

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 12TH DAY OF FEBRUARY 2015 AT 3:02 PM IN BOOK 29 OF SHORT PLATS AT PAGE 40-41 AT THE REQUEST OF LATAH RIDGE, LLC

COUNTY AUDITOR: [Signature] DEPUTY

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, that LATAH RIDGE, LLC, a Washington Limited Liability Company has caused to be platted into Lots the land shown hereon to be known as SHORT PLAT No. 1478-08, being described as follows:

The North Half of the Southwest Quarter of the Northeast Quarter of Section 2, Township 23 North, Range 43 East, W.M. in the County of Spokane, State of Washington;

TOGETHER WITH East Half of the Southeast Quarter of the Northwest Quarter of said Section 2;

ALSO TOGETHER WITH that portion of East 98.00 rods of the North half of the Southwest Quarter of said section lying northerly of Elder Road.

Containing 47.29 acres more or less

Lot 4 (Remainder Parcel) as shown hereon is subject to the Open Space Management Plan recorded September 16, 2008 under Auditor's File No. 5717111. Lot 4 (Remainder Parcel) is identified as Tract "A" in the filed Open Space Plan.

Building setbacks shall be determined at the time building permits are requested.

The use of the remainder parcel shall be consistent with the purpose and intent of Chapter 14.820 of the Spokane County Zoning Code, as amended, and only those uses defined within the Open Space Management Plan and underlying zone are permitted on the remainder parcel.

The sponsor will be responsible for assessing the adequacy and potability of domestic-use water for the plat

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 private road and utility easement recorded September 16, 2008 under Auditor's File No. 5717108, and shown hereon, is, in part, for the purpose of conveying and storing stormwater runoff, and for installing, operating and maintaining drainage ditches and drainage facilities which dispose of and treat stormwater runoff.

The private road easement and drainage easement are hereby dedicated to the Latah Ridge Road Maintenance Association for the purpose of conveying and storing stormwater runoff, and for installing, operating and maintaining drainage ditches and drainage facilities that dispose of and treat stormwater runoff. The right to ingress/egress is granted to Spokane County over said private road easement and drainage easement 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 August 5, 2008, prepared by AllWest Geotechnical Engineers, recorded under Auditors Document Number 5747245 which by reference becomes part of.

The following lots contain Geo-hazards, as defined by the Spokane County Critical Areas Ordinance, in the form of slopes greater than 30%: LOT 4 (Remainder Parcel). All construction activities shall follow the recommendations contained within Allwest's March 18, 2008 goe-hazard evaluation and shall comply with the County's Critical Areas Ordinance.

The private road easement, drainage easement and lots shown hereon are subject to the separate Drainage Declaration of Covenant as recorded December 15, 2008 under Auditor's Document No. 5743442 that by reference is made a part hereof.

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 provide herein.

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

Utility easements being a part of the 60' wide access and utility easement as 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 that will reduce the existing coverage 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 the same.

This plat is subject to an easements granted to Inland Empire Rural Electrification, Inc. by document 356971A and 356973A, the exact locations and widths (if any) are not disclosed of record.

The subject property is adjacent or in close proximity to designated agricultural, forest or mineral resource land on which a variety of commercial activities may occur that are not compatible with residential development. Potential disturbances or inconveniences may occur 24 hours per day and include but are not limited to: noise, odors, fumes, dust, smoke, insects, operation of machinery including aircraft, application of pesticides, herbicides, fertilizers and removal of vegetation. Agricultural and forestry-related activities which are performed in accordance with local, state and federal laws shall not be subject to legal action as a public nuisance.

The private road is subject to a separate Declaration of Roadway and Underground Utility Easement as recorded September 16, 2008 under Auditors Document No. 5717108 which by reference is made a part hereof.

IN WITNESS WHEREOF, the aforesaid owner has caused is name to be hereunto subscribed this 10th day of FEBRUARY, 2015.

LATAH RIDGE, LLC

By: [Signature]
Its: Managing Member

ACKNOWLEDGMENT:

STATE OF WASHINGTON)
) ss
COUNTY OF SPOKANE)

I certify that I know or that I have satisfactory evidence that Michael Chadduck, general manager of Latah Ridge, LLC appeared before me, and acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the free and voluntary act and deed of said Limity Liability Company, for the uses and purposes stated in the instrument.

DATED this 10th day of FEBRUARY, 2015.

[Signature]
NOTARY PUBLIC, in and for the State of Washington residing at Spokane, My Commission expires 7-6-17



SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 11th day of FEBRUARY 2015

[Signature]
Spokane County Utilities

SPOKANE COUNTY ENGINEERING

Examined and approved this 11th day of FEBRUARY 2015

[Signature]
Spokane County Engineer

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

Examined and approved this 11th day of FEBRUARY 2015

[Signature]
Spokane County Department of Building and Planning

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 12th day of FEBRUARY 2015

[Signature]
For Spokane Regional Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 12th day of February 2015

[Signature]
Spokane County Assessor by Deputy

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 fully paid the 12 day of February, 2015.

