5926844 26/67

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

OFFICIAL SEAL TREASURER SPOKANE COUNTY, WASHINGTON

DEDICATION

KNOW ALL PERSONS BY THESE PRESENT THAT EHLO PROPERTIES, LLC, A A WASHINGTON LIMITED LIABILITY COMPANY, HAVE CAUSED TO BE PLATTED INTO TRACTS THE LANDS SHOWN HEREON TO BE KNOWN AS SHORT PLAT NO. SP-1515-09, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF SPOKANE, WASHINGTON (ORDER NO. 4259-1544174, DATED JUNE 4, 2010) (ASSESSOR'S TAX PARCEL NO. 34103.9058).

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, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 10; THENCE SOUTH 1045 FEET; THENCE WEST 1240.2 FEET; THENCE NORTH 1045 FEET; THENCE EAST 1240.2 FEET TO THE POINT OF BEGINNING;

EXCEPT ANY PORTION THEREOF LYING WITHIN THE PROPERTY CONVEYED TO ALEXANDER P. GREER AND DOROTHY L. GREER, HUSBAND AND WIFE, BY DEED RECORDED APRIL 5, 1989, UNDER AUDITOR'S FILE NO. 8904050123;

ALSO EXCEPT ROADS;

ALSO EXCEPT THAT PORTION DEEDED TO SPOKANE COUNTY, UNDER AUDITOR'S FILE NO. 9211050350, FOR SOUTH MEADOWS ROAD.

THE LAND(S) ENCOMPASSED BY THIS SUBDIVISION ARE FURTHER SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS CONTAINED WITHIN INSTRUMENTS RECORDED UNDER SPOKANE COUNTY AUDITOR'S FILE NOS. 471292C, 468658C, 9211050350, 9211050351, 9306220126 AND 4306660.

BUILDING SETBACKS SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT ISSUANCE.

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 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. THE 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) FAILS TO MAINTAIN THE SURFACE PATH OF NATURAL OR MAN-MADE DRAINAGE FLOW, OR THE DRAINAGE SWALE, 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).

THERE MAY EXIST PROPERTIES LOCATED UPHILL AND ADJACENT TO THIS SUBDIVISION, WHICH PERIODICALLY DISCHARGES STORMWATER RUNOFF ONTO INDIVIDUAL LOTS WITHIN THIS PLAT. RUNOFF FROM NEARBY UPHILL PROPERTIES SHOULD BE EXPECTED AND, DURING SNOWMELT 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 HAS DISCHARGED ONTO THIS PLAT PRIOR TO DEVELOPMENT, STORMWATER RUNOFF WILL LIKELY CONTINUE TO DO SO AFTER DEVELOPMENT. IT IS THE RESPONSIBILTY OF THE INDIVIDUAL LOT OWNERS TO MAINTAIN EXISTING SURFACE PATHS FOR RUNOFF THROUGH THEIR RESPECTIVE LOTS AND TO GRADE THE LOTS IN ACCORDANCE WITH APPLICABLE RULES AND REGULATIONS, SO AS TO PREVENT PROPERTY DAMAGE.

ANY BUILDING THAT IS CONSTRUCTED ON A LOT IN THIS PLAT SHALL BE SET AT AN ELEVATION THAT PROVIDES 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. THE APPROVED DRAINAGE FACILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH ANY APPLICABLE ACCEPTED PLANS ON FILE AT THE COUNTY ENGINEER'S OFFICE. ANY REVISIONS TO THE ACCEPTED DRAINAGE PLANS MUST BE ACCEPTED BY THE COUNTY ENGINEER'S OFFICE PRIOR TO CONSTRUCTION OF SAID REVISIONS.

SPOKANE COUNTY DOES NOT ACCEPT THE RESPONSIBILITY FOR MAINTAINING THE DRAINAGE COURSE ON PRIVATE LOTS OR FLOODPLAIN AREAS WITHIN 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.

DEVELOPMENT WITHIN THIS 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.

