

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT PCI PROPERTIES LLC., A WASHINGTON LIMITED LIABILITY COMPANY, AND WASHINGTON TRUST BANK, HAVE CAUSED TO BE PLATTED INTO TRACTS THE LAND SHOWN HEREON, TO BE KNOWN AS TRICKLE CREEK 1ST ADDITION, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M. AND A PORTION OF GOVERNMENT LOT 2 AND LOT 7 IN SECTION 2, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 5 OF THE FINAL PLAT OF TRICKLE CREEK RECORDED IN BOOK 30 OF PLATS, PAGES 58 AND 59; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID FINAL PLAT OF TRICKLE CREEK THE FOLLOWING 10 COURSES:

- 1.) S53°57'22"E, A DISTANCE OF 127.85 FEET; 2.) S57°20'05"E, A DISTANCE OF 32.00 FEET; 3.) N32°39'55"E, A DISTANCE OF 60.88 FEET; 4.) S57°46'34"E, A DISTANCE OF 113.98 FEET; 5.) S88°55'38"E, A DISTANCE OF 41.39 FEET; 6.) S48°03'32"E, A DISTANCE OF 70.23 FEET; 7.) S28°11'33"E, A DISTANCE OF 15.51 FEET TO THE SOUTH LINE OF SAID SECTION 35; 8.) CONTINUING S28°11'33"E A DISTANCE OF 34.98 FEET; 9.) S01°55'50"W, A DISTANCE OF 270.58 FEET TO THE NORTH LINE OF SAID GOVERNMENT LOT 7; 10.) S87°45'02"E, ALONG SAID NORTH LINE A DISTANCE OF 50.24 FEET TO THE NORTHWEST CORNER OF PARCEL B AS SHOWN ON THE RECORD OF SURVEY, RECORDED IN BOOK 86, PAGE 61; THENCE S00°58'50"W ALONG THE WEST LINE OF SAID PARCEL B, A DISTANCE OF 151.04 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL B; THENCE S87°45'02"E, ALONG THE SOUTH LINE OF SAID PARCEL B A DISTANCE OF 291.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL B; SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF GLENROSE ROAD; SAID POINT ALSO BEING ON A NON-TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 798.51 FEET, (FROM WHICH POINT A RADIAL LINE BEARS N88°15'46"W); THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 121°25' AN ARC DISTANCE OF 169.14 FEET TO THE SOUTHEAST CORNER OF PARCEL A OF SAID RECORD OF SURVEY; THENCE N87°45'02"W ALONG THE SOUTH LINE OF SAID PARCEL A, A DISTANCE OF 1106.35 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE N01°09'01"E ALONG THE WEST LINE OF SAID PARCEL A, A DISTANCE OF 318.06 FEET TO THE SOUTHWEST CORNER OF PARCEL C OF SAID RECORD OF SURVEY; THENCE N01°09'01"E ALONG THE WEST LINE OF SAID PARCEL C A DISTANCE OF 14.29 FEET; THENCE N49°05'57"E A DISTANCE OF 137.37 FEET; THENCE N19°04'46"E, A DISTANCE OF 94.21 FEET; THENCE N28°37'16"E, A DISTANCE OF 90.28 FEET; THENCE N74°20'03"E, A DISTANCE OF 99.05 FEET; THENCE N57°50'49"E, A DISTANCE OF 91.83 FEET; THENCE N37°00'44"E, A DISTANCE OF 102.26 FEET TO THE POINT OF BEGINNING.

SITUATED IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON. CONTAINING 12.77 ACRES MORE OR LESS. THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION SHALL BE MEMBERS OF TRICKLE CREEK HOMEOWNERS ASSOCIATION, A HOMEOWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED NOVEMBER 02, 2004 BY THE SECRETARY OF STATE OF THE STATE OF WASHINGTON UNDER U.B.I. NUMBER 602-442-696 AND SUBJECT TO THE ARTICLES OF INCORPORATION AND BYLAWS THEREOF.

