

FINAL SHORT PLAT
SHORT PLAT SP-1363-05

A PORTION OF TRACT 239 OF VERA, IN THE SE 1/4 OF THE SW 1/4 SECTION 26, TOWNSHIP 25 NORTH, RANGE 44 EAST, W.M.
SPOKANE COUNTY, WASHINGTON
SHEET 1 OF 3

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Neil D. Thompson and Stephanie D. Thompson, husband and wife, and Washington Trust Bank have caused to be platted into Lots, Tracts and Blocks the land shown hereon, located in the SE 1/4 of the SW 1/4 of Section 26, Township 25 North, Range 44 East, W.M., to be known as SHORT PLAT SP-1363-05, described as follows:

The South 180 feet of the West 460 feet of the North three-fifths of Tract 239 of Vera, as per plat thereof recorded in Volume "O" of Plats, Page 30;

situate in the County of Spokane, State of Washington.

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

The Private Roads and drainage easements are subject to the separate Declaration of Covenant as recorded April 12, 2006 under Auditor's Recording No. 5365464, which by reference is made a part hereof.

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.

WARNING: Spokane County has no responsibility to build, improve, maintain or 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. 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, their heirs, successors or assigns including the obligation to participate in the maintenance of the private road as provided herein.

The perpetual easement granted to Spokane County, its successors and assigns is 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 times, hereinafter, at their 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 are or may be related to a sewer system. The grantor(s) 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(s) shall not erect 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.

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 the Dover Estates Homeowners Association. Tracts A and B are hereby dedicated to the Dover 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. A drainage easement is granted to Spokane County over all tracts for inspection and emergency maintenance of stormwater facilities.

Spokane County and its authorized agents are hereby granted the right to ingress and egress to, over and from all drainage easements and tracts for the purposes of inspection and emergency maintenance of the drainage facilities, if not properly maintained by the property owner(s) or the Dover 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) or the Dover Estates Homeowners Association 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. 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 unprotected by a window well, or a doorway). Said positive drainage shall consist of a minimum slope of 5% 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.

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.

No structures, including fences, shall be constructed directly over or within a water quality swale, natural drainage channel or drainage ditch without the expressed written consent of the Spokane County Engineer. Property owner(s) maintenance responsibilities shall include, but is not limited to mowing, irrigating and keeping the area free of debris. The Dover Estates Homeowners Association is responsible to keep open and clean related stormwater pipes and/or structures; replacement of drainage facilities as needed; removing and disposing of the soil and grass sod located in drainage facilities situated within easements on private lots at such time Spokane County deems necessary, and replacing the soil and grass sod. Spokane County does not accept the responsibility to inspect and/or maintain the drainage easements, nor does Spokane County accept any liability for any failure by the lot owner(s) or the Dover Estates Homeowners Association to properly maintain such areas. The property owner(s) and/or Dover Estates Homeowners Association shall be responsible for payment of all claims and other liabilities, which may become due for said maintenance responsibilities.

The Dover Estates Homeowners Association or its successors in interest shall maintain all drainage facilities, located in the private tracts or common areas in conformance with the accepted plans and the Operations and Maintenance Manual as prepared by the design engineer, Whipple Consulting Engineers (WCE) both of which are on file at the Spokane County Engineer's Office.

Maintenance of drainage facilities includes, but is not limited to, keeping open and cleaning stormwater pipes, structures, ditches, drainage ponds, swales; replacement of drainage facilities as needed; maintaining live native-type dryland grasses or lawn turf in the pond facilities 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 swale as indicated by the approved plans; mowing, irrigating and keeping the area free of debris; removing and disposing of the soil and grass sod located in drainage facilities situated within tracts or common areas at such time Spokane County deems necessary, and replacing the soil and grass sod. The Dover Estates Homeowners Association shall be responsible for payment of all claims and other liabilities, which may become due for said maintenance responsibilities.

If the Dover Estates Homeowners Association, or their successors in interest, fails to maintain the drainage facilities in conformance with the accepted drainage plans and the Operations and Maintenance Manual as prepared by the design engineer on file at the Spokane County Engineer's Office, a notice of such failure may be given to the Dover 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 Dover Estates Homeowners Association, or their successors in interest.

Should the Dover 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 Dover 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 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.

