

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT PCI PROPERTIES LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND WASHINGTON TRUST BANK, HAS CAUSED TO BE PLATTED INTO TRACTS THE LAND SHOWN HEREON, TO BE KNOWN AS TRICKLE CREEK 2ND ADDITION, LOCATED IN A PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON AND A PORTION OF GOVERNMENT LOT 2 IN SECTION 2, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

GOVERNMENT LOT 2 IN SECTION 2, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON; EXCEPT: THE PLATTED PORTION KNOWN AS TRICKLE CREEK 1ST ADDITION AND TRICKLE CREEK P.U.D.; AND EXCEPT: ROAD;

TOGETHER WITH:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON; EXCEPT: THE SOUTH 3 RODS OF THE EAST 78 RODS; ALSO EXCEPT: THE PLATTED PORTION KNOWN AS TRICKLE CREEK 1ST ADDITION AND TRICKLE CREEK P.U.D.;

ALSO TOGETHER WITH: THE SOUTH 3 RODS OF THE EAST 78 RODS OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON; EXCEPT: THE PLATTED PORTION KNOWN AS TRICKLE CREEK 1ST ADDITION AND TRICKLE CREEK P.U.D.;

CONTAINING 10.96 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.

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. 5085417.

THIS PLAT IS SUBJECT TO A SEPARATE DECLARATION OF ANNEXATION AS RECORDED SEPTEMBER 19, 2014 UNDER AUDITOR'S FILE NO. 6334539 WHICH BY REFERENCE ARE MADE A PART HEREOF.

TRACTS A,D,E 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,D,E 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,D,E 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.

TRACTS B AND C AS SHOWN HEREON ARE HEREBY DEDICATED TO SPOKANE COUNTY; NO STRUCTURES INCLUDING FENCES SHALL BE CONSTRUCTED THEREON WITHOUT THE EXPRESSED WRITTEN APPROVAL BY SPOKANE COUNTY. SPOKANE COUNTY SHALL BE RESPONSIBLE FOR PAYMENT OF CLAIMS AND OTHER LIABILITIES WHICH MAY BECOME DUE FOR SAID TRACTS. TRACTS B AND C AS SHOWN HEREON MAY NOT BE SOLD OR TRANSFERRED. THE STATUS OF THE AREAS CANNOT BE CHANGED WITHOUT FILING A REPLAT.

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.

THE DRAINAGE EASEMENTS, LOTS, COMMON AREAS AND TRACTS ARE SUBJECT TO THE SEPARATE DRAINAGE DECLARATION OF COVENANTS AS RECORDED SEPTEMBER 23, 2014 UNDER AUDITOR'S DOCUMENT NO. 6335173 THAT BY REFERENCE IS MADE A PART HEREOF.

WARNING: 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.

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 IS 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 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.

EASEMENTS FOR "DRY" UTILITIES (ELECTRIC, GAS, PHONE, FIBER, CABLE TV), AS SHOWN ON THE HEREIN PLAT ARE HEREBY DEDICATED FOR THE USE OF SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF THESE PERSPECTIVE 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 UTILITY COMPANIES ARE ALSO GRANTED THE RIGHT TO INSTALL UTILITIES ACROSS PRIVATE ROADS, SIDEWALK EASEMENTS AND COMMON AREA TRACTS. IF THE DEVELOPER OR HIS SUBCONTRACTOR SHOULD PER EASEMENT AFN 448948. SPOKANE COUNTY MUST REVIEW AND ACCEPT ANY PLAN TO CROSS SAID EASEMENT.

BY APPROVING THIS PLAT, SPOKANE COUNTY ACKNOWLEDGES THAT IT HAS REVIEWED AND ACCEPTED THE UTILITY EASEMENT CROSSINGS ON TRACTS B & C AS SHOWN 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.

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 30th DAY OF September, 2014.

PCI PROPERTIES, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY

BY: George D. Davis ITS: Manager

ACKNOWLEDGMENTS

STATE OF WASHINGTON)) SS COUNTY OF SPOKANE))

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT George D. Davis 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 30th DAY OF September, 2014.