TRACTS A THROUGH C AND THE PRIVATE ROADS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TRICKLE CREEK HOMEOWNERS ASSOCIATION; NO STRUCTURES INCLUDING FENCES SHALL BE CONSTRUCTED THEREON WITHOUT THE EXPRESSED WRITTEN APPROVAL BY SPOKANE COUNTY. THE TRICKLE CREEK HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF CLAIMS AND OTHER LIABILITIES WHICH MAY BECOME DUE FOR SAID TRACTS TRACTS A THROUGH C AND THE PRIVATE ROADS AS SHOWN HEREON MAY NOT BE SOLD OR TRANSFERRED, AND SHALL BE CONSIDERED SUBSERVIENT ESTATES TO ALL LOTS WITHIN THIS PLAT FOR THE PURPOSE OF REAL ESTATE TAXES. SHOULD THE TRICKLE CREEK HOMEOWNERS ASSOCIATION BE TERMINATED FOR ANY REASON, THE SUCCESSORS IN INTEREST FOR TRACTS A THROUGH C AND THE PRIVATE ROADS AS SHOWN HEREON SHALL BE THE INDIVIDUAL LOT OWNERS OF LOTS WITHIN THIS PLAT, OR THEIR SUCCESSORS IN INTEREST, WHO ARE MEMBERS OF THE TRICKLE CREEK HOMEOWNERS ASSOCIATION AT THE TIME OF SAID TERMINATION. THE STATUS OF THE AREAS DESIGNATED AS SUBSERVIENT ESTATES FOR TAX PURPOSES CANNOT BE CHANGED WITHOUT FILING A REPLAT.

WARNINGS: 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 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. THIS REQUIREMENT IS AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, SUCCESSORS OR ASSIGNS, INCLUDING THE OBLIGATION TO PARTICIPATE IN THE MAINTENANCE OF THE PRIVATE ROAD AS PROVIDED HEREIN.

SETBACKS ARE SPECIFICALLY DRAFTED ON THIS FINAL PLAT. THE SETBACKS INDICATED ON THIS PLAT MAY BE VARIED FROM IF PROPER ZONING APPROVALS ARE OBTAINED.

THE PRIVATE ROADS AND COMMON AREAS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE TRICKLE CREEK HOMEOWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED NOVEMBER 02, 2004 UNDER STATE DOCUMENT NO. 602-442-696

THE PRIVATE ROADS AS SHOWN HEREON ARE AN EASEMENT WHICH PROVIDES A MEANS OF INGRESS AND EGRESS FOR THOSE LOTS WITHIN THE SUBDIVISION HAVING FRONTAGE THEREON. THE COUNTY OF SPOKANE IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS TO ALL PRIVATE ROADS, COMMON AREAS AND/OR DRAINAGE EASEMENTS.

THE PRIVATE ROADS AND DRAINAGE EASEMENTS ARE SUBJECT TO THE SEPARATE DECLARATION OF COVENANT AS RECORDED JANUARY 30, 2006 UNDER AUDITOR'S FILE NO. 5336944 WHICH BY REFERENCE ARE MADE A PART HEREOF.

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, STORAGE 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 BY 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.

THE SIDEWALK EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED TO THE TRICKLE CREEK HOMEOWNERS ASSOCIATION. USE OF PRIVATE WELLS AND WATER SYSTEM 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 PLANNING DIVISION 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.

PUBLIC SEWER SHALL BE CONSTRUCTED TO PROVIDE FOR THE CONNECTION OF EACH PARCEL TO THE CITY OF SPOKANE'S SYSTEM OF SEWERAGE. THE USES ON PROPERTIES WITHIN THE FINAL PLAT SHALL BE REQUIRED TO CONNECT TO THE SEWER AND PAY APPLICABLE CHARGES PER THE CITY OF SPOKANE SANITARY SEWER ORDINANCE. SEWER CONNECTION PERMITS SHALL BE REQUIRED.

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

DRY UTILITY EASEMENTS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED FOR THE USE OF THE SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF THEIR RESPECTIVE DRY FACILITIES, TOGETHER WITH THE RIGHT TO PROHIBIT CHANGES IN GRADE THAT WILL REDUCE THE EXISTING COVERAGE OVER INSTALLED UNDERGROUND FACILITIES AND THE RIGHT TO TRIM AND/OR REMOVE TREES, BUSHES, LANDSCAPING AND TO PROHIBIT STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE, AND SAFE OPERATION OF SAME. SAID PROVISION DOES NOT PROHIBIT LATERAL CROSSING OF DRY FACILITIES WITH RESIDENTIAL WATER SERVICE LINES, BUT SHALL PROHIBIT INSTALLATION OF WATER METER BOXES IN SAID EASEMENT STRIP.

