

FINAL SHORT PLAT of SP-1359-04
A PORTION OF TRACT 135, PASADENA PARK PLAT NO. 2,
LOCATED IN THE NW QUARTER, SECTION 6, T. 25 N., R. 44 E., W.M.,
SPOKANE COUNTY, WASHINGTON

5682557 24/04

AUDITOR'S CERTIFICATE
FILED FOR RECORD ON THIS 4th DAY OF
JUNE, 2008, AT 1:30 P.M., IN BOOK 24 OF
SHORT PLATS, AT PAGE 6445, AT THE REQUEST OF
THOMAS, DEAN & HOSKINS, INC.

SPOKANE COUNTY AUDITOR

DEDICATION

BE IT KNOWN BY THESE PRESENTS that Michael E. Butler and Kathy A. Butler, husband and wife, have caused to be platted into lots, blocks and tracts the lands shown hereon to be known as "FINAL SHORT PLAT OF SP-1359-04" being legally described as follows:

A parcel of land, being a portion of Tract 135, Plat No. 2 of Pasadena Park, as shown on said Plat filed in Book "S" of plats, at Page 25, Records of Spokane County, located in the Northwest Quarter, Section 6, Township 25 North, Range 44 East, Willamette Meridian, Spokane County, Washington, more particularly described as follows: COMMENCING at the Northwest corner of the East 205 feet of said Tract 135; thence, S 74°44'00" W along the northerly line, said Tract 135, a distance of 155.45 feet to the True POINT-OF-BEGINNING for this description. Thence, S 15°15'31" E, leaving said northerly line, a distance of 78.40 feet; thence, S 78°12'29" E a distance of 132.62 feet to a point on the West line of the East 205 feet of said Tract 135; thence, S 00°11'42" E along said West line a distance of 294.98 feet to a point on the southerly line, said Tract 135; thence, S 73°17'24" W along said southerly line a distance of 513.20 feet to the southwesterly corner, said Tract 135; thence, N 21°01'06" E along the westerly line thereof a distance of 267.00 feet to an angle point thereof; thence, N 42°10'06" E, continuing along said westerly line, a distance of 198.40 feet to an angle point thereof; thence, N 36°11'54" W, continuing along said westerly line, a distance of 122.56 feet to the northwesterly corner, said Tract 135; thence, N 74°44'00" E along the northerly line thereof a distance of 190.21 feet to the True POINT-OF-BEGINNING. Said described parcel contains 3.49 acres, more or less.

The public water system, pursuant to the Water Plan approved by county and state health authorities, the local fire protection district 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 sale of each lot and prior to issuance of a building permit for each lot.

Use of private wells and water systems is prohibited.

Side, front and rear yard setbacks shall be determined at the time building permits are requested.

Any development on lots within this subdivision that contain a portion of the floodplain as shown on Sheet 2 of this Plat shall comply with the requirements of the Floodplain Development Ordinance and will require a floodplain development permit.

Development within this Short subdivision shall conform to the requirements of the National Flood Insurance Program and Chapter 3.20 of the Spokane County Code. Purchasers of the property within this subdivision are warned of possible flooding or ponding, and the potential requirement to purchase flood insurance. This warning shall be carried in each and every deed drawn to transfer ownership of any and all property within the plat in the Area of Special Flood Hazard.

Driveway locations are dependent on building type and layout and will not be determined until after water mains and sewer services are in place. Driveways shall not be located on or within 5 feet of water services.

The 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; i.e., fiber optic, cable, phone, natural gas and electric, together with the right to prohibit changes in grade that will alter the existing coverage over installed underground facilities and the right to prohibit, trim or permanently remove trees, bushes, landscaping situated within said easement and to prohibit structures that may interfere with the inspection, construction, reconstruction, reliability, maintenance and safe operation of same. Said provision does not prohibit the lateral crossing of said easement with residential water or sewer service lines, but shall prohibit installation of water meter boxes in said easement. In addition, the installation of street light poles, unless installed by the serving utility, and brick, rock or masonry structures (except drywells and related drainage structures) within the aforementioned utility strip, unless installed by a servicing utility, is prohibited.

No direct access shall be allowed from lots to Upriver Drive.

Public sewers shall be constructed to provide for the connection of each lot 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. The public sewer system will be made available to the plat and individual service will be provided to each lot prior to sale. Use of individual on-site sewage disposal systems shall not be authorized. A 20-foot strip of land centered on the as-built location of the main sewer line and manholes within the private lane shown as "Centennial Lane" shall be reserved for the purposes of ingress, egress, maintenance, repair, modification or replacement of said sewer line and manholes.