Billy P. Whancke NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT SPOKANE, WY COMMISSION EXPIRES 11-15-2017

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 30th DAY OF September, 2014.

WASHINGTON TRUST BANK A WASHINGTON CORPORATION

BY: Mark Perko ITS: Senior Vice President

STATE OF WASHINGTON)) SS COUNTY OF))

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT MARK PERKO 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 SVP 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 30th DAY OF September, 2014.

Kelli S. Miller NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT SPOKANE, WY COMMISSION EXPIRES 4/23/19



6338689

37/74

PLAT 4190

SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 7th DAY OF October, 2014 AT 3:25 PM, IN BOOK 37 OF PLATS AT PAGE 74-75 AT THE REQUEST OF PCI Properties LLC

D. Obermayer SPOKANE COUNTY AUDITOR BY DEPUTY

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.



Dusty B. Obermayer DUSTY B. OBERMAYER, PLS CERTIFICATE NUMBER 46153

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 2 DAY OF October, 2014

Paul R. ... SPOKANE COUNTY DIVISION OF UTILITIES

SPOKANE COUNTY ENGINEER

EXAMINED AND APPROVED THIS 1st DAY OF October, 2014

... SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

EXAMINED AND APPROVED THIS 7th DAY OF October, 2014

Yammy Jones SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 7th DAY OF October, 2014

... FOR SPOKANE REGIONAL HEALTH OFFICER

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 7th DAY OF October, 2014

D. Brink for M. Hinton SPOKANE COUNTY ASSESSOR BY 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 12th DAY OF October, 2014.

... 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 7th DAY OF October, 2014.