THAT, IN CONSIDERATION OF MUTUAL BENEFITTS NOW OR TO BE HEREAFTER DERIVED FOR THEMSELVES, THEIR HEIRS, GRANTEES, ASSIGNS AND SUCCESSOR(S) IN INTEREST, DO 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 ROAD(S) DESCIBED BELOW BY REQUESTING AND AUTHORIZING SPOKANE COUNTY TO PLACE THEIR NAME(S) 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 AN RID IS PROPOSED FOR IMPROVEMENTS OF THE ROAD(S) DESCRIBED BELOW, SAID OWNER(S) AND SUCCESSOR(S) FURTHER AGREE: 1) THAT THE IMPROVEMENTS OR CONSTRUCTION CONTEMPLATED WITHIN THE PROPOSE RID ARE FEASIBLE, AND 2) THAT THE BENEFITS TO BE DERIVED FROM THE FORMATION OF THE RID BY THE PROPERTY INCLUDED THERIN, 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 ESTIMATES AS 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 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 THE PROPERTY WITHIN THE RID OR SERVED BY THE IMPROVEMENTS WITHOUT ANY MONETARY PARTICIPATION BY SPOKANE COUNTY.

THE RID WAIVER CONTAINED IN THIS AGREEMENT SHALL EXPIRE AFTER TEN (10) YEARS FROM THE DATE OF EXECUTION BELOW. THIS PROVISION IS APPLICABLE THE 73RD AVENUE AND CARTER STREET (SOUTH MEADOWS LANE).

UTILITY EASEMENTS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED FOR THE USE BY SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, RELOCATION, INSPECTION AND OPERATION OF THEIR RESPECTIVE OVERHEAD AND UNDERGROUND FACILITIES; FIBER OPTICS, CABLE, PHONE, NATURAL GAS AND ELECTRIC. THE RIGHTS HEREIN SHALL PROHIBIT: ENCROACHMENT OF DRAINAGE SWALES OR '208 STRUCTURES' WHEN THEY INTERFERE WITH THE UTILIZATION OF THESE EASEMENT STRIPS BY THE SERVING UTILITIES; CHANGES IN-GRADE THAT ALTER COVERAGE OVER INSTALLED FACILITIES; INSTALLATION OF WATER METER BOXES; PLACEMENT OF SURFACE STRUCTURES OF BRICK, ROCK OR MASONRY THAT INTERFERE WITH THE RIGHTS GRANTED HEREIN. THE INSTALLATION OF STREET LIGHT POLES IS ALSO PROHIBITED UNLESS INSTALLED BY THE SERVING UTILITY COMPANY. UTILITY COMPANIES SHALL ALSO HAVE THE RIGHT TO TRIM OR REMOVE TREES, BUSHES, AND LANDSCAPING, WITHOUT COMPENSATION, WHEN THEY ARE SITUATED WITHIN THE EASEMENT STRIP. THIS PROVISION SHALL NOT PROHIBIT FENCES OR ANY LATERAL CROSSINGS OF THE EASEMENT STRIPS WITH DOMESTIC WATER OR SEWER LINES. IF THE DEVELOPER OR HIS SUBCONTRACTOR SHOULD DITCH BEYOND THE LIMITS OF THE PLATTED EASEMENT STRIPS SHOWN HEREON, THE EASEMENT SHALL THEN BE IDENTIFIED BY THE THE ACTUAL PHYSICAL LOCATION OF THE INSTALLED UTILITIES.

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.

THE SPONSOR SHALL BE RESPONSIBLE FOR ASSESSING THE ADEQUACY AND POTABILITY OF DOMESTIC-USE WATER FOR THE PLAT.

NO BASEMENTS WILL BE ALLOWED ON PARCELS WITHIN THIS SHORT PLAT UNTIL SUCH TIME THAT THE SPONSOR'S GEOTECHNICAL ENGINEER HAS PERFORMED A GEOTECHNICAL EVALUATION AND MADE CONSTRUCTION RECOMMENDATIONS TO SPOKANE COUNTY FOR EACH INDIVIDUAL PARCEL.

