWAY & UTILITY EASEMENT

DRIVEWAY EASEMENT

30' DRIVEWAY & UTILITY EASEMENT

20' ACCESS & UTILITY EASEMENT PER DOCUMENT #5480921

UNPLATTED

N89°22'20"E 666.76' 666.85'(R1)

N89°22'44"E 666.85'(R1)  
666.80'

UNPLATTED N89°21'49"E 666.84' 666.85'(R1)

## RECORD DOCUMENTS

- (R1) RECORD OF SURVEY DATED NOV. 30, 2006, IN BOOK 124 OF SURVEYS AT PAGE 93, DOC. #5467268.
- (R2) SHORT PLAT SP-1342-04 RECORDED FEB. 3, 2005, IN BOOK 19 OF SHORT PLATS AT PAGE 95 & 96, DOC. #5176485.
- (R3) AMENDED RECORD OF SURVEY DATED DEC. 12, 2005 IN BOOK 102 OF SURVEYS AT PAGE 3-4-A DOC. #5317897.
- (R4) ALTERED PLAT OF SP-1342-04 RECORDED OCT. 27, 2008, IN BOOK 19 OF PLATS, PAGE 96-A DOC. #5730901

## CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	200'	101.81'	29°09'58"	N76°03'16"W	100.71'
C2	200'	101.73'	29°08'37"	N76°02'35"W	100.64'
C3	30.00'	37.04'	70°44'26"	N54°00'53"E	34.73'

## TRACT 4

10.07 ACRES  
E.10112

## TRACT 5

10.08 ACRES  
E.10124

## BASIS OF BEARINGS

THE BEARING OF N00°05'29"E LOCATED ALONG THE WEST LINE OF TRACT 1 AS SHOWN ON THE SURVEY RECORDED IN BOOK 124 OF SURVEYS, PAGE 93, WAS USED AS THE BASIS OF BEARING FOR THIS PLAT.

## EQUIPMENT & PROCEDURES

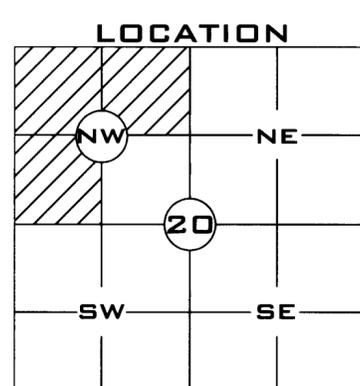
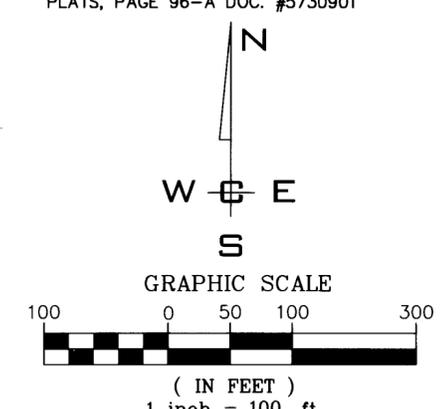
THIS SURVEY WAS PERFORMED WITH A TOPCON GPS RTK SYSTEM AND A 5-SECOND TOPCON GPT 3005LW TOTAL STATION THEODOLITE USING FIELD TRAVERSE PROCEDURES ACHIEVING MINIMUM CLOSURE STANDARDS PER WAC 332-130-090, WAC 332-130-100.

## LEGEND

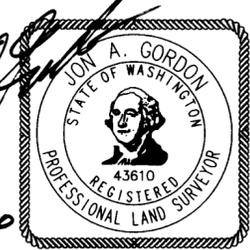
- NO CORNERS SET THIS SURVEY
- FOUND #4 REBAR W/CAP MARKED "MOORE 18091" PER (R-1)
- XXX ADDRESSES

## PLAT DATA

TOTAL PLAT AREA: 40.31 AC.  
NUMBER OF LOTS / AREA: 4 LOTS / 10.08 AC. E403-1-10  
COMMON AREA TRACTS: 0.00 / 0.00 AC.  
PRIVATE AREAS: 1.22 AC.  
DEDICATED: 0.00 AC.



PORTIONS OF THE N.W. 1/4 SEC. 20 T24N, R44E, W.M. COUNTY OF SPOKANE FILE NO. SP-1502-08



DATE: 05/26/09	PRJ NO.: WCE 08-494	FIELD BOOK: WCE 08-494
DRAWN BY: MEK/JAG	CHECKED BY: TPI	SHEET NO.: 2 OF 2