NO DIRECT ACCESS SHALL BE ALLOWED FROM LOTS OR TRACTS TO GLENROSE ROAD UNTIL SUCH TIME AS AUTHORIZED BY THE SPOKANE COUNTY ENGINEER.

THE LOTS COMMON AREAS, AND TRACTS WITHIN THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TRICKLE CREEK HOMEOWNER'S ASSOCIATION REGISTERED UNDER UBI NO. 602-442-696, WHICH BY REFERENCE IS MADE A PART HEREOF. AS RECORDED UNDER AUDITOR'S FILE NO. 5355463.

DRAINAGE EASEMENTS, AS PLATTED AND SHOWN HEREON, WHICH ARE FOR THE PURPOSE OF CONVEYING AND STORING STORMWATER RUNOFF, AND FOR INSTALLING, OPERATING AND MAINTAINING DRAINAGE PONDS AND DRAINAGE FACILITIES WHICH DISPOSE OF AND TREAT STORMWATER RUNOFF, ARE HEREBY GRANTED TO SPOKANE COUNTY AND TRICKLE CREEK HOMEOWNERS ASSOCIATION.

ALL DRAINAGE TRACTS ARE HEREBY DEDICATED TO THE TRICKLE CREEK 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.

THE DRAINAGE EASEMENTS, LOTS, COMMON AREAS AND TRACTS ARE SUBJECT TO THE SEPARATE DRAINAGE DECLARATION OF COVENANT AS RECORDED JUNE 6, 2006 UNDER AUDITOR'S DOCUMENT NO. 5388868 THAT BY REFERENCE IS MADE A PART HEREOF.

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 7th DAY OF August, 2006

PCI PROPERTIES, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY. BY: George J. Paras, Manager

ACKNOWLEDGMENTS. STATE OF WASHINGTON ) SS COUNTY OF SPOKANE )

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT George Paras 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 PCI PROPERTIES L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 7th DAY OF August, 2006. Jeff A. Hooper, Notary Public

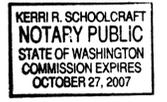
IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 9th DAY OF August, 2006

WASHINGTON TRUST BANK, A WASHINGTON CORPORATION. BY: Connie Bischoff, Regional Senior Vice President

STATE OF WASHINGTON ) SS COUNTY OF )

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT Connie Bischoff IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE C.N.P. OF WASHINGTON TRUST BANK, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 9th DAY OF August, 2006. Kerri R. Schoolcraft, Notary Public



SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 18th DAY OF October, 2006 AT 4:06 P.M., IN BOOK 33 OF Plats AT PAGE 13-14 AT THE REQUEST OF

Muler Olsen, Spokane County Auditor by Deputy

Plat # 3859

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.



Michael E. Moore, PLS, Certificate Number 35157

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 14th DAY OF August, 2006

Spokane County Division of Utilities

SPOKANE COUNTY ENGINEER

EXAMINED AND APPROVED THIS 12th DAY OF October, 2006

Spokane County Engineer

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

EXAMINED AND APPROVED THIS 17th DAY OF October, 2006

Spokane County Department of Building and Planning

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 18th DAY OF October, 2006

Spokane Regional Health District

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 18th DAY OF October, 2006

Spokane County Assessor Deputy

THE BOARD OF COUNTY COMMISSIONERS OF SPOKANE, WASHINGTON

THIS PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON, ON THIS 17th DAY OF October, 2006

Paul Muelle, Chairman, Spokane County Commissioners

SPOKANE COUNTY TREASURER

I DO HEREBY CERTIFY THAT ALL TAXES WHICH HAVE BEEN LEVIED AND BECOME CHARGEABLE AGAINST THE LAND SHOWN WITHIN THIS MAP HAVE BEEN FULLY PAID THIS 18th DAY OF OCTOBER, 2006

