

6580538 30-80

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT, DOUGLAS I. JAYNE AND BERTHA MARY JAYNE, AS TRUSTEES OF THE DOUGLAS AND MARY JAYNE FAMILY TRUST DATED THE 15TH DAY OF APRIL, 2005, BANK OF AMERICA, N.A. HAVE CAUSED TO BE PLATTED INTO LOTS THE LAND SHOWN HEREON AS SHORT PLAT SP-1587-15 AND DESCRIBED AS FOLLOWS:

THAT PORTION OF TRACTS 229, 230, AND 231, PLAT NO. 2 OF PASADENA PARK, AS PER PLAT RECORDED IN VOLUME "S" OF PLATS, PAGE 25, RECORDS OF SPOKANE COUNTY, LYING SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 6 TOWNSHIP 25 NORTH, RANGE 44 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THE NORTHEASTERLY 45 FEET OF SAID TRACT 231;

INCLUDING THAT PORTION OF THE SOUTH 50 FEET OF TRACTS 230, 231, 236, AND THE IRRIGATION CANAL OF SAID PLAT NO. 2 OF PASADENA PARK, LYING IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 26 NORTH, RANGE 44 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THE EAST 45 FEET OF BLOCK 231

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

SETBACKS SHALL BE DETERMINED AT THE TIME BUILDING PERMITS ARE REQUESTED.

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.

THERE MAY EXIST PROPERTIES LOCATED UPHILL AND ADJACENT TO THIS SUBDIVISION WHICH PERIODICALLY DISCHARGE STORM WATER RUNOFF ONTO INDIVIDUAL LOTS WITHIN THIS PLAT. 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 STORM WATER RUNOFF THAN WHAT IS NORMALLY OBSERVED OR ANTICIPATED. BECAUSE STORM WATER RUNOFF FROM ADJACENT PROPERTIES HAVE DISCHARGED ONTO THIS PLAT PRIOR TO DEVELOPMENT, STORM WATER 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.

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. 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 OF MAINTAINING THE DRAINAGE COURSE ON PRIVATE LOTS OR FLOOD PLAIN 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 OF PRIVATE PROPERTY.

NO DIRECT ACCESS SHALL BE ALLOWED FROM LOTS TO UPRIVER DRIVE UNLESS AUTHORIZED BY THE SPOKANE COUNTY ENGINEER.

IN CONSIDERATION OF MUTUAL BENEFITS NOW OR TO BE HEREAFTER DERIVED, FOR THEMSELVES, THEIR HEIRS, GRANTEEES, ASSIGNS AND SUCCESSOR(S) IN INTEREST 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 RID FOR IMPROVEMENT OF THE ROAD(S) DESCRIBED BELOW BY REQUESTING AND AUTHORIZING SPOKANE COUNTY TO PLACE THEIR NAME(S) ON A PETITION FOR THE FORMATION OF A RID 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 A RID IS PROPOSED FOR IMPROVEMENT OF THE ROAD(S) DESCRIBED BELOW, SAID OWNER(S) AND SUCCESSOR(S) FURTHER AGREE: (1) THAT THE IMPROVEMENT(S) OR CONSTRUCTION CONTEMPLATED WITHIN THE PROPOSED RID ARE FEASIBLE (2) THAT THE BENEFITS TO BE DERIVED FROM THE FORMATION OF THE RID BY THE PROPERTY INCLUDED THEREIN, TOGETHER WITH THE AMOUNT OF ANY COUNTY PARTICIPATION, EXCEED 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, GRANTEEES, 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 AN RID BY EITHER PETITION OF 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 ESTIMATE SO LONG AS THEY DO NOT EXCEED A FIGURE EQUAL TO THE INCREASED TRUE AND FAIR VALUE IMPROVEMENTS ADD(S) TO THE PROPERTY.

IT IS FURTHER ACKNOWLEDGED AND AGREED 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 OWNER(S) OF 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 TO UPRIVER DRIVE.

PUBLIC SEWERS SHALL BE CONSTRUCTED TO PROVIDE FOR THE CONNECTION OF EACH PARCEL TO THE COUNTY'S SYSTEM OF SEWAGE. 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.

A PUBLIC SEWER SYSTEM WILL BE MADE AVAILABLE FOR THE SHORT PLAT AND INDIVIDUAL SERVICE WILL BE PROVIDED TO EACH LOT PRIOR TO SALE. USE OF INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL NOT BE AUTHORIZED.

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 SAFETY 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.

UTILITY EASEMENTS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED FOR THE USE BY SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF THEIR RESPECTIVE "DRY" FACILITIES; FIBER OPTICS, CABLE, PHONE, NATURAL GAS, WATER AND ELECTRIC. THE RIGHTS GRANTED 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; 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 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 ACTUAL PHYSICAL LOCATION OF THE INSTALLED UTILITIES.