THIS SHORT PLAT IS SUBJECT TO A 100 FOOT WIDE DRAINAGE EASEMENT, AS DELINEATED ON THE SHORT PLAT MAP HEREWITH, ON EACH SIDE OF THE TYPE 'N' STREAM LOCATED NEAR THE WESTERLY BOUNDARY OF THE REMAINDER PARCEL.

THIS SHORT PLAT IS SUBJECT TO THE CONDITIONS AND USES CONTAINED WITHIN THE OPEN SPACE MANAGEMENT PLAN FOR THE REMAINDER PARCEL PER INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 5901358.

THIS SHORT PLAT IS SUBJECT TO A NOTICE TO PUBLIC NO. 4 REGARDING THE CONSTRUCTION OF PRIVATE ROADS WITHIN THOSE PUBLIC RIGHT-OF-WAYS KNOWN AS 73RD AVENUE AND CARTER STREET (SOUTH MEADOWS LANE) PER INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 5909377.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR OFFICIAL HANDS AND SEALS.

J. CRAIG EHLO
MANAGING PARTNER - EHLO PROPERTIES, LLC

JANI L. EHLO
MANAGING PARTNER - EHLO PROPERTIES, LLC

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF Spokane } ss

ON THIS 16 DAY OF August 2010, 2010, PERSONALLY APPEARED BEFORE ME J. CRAIG EHLO AND JANI L. EHLO, HUSBAND & WIFE, TO ME KNOW TO BE THE MANAGING PARTNERS OF EHLO PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID LLC, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT ON BEHALF OF EHLO PROPERTIES, LLC.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN ABOVE.

KARI E BITHELL COMMISSION EXPIRES NOTARY PUBLIC FEB. 08, 2011 STATE OF WASHINGTON

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Deer Park
MY COMMISSION EXPIRES Feb 8, 2011

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 23RD DAY OF AUGUST, 2010, AT 10:54 A.M., IN BOOK 26 OF SHORT PLATS, AT PAGES 67-68, AT THE REQUEST OF HAHN ENG., INC.

COUNTY AUDITOR: DEPUTY
AUDITOR'S FILE NO. 5926844

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

EXAMINED AND APPROVED THIS 13TH DAY OF August, 2010.
BY: Tammy Jones
DIRECTOR OF BUILDING AND PLANNING DEPARTMENT

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

EXAMINED AND APPROVED THIS 20TH DAY OF August, 2010.
for
SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 20TH DAY OF AUGUST, 2010.
for KRC
SPOKANE COUNTY UTILITIES

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 23RD DAY OF August, 2010.
For
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.

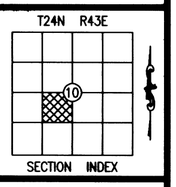
DATED THIS 23RD DAY OF AUGUST, 2010.
D. E. "Skip" Chilberg by
SPOKANE COUNTY TREASURER K. Smith

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 23rd DAY OF August, 2010.
Tori R Butler, Deputy
SPOKANE COUNTY ASSESSOR

EQUIPMENT AND PROCEDURES

THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE PROCEDURES USING A TOPCON GTS 603 ELECTRONIC TOTAL STATION. SAID SURVEY MEETS OR EXCEEDS THE MINIMUM LINEAR AND ANGULAR CLOSURE STANDARDS FOR LAND BOUNDARY SURVEYS PURSUANT TO WAC 332-130-090.



SECTION INDEX

FINAL SPOKANE COUNTY SHORT PLAT No. SP-1515-09

A PORTION OF THE NE¼ OF THE SW¼ OF SECTION 10, TWP. 24 NORTH, RGE. 43 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON

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.

