

FINAL PLAT OF TAKODA PARK 2ND ADDITION LOCATED IN THE NW1/4 OF THE NW1/4 SECTION 8, T24N, R42E, W.M. SPOKANE COUNTY, WASHINGTON

Plat # 4119

DEDICATION KNOW ALL MEN BY THESE PRESENTS, THAT CHENEY PROPERTIES, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, AND COMMUNITY FRAMEWORKS, A NONPROFIT WASHINGTON CORPORATION HAVE CAUSED TO BE PLATTED INTO LOTS, BLOCKS AND PUBLIC ROADS THE LAND SHOWN HEREON TO BE KNOWN AS TAKODA PARK 2ND ADDITION, BEING THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 08, TOWNSHIP 24 NORTH, RANGE 42 EAST, W.M., SPOKANE COUNTY, WA, DESCRIBED AS FOLLOWS:

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE N89°19'25"E ALONG THE SOUTH LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 152.47 FEET;

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON CONTAINING 8.97 ACRES MORE OR LESS AND THEY DO HEREBY DEDICATE TO PUBLIC USE FOREVER THE PUBLIC STREETS AND ROADS, AS SHOWN ON THIS PLAT.

SETBACKS SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT ISSUANCE. THIS PLAT IS SUBJECT TO EASEMENTS GRANTED TO THE WASHINGTON WATER POWER COMPANY BY DOCUMENTS RECORDED UNDER AUDITOR'S FILE NOS. 294811B AND 295747B.

THIS PLAT IS SUBJECT TO AN AVIGATION EASEMENT PER DOCUMENT FILED WITH SPOKANE COUNTY UNDER AUDITOR'S FILE NO. 5405390. THIS PLAT MAY BE SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS PER DOCUMENT AS FILED UNDER AUDITOR'S FILE NUMBER 700824029, 700870201, 810707026, 5287.10, 551801, 5940000.

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

THE PUBLIC WATER SYSTEM, PURSUANT TO THE WATER PLAN APPROVED BY THE COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, COUNTY DIVISION OF BUILDING AND PLANNING 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.

TRACT D AND E ARE ONE FOOT WIDE STRIPS OF LAND TO BE HELD IN TRUST BY SPOKANE COUNTY UNTIL THE CONTINUATION OF WINONA ROAD BE DEDICATED OR DEEDED.

THE BORDER EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TO SPOKANE COUNTY, ITS AUTHORIZED AGENTS AND TO THE PUBLIC FOR ROAD PURPOSES INCLUDING BUT NOT LIMITED TO CURBS, SIDEWALKS, DRAINAGE, SIGNAGE, AND OTHER USAGE DEEMED NECESSARY BY THE SPOKANE COUNTY ENGINEER FOR THE SAFETY AND WELFARE OF THE PUBLIC.

UTILITY EASEMENTS OVER DESIGNATED STRIPS ADJACENT TO ALL PUBLIC ROADS AS SHOWN HEREON, ARE HEREBY DEDICATED FOR THE USE OF SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION, AND OPERATION OF THEIR RESPECTIVE FACILITIES.

THE OWNERS OF ALL LOTS 1 THROUGH 6, BLOCK 1, LOTS 1 THROUGH 5, BLOCK 2, TRACT "B" AND TRACT "C" WITHIN THIS SUBDIVISION SHALL BE MEMBERS OF TAKODA PARK HOMEOWNERS ASSOCIATION, A HOMEOWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED AUGUST 02, 2008 BY THE SECRETARY OF THE STATE OF WASHINGTON UNDER U.B.I. NUMBER 603047720 AND SUBJECT TO THE ARTICLES OF INCORPORATION AND BYLAWS THEREOF AND HEREAFTER REFERRED TO AS THE HOMEOWNERS ASSOCIATION.

TRACT A, B, AND C (COMMON AREAS & DRAINAGE TRACTS) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION NO STRUCTURES, INCLUDING FENCES SHALL BE CONSTRUCTED THEREON WITHOUT THE EXPRESSED WRITTEN APPROVAL OF SPOKANE COUNTY. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE PAYMENT OF CLAIMS AND OTHER LIABILITIES WHICH MAY BECOME DUE FOR SAID TRACTS.