This covenant and agreement shall run with the land in perpetuity, and shall be binding upon the owner(s), their heirs, successors and assigns, including the obligation to participate in the maintenance of the drainage facilities provided herein.

A public sewer system will be made available for the plat and individual service will be provided to each tract prior to sale. 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.

The Border Easement as shown hereon is hereby granted to the City of Spokane Valley 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 City of Spokane Valley Engineer for the safety and welfare of the public. No fence or portion thereof will be constructed within said easement without permission of the City of Spokane Valley Engineer, nor will any objects be placed in said easement that would obstruct the sight distance necessary for safe and efficient vehicular movements. Any other easements granted or dedicated within the Border Easement area will be subordinate to the rights created by this easement and are subject to the City of Spokane Valley's permit process prior to usage.

The City of Spokane Valley 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 of private property.

Use of private wells and water systems is prohibited.

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 sale of each lot and prior to issuance of a building permit for each lot.

The subdivider/sponsor will construct the public streets and private streets and all associated drainage facilities in conformance with the approved plans on file in the County Engineer's Office.

Sidewalk easements, as platted and shown hereon, are hereby granted to the Dover Estates Homeowners Association.

"Dry" Utility easements shown on the herein described plat are hereby dedicated to the use of serving utility companies for the construction, reconstruction, maintenance, protection, inspection and operation of their respective "Dry" facilities; together with the right to prohibit changes in grade that will reduce the existing coverage over installed underground facilities and the right to trim and/or permanently remove trees, bushes, landscaping and to prohibit structures that may interfere with the construction, reconstruction, reliability, maintenance and operation of same. Said provision does not prohibit the lateral crossing of dry facilities with residential water or sewer service lines, but shall prohibit installation of water meter boxes in said easement strip. In addition, the installation of street light poles, or brick, rock, or masonry fences within the aforementioned utility strip, unless installed by a serving utility, is prohibited.

Water meter easements, as platted and shown hereon, are hereby granted to the serving water purveyor for the installation and operation of their facilities.

Tracts A, B and C, as shown on this plat, are hereby dedicated to the Dover Estates Home Owners Association, created by document recorded May 23, 2006 under State UBI number 602616765.

Tracts A, B and C 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.

A perpetual easement, as platted and shown hereon, for the continuing existence, inspection, placement, use, maintenance, repair, replacement and reconstruction of an existing fence encroaching onto and occupying portions of Lots 1 - 6, Block 1, Tracts A & C, and Lot 2, Block 2 is hereby granted to the owners of property directly adjacent to the south line of this plat.

The herein described property is subject to:

Agreement and the terms and conditions thereof recorded April 25, 1908 under Recording No. 200528.

IN WITNESS WHEREOF the aforesaid parties have hereunto set their hands.

SPOKANE COUNTY AUDITOR

Filed for record by LANDTEK LLC
this 26th day of July, 2006, at 51
minutes past 11 o'clock AM; and recorded
in Book 21 of Short Plats at Page(s) 20-22
Records of Spokane County, Washington.

William Linderson
Spokane County Auditor - Deputy

SPOKANE COUNTY ASSESSOR

Examined and approved this 26th day
of July, 2006.

Ralph Baker by Kristina Law
Spokane County Assessor

SPOKANE COUNTY DIVISION
OF ENGINEERING & ROADS

Examined and approved this 25th day
of July, 2006.

Stacey Kelley
Spokane County Engineer

SPOKANE COUNTY UTILITIES

Examined and approved this 26th day
of July, 2006.

David R. Cook
Spokane County Utilities

SPOKANE COUNTY DEPARTMENT
OF BUILDING AND PLANNING

Examined and approved this 26th day
of July, 2006.

Randy W. Burt
Director / Designee

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 26th day
of July, 2006.

Donald A. Copley
Spokane Regional Health Officer

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 26 day of July, 2006.

