16675453 40-9

TRICKLE CREEK 3RD ADDITION

IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON

Plat # 4323

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TZL INVESTMENTS, LLC, ("GRANTOR") HAS CAUSED TO BE PLATTED THE LAND SHOWN HEREON, TO BE KNOWN AS TRICKLE CREEK 3RD ADDITION, DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN, RECORDS OF SPOKANE COUNTY;

EXCEPT GLENROSE ROAD;

AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY;

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35;

THENCE S89°39'13"E ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, A DISTANCE OF 543.92 FEET;

THENCE N0°37'11"E, A DISTANCE OF 500.82 FEET;

THENCE S88°41'37"E, A DISTANCE OF 37.50 FEET;

THENCE N0°37'11"E, A DISTANCE OF 160.59 FEET TO THE NORTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35;

THENCE N88°41'30"W ALONG SAID NORTH LINE, A DISTANCE OF 581.47 FEET TO THE WEST LINE OF NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35;

THENCE S0°36'53"W ALONG SAID WEST LINE, A DISTANCE OF 661.05 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

SUBJECT TO RIGHTS-OF-WAY, EASEMENTS OR SERVITUDES OF RECORD OR IN VIEW.

SETBACKS SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT ISSUANCE.

TRACT H, BEING A ONE-FOOT (1') WIDE STRIP AS SHOWN HEREON, IS HEREBY DEDICATED TO SPOKANE COUNTY AS GENERAL COUNTY PROPERTY, TO BE DEDICATED FOR ROAD PURPOSES FOREVER, AT SUCH TIME AS THE ROAD IS CONTINUED AS A FULL WIDTH RIGHT-OF-WAY OR UNTIL ADJACENT LANDS ARE PLATTED.

THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION SHALL BE MEMBERS OF TRICKLE CREEK NORTH HOMEOWNERS ASSOCIATION, A HOMEOWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED NOVEMBER 28, 2017 BY THE SECRETARY OF STATE OF THE STATE OF WASHINGTON UNDER U.B.I. NUMBER 604-194-982 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 NORTH HOMEOWNERS ASSOCIATION REGISTERED UNDER U.B.I. NUMBER 604-194-982.

TRACTS C, D, E, F, G AND I AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TRICKLE CREEK NORTH HOMEOWNERS ASSOCIATION; NO STRUCTURES INCLUDING FENCES SHALL BE CONSTRUCTED THEREON WITHOUT THE EXPRESSED WRITTEN APPROVAL BY SPOKANE COUNTY. THE TRICKLE CREEK NORTH HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF CLAIMS AND OTHER LIABILITIES WHICH MAY BECOME DUE FOR SAID TRACTS. TRACTS C, D, E, F & G 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 NORTH HOMEOWNERS ASSOCIATION BE TERMINATED FOR ANY REASON, THE SUCCESSORS IN INTEREST FOR TRACTS C, D, E, F & G AS SHOWN HEREON SHALL BE THE INDIVIDUAL LOT OWNERS OF LOTS WITHIN THIS PLAT, OR THEIR SUCCESSORS IN INTEREST WHO ARE THE MEMBERS OF THE TRICKLE CREEK NORTH 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 A AND B AS SHOWN HEREON ARE HEREBY DEDICATED TO SPOKANE COUNTY;

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 THE TRICKLE CREEK NORTH HOMEOWNERS ASSOCIATION.

DRAINAGE TRACTS C AND D, AS PLATTED AND SHOWN HEREON, ARE HEREBY DEDICATED TO THE TRICKLE CREEK NORTH 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.

TRACT F, AS PLATTED AND SHOWN HEREON, IS FOR THE PURPOSE OF ACCESS AND UTILITIES FOR LOTS 6 AND 7 OF BLOCK 5 AND AND EASEMENT IS HEREBY GRANTED TO SAID LOTS FOR THE USE AS STATED HEREON.

TRACT G, AS PLATTED AND SHOWN HEREON, IS THE THE PURPOSE OF ACCESS AS A PRIVATE DRIVEWAY TO LOTS 1, 2 AND 3 OF BLOCK 6 AND AN EASEMENT IS HEREBY GRANTED TO SAID LOTS FOR THE USE AS STATED HEREON.

TRACT I, AS PLATTED AND SHOWN HEREON, IS FOR THE PURPOSE OF A PRIVATE ROAD FOR THE LOT OWNERS OF THIS PLAT AND AN EASEMENT IS HEREBY GRANTED TO SAID LOT OWNERS FOR THE USE AS STATED HEREON.

THE DRAINAGE EASEMENTS, LOTS AND TRACTS ARE SUBJECT TO THE SEPARATE DRAINAGE DECLARATION OF COVENANT AS RECORDED 11/2/2017 UNDER AUDITOR'S DOCUMENT NO. 6662458 THAT BY REFERENCE IS MADE A PART HEREOF.

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

DEDICATION CONTINUED

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 SERVICE UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF THEIR 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 THE SAME. STORM DRAIN 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 AND FUTURE RIGHT-OF-WAY ACQUISITION AREAS.

