

5365820 21/13

FINAL
SHORT PLAT 1370-05
PORTION OF NE1/4 Sec. 7, T.26N., R.42E., W.M.
SPOKANE COUNTY, WASHINGTON
SHEET 1 OF 2

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, that Stephan L. Byrd and Amy K. Byrd and Framers & Merchants Bank have caused to be short platted into lots, the land shown hereon to be known as Final Short Plat 1370-05, more particularly described as follows:

That portion of the northeast quarter of Section 7, Township 26 North, Range 42 East of the Willamette Meridian, described as follows:

BEGINNING at the most westerly corner of Lot 6 in vacated Block 2 of Musser Valley, as per Plat thereof recorded in Volume "F" of Plats, Page 43;
Thence southwesterly, along the southeasterly right of way line of Nine Mile Road, 525 feet to the TRUE POINT OF BEGINNING;
Thence southeasterly, parallel with the southwesterly line of said Block 2 and said line produced, 700 feet;
Thence easterly to a point on the easterly line of an existing road, which is 1,000 feet north and 812 feet, more or less, west of the southeast corner of said northeast quarter;
Thence along said road in a southwesterly direction 650 feet, more or less to the intersection with the northerly line of an existing road;
Thence in a southeasterly direction, along said northerly line, 525 feet, more or less, to a point on a line which is parallel with and 925 feet west of the east line of said subdivision;
Thence south along said parallel line, 250 feet, more or less, to the east-west center line of said Section 7;
Thence west, along said center line, to the northeasterly margin of Nine Mile Road;
Thence northwesterly, northerly and northeasterly along said road margin and along the easterly margin of the Spokane & Inland Empire Railroad right of way to the TRUE POINT OF BEGINNING;

EXCEPT that portion described as follows:
BEGINNING at the intersection of the easterly line of Spokane & Inland Empire Railroad Company right of way with a line drawn parallel with and 1025 feet southwesterly of, when measured at right angles from the southwesterly line of Block 2 Musser Valley;
Thence southeasterly, along said parallel line, 450 feet;
Thence west parallel with the south line of said northeast quarter, 435 feet, more or less, to the easterly right of way line of said Railroad Company;
Thence northerly, along said easterly line, 280 feet, more or less to the POINT OF BEGINNING;

ALSO EXCEPT that portion deeded to the state of Washington for State Route 291, M.P. 7 to Nine Mile Falls by Warranty Deed recorded November 3, 1994 under recording number 9411030307;

Situate in the County of Spokane, State of Washington.

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 trim and/or remove trees, bushes, landscaping and to prohibit structures that may interfere with the construction, reconstruction, reliability, maintenance, and safe operation of same.

Side yard and rear yard setbacks shall be determined at the time building permits are requested unless these setbacks are specifically drafted on this short plat. The setbacks indicated on this plat may be varied from if proper zoning or variance approvals are obtained.

The use of the remainder parcel shall be consistent with the purpose and intent of Chapter 14.820 of the Spokane County Zoning Code and only those uses defined within the open space management plan are permitted on the remainder parcel. The approved Open Space Management Plan is recorded with the Spokane County Auditors Office under Auditor's Document No. 5358996. **Parkview Homeowners Association Recorded under UBI Number 602-598-447 APPID 527048**
The Remainder Parcel is an open space parcel reserved for future development when the Urban Growth Area is expanded to include the open space parcel. Future development of this parcel may include small lot residential uses and/or commercial/industrial uses commonly found in an urban area. The open space parcel is not intended to be preserved in perpetuity.

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. 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 swales, ponds, ditches, culverts and other drainage facilities, if not properly maintained by the property owner(s). 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) 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. It is the responsibility of the individual lot owners to maintain existing surface paths of runoff through their respective lots and to grade the lots in accordance with applicable rules and regulations, so as to prevent property damage.

If groundwater or mottled soil is encountered during basement excavation, it is Spokane County's recommendation that protective measures that meet the requirements of the current IRC code with respect to damproofing and waterproofing be implemented as part of the basement foundation construction.

The property owner(s) of the remainder parcel or their successors in interest shall maintain all drainage facilities located within the remainder parcel in conformance with the accepted plans 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 property owner(s) shall be responsible for payment of all claims and other liabilities, which may become due for said maintenance responsibilities.

If the property owner(s), or their successors in interest, fails to maintain the drainage facilities in conformance with the accepted drainage plans on file at the Spokane County Engineer's Office, a notice of such failure may be given to the property owner(s), 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 property owner(s), or their successors in interest.