MICHAEL J. COKER STATE OF WASHINGTON 21410 REGISTERED PROFESSIONAL LAND SURVEYOR
Michael J. Coker
JULY 25, 2010

Hahn Engineering, Inc.
905 E. HASTINGS ROAD
SPOKANE, WA. 99218
(509) 467-1550 FAX (509) 467-8189
survey@hahnengr.com

CLIENT INFO.
Ehlo Properties, LLC
3323 E. 77th Avenue
Spokane, WA 99223

5926844 26/68

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 23RD DAY OF AUGUST, 2010, AT 10:54 AM., IN BOOK 26 OF SHORT PLATS, AT PAGES 67-68, AT THE REQUEST OF HAHN ENG., INC.

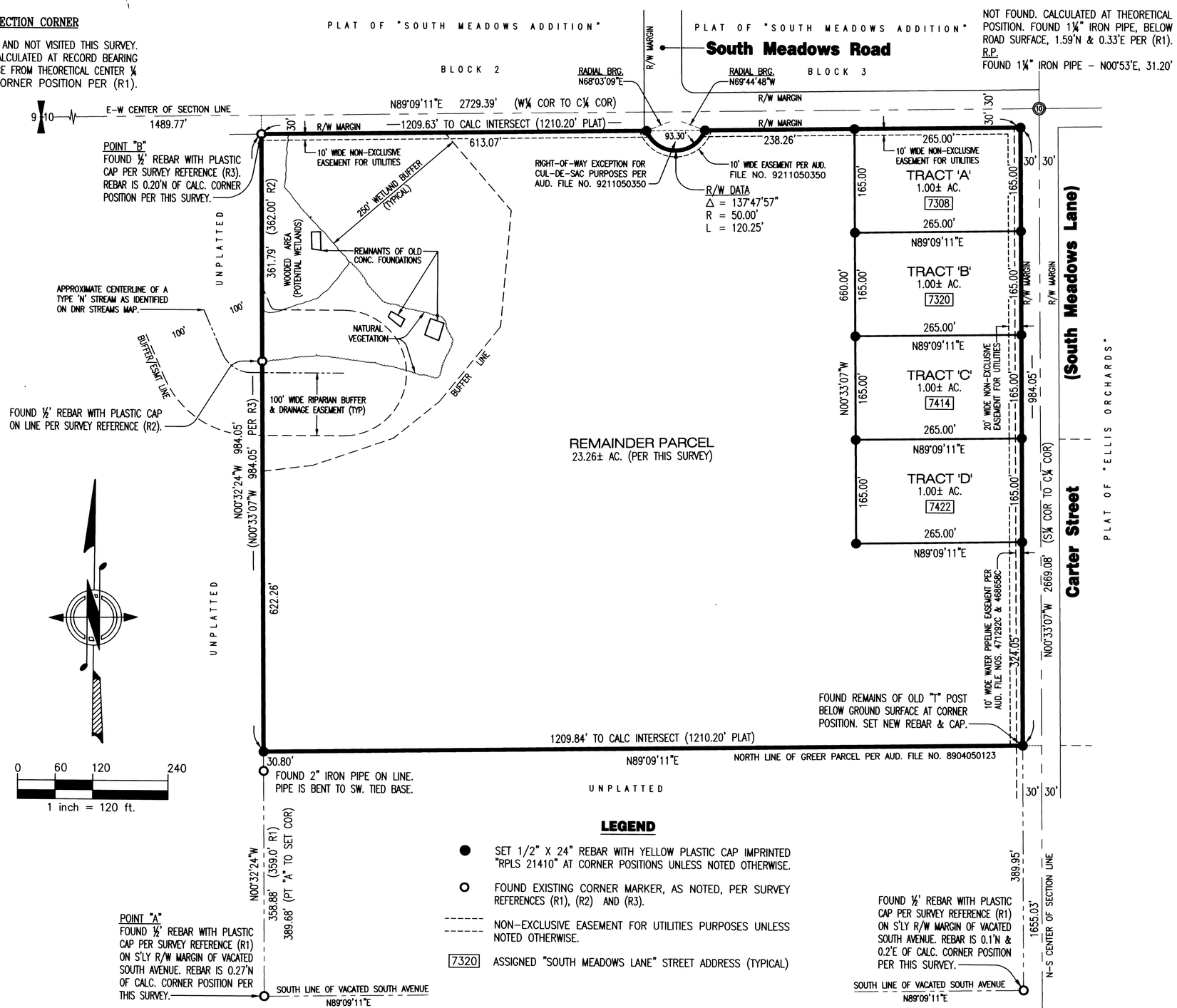
COUNTY AUDITOR: DEPUTY

AUDITOR'S FILE NO. 5926844

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



LEGEND

- ● SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP IMPRINTED "RPLS 21410" AT CORNER POSITIONS UNLESS NOTED OTHERWISE.
- ○ FOUND EXISTING CORNER MARKER, AS NOTED, PER SURVEY REFERENCES (R1), (R2) AND (R3).
- ------ NON-EXCLUSIVE EASEMENT FOR UTILITIES PURPOSES UNLESS NOTED OTHERWISE.
- [7320] ASSIGNED "SOUTH MEADOWS LANE" STREET ADDRESS (TYPICAL)

SURVEYOR'S NOTES

THIS SURVEY IS BASED UPON A RETRACEMENT OF SURVEYS PERFORMED BY JAMES BENTHIN, PLS, PER BOOK 29 OF SURVEYS, PAGE 39 (R1), AND BOOK 56 OF SURVEYS, PAGE 39 (R3). SEE SAID SURVEYS (R1) AND (R3) FOR ADDITIONAL SECTION SUBDIVISION AND BOUNDARY ORIENTATION DATA.

THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE PROCEDURES USING A TOPCON GTS-603 3" ELECTRONIC TOTAL STATION. SAID SURVEY MEETS OR EXCEEDS THE MINIMUM LINEAR AND ANGLUAR CLOSURE STANDARDS FOR LAND BOUNDARY SURVEYS PURSUANT TO WAC 332-130-090.