[Signature]
Spokane County Treasurer by Deputy

SURVEYOR'S CERTIFICATE:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.

[Signature]
PATRICK J. MOORE, PLS No. 18091



FINAL SHORT PLAT OF SP-1478-08

LOCATED IN N 1/2 AND THE SW1/4 OF SECTION 02 T.23N., R.43E., W.M. SPOKANE COUNTY, WA

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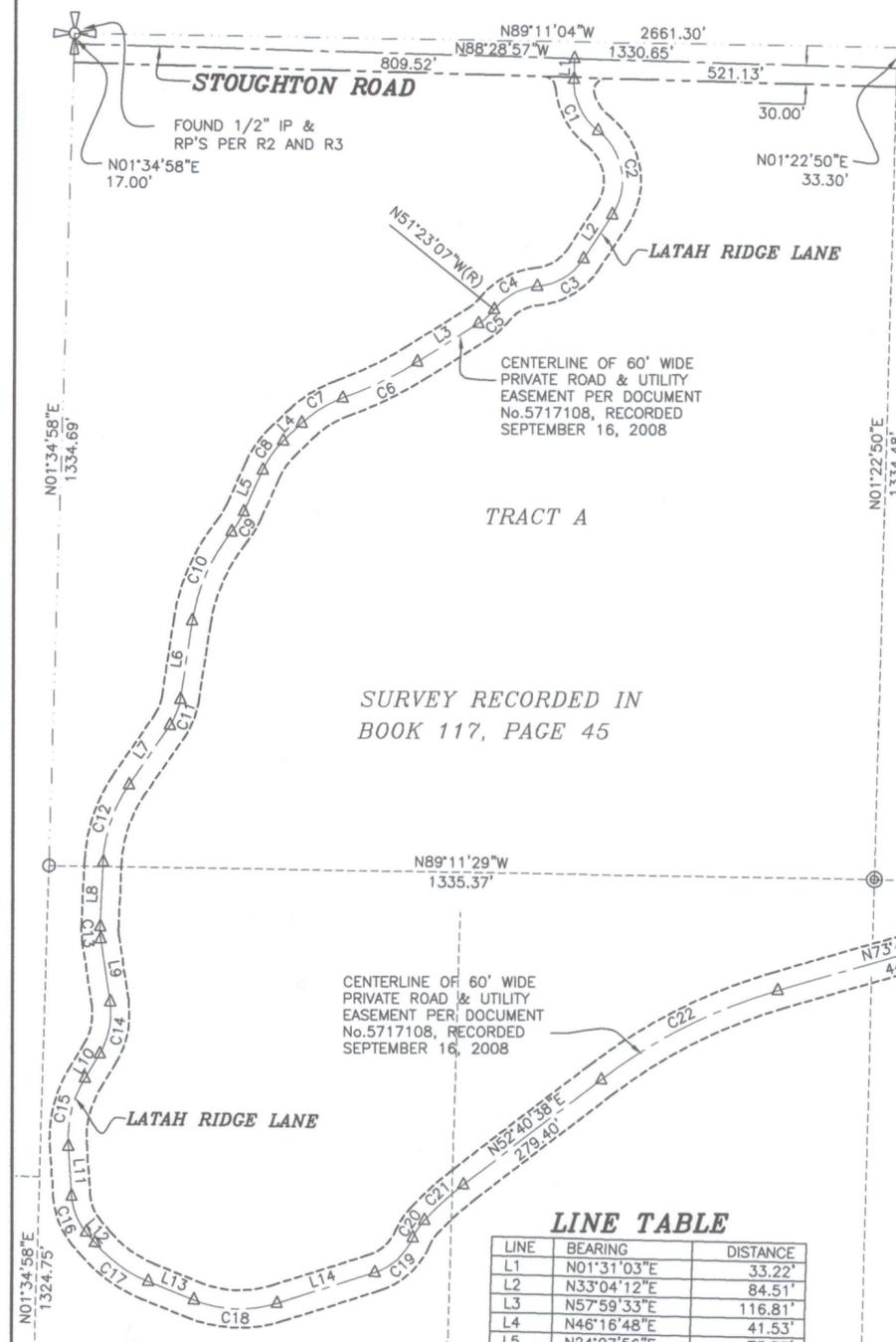
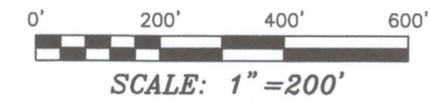
COUNTY AUDITOR: *[Signature]*

LEGEND:

- - SET 1/2" REBAR WITH YPC STAMPED "MOORE 18091"
 - ⊙ - FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "RAMCO, LS 10401" PER R2 UNLESS NOTED OTHERWISE
 - - FOUND 1/2" REBAR WITH YPC STAMPED "MOORE 18091" PER R1
 - △ - CALCULATED POSITION ONLY, NOTHING SET
- 1234 - TRACT ADDRESSES

CURVE TABLE

| CURVE | DELTA ANGLE | RADIUS | ARC LENGTH |
|-------|-------------|---------|------------|
| C1 | 54°17'29" | 100.00' | 94.76' |
| C2 | 85°50'38" | 100.00' | 149.83' |
| C3 | 51°49'10" | 100.00' | 90.44' |
| C4 | 46°16'29" | 100.00' | 80.76' |
| C5 | 19°22'40" | 100.00' | 33.82' |
| C6 | 12°27'40" | 615.00' | 133.75' |
| C7 | 24°10'25" | 185.00' | 78.05' |
| C8 | 22°08'52" | 150.00' | 57.98' |
| C9 | 14°38'05" | 150.00' | 38.31' |
| C10 | 30°03'30" | 300.00' | 157.38' |
| C11 | 25°55'22" | 100.00' | 45.24' |
| C12 | 32°06'11" | 235.00' | 131.67' |
| C13 | 11°16'19" | 100.00' | 19.67' |
| C14 | 40°07'40" | 123.82' | 86.72' |
| C15 | 35°28'40" | 185.00' | 114.55' |
| C16 | 36°05'28" | 100.00' | 62.99' |
| C17 | 28°00'36" | 220.51' | 107.80' |
| C18 | 39°25'34" | 200.00' | 137.62' |
| C19 | 48°55'44" | 100.00' | 85.40' |
| C20 | 19°24'20" | 100.00' | 33.87' |
| C21 | 09°49'17" | 500.00' | 85.71' |
| C22 | 21°07'44" | 869.92' | 320.80' |
| C23 | 17°00'09" | 500.00' | 148.38' |



LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N01°31'03"E | 33.22' |
| L2 | N33°04'12"E | 84.51' |
| L3 | N57°59'33"E | 116.81' |
| L4 | N46°16'48"E | 41.53' |
| L5 | N24°07'56"E | 73.37' |
| L6 | N08°42'31"E | 127.37' |
| L7 | N34°37'53"E | 116.36' |
| L8 | N02°31'42"E | 103.84' |
| L9 | N08°44'37"W | 102.63' |
| L10 | N31°23'03"E | 45.69' |
| L11 | N04°05'37"W | 80.32' |
| L12 | N40°11'05"W | 22.21' |
| L13 | N68°11'41"W | 79.37' |
| L14 | N72°22'45"E | 165.81' |
| L15 | N89°11'19"W | 117.89' |
| L16 | N00°48'41"E | 53.00' |
| L17 | N71°08'59"E | 129.22' |
| L18 | N86°41'12"E | 182.39' |
| L19 | N70°05'20"E | 146.40' |
| L20 | N72°02'29"E | 163.42' |

CALCULATED POSITION PER R1. NOT VISITED THIS SURVEY

ACCESS & UTILITY EASEMENT PER DOC. #5735285

X-HATCHED AREAS REPRESENTS APPROXIMATE LOCATIONS WHERE EXISTING SLOPES ARE 30% OR GREATER

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PROCEDURES AND EQUIPMENT:
 THIS SURVEY WAS PERFORMED USING A TOPCON "HYPER" RTK GPS SYSTEM AND TDS RANGER ELECTRONIC FIELD BOOK DATA COLLECTOR. PROCEDURES WERE USED THAT MEET OR EXCEED THE LINEAR AND ANGULAR REQUIREMENTS OF WAC 332-130-090(1)(D) SUBURBAN-RESIDENTIAL AND SUBDIVISION LOTS

PAT MOORE & ASSOCIATES, INC.
 7224 W. Johanssen Ave.
 Nine Mile Falls, WA 99026
 1-509-328-1224
 PJM 08007

SHEET 2 OF 2

BASIS OF BEARING:
 THE BEARING SYSTEM USED FOR THE SURVEY RECORDED IN BOOK 117 OF SURVEYS, PAGE 45 WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

REFERENCES:

- (R1) SURVEY RECORDED IN BOOK 117 OF SURVEYS, PAGE 45
- (R2) SURVEY RECORDED IN BOOK 33, PAGE 42
- (R3) SURVEY RECORDED IN BOOK 50 OF SURVEYS, PAGE 13

SURVEYOR'S NOTES:

- 1) FOR SECTION SUBDIVISION AND ADDITIONAL BOUNDARY INFORMATION, SEE THE SURVEYS FILED IN BOOK 117 OF SURVEYS, PAGE 45 AND BOOK 33 OF SURVEYS, PAGE 42.

SURVEYOR'S CERTIFICATE:

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Patrick J. Moore

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