

A Final Plat of Tanager Estates Phase 1 (A Planned Unit Development)

located in the Southwest Quarter of the
 Southeast Quarter of Section 27,
 Township 27 North, Range 43 East,
 W.M., Spokane County, Washington,
 and being a replat of a portion
 of Moody's Subdivision No. 3

Dedication

KNOW ALL MEN BY THESE PRESENTS that Robert H. Bartleson, a single man, has caused to be plotted into lots and streets that portion of Section 27, Township 27 North, Range 43 East, W.M., Spokane County, Washington being a portion of Lots Eleven (11) and Twelve (12) of Moody's Subdivision No. 3, altered and of land one hundred (100) feet wide and on each side of the center line of the railway of the Spokane Falls and Northern Railway Company, as formerly located and constructed, but now abandoned, and extending over and across Lots Eleven (11) and Twelve (12) of Moody's Subdivision No. 3 to the South half (S/2) of Section 27 and 3/4 of Township 27 North, Range 43 East, W.M., Spokane County, Washington; EXCEPT that portion conveyed to Spokane County by right of way deed recorded May 12, 1993 under Recording No. 930526153, and being more particularly described as follows: to wit, commencing at the Quarter Corner common to Section 27 and 3/4 of Township 27 North, Range 43 East, W.M., Spokane County, Washington; and running thence N01°28'10"E, along the West Line of the Southeast Quarter of said Section 27, a distance of 35.00 feet to the TRUE POINT OF BEGINNING for this description; thence continuing N01°28'10"E, a distance of 518.73 feet; thence more the aforesaid Quarter Corner of Section 27, and running thence S32°54'25"E, a distance of 42.87 feet; thence S82°45'25"E, a distance of 21.81 feet; thence N27°49'51"E, a distance of 11.87 feet; thence N02°10'09"E, a distance of 56.23 feet; thence S89°24'41"E, a distance of 13.95 feet; thence S02°58'41"E, a distance of 72.68 feet; thence S17°39'35"E, a distance of 6.39 feet; thence S25°28'31"E, a distance of 17.67 feet; thence S45°50'25"E, a distance of 28.14 feet; thence S27°54'25"E, a distance of 22.90 feet; thence N44°50'12"E, a distance of 36.14 feet; thence S02°58'41"E, a distance of 13.13 feet; thence N51°52'47"E, a distance of 114.16 feet; thence N45°38'42"E, a distance of 50.00 feet; thence S32°52'11"E, a distance of 10.18 feet; thence S88°41'16"E, a distance of 84.29 feet; thence N02°51'09"E, a distance of 145.38 feet; thence N08°41'16"E, a distance of 30.00 feet; thence S87°41'16"E, a distance of 65.81 feet; thence along a curve to the left having a radius of 30.00 feet, and a central angle of 87°27'35", whose chord bears N43°14'56"E, an arc distance of 45.84 feet; thence N02°51'09"E, a distance of 23.92 feet; thence S02°58'41"E, a distance of 30.00 feet; thence S02°51'09"E, a distance of 144.00 feet; thence S87°08'51"E, a distance of 10.00 feet; thence S02°51'09"E, a distance of 60.70 feet; thence N08°41'16"E, a distance of 132.50 feet to the point of beginning and he does hereby dedicate for public use Spokane Street as shown on said plat; utility easements are dedicated to the serving utility companies for the construction, reconstruction, maintenance, and operation of utilities, together with the right to inspect said utilities, and to trim and/or remove same and trees that may interfere with such construction, maintenance, and operation of same; for himself, his heirs, and assigns, he does hereby enter into a covenant with the County of Spokane, and does hereby agree as follows:

He does hereby grant Tract "F" in fee simple to the County of Spokane to be dedicated as a public street or highway of such time as the lands contiguous to said lot is platted or dedicated for public use.

The owner(s) or successor(s) in interest agree to grant Spokane County slope easements as required along Spokane Street, Myrtle Street, and Day St., Spokane Road.