... SPOKANE COUNTY TREASURER BY DEPUTY



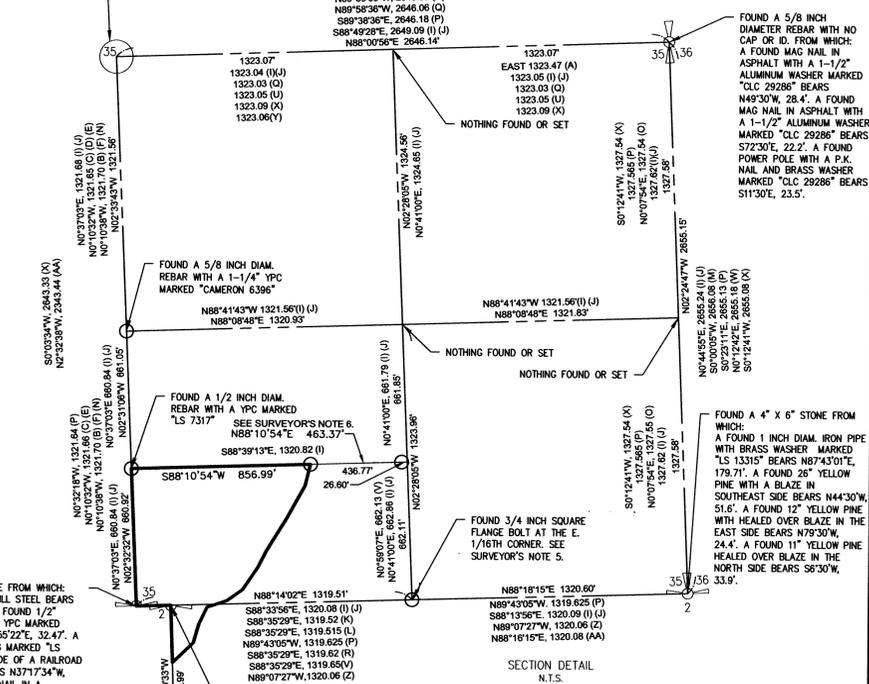
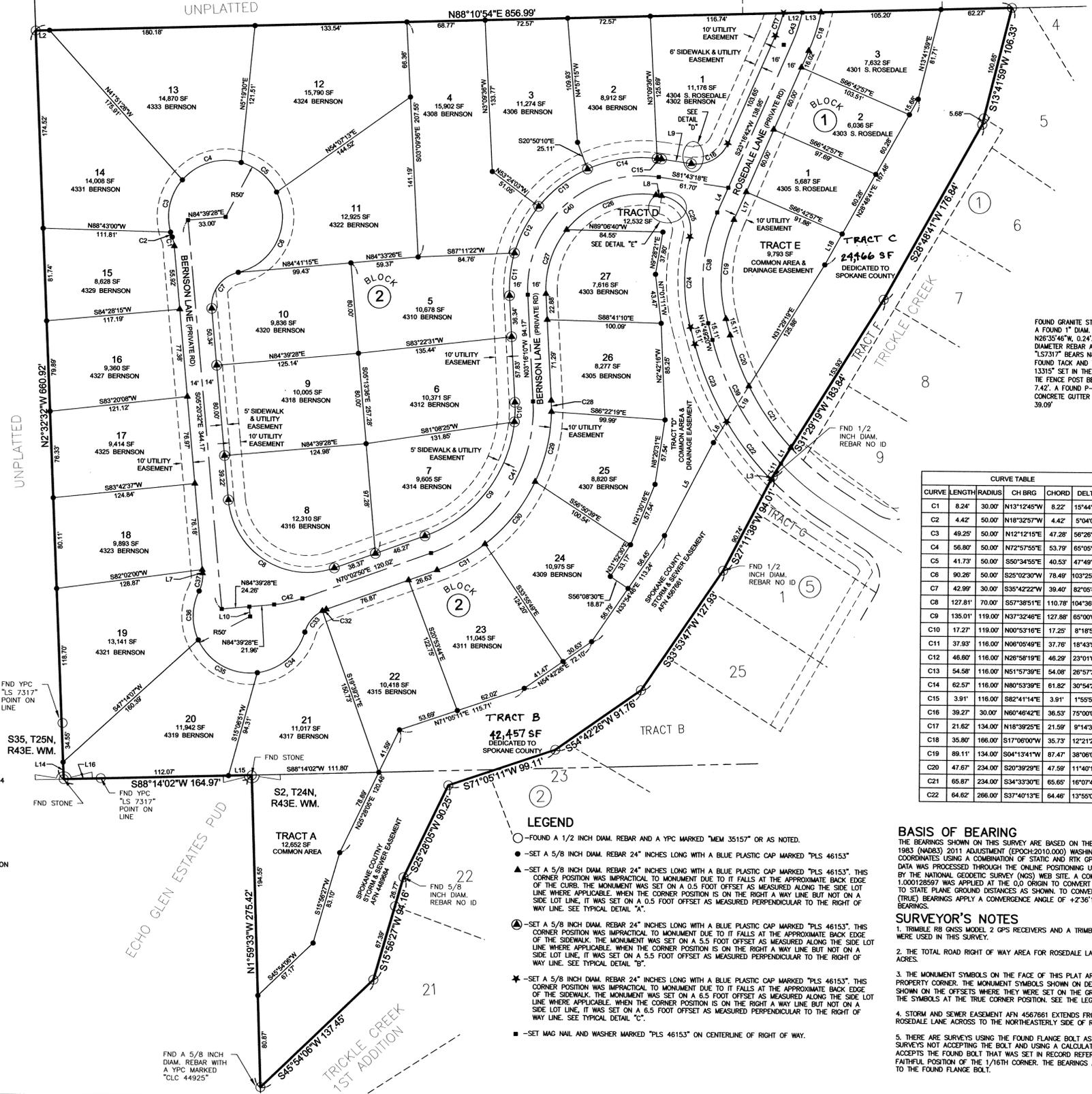
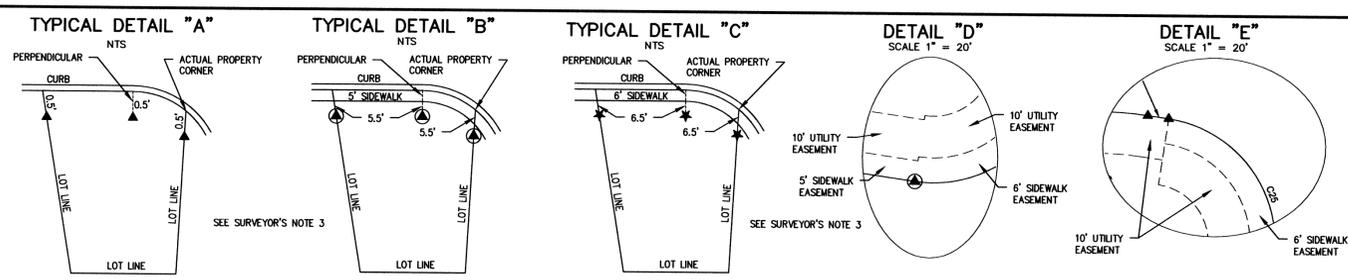
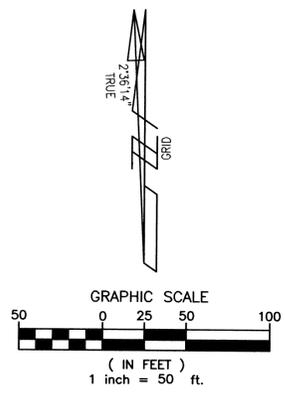
FINAL PLAT OF TRICKLE CREEK 2ND ADDITION PS-1906-02 LOCATED IN THE SE 1/4 OF SEC 35, T25N, R43E, W.M., & A PORTION OF GOV. LOT 2 IN SEC 2, T24N, R43E W.M. SPOKANE COUNTY, WASHINGTON