DRAINAGE EASEMENTS, AS PLATTED AND SHOWN HEREON, WHICH ARE FOR THE PURPOSE OF DISPERSING STORMWATER RUNOFF, AND FOR INSTALLING, OPERATING AND MAINTAINING GRASSED STRIPS WHICH INFILTRATE AND TREAT STORMWATER RUNOFF, ARE HEREBY GRANTED TO SPOKANE COUNTY AND THE PROPERTY OWNERS. THE RIGHT TO INGRESS/EGRESS IS GRANTED TO SPOKANE COUNTY OVER ALL TRACTS FOR INSPECTION AND EMERGENCY MAINTENANCE OF THE STORMWATER FACILITIES.

THE PRIVATE ROAD AND PRIVATE DRIVEWAY EASEMENT AS SHOWN HEREON ARE DEDICATED EASEMENTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER, AND ACROSS AND THROUGH LOT 4 FOR THE BENEFIT OF LOTS 1, F 2, AND 3, AND OVER, ACROSS AND THROUGH LOT 1 FOR THE BENEFIT OF LOTS 2 AND 3, AND OVER, ACROSS AND THROUGH LOT 2 FOR THE BENEFIT OF LOT 3, TOGETHER WITH RIGHTS GRANTED BY AUDITOR FILE NO. 5497383

THE LOTS, TRACTS, DRAINAGE EASEMENTS AND PRIVATE ROAD, ARE SUBJECT TO THE SEPARATE DECLARATION OF COVENANTS AS RECORDED NOVEMBER 30TH 2016 UNDER AUDITOR'S DOCUMENT NUMBER 6558543 WHICH BY REFERENCE IS MADE A PART HEREOF

BASEMENTS ARE PROHIBITED ON THIS PLAT WITHOUT A LOT SPECIFIC GEOTECHNICAL REPORT WITH BASEMENT DESIGN RECOMMENDATIONS ACCOMPANYING THE RESIDENTIAL BUILDING PERMIT.

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 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.

THE PERPETUAL, NON-EXCLUSIVE EASEMENT AS SHOWN ON THE FACE OF THIS PLAT, IS FOR THE MAINTENANCE OF AND FOR AN UNDERGROUND, PRIVATE SEWER LINE. THE PARTIES/OWNERS AGREE THAT THEY SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF SAID SEWER LINE, ON A SHARED COST BASIS, EXCEPT FOR ANY REPAIRS THAT MIGHT BE NECESSARY DUE TO NEGLIGENCE OF EITHER PARTY OF ITS SUCCESSORS OR ASSIGNS, IN WHICH CASE SAID REPAIRS SHALL BE THE RESPONSIBILITY OF THE NEGLIGENT PARTY, THEIR SUCCESSORS OR ASSIGNS. THE PARTIES/OWNERS AGREE AND ACKNOWLEDGE THAT THE SEWER LINE TO BE USED BY ALL PARTIES THEIR SUCCESSORS OR ASSIGNS., THAT IT IS A PRIVATE SEWER LINE AND IS NOT OWNED BY, OT TO BE MAINTAINED BY, THE COUNTY OF SPOKANE. THE PARTIES/OWNERS THEIR SUCCESSORS OR ASSIGNS AGREE TO HOLD THE COUNTY OF SPOKANE HARMLESS FROM THE USE AND MAINTENANCE OF THE SEWER LINE SUBJECT TO THIS EASEMENT. THE EASEMENT SHALL RUN WITH THE LAND AND SHALL BIND THE PARTIES/OWNERS THEIR SUCCESSORS AND ASSIGNS

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 22ND DAY OF FEBRUARY 2017 AT 9:31AM IN BOOK 80 OF SHORT PLATS ON PAGE 80-81 AT THE REQUEST OF DOUGLAS & BERTHA MARY JAYNE
[Signature]
SPOKANE COUNTY AUDITOR

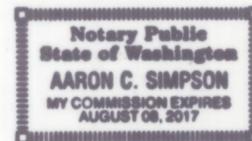
ACKNOWLEDGMENT

STATE OF WASHINGTON)SS
COUNTY OF SPOKANE)

ON THIS 27TH DAY OF January, 2017 BEFORE ME PERSONALLY APPEARED DOUGLAS I. JAYNE AND BERTHA MARY JAYNE, AS TRUSTEES OF THE DOUGLAS AND MARY JAYNE FAMILY TRUST, DATED THE 15TH OF APRIL, 2005, WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES 8/8/2017



[Signature]
DOUGLAS I. JAYNE

[Signature]
BERTHA MARY JAYNE

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Spokane, WASHINGTON

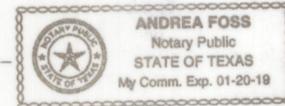
ACKNOWLEDGMENT

STATE OF Texas)SS
COUNTY OF Collin)

ON THIS 2 DAY OF February, 2017, BEFORE ME APPEARED, Scot Kielblock, KNOWN TO BE Vice President OF BANK OF AMERICA AS THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THE FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES 1/20/2019



[Signature]
SCOT KIELBLOCK
VICE PRESIDENT
BANK OF AMERICA, N.A.