Side yard and rear yard setbacks shall be determined at the time building permits are requested unless these setbacks are specifically drafted on the final plat. The setbacks indicated on this plat may be varied from if proper zoning approvals are obtained.

Subject to specific application approval and issuance of permits by the Health Officer, the use of on-site sewage systems may be authorized. Special construction requirements may be necessary for the installation of on-site sewage disposal systems.

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 Division of Buildings, and water purveyors, 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.

The owner(s) or successor(s) in interest agree to authorize the County to place their name(s) on a petition for the formation of a ULD by petition method pursuant to RCW 36.94 which petition includes the owner(s) property, and further not to object by the signing of a protest petition against the formation of a ULD by resolution method pursuant to RCW Chapter 36.94 which includes the owner(s) property. PROVIDED, this condition shall not prohibit the owner(s) or successor(s) from objecting to any assessment(s) on the property as a result of improvements called for in conjunction with the formation of a ULD by either petition or resolution method under RCW Chapter 36.94.

The private roads Tract "K" and the common areas Tracts "I", "J", "L", and "E" shown on this plat are hereby dedicated to the Tanager Estates Homeowners Association, Inc. as recorded August 1, 1995, under Auditor's Document No. 950810235, records of Spokane County, Washington.

The private roads and common areas can not be sold or transferred, mortgaged, and shall be considered a super servient estate for all purposes to the other lots created herein.

The private roads as shown herein, are easements which provide a means of ingress and egress for those lots having frontage thereon, and maintenance and operation by serving utility companies. The private roads are subject to the easements DEPARTMENT OF CROWN as recorded August 1, 1995, under Auditor's Document No. 950810235 which by reference is made a part hereof.

The County of Spokane is hereby granted the right of ingress and egress to all private roads and drainage easements.

Drainage easements, as platted and shown herein, are for the purposes of installing, operating, and maintaining drainage swales and drainage facilities, as are hereby granted to the Tanager Estates Homeowners Association or its successors in interest, and are subject to the easements DEPARTMENT OF CROWN as recorded August 1, 1995, under Auditor's Document No. 950810235 which by reference is made a part hereof.

Sight distance easements in Lots 1 and 11 of Block 2, Lot 1 of Block 3, and Lot 1 of Block 5, as platted and shown herein, are granted to Spokane County and its authorized agents for the sole purpose of allowing a clear view sight distance triangle over and across the easements. The owners of said lots agree not to obstruct, or in any manner slow down or obstruct the clear view triangle between a height of three (3) feet and a height of seven (7) feet above the road pavement elevation adjacent to said lots. Spokane County and its authorized agents are hereby granted the right of ingress and egress to, over, and from said easements for the purpose of inspection and emergency maintenance of the sight distance area. The property owner has to maintain the sight distance area in reasonable conformance with the approved plans on file in the Office of the Spokane County Engineer, a notice of such failure may be given to the property owner. If not corrected after ten (10) days, Spokane County has the right to correct the maintenance failure or have it corrected at the sole expense of the property owner.

WARNING: Spokane County has no responsibility to build, improve, maintain, or otherwise service the private roads contained within, or provide service to the property described in this plat. By accepting this plat or subsequently 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, or provide drainage or snow removal on a private road. The requirement is and shall run with the land and shall be binding upon the owner(s), their heirs, successors or assigns, including the obligation to participate in the maintenance of the private road as provided herein.

The wetland and buffer zone (Tract "F"), dedicated to the Tanager Estates Homeowners Association is protected and permitted uses restricted under the Wetlands Act of 1988 and applicable State and local ordinances. No structures are permitted. No trees or brush shall be cut or trimmed without permission from the Washington State Department of Ecology.

No direct access to Day St., Spokane Road or Myrtle Street from lots is permitted.

Subject to easements and servitudes of record.

Lots 1 and 2 of Block 1 are subject to an easement for an existing overhead power line being 10.00 feet in width. This easement will expire upon removal of the existing overhead powerline.

