6589268 BK 39 PG 39

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Timberlane Inc., a Washington corporation, David Demars and Sheryl Demars, husband and wife and David T Demars Trustee for Northwest Financial Advisors 401K Plan, have caused to be platted into Lots, and public roads the land shown hereon as TIMBERLANE TERRACE – FOURTH ADDITION and described as follows:

That portion of the SW 1/4 of Section 25, T. 25 N., R. 44 E.W.M. described as follows:

Begin at the Northeast corner of Timberlane Terrace 3rd Addition, as recorded in Book 38 of Plats, pages 29 and 30 in Spokane County, Washington; the next 3 courses along the Northerly line of said 3rd Addition; thence N65°16'23"W 167.51 feet to a point on a nontangent curve concave to the Northwest with a radius of 531.00 feet and a radial bearing of S65°16'23"E from the center of curve; thence Southwesterly through a central angle of 1°57'40", an arc distance of 18.17 feet; thence N63°18'43"W, radial to said curve, 128.38 feet; thence N19°10'07"E 108.63 feet; thence N04°07'28"E 304.09 feet; thence N11°55'03"E 106.73 feet; S71°43'28"E 130.14 feet to a point on a nontangent curve concave to the Southeast with a radius of 319.00 feet and a radial bearing of N71°43'28"W; thence Northeasterly, through a central angle of 8°23'32", an arc distance of 46.72 feet to the end of curve; thence N26°40'03"E 31.42 feet; thence S63°19'57"E 38.00 feet; thence S69°49'09"E 88.73 feet; thence S62°07'57"E 84.78 feet; thence S51°19'18"E 84.78 feet; thence S41°33'52"E 173.64 feet to the East line of the SW ¼ of said Section 25; thence S00°16'07"W, along said East line, 425.02 feet to the Northeast corner of Timberlane Terrace 2nd Addition, as recorded in Book 37 of Plats, pages 50 and 51 in Spokane County, Washington; the next 4 courses along the Northerly line of said 2nd Addition; thence N89°43'53"W 164.40 feet; thence S87°15'45"W 42.28 feet; thence N66°06'32"W 131.89 feet; thence S27°40'34"W 10.21 feet to the point of beginning.

Situate in the County of Spokane, State of Washington.

Building setbacks shall be determined at the time of building permit issuance.

Owners of all lots withinthis Plat shall be members of the Timberlane Terrace Homeowner's Association which was created under State UBI No. 602656926 on October 5, 2006. All lots within this Plat are subject to the Declaration of Protective Covenants and restrictions recorded February 4, 2014 under Auditors Document No, 6282333.

Public sewers shall be constructed to provide for the connection of each parcel to the County's system of sewerage. The uses on properties within the project shall be required to connect to the sewer and pay applicable charges per the Spokane County Sanitary 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.

The 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, the County Building and Planning 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.

The plattor does hereby dedicate forever the streets shown hereon for public road purposes.

Lots 1 and 2 Block 5 as shown hereon, being one foot strips, are dedicated to Spokane County to be deeded for road purposes forever at such time as adjacent property is platted, or roads are continued as full width county right of ways.

The Border Easements as shown hereon are 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 movement. Any other easements granted or dedicated within this Border Easement area will be subordinate to the rights created by this easement and are subject to Spokane County Engineers permit process prior to usage.

Utility easements as shown on the herin 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, reliablity, maintenance, and safe operation of same. Storm drain dry wells shall not be placed within the easements; however, lateral crossings by storm drain and sewer lines are permitted. Serving Utility companies are also granted the right to install utlities across private roads, border easements and common areas. 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. Except utility easements wont encroach on any border easements as shown hereon.

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 Timberlane Terrace 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 owners.

The drainage easements, lots and tracts are subject to the separate (Conklin) Temporary Drainage Easement as recorded Feb. 9, 2017 under Auditor's Document No. 6577861 that by reference is made a part hereof.

The drainage easements, lots and tracts are subject to the separate (Seabiscuit) Temporary Drainage Easement as recorded Feb. 9, 2017 under Auditor's Document No. 6577861 that by reference is made a part hereof.

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 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.