CONSULTING ENGINEERS, SURVEYORS & PLANNERS WEST 280 PRAIRIE AVENUE COEUR D'ALENE, IDAHO 83815-7710 PHONE: (208) 762-3644 FAX: (208) 762-3708 OFFICES ALSO IN: BOISE, IDAHO

FILED FOR RECORD THIS 27th DAY OF OCTOBER 2014
AT 3:25 PM, IN BOOK 37 OF PLATS AT PAGE 74-75
AT THE REQUEST OF PCI PROPERTIES LLC

SPOKANE COUNTY AUDITOR BY DEPUTY



- ABBREVIATIONS**
- FND FOUND
 - YPC YELLOW PLASTIC CAP
 - AFN AUDITORS FILE NUMBER
 - RR RAILROAD
 - OD OUTSIDE DIAMETER
 - DIAM DIAMETER
- REFERENCES**
- (A) GREENWALT ADDITION, PLAT BK. 2P, PG. 34
 - (B) VANTAGE VIEW ADDITION, PLAT BK. 12, PG. 67
 - (C) SINGING PINES, PLAT BK. 18, PAGE 77
 - (D) MUIRFIELD ADDITION, PLAT BK. 19, PG. 24
 - (E) MUIRFIELD FIRST ADDITION, PLAT BK. 20, PG. 7
 - (F) PARKRIDGE ADDITION, PLAT BK. 19, PG. 50
 - (G) ECHO GLEN, PLAT BK. 20, PG. 49-50
 - (H) ECHO GLEN ESTATES, PLAT BK. 21, PG. 44-45
 - (I) TRICKLE CREEK, PLAT BK. 30, PG. 58-59
 - (J) TRICKLE CREEK FIST ADDITION, PLAT BK. 33, PG. 13-14
 - (K) RECORD OF SURVEY, BK. 1, PG. 25
 - (L) RECORD OF SURVEY, BK. 7, PG. 9
 - (M) RECORD OF SURVEY, BK. 7, PG. 49
 - (N) RECORD OF SURVEY, BK. 8, PG. 85
 - (O) RECORD OF SURVEY, BK. 19, PG. 34
 - (P) RECORD OF SURVEY, BK. 22, PG. 39
 - (Q) RECORD OF SURVEY, BK. 26, PG. 92
 - (R) RECORD OF SURVEY, BK. 50, PG. 96
 - (S) RECORD OF SURVEY, BK. 52, PG. 50
 - (T) GPS SECTION SURVEY, BY JERRY SIMS, UNRECORDED, ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE
 - (U) RECORD OF SURVEY, BK. 59, PG. 82
 - (V) RECORD OF SURVEY, BK. 86, PG. 61
 - (W) RECORD OF SURVEY, BK. 102, PG. 10
 - (X) RECORD OF SURVEY, BK. 95, PG. 47-51
 - (Y) RECORD OF SURVEY, BK. 97, PG. 97
 - (Z) RECORD OF SURVEY, BK. 107, PG. 35
 - (AA) RECORD OF SURVEY, BK. 104, PG. 93-98
 - (BB) RECORD OF SURVEY, BK. 111, PG. 28
 - (CC) RECORD OF SURVEY, BK. 123, PG. 100
 - (DD) RECORD OF SURVEY, BK. 140, PG. 29