COUNTY AUDITOR #4013125

Filed for record this 10 day of July 1996 at 2:51 P.M. Book 24 page 2
 at the request of Robert Bartleson
 County Auditor

COUNTY DIVISION OF BUILDING & PLANNING

Examined and Approved this 9th day of July, 1996.
 Stacy Bjorklund
 Building & Planning Director

COUNTY ENGINEER

Examined and Approved this 25 day of June, 1996.
 W. A. Johnson
 County Engineer

COUNTY HEALTH DISTRICT

Examined and Approved this 20th day of June, 1996.
 Dawn S. Johnson
 County Health Officer

COUNTY DIVISION OF UTILITIES

Examined and Approved this 26th day of June, 1996.
 Dawn A. Logg
 County Utility Director

COUNTY TREASURER

I hereby certify that the required taxes on the herein platted land have been paid this 10th day of July, 1996.
 Robert H. Bartleson
 County Treasurer

COUNTY ASSESSOR

Examined and Approved this 16th day of July, 1996.
 J. C. Ginn
 County Assessor

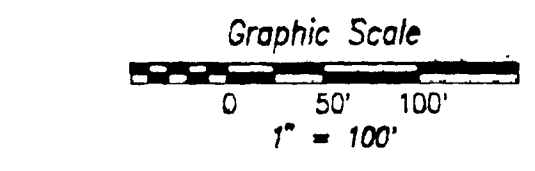
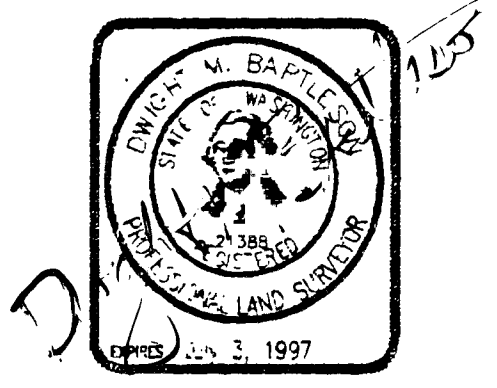
COUNTY COMMISSIONERS

Examined and Approved this 9th day of July, 1996.
 Chairperson - County Commissioners

Surveyor's Certificate

This map correctly represents a survey made by me, or under my direct supervision, in conformance with the Spokane County Plat Ordinance.