The remainder parcel 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.

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.

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.

Subject to specific application approval and issuance of permits by the Health Officer, the use of individual on-site sewage disposal systems may be authorized. Alternative methods of sewage disposal may be required.

The sponsor will assume responsibility for the provisions of domestic-use water.

The private road, as shown hereon is and easement which provides a means of ingress and egress for lots within this plat and is subject to a separate dedication of covenant as recorded with the Spokane County Auditor's Office under Auditor's Document No. **5362324** which by reference is made a part hereof.

IN WITNESS WHEREOF the said parties, have hereunto set their hands.

Stephan L. Byrd Stephan L. Byrd, Amy K. Byrd Amy K. Byrd
Framers & Merchants Bank

Frank Tombari, Frank Tombari, Vice President

ACKNOWLEDGEMENT:

STATE OF WASHINGTON)
)ss
COUNTY OF SPOKANE)

On this 31 day of MARCH, 2006, before me personally appeared Stephan L. Byrd and Amy K. Byrd, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said individuals, for the uses and purposes therein stated, IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

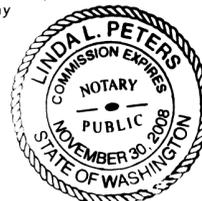
Notary Public in and for the State of Washington,
Residing at Spokane
My Commission expires 3/19/09



STATE OF WASHINGTON)
)ss
COUNTY OF SPOKANE)

On this 31 day of March, 2006, before me personally appeared Frank Tombari, to me known to be the Vice 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 stated, IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Linda L. Peters
Notary Public in and for the State of Washington,
Residing at Spokane
My Commission expires Nov 2008



AUDITOR'S CERTIFICATE:
FILED FOR RECORD THIS 12th DAY OF April
2006, AT 4:07 P.M., IN BOOK 21 OF SHORT PLATS,
AT PAGES 13-14 AT THE
REQUEST OF Stephan L & Amy K Byrd
[Signature]
SPOKANE COUNTY AUDITOR Deputy

SPOKANE COUNTY ASSESSOR:
EXAMINED AND APPROVED THIS 12th DAY OF
April, 2006
Ralph Baker by Deanne Dally
SPOKANE COUNTY ASSESSOR

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,
DATED THIS 12 DAY OF APRIL, 2006
L Walenston by K Smith
SPOKANE COUNTY TREASURER DEPUTY

SPOKANE COUNTY DIVISION OF ENGINEERING
AND ROADS:
EXAMINED AND APPROVED THIS 12th DAY OF
April, 2006
[Signature]
SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DEPARTMENT OF BUILDING
AND PLANNING:
EXAMINED AND APPROVED THIS 12 DAY OF
April, 2006
Robert W. Crow
SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

SPOKANE COUNTY DIVISION OF UTILITIES:
EXAMINED AND APPROVED THIS 11th DAY OF
APRIL, 2006
[Signature]
SPOKANE COUNTY UTILITIES

SPOKANE REGIONAL HEALTH DISTRICT:
EXAMINED AND APPROVED THIS 12th DAY OF
April, 2006
Stephan P. Hoshely R.S.
SPOKANE REGIONAL HEALTH OFFICER

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
FOR STEPHAN BYRD
IN MAY, 2005.
Daniel P. Samson Jr.
DANIEL P. SAMSON JR,
P.L.S. #36621
3-31-2006

FINAL
SHORT PLAT 1370-05
SPOKANE COUNTY, WASHINGTON

Portion of NE1/4 Sec. 7, T.26N., R.42E., W.M.

SCALE: 1" = 100'	DRAWING FILE: Parkview Final.dwg	SHEET 1 OF 2
DRAWING DATE: MARCH 31, 2006	CHECKED BY: DPS	JOB NUMBER: WA0528