That in consideration of Mutual Benefits now or to be hereafter derived, do for themselves, their heirs, grantees, assigns and successors in interest hereby request and authorize Spokane County to include the above described property in a Road Improvement District (RID) and to support the formation of a Road Improvement District for improvement of the roads described below by requesting and authorizing Spokane County to place their names 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 described below, said owners and successors 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, grantees, assigns and successor(s) shall retain the right, as authorized under RCW 36.88.090, to object to any assessment(s) on the property as a result of the improvements called for in conjunction with the formation of a RID by either the petition or resolution method under Chapter 36.88 RCW and to appeal to the Superior Court the decision of the Board of County Commissioners confirming the final assessment roll; provided further, it is recognized that actual assessments may vary from assessment estimate so long as they do not exceed a figure equal to the increased true and fair value improvement(s) add(s) to the property.

It is further acknowledged and agreed that at such time as a RID is created or any County Road Improvement project is authorized by Spokane County, the improvements required shall be at the sole expense of the owner(s) of property within the RID or served by the improvements without any monetary participation by Spokane County.

DEDICATION (CONTINUED)

The RID waiver contained in this agreement shall expire after ten (10) years from the date of execution below. This provision is applicable to Upriver Drive.

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 by subsequently 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.

Slope easements as necessary for the construction or reconstruction of Upriver Drive are hereby granted to Spokane County.

The Border Easement 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.

All Lots within this Short Plat qualify as "zero lot line duplex lots" under the Spokane County Zoning and Comprehensive Plan Low Density Residential (LDR) designation.

The private road and common area "Centennial Lane", shown as Tract "A" on Sheet Two of this Short Plat, is hereby dedicated to the Centennial Lane Home Owners Association, Inc., created by document recorded 06-06-2007 under State UBI number 602732817. Said Tract "A" cannot be sold or transferred, and shall be considered a subservient estate for tax purposes to the other lots created herein. The status of the area designated as subservient estate for tax purposes cannot be changed without filing a replat. The County of Spokane is hereby granted the right of ingress and egress to said private road and common area and/or drainage easements.

Said private road and drainage easements are subject to the separate DECLARATION OF COVENANT as recorded 03-12-2008 under Auditor's Document No. 5651584, and the maintenance agreement recorded as Document No. 5651583, which by reference are made a part hereof.

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 Centennial Lane Homeowners' Association.

All drainage tracts are hereby dedicated to the Centennial Lane Homeowners' Association 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. The right to ingress/egress is granted to Spokane County over all tracts for inspection and emergency maintenance of the stormwater facilities.

The drainage easements, lots, common areas and tracts are subject to the separate Drainage Declaration of Covenant as recorded May 7, 2008, under Auditor's Document No. 5673212 that by reference is made a part hereof.

OWNER'S CERTIFICATE

IN WITNESS WHEREOF, We, Michael E. Butler and Kathy A. Butler, have signed this instrument as the owners of record of the herein described lands.

Michael E. Butler, Owner Date May 6, 2008
Kathy A. Butler, Owner Date May 6, 2008

ACKNOWLEDGEMENT

State of Washington) ss
County of Spokane)

I certify that I know or have satisfactory evidence that Michael E. Butler and Kathy A. Butler signed this instrument, and on oath stated that they are authorized to execute the instrument and acknowledged it as the owners of record, to be the free and voluntary act of such parties for the uses and purposes mentioned in the instrument.

Cynthia K. Calvert Date 5/6/2008
Notary Public

My Commission Expires: 2-15-11

CYNTHIA K. CALVERT
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
02-15-11

SPOKANE COUNTY ASSESSOR

Examined and approved this 4 day of June, 2008.

Joyce Mendoza (Deputy)
SPOKANE COUNTY ASSESSOR

SPOKANE COUNTY BUILDING AND PLANNING

Examined and approved this 4th day of June, 2008.

John Pederson
SPOKANE COUNTY DEPT. OF BUILDING & PLANNING

SPOKANE COUNTY ENGINEERING AND ROADS

Examined and approved this 29th day of MAY, 2008.

Rob Bruesem
SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 3rd day of JUNE, 2008.

Spokane County Utilities

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 4th day of JUNE, 2008.

Jon Copley
SPOKANE REGIONAL HEALTH OFFICER

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 duly paid this 4th day of JUNE, 2008.