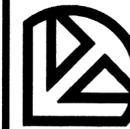
Quinda M. Walerton
Spokane County Treasurer - a fresh



SURVEYOR'S CERTIFICATE

This map 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, P.L.S.
CERTIFICATE NO. 26390



LandTek, LLC
PROFESSIONAL LAND SURVEYORS
619 N. MADALIA STREET
SPOKANE, WASHINGTON 99202
PHONE (509)926-2821

FINAL SHORT PLAT
SHORT PLAT SP-1363-05
A PORTION OF TRACT 239 OF VERA, IN THE SE 1/4 OF THE SW 1/4 SECTION 26, TOWNSHIP 25 NORTH, RANGE 44 EAST, W.M.
SPOKANE COUNTY, WASHINGTON
SHEET 2 OF 3

SPOKANE COUNTY AUDITOR

Filed for record by LANDTEK LLC
this 26th day of July 2006, at 57
minutes past 11 o'clock A.M.; and recorded
in Book 21 of Short Plats at Page(s) 20-22
Records of Spokane County, Washington.

William Henderson
Spokane County Auditor
- Deputy

ACKNOWLEDGMENT

State of Washington)
ss.
County of Spokane)

Neil D. Thompson
Neil D. Thompson
Stephanie D. Thompson
Stephanie D. Thompson

On this day personally appeared before me Neil D. Thompson and Stephanie D. Thompson, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal this 9 day of June, 2006.

Cynthia K. Calvert
Notary Public in and for the
State of Washington,
residing at Spokane
my commission expires 2-15-07



ACKNOWLEDGMENT

State of Washington) ss.
County of Spokane)

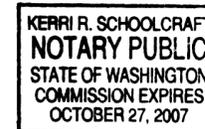
Connie Bischoff
Washington Trust Bank

On this 9th day of June, 2006, before me personally appeared

Connie Bischoff to me known to be the R.S.V.P. of Washington Trust Bank that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of Washington Trust Bank, for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute said instrument and that the seal affixed is the seal of Washington Trust Bank.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

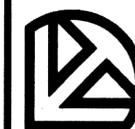
Kerri R. Schoolcraft
Notary Public in and for the
State of Washington,
residing at Spokane
My commission expires 10/27/07



SURVEYOR'S CERTIFICATE

This map 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, P.L.S.
CERTIFICATE NO. 26390



LandTek, LLC
PROFESSIONAL LAND SURVEYORS
619 N. MADEIRA STREET
SPOKANE, WASHINGTON 99202
PHONE (509)926-2821

DOVER ESTATES 26-1993-02

EQUIPMENT & PROCEDURES

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

BASIS OF BEARINGS

ASSUMED N00°04'07"E ALONG THE EAST LINE OF THE SW 1/4 OF SECTION 26, T25N, R44E, W.M.

**FINAL SHORT PLAT
SHORT PLAT SP-1363-05**

**A PORTION OF TRACT 239 OF VERA,
IN THE SE 1/4 OF THE SW 1/4 SECTION 26, TOWNSHIP 25 NORTH, RANGE 44 EAST, W.M.
SPOKANE COUNTY, WASHINGTON
SHEET 3 OF 3**

