

THOMAS MANOR

LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 8, T24N, R42E, W.M.
SPOKANE COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT AHO CONSTRUCTION I INC., A WASHINGTON CORPORATION, M&T BANK AND WEST PLAIN HOLDINGS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE OWNERS OF SAID PROPERTY TO BE PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER, ALL EASEMENTS, AND OTHER AREAS INTENDED FOR PUBLIC USE SHOWN HEREIN; SAID PLATTED LAND BEING DESCRIBED AS FOLLOWS TO BE KNOWN AS THOMAS MANOR, THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 24 NORTH, RANGE 42 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE N88°26'50"E ALONG THE SOUTH LINE OF SAID QUARTER A DISTANCE OF 30.03 FEET TO THE POINT OF BEGINNING; THENCE N88°26'50"E ALONG SAID LINE A DISTANCE OF 634.07 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 376.00 FEET; THROUGH WHICH POINT A RADIAL LINE BEARS N12°59'58"E TO THE RADIUS POINT; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°39'15", AN ARC DISTANCE OF 188.04 FEET; THENCE N41°39'13"E A DISTANCE OF 63.36 FEET; THENCE N00°56'00"E A DISTANCE OF 732.43 FEET; THENCE N00°53'45"W A DISTANCE OF 37.00 FEET; THENCE S89°06'15"W A DISTANCE OF 23.79 FEET; THENCE N00°53'45"W A DISTANCE OF 100.56 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE S89°06'17"W ALONG SAID LINE A DISTANCE OF 480.16 FEET TO THE EAST RIGHT OF WAY LINE OF THOMAS MALLEN ROAD; THENCE S00°56'07"W ALONG SAID RIGHT OF WAY A DISTANCE OF 1012.09 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 11.73 ACRES
SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

SETBACKS ARE AS ILLUSTRATED ON THE FINAL PLANNED UNIT DEVELOPMENT SITE PLAT.

PUBLIC SEWERS SHALL BE CONSTRUCTED TO PROVIDE FOR THE CONNECTION OF EACH PARCEL TO THE COUNTY'S SYSTEM OF SEWERAGE. 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 PLAT AND INDIVIDUAL SERVICE WILL BE PROVIDED TO EACH LOT PRIOR TO SALE.

THE 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 DEPARTMENT OF BUILDING & 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.

EASEMENTS FOR "DRY" UTILITIES (ELECTRIC, GAS, PHONE, FIBER, CABLE TV), AS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED FOR THE USE OF SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF THEIR RESPECTIVE FACILITIES, TOGETHER WITH THE RIGHT TO PROHIBIT CHANGES IN GRADE OVER INSTALLED UNDERGROUND FACILITIES AND THE RIGHT TO PROHIBIT, TRIM AND/OR REMOVE TREES, BUSHES, LANDSCAPING WITHOUT COMPENSATION AND TO PROHIBIT BRICK, ROCK OR MASONRY STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE, AND SAFE OPERATION OF SAME. STORM DRAIN DRY WELLS AND WATER METER BOXES SHALL NOT BE PLACED WITHIN THE "DRY" EASEMENTS; HOWEVER, LATERAL CROSSINGS BY STORM DRAIN, WATER AND SEWER LINES ARE PERMITTED. SERVING UTILITIES RESERVE THE RIGHT TO CROSS BORDER EASEMENTS.

THE BORDER EASEMENT AS SHOWN HEREON IS HEREBY GRANTED TO SPOKANE COUNTY AND 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. NO FENCE OR PORTION THEREOF WILL BE CONSTRUCTED WITHIN SAID EASEMENT WITHOUT PERMISSION OF THE SPOKANE COUNTY ENGINEER, NOR WILL ANY OBJECTS BE PLACED IN SAID EASEMENT THAT WOULD OBSTRUCT THE SIGHT DISTANCE NECESSARY FOR SAFE AND EFFICIENT VEHICULAR MOVEMENTS. ANY OTHER EASEMENTS GRANTED OR DEDICATED WITHIN THE BORDER EASEMENT AREA WILL BE SUBORDINATE TO THE RIGHTS CREATED BY THIS EASEMENT AND ARE SUBJECT TO THE SPOKANE COUNTY PERMIT PROCESS PRIOR TO USAGE.