SURVEY SOLUTIONS
15015 N. LYNWOOD DRIVE
SPOKANE, WA 99208-9760
(509) 466-0866

21/13

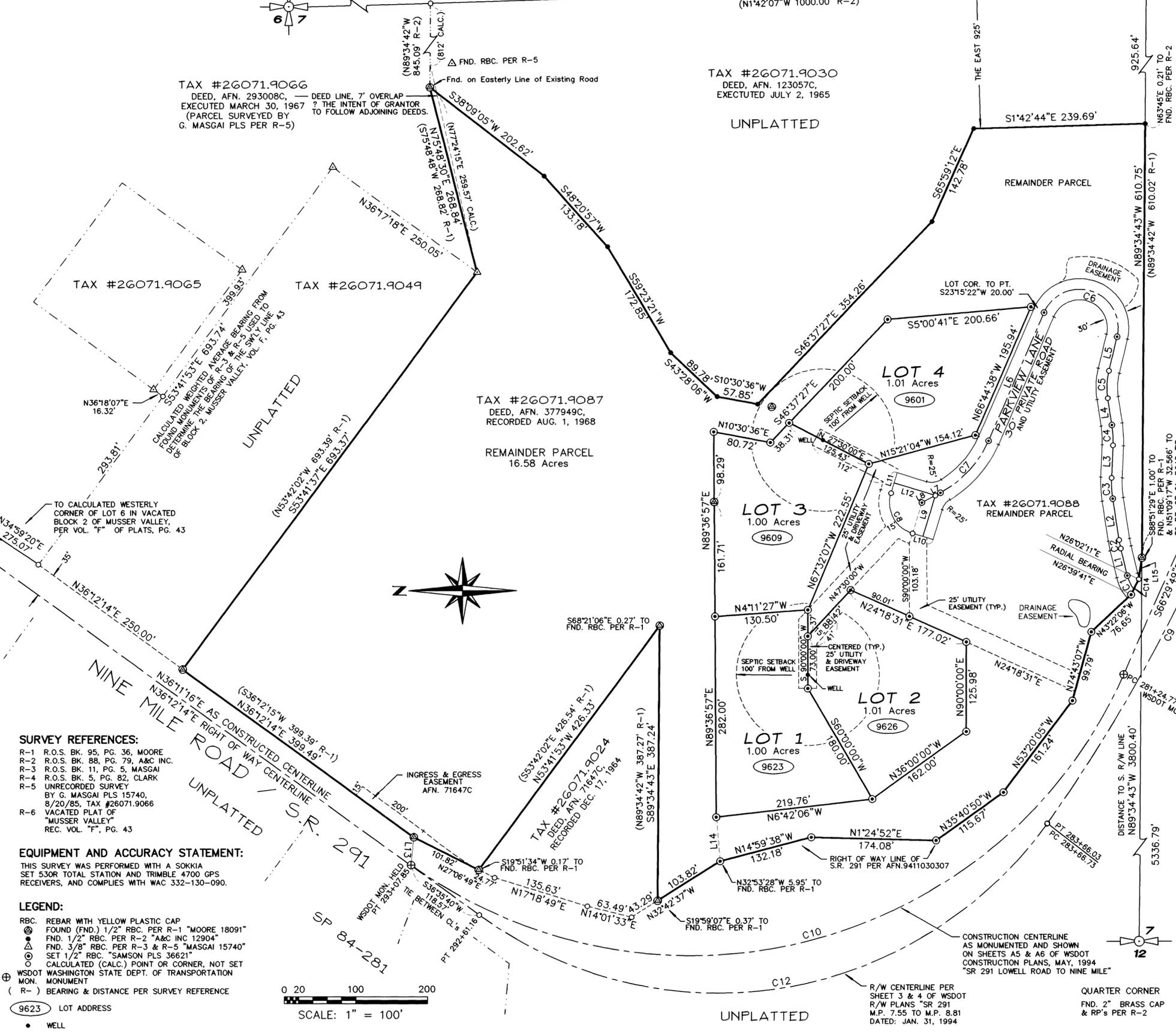
5365820 21/14

SHORT PLAT CERTIFICATE EASEMENTS:
 AFN. 118043, DATED 4/11/1905, RIGHT TO FLOW CONVEYED LAND BY DAM. DOES NOT INCLUDE ANY LANDS WITHIN THIS SHORT PLAT.
 AFN. 579418, DATED 2/2/1920, DEED CALLS FOR A CONVEYANCE OF PROPERTY. I CAN NOT DETERMINE IF THIS AFFECTS THE LANDS WITHIN THIS SHORT PLAT.
 AFN. 71647C, DATED 12/7/1964, IS A DEED WITH AN EASEMENT FOR INGRESS AND EGRESS SHOWN ON THIS SHORT PLAT.