Spokane County Treasurer by Deputy



FINAL PLAT OF TRICKLE CREEK 1ST ADDITION PS-1906-02 LOCATED IN THE SE 1/4 OF SEC 35, T25N, R43E, W.M., & A PORTION OF GOV. LOT 2 AND LOT 7 IN SEC 2, T24N, R43E W.M. SPOKANE COUNTY, WASHINGTON

J:\2005\3050295 Trickle Creek 1st Addition\dwg\PLAT.dwg 6/19/2006 10:42:37 AM PST



CLC ASSOCIATES 12730 E. MIRABEAU PKWY. SUITE 100 SPOKANE VALLEY WASHINGTON 99216 P 509 458 6840 F 509 458 6844 CLC@RRD.COM ARCHITECTURE ENGINEERING PLANNING LANDSCAPE ARCHITECTURE LAND SURVEYING

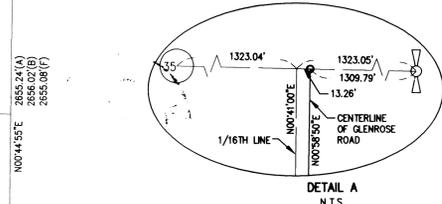
SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 18th DAY OF October 20 2004  
 AT 4:06 P.M. IN BOOK 33 OF PLATS AT PAGE 17-14  
 AT THE REQUEST OF

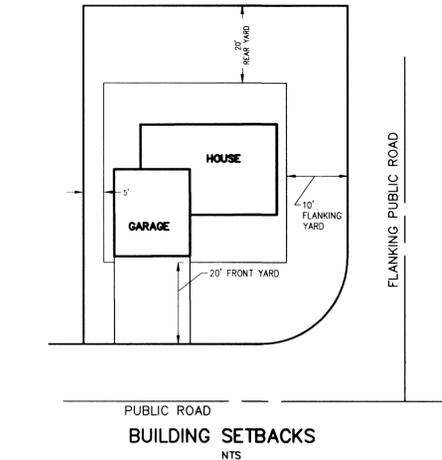
Melvin Ann  
 SPOKANE COUNTY AUDITOR BY DEPUTY

Plat # 3859

EAST ONE-QUARTER CORNER OF SECTION 35  
 FOUND 5/8" REBAR 0.4' DOWN (A)  
 RP'S  
 -FOUND POWER POLE WITH PK AND TAG, N10E 72.47'  
 -SET PK 0.03' BELOW ASPHALT WITH TAG MARKED "CLC 29286", N49W 28.40'  
 -SET PK 0.03' BELOW ASPHALT WITH TAG MARKED "CLC 29286", S73E 22.22'



SOUTHEAST CORNER OF SECTION 35  
 FOUND 4"x6" STONE WITH "X" (A)  
 RP'S  
 -FOUND BLAZE IN FACE OF A 26" PINE WITH PK AND TAG MARKED "CLC 29286", N44W 51.68'  
 -FOUND BLAZE IN FACE OF A 11" PINE WITH PK AND TAG MARKED "LS 13315", N80W 24.76'  
 -FOUND BLAZE IN FACE OF A 9" PINE WITH PK AND TAG MARKED "LS 13315", S04W 34.11'



**SURVEYOR'S NOTES:**  
 1.) THE TOTAL AREA OF THIS SUBDIVISION IS 12.77 ACRES.  
 2.) THE TOTAL AREA OF THE PRIVATE ROADS ARE 1.94 ACRES.

**BASIS OF BEARINGS**  
 THE BEARING OF S01°55'50"W ON THE WEST LINE OF BLOCK 4, AS SHOWN ON THE FINAL PLAT OF TRICKLE CREEK RECORDED IN BOOK 30 OF PLATS, PAGES 58 & 59, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

**ACCURACY STATEMENT:**  
 THIS SURVEY WAS PERFORMED USING A TRIMBLE 5603 DR200 +3 SECOND TOTAL STATION. FIELD TRAVERSE METHODS USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".