Dwight M. Bartleson
 Dwight M. Bartleson L.S. 21388

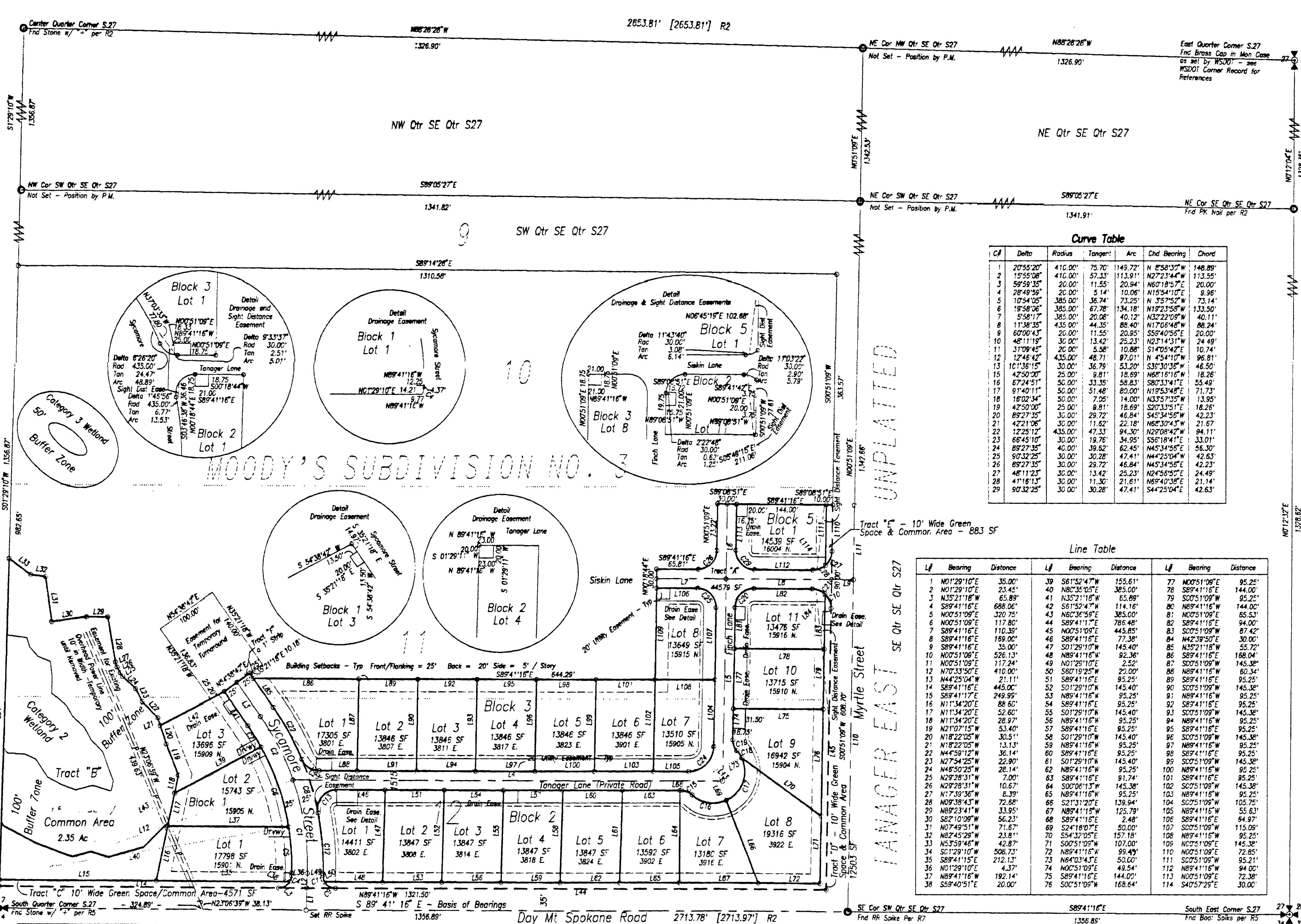


- Found Section Corner as Noted
- Found Quarter Section Corner as Noted
- Set 5/8"x24" Rebar w/ Plastic Cap WA LS21388
- Found Monument as Noted
- Setback Line - Typ.
- P.M. Proportionate Measure
- [Record Measure] per Ref Doc

Narrative of Survey
 A survey to plat lands in the Southwest Quarter of the Southeast Quarter of Section 27, T. 27 N., R. 43 E., W.M.
 Survey commenced May 14, 1992. Instrument used was a Topcon DT52-06. Four angles were measured by repetition for the closed loop control traverse. Monuments of record were found and held as noted at the four corners, and at the Northeast corner of the Southeast Quarter of the Southeast Quarter, of Section 27.
 All monuments shown herein have been set. Positional tolerance of set corners is estimated to be +/- 0.15 feet.

Reference Documents
 R1 Plat of Moody's Subdivision No. 3, Records of Spokane County, Washington
 R2 Survey for Pogreba - Book E of Surveys, Page 95, Records of Spokane County, Washington
 R3 Book 34 of Surveys at Page 52, Records of Spokane County, Washington
 R4 Survey for Laffray - Book 5 of Surveys, Page 28, Records of Spokane County, Washington
 R5 SP 87-508 - Book 6 of Short Plats, Page 99, Records of Spokane County, Washington
 R6 Plat of Silver Acres - Book X of Plats, Page 56, Records of Spokane County, Washington
 R7 Plat of Tanager East - Book 22 of Plats, Page 88, Records of Spokane County, Washington

Basis of Bearings
 Assumed bearing of record per SP 87-508 along the South Line of the Southeast Quarter of Section 27.