DRAINAGE TRACTS A, B, D, E AND F AS PLATTED AND SHOWN HEREON ARE HEREBY DEDICATED TO THE THOMAS MANOR HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF CONVEYING AND STORING STORMWATER RUNOFF, AND FOR INSTALLING, OPERATING AND MAINTAINING DRAINAGE PONDS AND DRAINAGE FACILITIES THAT DISPOSE OF AND TREAT STORMWATER RUNOFF. THE RIGHT TO INGRESS/EGRESS IS GRANTED TO SPOKANE COUNTY OVER ALL TRACTS FOR INSPECTION AND EMERGENCY MAINTENANCE OF THE STORMWATER FACILITIES.

BASEMENT CONSTRUCTION IS PROHIBITED WITHIN THIS PLAT WITHOUT SPECIFIC RECOMMENDATIONS FROM A GEOTECHNICAL ENGINEER.

THE OWNERS OF ALL LOTS WITHIN THIS PLAT SHALL BE MEMBERS OF THOMAS MANOR HOMEOWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED SEPTEMBER 20, 2017 BY SECRETARY OF THE STATE OF WASHINGTON UNDER U.B.I. NUMBER 604-174-002 AND SUBJECT TO THE ARTICLES OF INCORPORATION AND BYLAWS THEREOF, SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR THOMAS MANOR HOMEOWNERS ASSOCIATION AS RECORDED UNDER AUDITOR'S FILE NO. 6665072, WHICH BY REFERENCE IS MADE A PART HEREOF.

IF GRADUATED OR MOTTLED SOIL IS ENCOUNTERED DURING BASEMENT EXCAVATION, IT IS SPOKANE COUNTY'S RECOMMENDATION THAT PROTECTIVE MEASURES THAT MEET THE REQUIREMENT OF THE CURRENT BUILDING CODE, WITH RESPECT TO DAMPPROOFING AND WATERPROOFING BE IMPLEMENTED AS A PART OF THE BASEMENT FOUNDATION CONSTRUCTION.

NO DIRECT ACCESS SHALL BE ALLOWED FROM LOTS OR TRACTS TO THOMAS MALLEN ROAD UNTIL SUCH TIME AS AUTHORIZED BY SPOKANE COUNTY ENGINEERS.

SPOKANE COUNTY AND ITS AUTHORIZED AGENTS ARE HEREBY GRANTED THE RIGHT TO INGRESS AND EGRESS TO, OVER AND FROM ALL PUBLIC AND PRIVATE DRAINAGE EASEMENTS AND TRACTS FOR THE PURPOSES OF INSPECTION AND EMERGENCY MAINTENANCE OF DRAINAGE SWALES, PONDS, DITCHES, CULVERTS AND OTHER DRAINAGE FACILITIES, IF NOT PROPERLY MAINTAINED BY THE PROPERTY OWNER OR THE THOMAS MANOR HOMEOWNERS ASSOCIATION. SPOKANE COUNTY DOES NOT ACCEPT THE RESPONSIBILITY TO INSPECT OR MAINTAIN ANY DRAINAGE FACILITIES AND/OR STRUCTURES LOCATED OUTSIDE OF PUBLIC RIGHTS-OF-WAY, EXCEPT IN CASES WHERE SPOKANE COUNTY SPECIFICALLY ASSUMES THAT RESPONSIBILITY IN WRITING. NEITHER DOES SPOKANE COUNTY ACCEPT ANY LIABILITY FOR ANY FAILURE BY THE PROPERTY OWNER(S) TO PROPERLY MAINTAIN SUCH AREAS.

THE PROPERTY OWNERS 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 OWNERS FAIL TO MAINTAIN THE SURFACE PATH OF NATURAL OR MAN-MADE DRAINAGE FLOW, OR DRAINAGE FACILITIES ON PRIVATE PROPERTIES, A NOTICE OF SUCH FAILURE MAY BE GIVEN TO THE PROPERTY OWNER. 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.

SPOKANE COUNTY DOES NOT ACCEPT THE RESPONSIBILITY OF 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.