If groundwater or mottled soil is encountered during basement excavation, it is Spokane County's recommendation that protective measures that meet the requirements of the current building code, with respect to dampproofing and waterproofing, be implemented as a part of the basement foundation construction.

Basements are prohibited on this plat without a lot specific geotechnical report with basement design recommendations accompanying the residential building permit.

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 Timberlane Terrace 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 Simpson Engineers, Inc. both of which are on file at the Spokane County's 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 dryland 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 approved plans; The Timberlane Terrace 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 Timberlane Terrace Homeowners Association shall be responsible for payment of all claims and other liabilities, which may become due for said maintenance responsibilities.

If the Timberlane Terrace 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 Timberlane Terrace 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 Timberlane Terrace Homeowners Association, or their successors in interest.

Should the Timberlane Terrace 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 Timberlane Terrace 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.

Vera Water and Power, a Washington Irrigation District ("Vera"), has installed or will install street lights in the approximate locations designated by landowner/developer in an approved sketch or drawing on file at Vera's office. In addition to Vera's charges for electricity and water provided to individual lots/properties, landowners, their successors, heirs and assigns, agree to pay charges to Vera as regularly billed for the benefit of the street lights. Vera will establish, and periodically adjust, the payment amount to reflect its amortized costs for installation (except for upgrades in street lights/fixtures selected by landowner/developer paid in advance of installation), ordinary maintenance, replacement and repair, and electric energy usage. The charges will be apportioned and charged to each lot/property in the area of the street lights. Payment obligation shall commence with the first regular billing after the street lights are installed. Payments are subject to Vera's effective rates and procedures on electric and water charges and rules and regulations, as now or hereafter adopted or amended by its Board of Directors. If payments are not made when due, Vera can collect the unpaid amount in any manner provide by law for charges and/or assessments, including, but not limited to collection rights under R.C.W. Chapter 87.06 or R.C.W. 87.03.445, as amended. The unpaid amount will constitute a lien upon the land to which the payment was charged. Vera's lien shall run with the land, binding landowners and anyone claiming an interest in the land, their successors, heirs and assigns, and is superior to all liens except for real estate taxes.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 14 day of March ,2017

TIMBERLANE INC.

ACKNOWLEDGMENT

STATE OF WASHINGTON) SS
COUNTY OF SPOKANE)

On this 14TH day of March, 2017 before me personally appeared Jesse Fox, known to be President of Timberlane Inc. as the individual who executed the within and foregoing instrument and acknowledged the same to be his 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

Notary Public
State of Washington
AARON C. SIMPSON
MY COMMISSION EXPIRES
AUGUST 08, 2017

Notary Public in and for the State of Washington
Residing at Spokane, Washington

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 14th day of March ,2017

DAVID DEMARS

SHERYL DEMARS

ACKNOWLEDGMENT

STATE OF WASHINGTON) SS
COUNTY OF SPOKANE)

On this 14 day of March, 2017 before me personally appeared David Demars and Sheryl Demars, husband and wife, known as the individuals 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 6/29/18

LINDA J. BEITEY
COMMISSION EXPIRES
NOTARY PUBLIC
6-29-18
STATE OF WASHINGTON

Notary Public in and for the State of Washington
Residing at Spokane, Washington

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 14th day of March ,2017

DAVID T DEMARS

ACKNOWLEDGMENT

STATE OF WASHINGTON) SS
COUNTY OF SPOKANE)

On this 14 day of March, 2017 before me personally appeared David T Demars Trustee for Northwest Financial Advisors 401K Plan, known as the individual who executed the within and foregoing instrument and acknowledged the same to be his 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 6/29/2018

LINDA J. BEITEY
COMMISSION EXPIRES
NOTARY PUBLIC
6-29-18
STATE OF WASHINGTON

Notary Public in and for the State of Washington
Residing at Spokane, Washington

Plat # 4279

AUDITOR'S CERTIFICATE

Filed for record this 29th day of MARCH 2017.
at 3:33 P.M. in Book 39 of Plats on Page 39-40
at the request of SIMPSON ENGINEERS.