Curve Table

Chord	Delta	Radius	Tangent	Arc	Chord Bearing	Chord
1	20'55'20"	410.00	75.70	145.72'	N 85°32'37" W	148.89'
2	15'55'08"	410.00	57.33	113.91'	N 27°23'44" W	113.55'
3	5'59'35"	210.00	11.55	20.94'	N 61°18'16" E	20.00'
4	2'49'58"	105.00	5.78	11.48'	N 15°14'51" E	8.96'
5	1'05'45"	385.00	38.74	73.25'	N 37°52'55" E	73.14'
6	1'58'06"	385.00	67.78	134.18'	N 17°26'48" W	133.50'
7	5'58'17"	385.00	201.66	401.21'	N 82°27'09" W	401.11'
8	11'38'35"	435.00	44.35	88.40'	N 17°06'48" W	88.24'
9	6'00'04'3"	385.00	11.25	22.95'	S 89°42'55" E	20.00'
10	4'11'19"	385.00	13.42	25.23'	N 81°43'11" W	24.49'
11	3'17'45"	200.00	5.58	10.88'	S 17°02'42" E	10.74'
12	12'48'42"	435.00	48.71	87.01'	N 4°41'10" W	96.81'
13	10'18'15"	50.00	18.74	35.20'	N 83°30'39" W	48.50'
14	42'50'00"	25.00	9.81	18.69'	N 88°18'11" W	18.26'
15	67'24'51"	50.00	33.35	58.23'	S 87°34'17" E	55.49'
16	91'40'11"	50.00	51.48	89.00'	N 17°53'49" E	71.73'
17	18'02'34"	50.00	7.05	14.00'	S 43°37'35" W	13.55'
18	42'50'00"	25.00	8.81	18.69'	S 02°33'55" E	18.26'
19	67'24'51"	50.00	33.35	58.23'	S 87°34'17" E	55.49'
20	89'27'35"	30.00	46.84	84.33'45"	S 42'23" W	42.23'
21	42'21'08"	30.00	11.62	22.18'	N 85°32'43" W	21.67'
22	12'28'12"	435.00	47.33	94.30'	N 27°08'47" W	94.11'
23	65'45'10"	50.00	18.74	35.20'	N 83°30'39" W	48.50'
24	89'27'35"	40.00	39.62	62.45'	N 45°34'55" E	56.30'
25	90'32'25"	30.00	50.28	47.41'	N 42°59'04" W	42.83'
26	89'27'35"	30.00	46.84	84.33'45"	S 42'23" W	42.23'
27	4'11'23"	30.00	13.42	25.23'	N 81°43'11" W	24.49'
28	4'11'13"	30.00	11.61	21.61'	N 89°43'38" E	21.14'
29	90'32'25"	30.00	50.28	47.41'	S 42°59'04" E	42.83'