[Signature]
ANDREA FOSS
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
RESIDING AT Collin County Texas

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS 2nd DAY OF February, 2017.

COUNTY OFFICIALS

SPOKANE COUNTY PUBLIC WORKS DEPARTMENT
EXAMINED AND APPROVED THIS 13th DAY OF February, 2017

[Signature]
SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING
EXAMINED AND APPROVED THIS 14th DAY OF February, 2017

[Signature]
SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING

SPOKANE COUNTY ENVIRONMENTAL SERVICES
EXAMINED AND APPROVED THIS 14th DAY OF FEBRUARY, 2017

[Signature]
SPOKANE COUNTY ENVIRONMENTAL SERVICES DIRECTOR

SPOKANE COUNTY ASSESSOR
EXAMINED AND APPROVED THIS 22nd DAY OF February, 2017

[Signature]
SPOKANE COUNTY ASSESSOR

SPOKANE REGIONAL HEALTH DISTRICT
EXAMINED AND APPROVED THIS 22nd DAY OF February, 2017

[Signature]
SPOKANE REGIONAL HEALTH OFFICER

SPOKANE COUNTY TREASURER
I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN PLATTED LAND HAVE BEEN PAID THIS 22nd DAY OF February, 2017

[Signature]
SPOKANE COUNTY TREASURER



FINAL SHORT PLAT OF SP - 1587-15

SHEET 1 OF 2
THE SE 1/4 OF SEC. 31 T.26 N., R. 44 EWM &
THE NE 1/4 OF SEC. 06 T.25 N., R. 44 EWM

Founded 1946
Simpson Engineers, Inc.

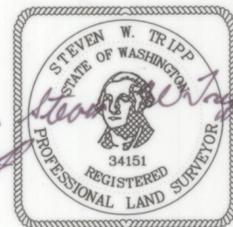
CIVIL ENGINEERS & LAND SURVEYORS
N. 909 ARGONNE ROAD, SPOKANE WA., 99212-2789
PHONE (509) 926-1322 FAX (509) 926-1323

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.

[Signature]
STEVEN W. TRIPP L.S. 34151

1/27/2016
DATE



6580538 30-81

AUDITOR'S CERTIFICATE

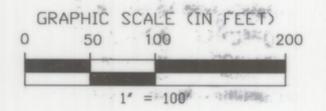
Filed for record this 22ND day of FEBRUARY 2017
 at 9:31A M in Book 30 of Short Plats on Page 80-81 at
 the request of DOUGLAS & BERTHA MARY
JAYNE
 Spokane County Auditor

EQUIPMENT & PROCEDURE

THIS SURVEY WAS PERFORMED USING A NIKON DTM-520 TOTAL STATION AND SPECTRA PRECISION RTK GLOBAL POSITIONING SYSTEM. THE FIELD TRAVERSE METHODS USED ARE IN CONFORMANCE WITH WAC 332-130-090 AND RCW 58.09.

BASIS OF BEARING

THE BEARING OF N 12°20'28"W, ALONG THE EAST LINE OF SHORT PLAT SP-1376-05 PER SHORT PLAT FILED IN BOOK 20 OF SHORT PLATS, PAGE 93, WAS USED AS THE BASIS OF BEARING FOR THIS SHORT PLAT.



LEGEND

- = Set #4 rebar with Plastic Cap marked L.S. 34151
- = Found #4 Rebar W/YPC #9967 or as noted

ADDRESSES

- LOT 1 = 4508 N Bessie Ln.
- LOT 2 = 4512 N. Bessie Ln.
- LOT 3 = 4516 N. Bessie Ln.
- LOT 4 = 4504 N. Bessie Ln.

N 1/4 COR. SECTION 6
 Found 1" Pipe;
 RP'S: Per SP 939-93, Tack and tag #706 in base of 8" pine West 22.08'; tack and tag #706 in PP S10°E 27.32'; tack and tag #706 in base of 15" pine S50°W 67.60'.



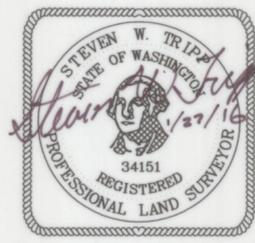
LINE TABLE		
LINE	LENGTH	BEARING
L1	45.87	S80°40'54"E
L2	103.35	S86°57'20"W
L3	12.08	S86°57'20"W

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	266.40	12°21'46"	57.48

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.

Steven W. Tripp
 STEVEN W. TRIPP L.S. 34151
 1/27/2016
 DATE



FINAL SHORT PLAT

SP - 1587-15

SHEET 2 OF 2

THE SE 1/4 OF SEC. 31 T.26 N., R. 44 EWM & THE NE 1/4 OF SEC. 06 T.25 N., R. 44 EWM

Founded 1946
Simpson Engineers, Inc.

CIVIL ENGINEERS & LAND SURVEYORS
 N. 909 ARGONNE ROAD, SPOKANE WA., 99212-2789
 PHONE (509) 926-1322 FAX (509) 926-1323

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