THE BEARING OF THE LINE BETWEEN FOUND POINT "A" AND FOUND POINT "B" WAS HELD FOR THE WESTERLY BOUNDARY OF THE TOTAL PARCEL.

THE LOCATIONS OF THE TYPE 'N' STREAM AND POTENTIAL WETLANDS DELINEATED HEREON ARE APPROXIMATE ONLY. NO FORMAL DETERMINATIONS AND/OR DELINEATIONS WERE CONDUCTED, NOR WERE ANY FIELD SURVEY MEASUREMENTS PERFORMED, TO MORE ACCURATELY DETERMINE THEIR LOCATIONS.

BASIS OF BEARINGS

N 00°33'07" W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, T24N, R43E, W.M. SAID MERIDIAN ALSO COINCIDES WITH BOOK 29 OF SURVEYS, PAGE 39 (R1) AND BOOK 94 OF SURVEYS, PAGE 40 (R2).

SURVEY REFERENCES

(R1) RECORD OF SURVEY PERFORMED BY JAMES BENTHIN, PLS, PER BOOK 29 OF SURVEYS, PAGE 39, UNDER AUD. FILE NO. 8303140026.

(R2) RECORD OF SURVEY PERFORMED BY JAMES BENTHIN, PLS, PER BOOK 94 OF SURVEYS, PAGE 40, UNDER AUD. FILE NO. 4523590.

(R3) RECORD OF SURVEY PERFORMED BY JAMES BENTHIN, PLS, PER BOOK 56 OF SURVEYS, PAGE 39, UNDER AUD. FILE NO. 9306220126.

(PLAT) PLAT OF "WEAGER'S SUBDIVISION" PER VOLUME 'B' OF PLATS, PAGE 94, RECORDS OF SPOKANE COUNTY, WASHINGTON.

MICHAEL J. COKER — STATE OF WASHINGTON — 21410 — REGISTERED PROFESSIONAL LAND SURVEYOR

Michael J. Coker

JULY 25, 2010

FINAL SPOKANE COUNTY SHORT PLAT No. SP-1515-09

A PORTION OF THE NE¼ OF THE SW¼ OF SECTION 10, TWP. 24 NORTH, RGE. 43 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON

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CAD FILE: 08-1381FSP