Line Table

Lf	Bearing	Distance	Lf	Bearing	Distance	Lf	Bearing	Distance
1	N 01°29'10"E	35.00'	39	S 81°52'47" W	155.61'	77	N 02°51'09"E	85.25'
2	N 01°29'10"E	23.45'	40	N 82°36'02" E	389.00'	78	S 89°41'16"E	144.00'
3	N 82°21'18" W	65.89'	41	N 52°17'18" W	65.89'	79	S 02°51'09" W	65.25'
4	S 89°41'16"E	688.00'	42	S 81°52'47" W	114.16'	80	N 89°41'16" W	144.00'
5	N 02°51'09" E	320.75'	43	N 62°36'02" E	389.00'	81	N 02°51'09" E	65.25'
6	N 02°51'09" E	117.80'	44	S 89°41'16" W	766.48'	82	S 89°41'16" E	94.00'
7	S 89°41'16" E	110.39'	45	N 02°51'09" E	445.85'	83	S 02°51'09" W	67.42'
8	S 89°41'16" E	189.00'	46	S 89°41'16" E	77.38'	84	N 42°59'04" W	30.00'
9	S 89°41'16" E	35.00'	47	S 02°51'09" W	145.40'	85	N 52°17'18" W	55.72'
10	N 02°51'09" E	526.13'	48	N 89°41'16" W	92.36'	86	S 89°41'16" E	168.04'
11	N 02°51'09" E	117.24'	49	N 02°51'09" E	2.52'	87	S 02°51'09" W	145.38'
12	N 02°51'09" E	410.00'	50	S 02°51'09" W	20.00'	88	N 89°41'16" W	60.34'
13	N 44°25'04" W	21.11'	51	S 89°41'16" E	85.25'	89	S 89°41'16" E	95.25'
14	S 89°41'16" E	445.00'	52	S 02°51'09" W	145.40'	90	S 02°51'09" W	145.38'
15	S 89°41'16" E	249.99'	53	N 89°41'16" W	95.25'	91	N 89°41'16" W	95.25'
16	N 11°34'20" E	88.60'	54	S 89°41'16" E	85.25'	92	S 87°41'16" E	95.25'
17	N 11°34'20" E	52.60'	55	S 02°51'09" W	145.40'	93	S 02°51'09" W	145.38'
18	N 11°34'20" E	28.97'	56	N 89°41'16" W	95.25'	94	N 89°41'16" W	95.25'
19	N 02°51'09" E	65.40'	57	S 89°41'16" E	85.25'	95	S 89°41'16" E	95.25'
20	N 18°22'05" W	30.51'	58	S 02°51'09" W	145.40'	96	S 02°51'09" W	145.38'
21	N 18°22'05" W	13.13'	59	N 89°41'16" W	95.25'	97	N 89°41'16" W	95.25'
22	N 44°25'04" W	36.14'	60	S 89°41'16" E	85.25'	98	S 89°41'16" E	95.25'
23	N 27°54'25" W	22.80'	61	S 02°51'09" W	145.40'	99	S 02°51'09" W	145.38'
24	N 45°50'25" W	28.14'	62	N 89°41'16" W	95.25'	100	N 89°41'16" W	95.25'
25	N 27°54'25" W	7.00'	63	S 89°41'16" E	85.25'	101	S 89°41'16" E	95.25'
26	N 27°54'25" W	10.67'	64	S 02°51'09" W	145.38'	102	S 02°51'09" W	145.38'
27	N 17°39'35" W	6.39'	65	N 89°41'16" W	95.25'	103	N 89°41'16" W	95.25'
28	N 02°58'41" W	72.68'	66	S 02°51'09" E	139.84'	104	S 02°51'09" W	105.75'
29	N 87°24'41" W	33.95'	67	N 89°41'16" W	123.79'	105	N 89°41'16" W	55.63'
30	S 82°10'09" W	56.23'	68	S 89°41'16" E	2.48'	106	S 89°41'16" E	84.97'
31	N 67°49'51" E	11.87'	69	S 27°49'51" E	80.00'	107	S 02°51'09" W	115.08'
32	N 62°45'25" E	23.81'	70	S 43°37'35" E	157.18'	108	N 89°41'16" E	95.25'
33	N 65°39'46" W	42.87'	71	S 02°51'09" W	107.00'	109	N 02°51'09" E	145.38'
34	N 01°29'10" E	35.00'	72	N 89°41'16" W	95.49'	110	S 02°51'09" W	72.85'
35	S 89°41'16" E	212.13'	73	N 62°36'02" E	50.00'	111	S 02°51'09" W	95.21'
36	N 01°29'10" E	35.00'	74	N 02°51'09" E	49.54'	112	N 89°41'16" W	94.00'
37	N 89°41'16" E	192.14'	75	N 89°41'16" W	114.00'	113	N 89°41'16" W	72.38'
38	S 82°40'51" E	20.00'	76	S 02°51'09" W	168.64'	114	S 42°59'04" E	30.00'

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