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
WEST 280 PRAIRIE AVENUE
COEUR D'ALENE, IDAHO 83815-7710
PHONE: 208 762-3644 FAX: 208 762-3708
OFFICES ALSO IN: BOISE, IDAHO

- LEGEND**
- FOUND A 1/2 INCH DIAM. REBAR AND A YPC MARKED "MEM 35157" OR AS NOTED.
 - ▲ SET A 5/8 INCH DIAM. REBAR 24" INCHES LONG WITH A BLUE PLASTIC CAP MARKED "PLS 46153"
 - ▲ SET A 5/8 INCH DIAM. REBAR 24" INCHES LONG WITH A BLUE PLASTIC CAP MARKED "PLS 46153". THIS CORNER POSITION WAS IMPRACTICAL TO MONUMENT DUE TO IT FALLS AT THE APPROXIMATE BACK EDGE OF THE CURB. THE MONUMENT WAS SET ON A 0.5 FOOT OFFSET AS MEASURED ALONG THE SIDE LOT LINE WHERE APPLICABLE. WHEN THE CORNER POSITION IS ON THE RIGHT A WAY LINE, BUT NOT ON A SIDE LOT LINE, IT WAS SET ON A 5.5 FOOT OFFSET AS MEASURED PERPENDICULAR TO THE RIGHT OF WAY LINE. SEE TYPICAL DETAIL "A".
 - ▲ SET A 5/8 INCH DIAM. REBAR 24" INCHES LONG WITH A BLUE PLASTIC CAP MARKED "PLS 46153". THIS CORNER POSITION WAS IMPRACTICAL TO MONUMENT DUE TO IT FALLS AT THE APPROXIMATE BACK EDGE OF THE SIDEWALK. THE MONUMENT WAS SET ON A 5.5 FOOT OFFSET AS MEASURED ALONG THE SIDE LOT LINE WHERE APPLICABLE. WHEN THE CORNER POSITION IS ON THE RIGHT A WAY LINE, BUT NOT ON A SIDE LOT LINE, IT WAS SET ON A 5.5 FOOT OFFSET AS MEASURED PERPENDICULAR TO THE RIGHT OF WAY LINE. SEE TYPICAL DETAIL "B".
 - ★ SET A 5/8 INCH DIAM. REBAR 24" INCHES LONG WITH A BLUE PLASTIC CAP MARKED "PLS 46153". THIS CORNER POSITION WAS IMPRACTICAL TO MONUMENT DUE TO IT FALLS AT THE APPROXIMATE BACK EDGE OF THE SIDEWALK. THE MONUMENT WAS SET ON A 6.5 FOOT OFFSET AS MEASURED ALONG THE SIDE LOT LINE WHERE APPLICABLE. WHEN THE CORNER POSITION IS ON THE RIGHT A WAY LINE, BUT NOT ON A SIDE LOT LINE, IT WAS SET ON A 6.5 FOOT OFFSET AS MEASURED PERPENDICULAR TO THE RIGHT OF WAY LINE. SEE TYPICAL DETAIL "C".
 - SET MAG NAIL AND WASHER MARKED "PLS 46153" ON CENTERLINE OF RIGHT OF WAY.