Vicky Dalton By [signature] (Deputy)
Spokane County Auditor

COUNTY OFFICIALS

SPOKANE COUNTY PUBLIC WORKS DEPARTMENT
Examined and approved this 16th day of March, 2017

Spokane County Engineer

SPOKANE COUNTY DIVISION OF UTILITIES
Examined and approved this 20TH day of MARCH, 2017

Spokane County Utilities

SPOKANE COUNTY ASSESSOR
Examined and approved this 28TH day of MARCH, 2017
Vicki Horton by [signature]
Spokane County Assessor

SPOKANE REGIONAL HEALTH DISTRICT
Examined and approved this 29th day of March, 2017

Spokane Regional Health Officer

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING
Examined and approved this 28th day of March, 2017
Tammy Jones
Spokane County Department of Building and Planning

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 29th day of March, 2017
Rob Chase by Andrea Wood-Robis
Spokane County Treasurer

SPOKANE COUNTY COMMISSIONERS
This Plat was approved and accepted by the County Commissioners of Spokane County, Washington on this 28 day of March, 2017

Commissioners Chairperson

OFFICIAL SEAL
TREASURER 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.

Charles E. Simpson P.E. & P.L.S. #9967
Professional Engineer and Land Surveyor

CHARLES E. SIMPSON
STATE OF WASHINGTON
9967
REGISTERED
PROFESSIONAL LAND SURVEYOR

TIMBERLANE TERRACE FOURTH ADDITION

PE-1950-05
A PLAT IN A PORTION OF
THE SW 1/4 OF SECTION 25, T.25 N., R.44 E.W.M.
SPOKANE COUNTY, WASHINGTON
SHEET 1 OF 2

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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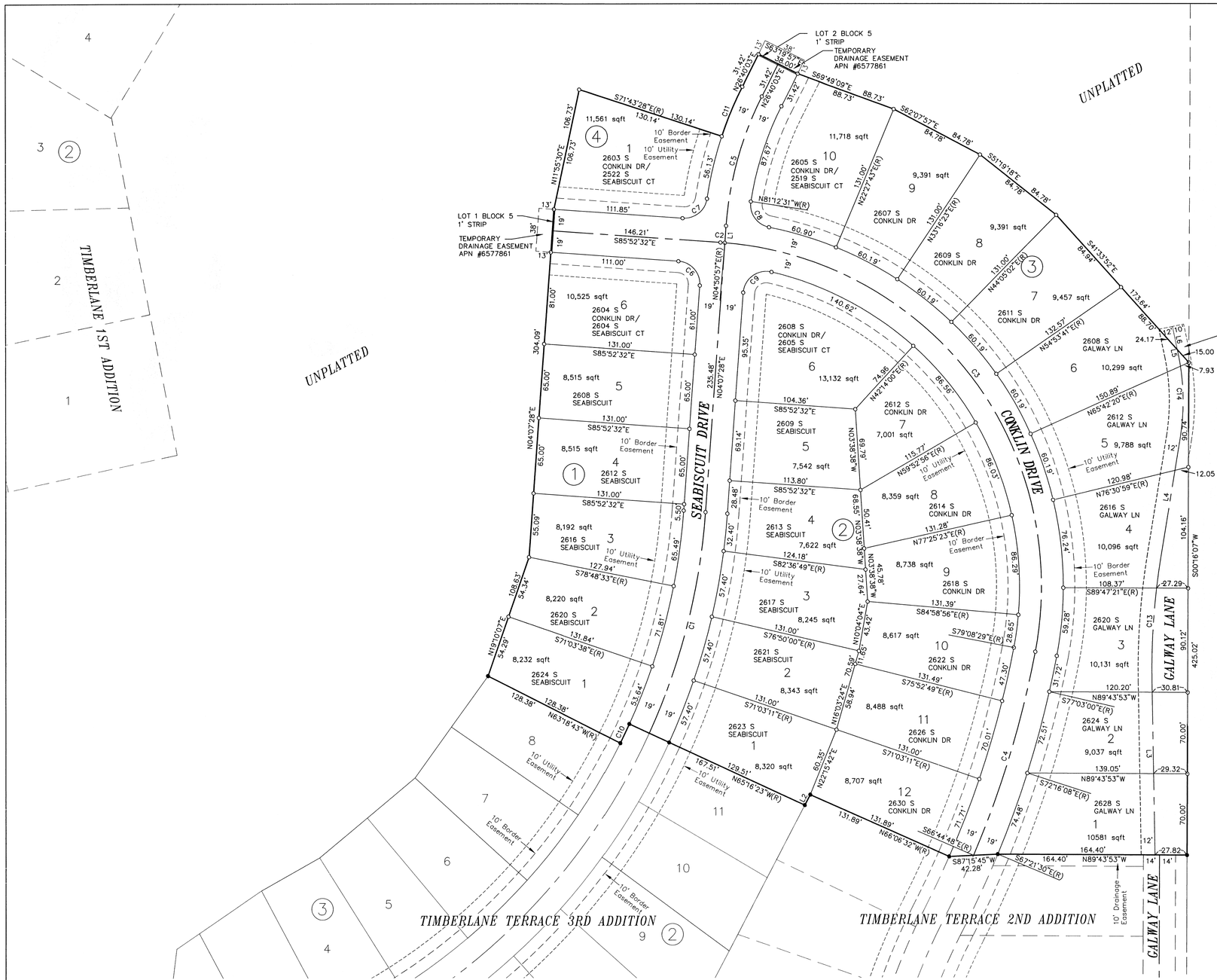
6589268 BK 39 PG 40