SECTION CORNER
 FND. 2" BRASS CAP
 & RP'S PER R-2
 8" PINE S60°W 15.2'

FINAL
SHORT PLAT 1370-05
 PORTION OF NE1/4 Sec. 7, T.26N., R.42E., W.M.
 SPOKANE COUNTY, WASHINGTON
 SHEET 2 OF 2

AUDITOR'S CERTIFICATE:
 FILED FOR RECORD THIS 12th DAY OF April
 2006, AT 4:01 P.M., IN BOOK 21 OF SHORT PLATS,
 AT PAGES 13-14, AT THE
 REQUEST OF STEPHAN L & Amy K Byrd
 SPOKANE COUNTY AUDITOR Deputy



TAX #26071.9066
 DEED, AFN. 293008C, DEED LINE, 7' OVERLAP
 EXECUTED MARCH 30, 1967 TO THE INTENT OF GRANTOR
 (PARCEL SURVEYED BY TO FOLLOW ADJOINING DEEDS.
 G. MASGAI PLS PER R-5)

TAX #26071.9030
 DEED, AFN. 123057C,
 EXECUTED JULY 2, 1965

TAX #26071.9087
 DEED, AFN. 377949C,
 RECORDED AUG. 1, 1968

TAX #26074.9068
 UNPLATTED

LINE TABLE

NUM	DISTANCE	BEARING
L1	39.486'	N76°36'15"E
L2	58.696'	N81°16'15"E
L3	45.847'	S87°36'38"E
L4	38.26'	N81°20'22"E
L5	48.76'	S76°27'38"E
L6	195.94'	N66°44'38"W
L7	8.00'	N28°07'38"W
L8	21.21'	N28°07'38"W
L9	60.00'	N73°07'38"W
L10	30.00'	N16°52'22"E
L11	30.00'	S73°07'38"E
L12	60.00'	N16°52'22"E
L13	39.75'	S84°27'39"E
L14	62.38'	N84°59'57"E
L15	30.84'	N81°47'51"W

CURVE TABLE

NUM	DELTA	ARC	RADIUS	TANGENT
C1	24°27'05"	21.338'	50.00'	10.834'
C2	4°40'00"	12.217'	150.00'	6.112'
C3	11°07'07"	29.108'	150.00'	14.600'
C4	11°03'00"	28.929'	150.00'	14.509'
C5	22°12'00"	38.746'	100.00'	19.619'
C6	170°17'00"	160.488'	54.00'	635.311'
C7	38°37'00"	101.098'	150.00'	52.554'
C8	90°00'00"	70.69'	45.00'	45.000'
C9	15°42'00"	628.000'	2291.83'	315.979'
C10	102°42'19"	1183.080'	660.00'	825.368'
C11	1°41'43"	147.941'	5000.00'	73.976'
C12	91°01'00"	894.428'	563.05'	573.131'
C13	17°27'54"	582.167'	1909.86'	293.358'
C14	0°37'30"	24.291'	2226.83'	12.146'

SURVEY REFERENCES:
 R-1 R.O.S. BK. 95, PG. 36, MOORE
 R-2 R.O.S. BK. 88, PG. 79, A&C INC.
 R-3 R.O.S. BK. 11, PG. 5, MASGAI
 R-4 R.O.S. BK. 5, PG. 82, CLARK
 R-5 UNRECORDED SURVEY
 BY G. MASGAI PLS 15740,
 8/20/85, TAX #26071.9066
 R-6 VACATED PLAT OF
 "MUSSEY VALLEY"
 REC. VOL. "F", PG. 43

EQUIPMENT AND ACCURACY STATEMENT:
 THIS SURVEY WAS PERFORMED WITH A SOKKIA
 SET 530R TOTAL STATION AND TRIMBLE 4700 GPS
 RECEIVERS, AND COMPLIES WITH WAC 332-130-090.

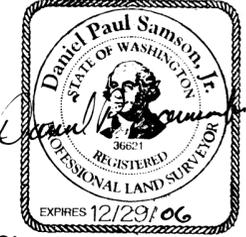
LEGEND:
 RBC REBAR WITH YELLOW PLASTIC CAP
 FOUND (FND.) 1/2" RBC PER R-1 "MOORE 18091"
 FND. 1/2" RBC PER R-2 "A&C INC 12904"
 FND. 3/8" RBC PER R-3 & R-5 "MASGAI 15740"
 SET 1/2" RBC. "SAMSON PLS 36621"
 CALCULATED (CALC.) POINT OR CORNER, NOT SET
 WSDOT WASHINGTON STATE DEPT. OF TRANSPORTATION
 MON. MONUMENT
 (R -) BEARING & DISTANCE PER SURVEY REFERENCE
 9623 LOT ADDRESS
 • WELL

0 20 100 200
 SCALE: 1" = 100'

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SHORT PLAT 1370-05
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