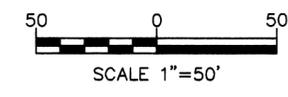
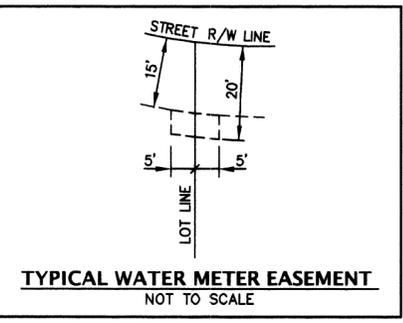
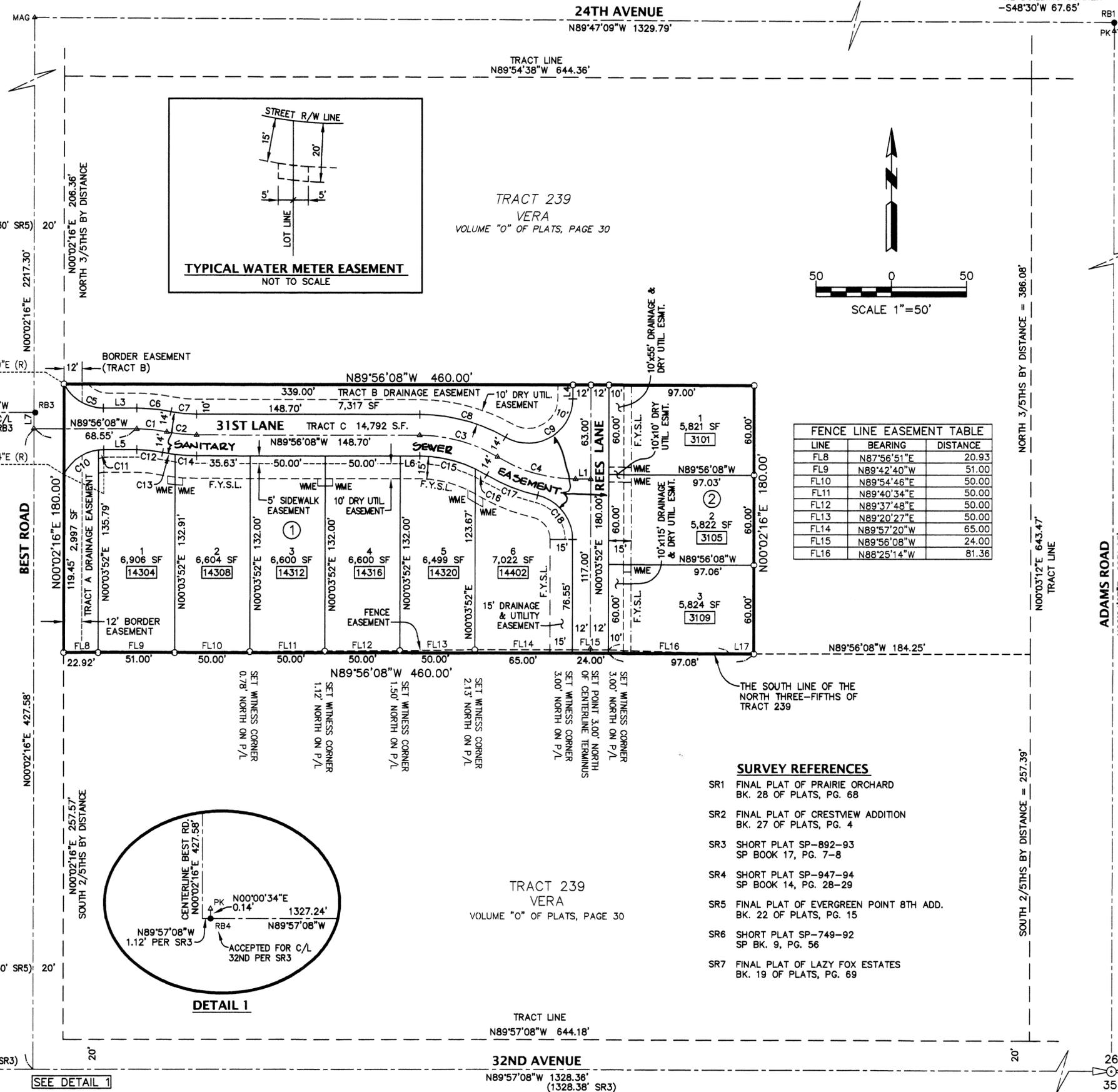
CENTER SECTION 26:

FOUND 3/8" REBAR.
REFERENCES FOUND:
CHISELED "+" IN CURB
-N62°55'W 49.44'
TACK & TAG #18091 IN UTILITY POLE
-N49°52'W 44.47'
TACK & TAG #121904 IN FENCE POST
-N36°25'E 36.73'
TACK & TAG #18091 IN UTILITY POLE
-S32°09'W 35.43'
"+ ON FIRE HYDRANT BOLT
-S45°19'W 61.67'
NE BUILDING CORNER
-S48°30'W 67.65'

SPOKANE COUNTY AUDITOR

Filed for record by LANDTEK LLC
this 26th day of July 2006, at 51
minutes past 11 o'clock AM; and recorded
in Book 21 of Short Plats at Page(s) 20-22
Records of Spokane County, Washington.