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 MEET THE MINIMUM REQUIREMENTS AS SET FORTH IN THE CURRENT BUILDING CODE. 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. ALL DRAINAGE FACILITIES FOR THIS PLAT, INCLUDING ANY "208" SWALES, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ACCEPTED PLANS ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE. ANY PROPOSED CHANGES TO THE ACCEPTED ROAD AND DRAINAGE PLANS MUST BE ACCEPTED BY THE SPOKANE COUNTY ENGINEER'S OFFICE PRIOR TO CONSTRUCTION OF SAID CHANGES. THERE MAY EXIST PROPERTIES LOCATED UPHILL AND ADJACENT TO THIS SUBDIVISION WHICH PERIODICALLY DISCHARGE STORMWATER RUNOFF ONTO INDIVIDUAL LOTS WITHIN THIS PLAT. STORMWATER RUNOFF FROM NEARBY UPHILL PROPERTIES SHOULD BE EXPECTED, AND DURING SNOW MELT PERIODS OR WET SEASONS THE LOTS MAY BE SUBJECT TO HIGHER AMOUNTS OF STORMWATER RUNOFF THAT 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.

THE PROPERTY OWNERS WITHIN THIS PLAT SHALL MAINTAIN ALL NATURAL DRAINAGE CHANNELS, DRAINAGE DITCHES, AND WATER QUALITY SWALES ("208" SWALES) SITUATED ON THEIR RESPECTIVE PROPERTIES, AND ANY PORTION OF A "208" SWALE SITUATED IN A PUBLIC RIGHT-OF-WAY ADJACENT TO THEIR RESPECTIVE PROPERTIES, WITH A PERMANENT GROUND COVER AS SPECIFIED IN THE CURRENTLY ACCEPTED PLANS ON FILE AT SPOKANE COUNTY'S ENGINEER'S OFFICE. NO STRUCTURES, INCLUDING FENCES, SHALL BE CONSTRUCTED DIRECTLY OVER OR WITHIN A "208" SWALE WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SPOKANE COUNTY ENGINEER. PROPERTY OWNER(S) MAINTENANCE RESPONSIBILITIES SHALL INCLUDE, BUT IS NOT LIMITED TO MOWING, IRRIGATING, AND KEEPING THE AREA FREE OF DEBRIS.

THE THOMAS MANOR HOMEOWNERS ASSOCIATION OR ITS SUCCESSORS IN INTEREST SHALL MAINTAIN ALL DRAINAGE FACILITIES, LOCATED IN COMMON AREAS, EASEMENTS, AND TRACTS IN CONFORMANCE WITH THE ACCEPTED PLANS AND THE OPERATIONS AND MAINTENANCE MANUAL AS PREPARED BY WHIPPLE CONSULTING ENGINEERS, BOTH OF WHICH ARE ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE. MAINTENANCE OF DRAINAGE FACILITIES INCLUDES, BUT IS NOT LIMITED TO, KEEPING OPEN AND CLEANING STORMWATER PIPES, STRUCTURES, DITCHES, DRAINAGE PONDS, SWALES; REPLACEMENT OF DRAINAGE FACILITIES AS NEEDED; AND MAINTAINING LIVE NATIVE-TYPE GRASSES OR LAWN TURF IN THE POND FACILITIES LOCATED IN COMMON AREAS OR TRACTS WITH OPTIONAL SHRUBBERY AND/OR TREES, WHICH DO NOT OBSTRUCT THE FLOW AND PERCOLATION OF STORM DRAINAGE WATER IN THE DRAINAGE SWALE AS INDICATED BY THE ACCEPTED PLANS. THE THOMAS MANOR HOMEOWNERS ASSOCIATION IS ALSO RESPONSIBLE FOR REMOVING AND DISPOSING OF THE SOILS AND GRASS SOD LOCATED IN DRAINAGE FACILITIES SITUATED WITHIN EASEMENTS ON PRIVATE LOTS AT SUCH TIME SPOKANE COUNTY DEEMS NECESSARY, AND REPLACING THE SOIL AND GRASS SOD. THE THOMAS MANOR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

IF THE THOMAS MANOR HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST, FAIL TO MAINTAIN THE DRAINAGE FACILITIES IN CONFORMANCE WITH THE ACCEPTED DRAINAGE PLANS AND THE OPERATIONS AND MAINTENANCE MANUAL, ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE, A NOTICE OF SUCH FAILURE MAY BE GIVEN TO THE THOMAS MANOR HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST, BY THE COUNTY ENGINEER. 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 THOMAS MANOR HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST.