CURVE TABLE

CURVE	LENGTH	RADIUS	CH BRG	CHORD	DELTA
C1	8.24	30.00	N13°12'45"W	8.22	15°44'27"
C2	4.42	50.00	N18°32'57"W	4.42	5°04'03"
C3	49.25	50.00	N12°12'15"E	47.28	56°26'20"
C4	56.80	50.00	N72°57'55"E	53.79	85°05'01"
C5	41.73	50.00	S50°34'55"E	40.53	47°49'18"
C6	90.26	50.00	S25°02'30"W	78.49	103°25'33"
C7	42.99	30.00	S35°42'22"W	39.40	82°05'48"
C8	127.81	70.00	S57°38'51"E	110.78	104°38'38"
C9	135.01	119.00	N37°32'46"E	127.88	65°00'07"
C10	17.27	119.00	N00°53'16"E	17.25	8°18'53"
C11	37.93	118.00	N08°05'49"E	37.78	18°43'58"
C12	46.60	118.00	N28°58'19"E	46.29	23°01'02"
C13	54.58	116.00	N51°57'39"E	54.08	26°57'38"
C14	62.57	116.00	N80°53'39"E	61.82	30°54'21"
C15	3.91	118.00	S82°41'14"E	3.91	1°55'53"
C16	39.27	30.00	N60°46'42"E	38.53	75°00'00"
C17	21.82	134.00	N18°39'25"E	21.59	9°14'34"
C18	35.80	166.00	S17°06'00"W	35.73	12°21'25"
C19	89.11	134.00	S04°13'41"W	87.47	38°06'02"
C20	47.67	234.00	S20°39'29"E	47.59	11°40'18"
C21	65.87	234.00	S34°33'30"E	65.65	16°07'44"
C22	64.62	266.00	S37°40'13"E	64.48	13°55'09"

CURVE TABLE

CURVE	LENGTH	RADIUS	CH BRG	CHORD	DELTA
C23	73.76	266.00	S22°45'59"E	73.53	15°53'19"
C24	80.43	166.00	N00°56'31"W	79.64	27°45'37"
C25	49.56	30.00	N34°23'30"W	44.12	94°39'35"
C26	88.26	84.00	S68°10'44"W	84.25	60°11'57"
C27	60.62	84.00	S17°24'18"W	59.31	41°20'55"
C28	9.96	151.00	S01°22'50"E	9.95	3°46'39"
C29	63.80	151.00	S12°36'42"W	63.32	24°12'25"
C30	71.26	151.00	S38°14'02"W	70.60	27°02'18"
C31	48.21	151.00	S60°54'00"W	48.01	18°17'39"
C32	3.64	30.00	S66°34'08"W	3.64	6°57'23"
C33	24.94	30.00	S39°16'38"W	24.23	47°37'37"
C34	38.37	50.00	S48°54'18"W	55.11	66°52'57"
C35	63.44	50.00	N61°18'13"W	59.27	72°42'00"
C36	44.54	50.00	N00°34'05"E	43.09	51°02'37"
C37	16.46	30.00	N10°22'26"E	16.25	31°25'55"
C38	99.75	150.00	S04°13'41"W	97.92	38°06'02"
C39	125.85	250.00	S29°14'35"E	124.52	28°50'30"
C40	177.23	100.00	S47°30'16"W	154.93	101°32'52"
C41	172.75	135.00	N33°23'20"E	161.20	73°19'00"
C42	25.50	100.00	N77°21'09"E	25.43	14°36'38"
C43	28.72	150.00	N17°47'34"E	28.68	10°58'17"