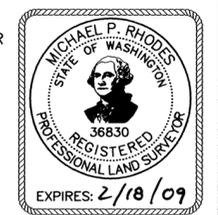
Al E. "Skip" Chilberg by K. Smith
SPOKANE COUNTY TREASURER



SURVEYOR'S CERTIFICATE

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

Michael P. Rhodes Date 5/6/08
MICHAEL P. RHODES, PLS 36830



SP-1359-04

303 EAST SECOND AVENUE SPOKANE, WASHINGTON 99202 P (509) 622-2888 F (509) 622-2889
DRAWN BY: MPR DATE: 02/15/08 QUALITY CHECK:
SURVEYED BY: MPR JOB NO. S06-005 SURVEY MNG.
THOMAS, DEAN & HOSKINS, INC.
ENGINEERING CONSULTANTS
GREAT FALLS-BOZEMAN-KALISPELL-HELENA MONTANA
SPOKANE WASHINGTON
LEWISTON IDAHO

FINAL SHORT PLAT of SP-1359-04

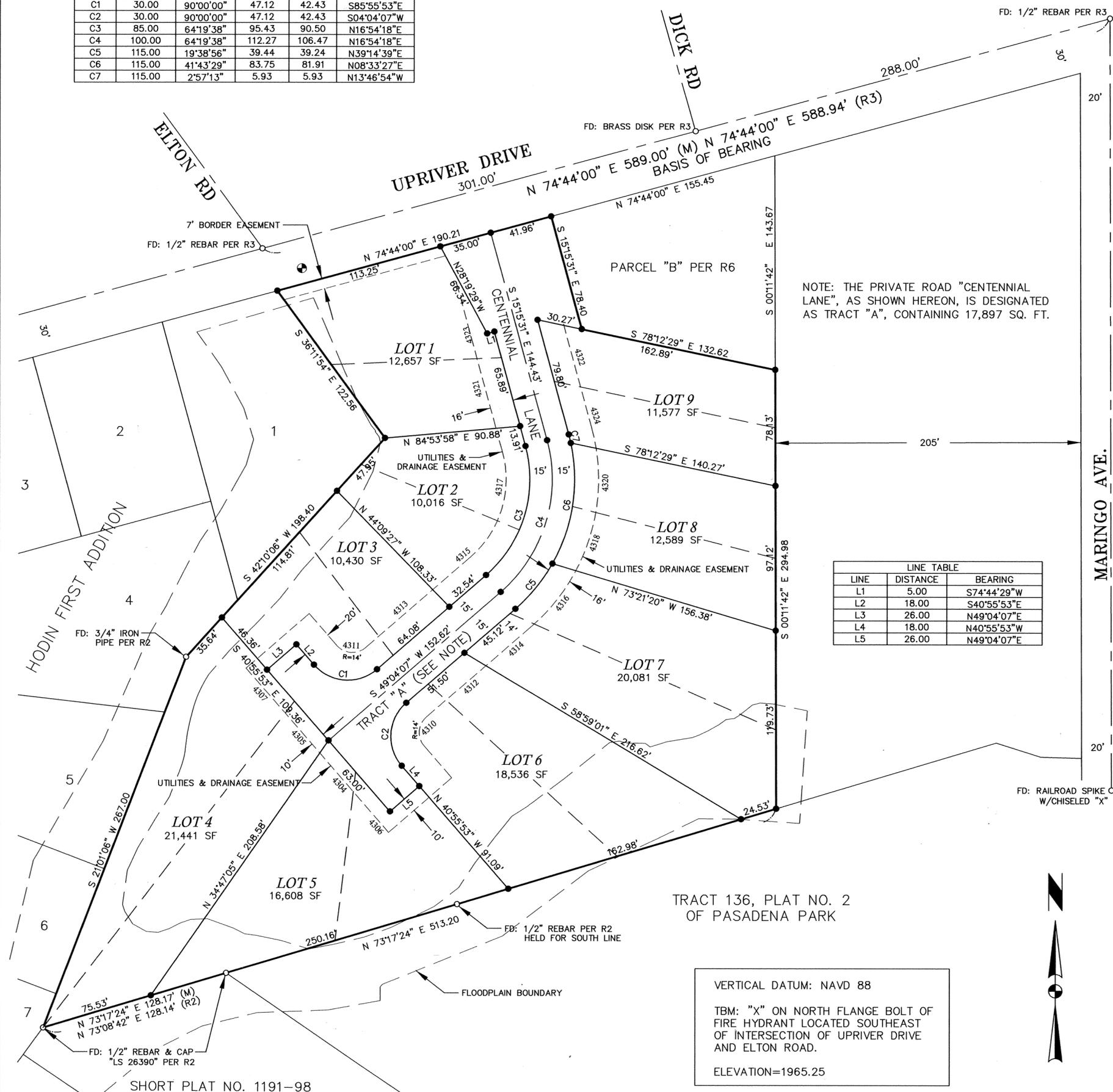
A PORTION OF TRACT 135, PASADENA PARK PLAT NO. 2,
LOCATED IN THE NW QUARTER, SECTION 6, T. 25 N., R. 44 E., W.M.,
SPOKANE COUNTY, WASHINGTON

5682557 24/65

AUDITOR'S CERTIFICATE
FILED FOR RECORD ON THIS 4th DAY OF June, 2008, AT 1:30 P.M., IN BOOK 24 OF
SHORT PLATS, AT PAGE 64-65, AT THE REQUEST OF
THOMAS, DEAN & HOSKINS, INC.