SHOULD THE THOMAS MANOR HOMEOWNERS ASSOCIATION BE TERMINATED FOR ANY REASON, THE SUCCESSORS IN INTEREST SHALL BE THE INDIVIDUAL LOT OWNERS, OR THEIR SUCCESSORS IN INTEREST, WHO ARE MEMBERS OF THE THOMAS MANOR HOMEOWNERS ASSOCIATION AT THE TIME OF SAID TERMINATION. THE SUCCESSORS IN INTEREST SHALL SHARE EQUALLY IN THE RESPONSIBILITY AND COST OF MAINTAINING SAID DRAINAGE FACILITIES.

THE TRACTS AND COMMON AREAS CANNOT BE SOLD OR TRANSFERRED AND SHALL BE CONSIDERED SUBSERVIENT ESTATES FOR TAX PURPOSES TO THE OTHER LOTS CREATED HEREIN. THE STATUS OF THE AREAS DESIGNATED AS SUBSERVIENT ESTATES FOR TAX PURPOSES CANNOT BE CHANGED WITHOUT FILING A REPLAT.

THE DEVELOPER, PROPERTY OWNERS, AND HOMEOWNERS' ASSOCIATION WAIVE ANY AND ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARISING FROM THE CONSTRUCTION, OWNERSHIP OR MAINTENANCE OF PUBLIC FACILITIES. THIS WAIVER INCLUDES CLAIMS OF ANY NATURE, INCLUDING BUT NOT LIMITED TO PERSON AND REAL PROPERTY DAMAGES AS WELL AS ANY INVERSE CONDEMNATION CLAIMS.

THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND IN PERPETUITY, AND SHALL BE BINDING UPON THE OWNER, THEIR HEIRS, SUCCESSORS AND ASSIGNS, INCLUDING THE OBLIGATION TO PARTICIPATE IN THE MAINTENANCE OF THE DRAINAGE FACILITIES AS PROVIDED HEREIN.

BLOCK A, B, C AND D ARE 1-FOOT STRIPS AS PLATTED AND SHOWN HEREON, IS HEREBY DEDICATED IN FEE TO SPOKANE COUNTY TO BE HELD AS GENERAL PROPERTY UNTIL SUCH TIME AS PUBLIC RIGHT OF WAY IS EXTENDED AND/OR ADJACENT PROPERTY IS PLATTED.

LOTS 1 AND 2 OF BLOCK 1 AND LOT 5 OF BLOCK 3 FRONTAGE SHALL NOT BE PLOWED FOR SNOW REMOVAL DUE TO INADEQUATE AREA FOR PLOWS TO MANUEVER PAST STREET INTERSECTION, NO TEMPORARY CUL-D-SAC PROVIDED WITH THIS PLAT UNTIL STREETS ARE CONTINUED AS FULL WIDTH COUNTY ROADS.

THE LOTS WITHIN THIS PLAT ARE SUBJECT TO A PRELIMINARY GEOTECHNICAL EVALUATION AS PREPARED BY INLAND PACIFIC ENGINEERING COMPANY NOVEMBER 11, 2013 WHICH ADDRESSES ERODIBLE SOILS.

TRACTS C, G, H, I, J, K, L, AND M ARE HEREBY DEDICATED TO THE THOMAS MANOR HOMEOWNERS ASSOCIATION FOR MAINTENANCE AND TAX PURPOSES.

ACKNOWLEDGMENT

IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED HIS/HER NAME TO BE HEREUNTO SUBSCRIBED THIS 14th DAY OF NOVEMBER, 2017.

AHO CONSTRUCTION I INC., A WASHINGTON CORPORATION
BY: [Signature] ITS PRESIDENT

ACKNOWLEDGMENTS
STATE OF WASHINGTON)
CLARK) SS
COUNTY OF SPOKANE)

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT MELVIN AHO 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 PRESIDENT OF AHO CONSTRUCTION I INC., A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH COMPANY, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 14th DAY OF NOVEMBER, 2017.

[Signature]
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE COUNTY CLARK COUNTY
MY COMMISSION EXPIRES 6-1-2019



ACKNOWLEDGMENT

IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED HIS/HER NAME TO BE HEREUNTO SUBSCRIBED THIS 14th DAY OF NOVEMBER, 2017.

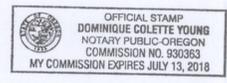
M&T BANK
BY: [Signature] ITS AVP

ACKNOWLEDGMENTS
STATE OF WASHINGTON)
OREGON) SS
COUNTY OF SPOKANE)

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT ASON YOUNG 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 AVP OF M&T BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH COMPANY, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 14th DAY OF NOVEMBER, 2017.