LINE TABLE

LINE	BEARING	LENGTH
L1	N31°29'19"E	16.59
L2	N88°10'54"E	12.14
L3	S27°11'38"W	3.27
L4	S23°16'42"W	23.91
L5	S27°11'06"W	92.90
L6	N31°29'19"E	21.82
L7	N5°20'32"W	3.00
L8	S81°43'18"E	5.05
L9	S81°43'18"E	26.40
L10	N5°20'32"W	8.69
L11	N31°29'19"E	13.32
L12	N88°10'54"E	16.56
L13	N88°10'54"E	16.45
L14	S2°32'32"E	15.08
L15	N88°14'02"E	20.42
L16	N88°14'02"E	32.48
L17	S23°16'42"W	26.84
L18	S28°48'41"W	31.24
L19	N31°29'19"E	36.89

BASIS OF BEARING
THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT (SP06C2010.000) WASHINGTON NORTH ZONE STATE PLANE COORDINATES USING A COMBINATION OF STATIC AND RTK GPS MEASUREMENTS. THE STATIC DATA WAS PROCESSED THROUGH THE ONLINE POSITIONING USER SERVICE (OPUS) PROVIDED BY THE NATIONAL GEODETIC SURVEY (NGS) WEB SITE. A COMBINED ADJUSTMENT FACTOR OF 1.000128597 WAS APPLIED AT THE O.D. ORIGIN TO CONVERT STATE PLANE GRID DISTANCES TO STATE PLANE GRID BEARINGS AS SHOWN. TO CONVERT GRID BEARINGS TO GEODETIC (TRUE) BEARINGS APPLY A CONVERGENCE ANGLE OF +2'36"14" TO THE SHOWN GRID BEARINGS.

SURVEYOR'S NOTES

- TRIMBLE R6 GNSS MODEL 2 GPS RECEIVERS AND A TRIMBLE 5603 ROBOTIC TOTAL STATION WERE USED IN THIS SURVEY.
- THE TOTAL ROAD RIGHT OF WAY AREA FOR ROSEDALE LANE AND BERNSON LANE IS 1.33 ACRES.
- THE MONUMENT SYMBOLS ON THE FACE OF THIS PLAT ARE SHOWN AT THE ACTUAL PROPERTY CORNER. THE MONUMENT SYMBOLS SHOWN ON DETAILS "A" THROUGH "C" ARE SHOWN ON THE OFFSETS WHERE THEY WERE SET ON THE GROUND. DETAILS "D" AND "E" SHOW THE SYMBOLS AT THE TRUE CORNER POSITION. SEE THE LEGEND FOR ADDITIONAL INFORMATION.
- STORM AND SEWER EASEMENT AFN 4567681 EXTENDS FROM THE SOUTHWESTERLY SIDE OF ROSEDALE LANE ACROSS TO THE NORTHEASTERLY SIDE OF ROSEDALE LANE.
- THERE ARE SURVEYS USING THE FOUND FLANGE BOLT AS THE E. 1/16TH CORNER AND SURVEYS NOT ACCEPTING THE BOLT AND USING A CALCULATED POSITION. THIS SURVEY ACCEPTS THE BOLT THAT WAS SET IN RECORD REFERENCE AS A CAREFUL AND FAITHFUL POSITION OF THE 1/16TH CORNER. THE BEARINGS AND DISTANCES SHOWN HEREON ARE TO THE FOUND FLANGE BOLT.

SURVEYOR'S NOTES CONTINUED

6. THE BEARING AND DISTANCE OF N88°10'54"E, 463.37 FEET IS FROM THE FOUND MONUMENT AT THE NORTHEASTLY CORNER OF THIS PLAT TO THE EAST 1/16TH LINE. THE DISTANCE OF 436.77 IS FROM THE FOUND MONUMENT AT THE NORTHEASTLY CORNER OF THIS PLAT TO A FOUND MONUMENT AT THE NORTHEAST CORNER OF THE PLAT OF TRICKLE CREEK (RECORD I). THE DISTANCE OF 26.60 IS FROM THE MONUMENT FOUND AT THE NORTHEASTLY CORNER OF TRICKLE CREEK TO THE EAST 1/16TH LINE.

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

SHEET 2 OF 2