TRACT A, B, AND C (COMMON AREAS & DRAINAGE TRACTS) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION NO STRUCTURES, INCLUDING FENCES SHALL BE CONSTRUCTED THEREON WITHOUT THE EXPRESSED WRITTEN APPROVAL OF SPOKANE COUNTY.

THE DRAINAGE EASEMENTS, LOTS, COMMON AREAS AND TRACTS ARE SUBJECT TO THE SEPARATE DRAINAGE DECLARATION OF COVENANT AS RECORDED UNDER AUDITOR'S FILE NO. 512 UNDER AUDITOR'S DOCUMENT NO. 6058725.

TRACT "A" IS HEREBY GRANTED TO TAKODA PARK WEST HOMEOWNERS ASSOCIATION. TRACT "B" AND "C" ARE HEREBY GRANTED TO TAKODA PARK HOMEOWNERS ASSOCIATION.

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAS CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 5th DAY OF DECEMBER 2011.

CHENEY PROPERTIES, L.L.C. A WASHINGTON LIMITED LIABILITY COMPANY BY: [Signature] ITS: [Signature] ADMINISTRATIVE OFFICER

COMMUNITY FRAMEWORKS A NONPROFIT WASHINGTON CORPORATION BY: [Signature] ITS: [Signature] ADMINISTRATIVE OFFICER

ACKNOWLEDGMENTS STATE OF WASHINGTON ) ) COUNTY OF SPOKANE )

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT [Signature] IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE [Signature] OF CHENEY PROPERTIES, L.L.C., TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 5th DAY OF DECEMBER 2011

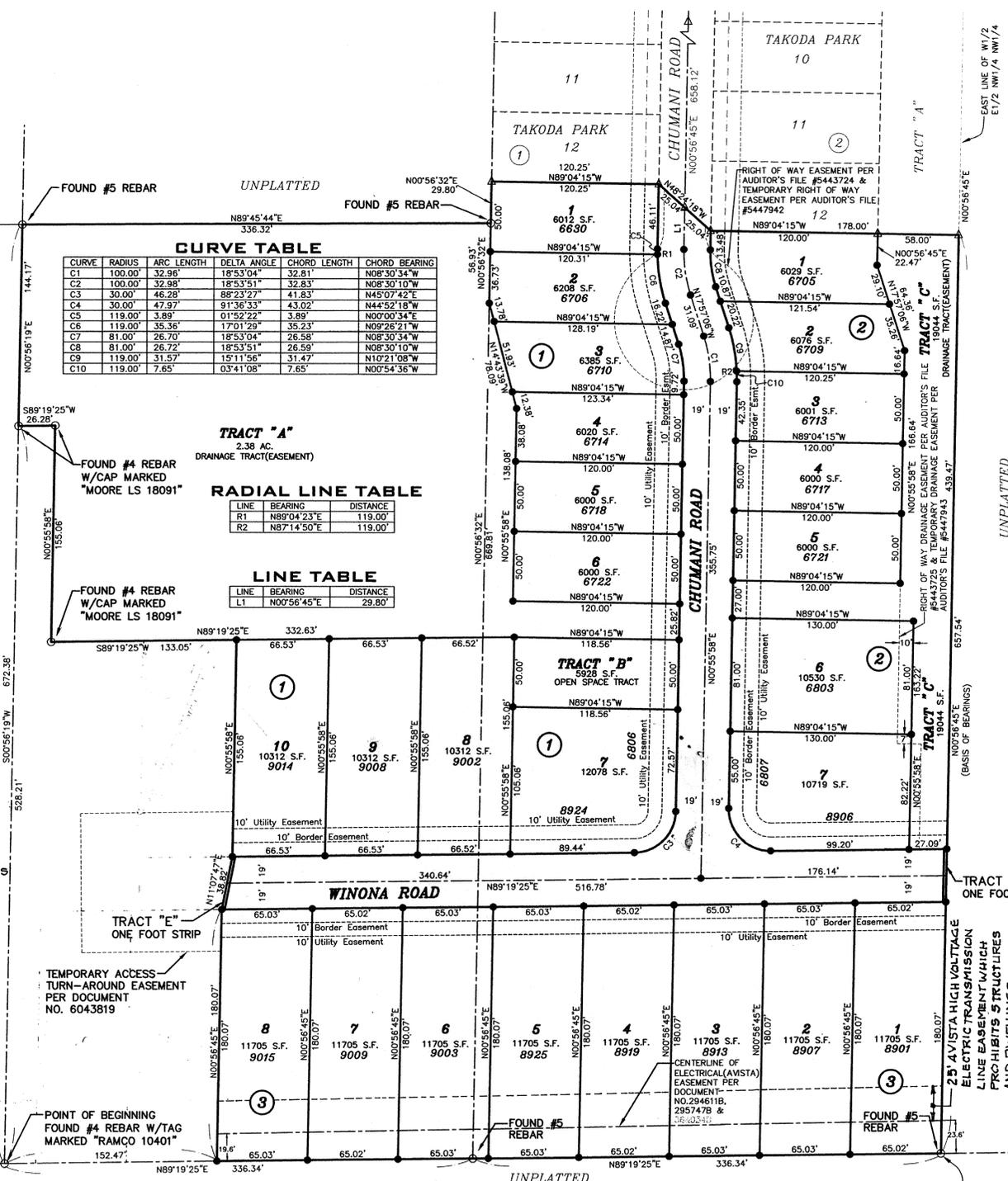
[Signature] NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON RESIDING AT SPOKANE, MY COMMISSION EXPIRES 10/15/2015