[Signature]
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE COUNTY
MY COMMISSION EXPIRES 7-15-18



ACKNOWLEDGMENT

IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED HIS/HER NAME TO BE HEREUNTO SUBSCRIBED THIS 14th DAY OF NOVEMBER, 2017.

WEST PLAIN HOLDINGS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
BY: [Signature] ITS Manager

ACKNOWLEDGMENTS
STATE OF WASHINGTON)
CLARK) SS
COUNTY OF SPOKANE)

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT BECCA SPENCER 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 Manager OF WEST PLAIN HOLDINGS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH COMPANY, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 14th DAY OF NOVEMBER, 2017.

[Signature]
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE COUNTY CLARK COUNTY
MY COMMISSION EXPIRES 6-1-2019



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. 43610

DATE 11/17/17 COUNTY OF SPOKANE FILE NO. PW-2034-13

F.B. #:	424/1018
DATE:	9/19/17
DRAWN:	JAG
REVIEWED:	JAG

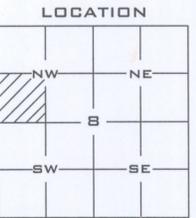
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<input checked="" type="checkbox"/>	SURVEYING
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<input type="checkbox"/>	PLANNING
<input type="checkbox"/>	LANDSCAPE
<input type="checkbox"/>	OTHER



THOMAS MALLEN ROAD
SPOKANE COUNTY, WA

SHEET 1 OF 2
JOB NUMBER 15-1467

[Signature]

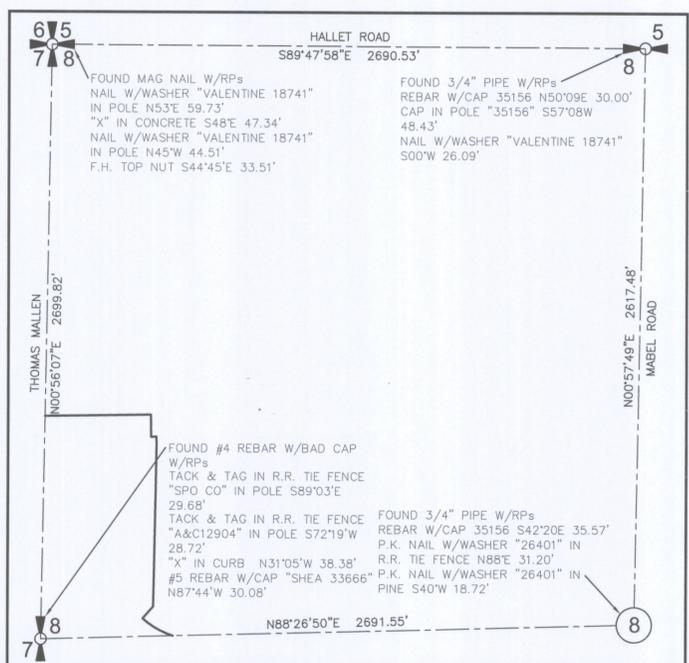
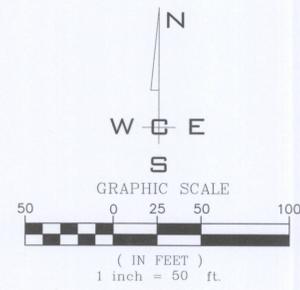


THOMAS MANOR

LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 8, T24N, R42E, W.M.
SPOKANE COUNTY, WASHINGTON

6668530 39/96
SPOKANE COUNTY AUDITOR
FILED FOR RECORD BY Whipple Consulting Eng. THIS 10TH DAY OF
OCTOBER 2011, AT MINUTES PAST 1:53 O'CLOCK P.M.; AND
RECORDED IN BOOK 39 OF PLATS AT PAGE(S) 32-36 RECORDS OF SPOKANE
COUNTY, WASHINGTON.