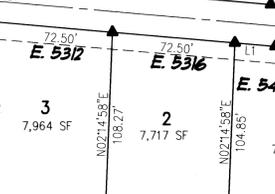
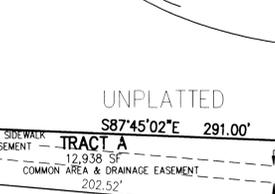
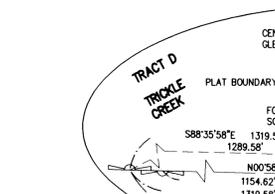
**FINAL PLAT  
 OF  
 TRICKLE CREEK 1ST ADDITION  
 PS-1906-02  
 LOCATED IN THE  
 SE 1/4 OF SEC 35, T25N, R43E, W.M., &  
 A PORTION OF GOV. LOT 2 AND LOT 7  
 IN SEC 2, T24N, R43E W.M.  
 SPOKANE COUNTY, WASHINGTON**



CENTER ONE-QUARTER OF SECTION 35  
 FOUND 3/4" IRON PIPE (A)  
 RP'S  
 -FOUND POWER POLE WITH TACK AND TAG MARKED "AAC INC #12904", S87W 9.98'  
 -SET PK AND TAG MARKED "29286" IN POWER POLE, NOTE E 81.86'  
 -SOUTHEAST CORNER OF WELL HOUSE, N10E 72.47'  
 -SOUTHWEST CORNER OF HOUSE, N39E 90.92'  
 -SET PK 0.03' BELOW ASPHALT, N70E 29.53' WITH TAG MARKED "CLC 29286"

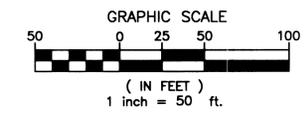
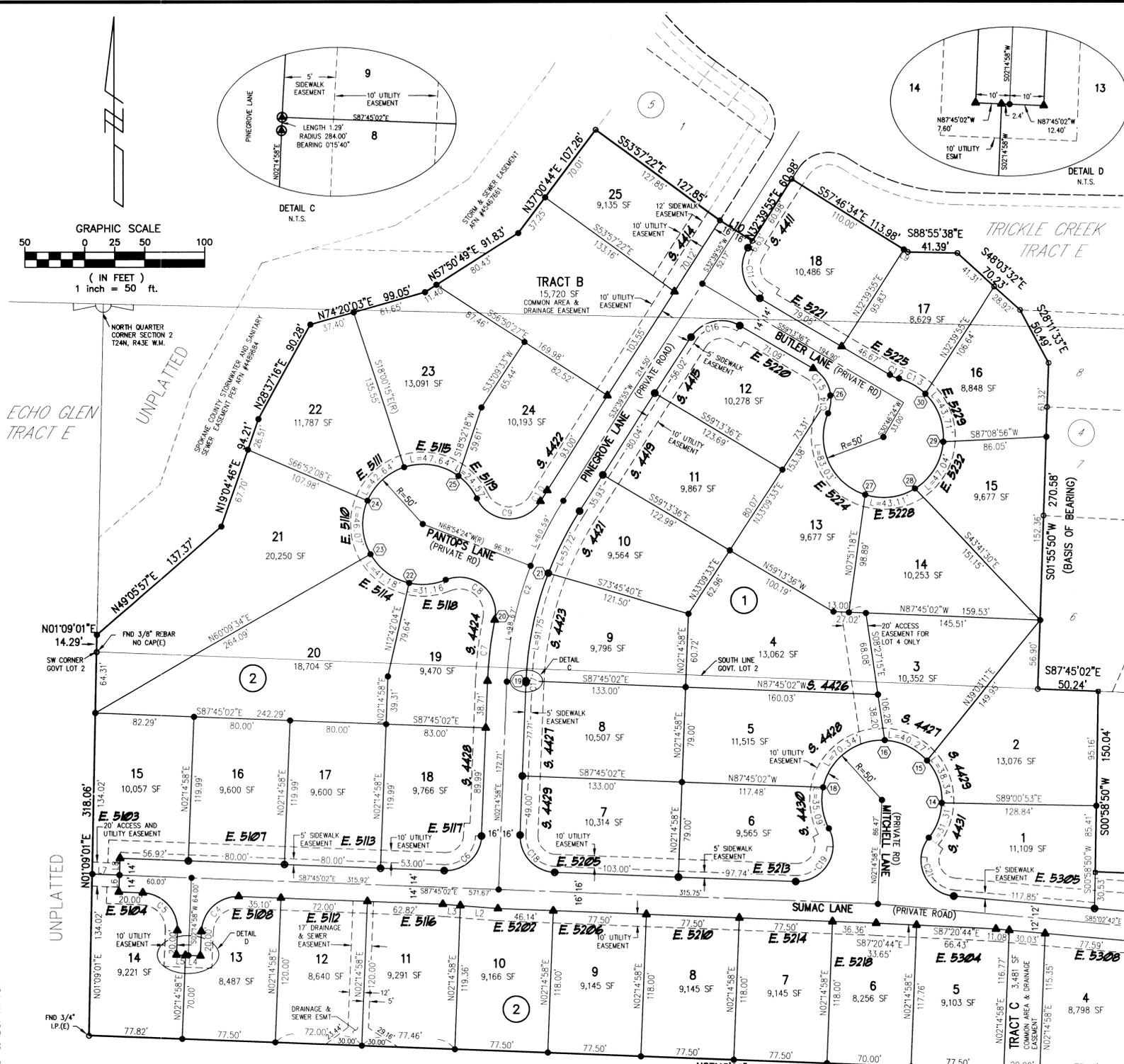
SOUTH ONE-QUARTER CORNER OF SECTION 35  
 FOUND 10"x6" STONE WITH "X" ON THE NORTH SIDE OF STONE NEXT TO 1" REBAR BENT SLIGHTLY TO NORTH. ROCK IS 1.20' BELOW SURFACE. (A)  
 RP'S  
 -FOUND RAILROAD THE FENCE POST WITH TACK AND TAG MARKED "A&C 13315", N33W 6.98'  
 -FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "LS 7817", S88E 32.54'  
 -SET PK IN CRACK IN CONCRETE GUTTER, S48W 39.11'