William D. Anderson
Spokane County Auditor
- Deputy



FENCE LINE EASEMENT TABLE

LINE	BEARING	DISTANCE
FL8	N87°56'51"E	20.93
FL9	N89°42'40"W	51.00
FL10	N89°54'46"E	50.00
FL11	N89°40'34"E	50.00
FL12	N89°37'48"E	50.00
FL13	N89°20'27"E	50.00
FL14	N89°57'20"W	65.00
FL15	N89°56'08"W	24.00
FL16	N88°25'14"W	81.36

LEGEND

- MAG▲ FOUND MAGNAIL
- PK▲ FOUND PK NAIL - NOT ACCEPTED
- RB1 ● FOUND 3/8" REBAR
- RB2 ● FOUND 1/2" REBAR & CAP MARKED "MOORE 18091"
- RB3 ● FOUND 1/2" REBAR & CAP MARKED "MOORE LS 18091" LYING 0.90' EAST OF C/L BEST ROAD PER THIS SURVEY.
- RB4 ● FOUND 1/2" REBAR & CAP MARKED "MOORE LS 18091"
- ▲ SET MAGNAIL & WASHER "LS 22354/LS 26390"
- SET 1/2" REBAR & CAP "LANDTEK LS 26390"
- + SET CHISEL MARK IN CONCRETE CURB (FRONT LOT CORNERS)
- F.Y.S.L. FRONT YARD SETBACK LINE
- UTIL. UTILITY
- ESMT. EASEMENT
- WME WATER METER EASEMENT (SEE TYPICAL DETAIL)
- P/L PROPERTY LINE

LINE TABLE

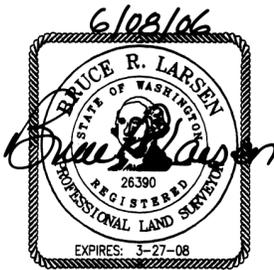
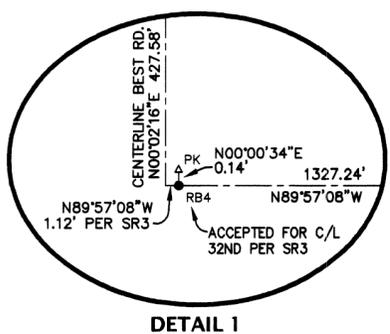
LINE	BEARING	DISTANCE
L1	N89°56'08"W	10.21
L3	N89°56'08"W	22.34
L4	N00°03'52"E	9.25
L5	N89°56'08"W	22.03
L6	N89°56'08"W	13.07
L7	N00°02'16"E	10.92
L17	N89°56'08"W	15.75

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	11°28'42"	100.00	20.03	10.05
C2	11°28'42"	100.00	20.03	10.05
C3	31°14'25"	100.00	54.52	27.96
C4	31°14'25"	100.00	54.52	27.96
C5	62°45'57"	29.50	32.32	17.99
C6	11°28'42"	114.00	22.84	11.46
C7	11°28'42"	86.00	17.23	8.64
C8	29°58'06"	114.00	59.63	30.51
C9	119°58'06"	30.00	62.82	51.33
C10	57°04'57"	29.50	29.39	16.04
C11	6°52'48"	29.50	3.54	1.77
C12	11°28'42"	86.00	17.23	8.64
C13	4°14'19"	114.00	8.43	4.22
C14	7°14'23"	114.00	14.40	7.21
C15	25°25'53"	86.00	38.17	19.41
C16	5°48'32"	86.00	8.72	4.36
C17	18°29'04"	114.00	36.78	18.55
C18	77°14'39"	30.00	40.45	23.97

SURVEY REFERENCES

- SR1 FINAL PLAT OF PRAIRIE ORCHARD BK. 28 OF PLATS, PG. 68
- SR2 FINAL PLAT OF CRESTVIEW ADDITION BK. 27 OF PLATS, PG. 4
- SR3 SHORT PLAT SP-892-93 SP BOOK 17, PG. 7-8
- SR4 SHORT PLAT SP-947-94 SP BOOK 14, PG. 28-29
- SR5 FINAL PLAT OF EVERGREEN POINT 8TH ADD. BK. 22 OF PLATS, PG. 15
- SR6 SHORT PLAT SP-749-92 SP BK. 9, PG. 56
- SR7 FINAL PLAT OF LAZY FOX ESTATES BK. 19 OF PLATS, PG. 69



LandTek, LLC
PROFESSIONAL LAND SURVEYORS
619 N. MADELIA STREET
SPOKANE, WASHINGTON 99202
PHONE (509)926-2821