JCA
SPOKANE COUNTY AUDITOR
Capra



LINE TABLE

LINE	BEARING	DISTANCE
L13	S01°31'44"W	12.72'
L14	S89°17'54"W	65.00'
L15	S00°42'06"E	14.00'
L16	N00°42'06"W	15.14'
L17	N89°56'45"W	15.84'
L18	S00°03'03"W	19.09'
L19	S00°06'41"W	43.92'
L20	N24°50'45"E	14.00'
L21	S35°47'19"W	11.75'
L22	N48°43'39"W	47.35'
L23	N48°23'30"W	48.69'
L24	N13°22'58"E	16.77'
L25	N68°40'29"E	41.02'
L26	N44°04'00"W	22.92'
L27	N64°52'36"W	27.50'
L28	S15°30'17"W	52.41'
L29	N49°51'22"E	17.05'
L30	N11°39'38"W	29.87'
L31	S34°00'51"E	47.60'

RADIAL LINE TABLE

LINE	BEARING	DISTANCE
R1	N08°28'11"W	27.50'
R2	N12°59'58"E	376.00'
R3	S14°33'12"E	231.50'
R4	N88°04'22"W	218.50'
R5	N85°55'48"W	181.50'
R6	S85°08'16"E	218.50'
R8	S81°32'21"E	218.50'
R9	S85°09'22"E	181.50'
R10	N02°41'55"E	350.00'
R11	S37°24'51"W	350.00'
R12	N86°33'12"W	27.50'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA ANGLE
C1	17.50'	28.05'	91°49'45"
C2	17.50'	26.93'	88°10'15"
C3	17.50'	28.05'	91°49'45"
C4	17.50'	26.93'	88°10'15"
C5	200.00'	127.30'	36°28'09"
C6	218.50'	109.31'	28°39'48"
C7	181.50'	76.63'	24°11'23"
C8	27.50'	36.45'	75°57'49"
C9	350.00'	99.60'	16°18'17"
C10	350.00'	358.33'	58°39'36"
C11	27.50'	45.71'	95°14'22"
C12	27.50'	39.31'	81°54'37"
C13	27.50'	42.41'	88°21'54"
C14	27.50'	49.38'	102°53'09"
C15	27.50'	45.24'	94°15'37"
C16	200.00'	19.87'	5°41'35"
C17	17.50'	28.19'	92°17'43"
C18	17.50'	26.79'	87°42'17"
C19	27.50'	36.69'	76°26'56"
C20	27.50'	49.38'	102°53'09"
C21	250.00'	148.33'	33°59'41"
C22	376.00'	188.04'	28°39'15"
C23	376.00'	41.49'	6°19'23"
C24	376.00'	52.52'	8°00'09"

QUARTER SECTION BREAKDOWN
1"=400'

NOTES

- DATE OF SURVEY OCTOBER 29, 2013
 - MATTERS OF RECORD PER STEWART TITLE PLAT GUARANTEE #01271-14176 DATED JULY 24, 2017
 - TRACTS C,G,H,I,J,K,L, & M ARE COMMON AREAS
- LEGEND**
- SET #4 REBAR & PLASTIC CAP OR PLUG WITH 1 1/2" WASHER MARKED "WCE LS 43610"
 - FOUND #5 REBAR UNLESS OTHERWISE NOTED

W.1234 ADDRESS
--X FENCELINE EXISTING
(R) RADIAL

RECORD DOCUMENTS

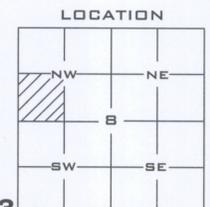
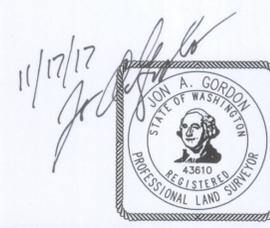
(R1) RECORD OF SURVEY AS RECORDED IN BOOK 21 OF SURVEYS PAGE 100.

EQUIPMENT & PROCEDURES

THIS SURVEY WAS PERFORMED USING A TOPCON "HYPER" RTK GPS SYSTEM AND A 5-SECOND TOPCON GPT 3005LW TOTAL STATION THEODOLITE USING FIELD TRAVERSE PROCEDURES ACHIEVING MINIMUM CLOSURE STANDARDS PER WAC 332-130-090, WAC 332-130-100.

BASIS OF BEARINGS

THE ASSUMED BEARING OF N88°28'50"E LOCATED ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 8, T.24N., R.42E., W.M. WAS USED AS THE BASIS OF BEARING FOR THIS PLAT.



COUNTY OF SPOKANE FILE NO. PW-2034-13

F.B. #: 424/1018
DATE: 11/10/17
DRAWN: JAG
REVIEWED: JAG



THOMAS MALLEN ROAD
SPOKANE COUNTY, WA

SHEET 2 OF 2
JOB NUMBER 15-1467