[Signature]
SPOKANE COUNTY AUDITOR

| CURVE TABLE | | | | | |
|-------------|--------|-----------|--------|--------|-------------|
| CURVE | RADIUS | DELTA | ARC | CHORD | BEARING |
| C1 | 30.00 | 90°00'00" | 47.12 | 42.43 | S85°55'53"E |
| C2 | 30.00 | 90°00'00" | 47.12 | 42.43 | S04°04'07"W |
| C3 | 85.00 | 64°19'38" | 95.43 | 90.50 | N16°54'18"E |
| C4 | 100.00 | 64°19'38" | 112.27 | 106.47 | N16°54'18"E |
| C5 | 115.00 | 19°38'56" | 39.44 | 39.24 | N39°14'39"E |
| C6 | 115.00 | 41°43'29" | 83.75 | 81.91 | N08°33'27"E |
| C7 | 115.00 | 2°57'13" | 5.93 | 5.93 | N13°46'54"W |



REFERENCES

- R1 PLAT OF HODIN FIRST ADDITION BY C. V. PAYNE, FILED AS AUDITOR'S FILE NO. 3101359, RECORDS OF SPOKANE COUNTY.
- R2 SHORT PLAT SP-1191-98 BY BRUCE R. LARSEN, PLS NO. 26390, FILED IN BOOK 16 OF SHORT PLATS, AT PAGE 76, RECORDS OF SPOKANE COUNTY.
- R3 RECORD OF SURVEY BY EUGENE H. WELBORN, PLS NO. 15043, FILED IN BOOK 35 OF SURVEYS, AT PAGE 64, RECORDS OF SPOKANE COUNTY.
- R4 SHORT PLAT SP-806-92 BY CHARLES E. SIMPSON, PE/LS NO. 9967, FILED IN BOOK 10 OF SHORT PLATS, AT PAGE 1, RECORDS OF SPOKANE COUNTY.
- R5 PLAT NO. 2 OF PASADENA PARK, FILED IN BOOK "S" OF PLATS, AT PAGE 25, RECORDS OF SPOKANE COUNTY.
- R6 CERTIFICATE OF EXEMPTION: LOT LINE ADJUSTMENT NO. CE-55-07, APPROVED FEBRUARY 16, 2007, SPOKANE COUNTY BUILDING AND PLANNING.
- R7 APPROVED REQUEST FOR ADMINISTRATIVE MODIFICATION DATED AUGUST 2, 2006, SPOKANE COUNTY BUILDING AND PLANNING.

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS N 74°44'00" E BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF UPRIVER DRIVE, AS SHOWN HEREON, AND IS IDENTICAL TO THAT AS REFERENCED PER R3.

ACCURACY STATEMENT

THIS SURVEY WAS PERFORMED WITH A SOKKIA SET 330R TOTAL STATION USING FIELD TRAVERSE METHODS, AND CONFORMS TO WAC 332-130-090 AND RCW 58.09.

LEGEND

- (R) RECORDED
- (M) MEASURED
- (C) COMPUTED
- SET 5/8" REBAR WITH YELLOW CAP "PLS 36830"
- FOUND MONUMENT AS NOTED
- COMPUTED POINT-NOT SET
- ⊙ TBM
- ZERO LOT LINE DUPLEX

GRAPHIC SCALE



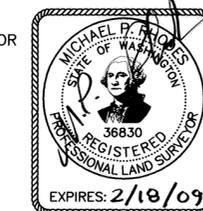
(IN FEET)
1 inch = 50 ft.

SURVEYOR'S CERTIFICATE

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

[Signature]
MICHAEL P. RHODES, PLS 36830

5/27/08
DATE



SP-1359-04

VERTICAL DATUM: NAVD 88
TBM: "X" ON NORTH FLANGE BOLT OF FIRE HYDRANT LOCATED SOUTHEAST OF INTERSECTION OF UPRIVER DRIVE AND ELTON ROAD.
ELEVATION=1965.25

| | |
|--|--------------------------|
| 303 EAST SECOND AVENUE SPOKANE, WASHINGTON 99202 P (509) 622-2888 F (509) 622-2889 | |
| DRAWN BY: MPR | DATE: 02/15/08 |
| SURVEYED BY: MPR | JOB NO. S06-005 |
| THOMAS, DEAN & HOSKINS, INC. | |
| ENGINEERING CONSULTANTS | |
| GREAT FALLS-BOZEMAN-KALISPELL-HELENA SPOKANE LEWISTON | MONTANA WASHINGTON IDAHO |