FOUND STONE MONUMENT WITH "X" 0.28' SOUTH OF SECTION LINE. FOUND 1/2" REBAR WITH CAP MARKED "18091" 0.10' SOUTH OF SECTION LINE (E)  
 FOUND 3/4" I.P.(E)



FOUND 3/4" I.P.(E)

**REFERENCES**  
 (A) FINAL PLAT OF TRICKLE CREEK BOOK 30, PAGES 58 & 59  
 (B) UNRECORDED GPS SURVEY OF SPOKANE VALLEY DATED 10-07-1999  
 (C) RECORD OF SURVEY BOOK 1, PAGE 25  
 (D) RECORD OF SURVEY BOOK 50, PAGE 96  
 (E) RECORD OF SURVEY BOOK 86, PAGE 61  
 (F) RECORD OF SURVEY BOOK 95, PAGE 47 THROUGH 51



**UNPLATTED**  
 NORTH QUARTER CORNER SECTION 2  
 T24N, R43E W.M.  
 SPOKANE COUNTY SPOKANE VALLEY AND BANNING  
 SEWER EASEMENT PER A&C #485884

**LINE TABLE**

LINE	LENGTH	BEARING
L1	23.23'	S85°02'42"E
L2	31.39'	N85°15'40"W
L3	14.65'	N85°15'40"W
L4	12.40'	N87°45'02"W
L5	7.60'	N87°45'02"W
L6	14.00'	N02°14'58"E
L7	22.80'	N87°45'02"W
L8	14.00'	N02°14'58"E
L9	3.98'	S57°46'34"E
L10	32.00'	S57°20'05"E
L11	15.61'	S87°45'02"E