AUDITOR'S CERTIFICATE

Filed for record this 29th day of MARCH 2017, at 3:32 P.M. in Book 39 of Plats on Page 39-40 at the request of Simpson Engineers.

Vicky Dalton By [signature] (Deputy)
Spokane County Auditor

LEGEND

- o = Set 1/2" rebar cap No. 9967
- ● = Found 1/2" rebar cap No. 9967 or as noted
- (R) = Radial Bearing
- = Subdivision Boundary
- = Border Easement
- = Utility Easement
- = Centerline Street
- = 30% Slope or Greater

NORTH

GRAPHIC SCALE (IN FEET)
0 25 50 100
1" = 50'

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.96	N04°07'28"E
L2	10.21	N27°40'34"E
L3	149.33	N00°57'28"W
L4	103.41	N09°21'22"E
L5	3.86	N11°48'02"W
L6	20.98	N11°48'02"W

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	20°36'09"	550.00	197.77	99.97	196.71
C2	0°43'29"	300.00	3.79	1.90	3.79
C3	96°00'34"	300.00	502.70	333.24	445.92
C4	12°23'40"	850.00	183.88	92.30	183.52
C5	22°32'35"	300.00	118.04	59.79	117.28
C6	90°00'00"	20.00	31.42	20.00	28.28
C7	85°55'49"	20.00	30.00	18.63	27.26
C8	87°16'02"	20.00	30.46	19.07	27.60
C9	99°26'13"	20.00	34.71	23.60	30.52
C10	1°57'40"	531.00	18.17	9.09	18.17
C11	8°23'32"	319.00	46.72	23.40	46.68
C12	32°51'07"	100.00	57.34	29.48	56.56
C13	10°18'50"	600.00	108.01	54.15	107.86
C14	21°09'24"	200.00	73.85	37.35	73.43

BASIS OF BEARING

The Bearing of N65°16'23"W, along the North line of Lot 11 Block 2, TIMBERLANE TERRACE – THIRD ADDITION was used as the Basis of Bearing for this Subdivision.

EQUIPMENT & PROCEDURE

This survey was performed using a Nikon DTM-520 Total Station and Javad RTK Global Positioning System. The Field Traverse methods used are in conformance with WAC 332-130-090 and RCW 58.09.

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.

Charles E. Simpson P.E. & P.L.S. #9967
Professional Engineer and Land Surveyor

CHARLES E. SIMPSON STATE OF WASHINGTON 9967 REGISTERED PROFESSIONAL LAND SURVEYOR

TIMBERLANE TERRACE FOURTH ADDITION

PE-1950-05
A PLAT IN A PORTION OF
THE SW 1/4 OF SECTION 25, T.25 N., R.44 E.W.M.
SPOKANE COUNTY, WASHINGTON
SHEET 2 OF 2

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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