SHORT PLAT & RURAL CLUSTER DEVELOPMENT No. SP-1515-09
A PORTION OF THE NE¼ SW¼ OF SEC. 10, T24N, R43E, W.M. IN SPOKANE COUNTY, WASHINGTON

DEDICATION

Know all persons by these presents that EOLO Properties, LLC a Washington limited liability company, have caused to be laid out and to be recorded a plat of a land known as the portion of the NE¼ SW¼ of Sec. 10, T24N, R43E, W.M., in Spokane County, Washington, more particularly described as follows:

Legal description furnished by First American Title Insurance Company of Spokane, Washington No. 429-154414, dated June 4, 2010 (access number 340308658).

That portion of the East half of the Southwest Quarter of section 10, Township 24 North, Range 43 East, W.M., in Spokane County, Washington, more particularly described as follows:

Beginning at the center of said section 10; thence South 1045 feet; thence West 14642 feet; thence North 1045 feet; thence East 14642 feet to the point of beginning;

Except any portion thereof lying within the property conveyed to Alexander P. Greer and Dorothy L. Greer, Husband & Wife, by deed recorded April 3, 1982, under Auditors File No. 8809405212,

Also except roads,

Also except that portion deduced to Spokane County, under Auditors File No. 9671025030, for South Weardor Road.

The Land(s) Excluded by this Subdivision are further subject to the terms, conditions and provisions contained within instruments recorded under Spokane County Auditors File Nos. 732290, 443926, 615003, 1050350, 300206, and 300206.

Building setbacks shall be determined at the time of building permit issuance.

The use of the remainder parcels shall be consistent with the purpose and intent of Chapter 40.82 of the Spokane County Zoning Code and only those uses defined within the open space management plan are permitted on the remainder parcels.

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.

This property contains a wetland as defined by the Spokane County Critical Areas Ordinance. Identified wetlands are subject to required wetland buffer areas. The wetland and wetland buffer area is subject to provisions of the Spokane County Critical Areas Ordinance. Restricted uses within these areas are specifically addressed within the Spokane County Critical Areas Ordinance.

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 on the drainageway(s), a neighboring owner shall have the right to enter 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).

There may exist properties located upland and adjacent to this subdivision, which presently or historically discharges stormwater runoff onto individual lots within this plat. Stormwater runoff from the development may have to be intercepted and conveyed to a drainageway, a stream or other public body of water. Stormwater runoff may have to be intercepted and conveyed to a drainageway, a stream or other public body of water. Stormwater runoff may have to be intercepted and conveyed to a drainageway, a stream or other public body of water. If there exists a drainageway from the property owner's property onto a drainageway that is a public roadway, the property owner shall be responsible for maintaining said drainageway.

Any building that is constructed on a lot in this plat shall be set at an elevation that provides positive drainage away from any existing or future drainageway(s). Any building that is constructed on a lot in this plat shall be set at an elevation that provides positive drainage away from any existing or future drainageway(s). Any building on a drainageway that is a public roadway, the property owner shall be responsible for maintaining said drainageway.

This plat is subject to a notice to public No. 4 regarding the construction of permanent roads within those public road right-of-ways known as 73rd Avenue and Caretter Street (South Meadows Lane) per instrument recorded under Auditors File No. 596337.

In witness whereof we have hereunto set our official hands and seals.

J. Craig EHLO
Managing Partner - EOLO Properties, LLC

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SPOKANE

ON THIS 16 DAY OF AUGUST 2010, PERSONALLY APPEARING BEFORE ME J. Craig EHLO and Jan L. EHLO, Husband & Wife, to whom I know to be the managing partners of EOLO Properties, LLC a Washington limited liability company, for recording thereof. They being owners in Fee Simple of the premises described below and being bound by the covenants and restrictions attached thereto, did execute and cause to be recorded therein the resolution of the above described property for the purpose of dedication to public use.

IN WITNESS WHEREOF I HAVE HEREUNTO SET OUR OFFICIAL HANDS AND SEALS.

J. Craig EHLO
MANAGING PARTNER - EOLO PROPERTIES, LLC

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT

Dated: Aug. 30, 2010
My Commission Expires: Feb 8, 2011

Surveysors Certificate

This Map correctly represents a survey made by or under the direction of this Subdivision or the requirements of the Spokane county Subdivision Ordinance.

July 25, 2010

Hahn Engineering, Inc.
905 E. HETTINGER ROAD
SPOKANE, WA 99208
(509) 467-1550 FAX (509) 467-8189
survey@hahnengr.com

JAN L. EHLO
MANAGING PARTNER - EOLO PROPERTIES, LLC

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING
PLANNING AND ZONING DIVISION

SPokane COUNTY DEPARTMENT OF ENGINEERING AND ROADS
SPokane COUNTY TRAFFIC ENGINEER
SPokane COUNTY REGULATORY HEALTH DIVISION
SPokane COUNTY ASSESSOR

SPOKANE COUNTY AUDITORS
SPOKANE COUNTY TREASURER

Copyright © 2010 Hahn Engineering, Inc.