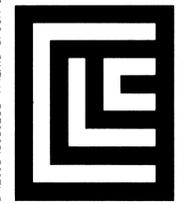
**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	788.51'	169.14'	84.90'	168.82'	121°17'25"
C2	300.00'	159.26'	81.55'	157.39'	302°34'57"
C3	30.00'	21.22'	11.07'	20.78'	40°31'24"
C4	30.00'	47.12'	30.00'	42.43'	90°00'00"
C5	30.00'	47.12'	30.00'	42.43'	90°00'00"
C6	30.00'	47.12'	30.00'	42.43'	90°00'00"
C7	316.00'	50.81'	25.46'	50.76'	91°24'48"
C8	30.00'	64.94'	56.45'	52.98'	124°01'15"
C9	30.00'	64.94'	56.45'	52.98'	124°01'15"
C10	316.00'	10.71'	5.35'	10.71'	1°56'28"
C11	30.00'	48.11'	31.01'	43.12'	91°53'31"
C12	30.00'	8.24'	4.15'	8.22'	154°44'26"
C13	50.00'	25.57'	13.07'	25.30'	29°18'19"
C14	30.00'	15.47'	7.91'	15.30'	29°33'09"
C15	30.00'	27.51'	14.81'	26.56'	52°32'39"
C16	30.00'	46.13'	29.03'	41.72'	88°06'29"
C17	284.00'	1.29'	0.65'	1.29'	0°15'40"
C18	30.00'	47.12'	30.00'	42.43'	90°00'00"
C19	30.00'	63.03'	52.37'	52.08'	120°23'09"
C20	30.00'	64.76'	56.05'	52.90'	123°41'03"
C21	30.00'	25.91'	13.82'	25.11'	49°28'35"
C22	30.00'	47.12'	30.00'	42.43'	90°00'00"
C23	30.00'	47.12'	30.00'	42.43'	90°00'00"
C24	818.51'	180.13'	90.43'	179.77'	12°36'34"

**RADIAL BEARINGS**

LINE	BEARING
1	N87°45'02"W
2	N87°45'02"E
3	N87°45'02"W
4	N87°45'02"E
5	N87°45'02"W
6	N87°45'02"E
7	N87°45'02"W
8	N87°45'02"E
9	N87°45'02"W
10	N87°45'02"E
11	N87°45'02"W
12	N87°45'02"E
13	N87°45'02"W
14	N87°45'02"E
15	N87°45'02"W
16	N87°45'02"E
17	N87°45'02"W
18	N87°45'02"E
19	N87°45'02"W
20	N87°45'02"E
21	N87°45'02"W
22	N87°45'02"E
23	N87°45'02"W
24	N87°45'02"E
25	N87°45'02"W
26	N87°45'02"E
27	N87°45'02"W
28	N87°45'02"E
29	N87°45'02"W
30	N87°45'02"E

**LEGEND**  
 ○ FOUND MONUMENT PER (A) UNLESS OTHERWISE NOTED  
 ● SET 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "MEM 35157", OR LEAD PLUG WITH WASHER MARKED "MEM 35157" AT ACTUAL CORNER.  
 ▲ LOT CORNER ON PRIVATE ROAD RIGHT OF WAY LINES WERE IMPRACTICAL TO SET DUE TO IMPROVEMENTS AND HAVE BEEN REFERENCED BY A 1/2" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "MEM 35157" OFFSET 0.50 FEET FROM THE ACTUAL FRONT LOT CORNER AS MEASURED ON THE SIDE LINE. WHERE THE FRONT LOT CORNER WAS NOT AT THE INTERSECTION OF A SIDE LOT LINE, THE REFERENCE MONUMENT WAS SET 0.50 FEET FROM THE FRONT LOT CORNER AS MEASURED PERPENDICULAR TO THE FRONT LINE OR RADIAL TO THE CURVE.  
 ● LOT CORNER ON PRIVATE ROAD RIGHT OF WAY LINES WERE IMPRACTICAL TO SET DUE TO IMPROVEMENTS AND HAVE BEEN REFERENCED BY A 1/2" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "MEM 35157" OFFSET 5.50 FEET FROM THE ACTUAL FRONT LOT CORNER AS MEASURED ON THE SIDE LINE. WHERE THE FRONT LOT CORNER WAS NOT AT THE INTERSECTION OF A SIDE LOT LINE, THE REFERENCE MONUMENT WAS SET 5.50 FEET PERPENDICULAR TO THE FRONT LINE OR RADIAL TO THE CURVE.  
 □ FOUND 1/2" REBAR YPC MARKED "7317" UNLESS OTHERWISE NOTED PER (E)



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