STATE OF WASHINGTON ) ) COUNTY OF SPOKANE )

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT [Signature] IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE [Signature] OF COMMUNITY FRAMEWORKS, A NONPROFIT WASHINGTON CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 20th DAY OF NOVEMBER 2011

[Signature] NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON RESIDING AT SPOKANE, MY COMMISSION EXPIRES 10/15/2015



CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD LENGTH, CHORD BEARING. Rows C1 through C10.

RADIAL LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows R1, R2.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L1.

SPOKANE COUNTY AUDITOR FILED FOR RECORD BY WHIPPLE CONSULTING ENGINEERS THIS 20th DAY OF MARCH 2012 AT MINUTES PAST 3 O'CLOCK P.M. AND RECORDED IN BOOK 36 OF PLATS AT PAGE(S) 56 RECORDS OF SPOKANE COUNTY, WASHINGTON.

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.

SPOKANE COUNTY ASSESSOR EXAMINED AND APPROVED THIS 20th DAY OF MARCH 2012

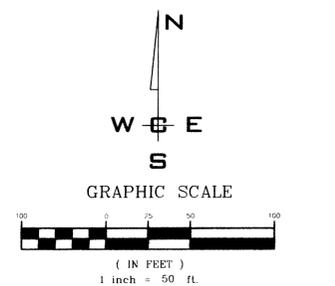
SPOKANE COUNTY DIVISION OF ENGINEERING & ROADS EXAMINED AND APPROVED THIS 14th DAY OF MARCH 2012

SPOKANE COUNTY DIVISION OF UTILITIES EXAMINED AND APPROVED THIS 14th DAY OF MARCH 2012

SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING EXAMINED AND APPROVED THIS 14th DAY OF MARCH 2012

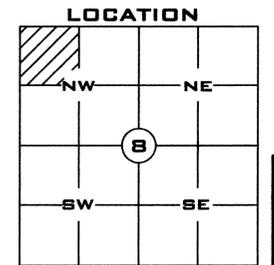
SPOKANE REGIONAL HEALTH DISTRICT Examined and approved this 15th day of March 2012

SPOKANE COUNTY COMMISSIONERS Examined and approved this 20th day of March 2012



SURVEYOR'S CERTIFICATE I, JON A. GORDON, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WASHINGTON; THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION; THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND ACTUALLY SURVEYED; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AS SHOWN; AND THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE COUNTY OF SPOKANE SUBDIVISION ORDINANCE.

JON A. GORDON, P.L.S. CERTIFICATE NO. 43810 DATE 11-23-11



COUNTY OF SPOKANE FILE NO. PW-1975-08 IWCE WHIPPLE CONSULTING ENGINEERS CIVIL AND TRANSPORTATION ENGINEERING 2528 N. SULLIVAN ROAD SPOKANE VALLEY, WASHINGTON 99216 PH: 509-893-2617 FAX: 509-926-0227

DATE: 04/19/11 PRJ. NO.: WCE 08-424 FIELD BOOK: WCE 08-424 DRAWN BY: JAG CHECKED BY: JAG SHEET NO.: 1 OF 1

P-1975A