THE BORDER EASEMENT 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 FENCES OR PORTION THEREOF WILL BE CONSTRUCTED WITH 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 EASEMENT GRANTED OR DEDICATED WITH THIS BORDER EASEMENT WILL BE SUBORDINATE TO THE RIGHTS CREATED BY THIS EASEMENT AND ARE SUBJECT TO THE SPOKANE COUNTY ENGINEERS PERMIT PROCESS PRIOR TO USAGE.

THE BUILDING LOTS WITHIN THIS PLAT ARE SUBJECT TO THE SEPARATE "EVALUATION OF BASEMENT FEASIBILITY" BY BUDINGER AND ASSOCIATES REGARDING BASEMENT CONSTRUCTION AS RECORDED 11/28/2017 UNDER AUDITOR'S DOCUMENT NO. 6662457 THAT BY REFERENCE IS MADE A PART HEREOF.

THE ROADS WITHIN THIS PLAT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO SPOKANE COUNTY FOR PUBLIC ROAD PURPOSES.

IN WITNESS WHEREOF, THE AFORESAID OWNER HAS HEREUNTO AFFIXED THEIR SIGNATURE.

TZL INVESTMENTS, LLC, MANAGING MEMBER

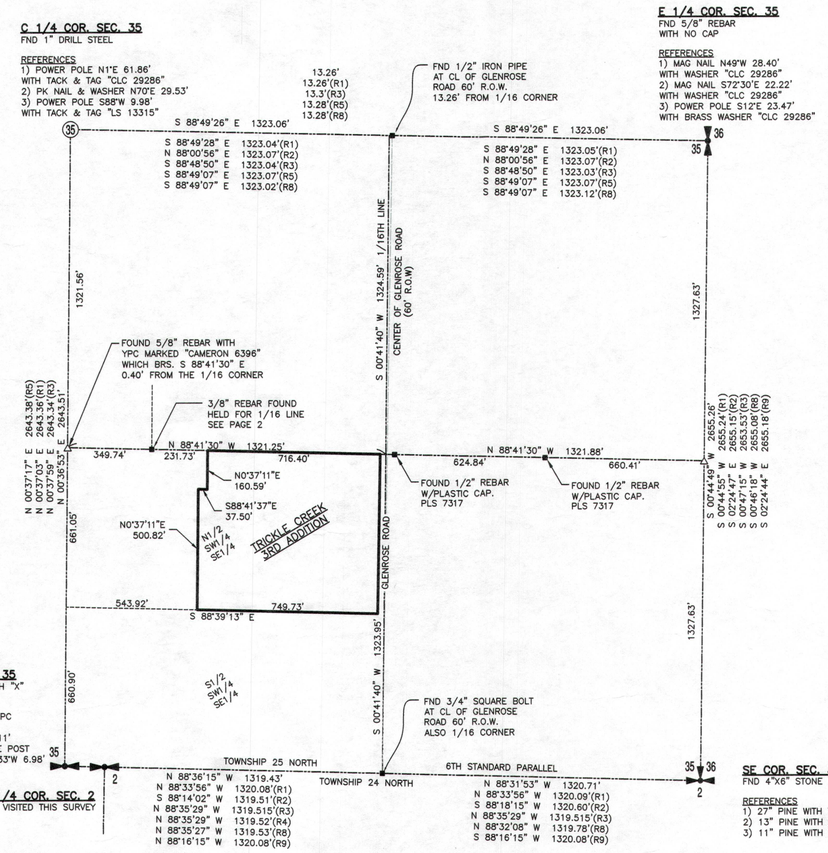
STATE OF WASHINGTON)
)ss.
County of Spokane)

On this 20th day of December 2017 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared GEORGE PARAS, Managing Member, TZL INVESTMENTS, LLC, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington, residing at Spokane
My Appointment Expires: 05-01-20

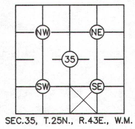
DEBRA L. HAYNES NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES MAY 01, 2020



LEGEND

■	FOUND MONUMENT AS NOTED
△	CALCULATED POINT
———	PLAT BOUNDARY
- - - -	1/4 OR 1/16 LINE
(M)	MEASURED THIS SURVEY
(R)	RECORD BEARING OR DISTANCE PER RECORD DOCUMENT

GRAPHIC SCALE
300 0 150 300 600
(IN FEET)
1 inch = 300 ft.



SEC.35, T.25N., R.43E., W.M.

SPOKANE COUNTY AUDITOR

FILED FOR RECORD THIS 22nd DAY OF January 2018 AT 22 MINUTES PAST 2 O'CLOCK PM; AND RECORDED IN BOOK 40 OF PLATS AT PAGE(S) 7-10 RECORDS OF SPOKANE COUNTY, WASHINGTON, AT THE REQUEST OF TZL INVESTMENTS, LLC.

SPOKANE COUNTY AUDITOR

SPOKANE COUNTY DIVISION OF PUBLIC WORKS

EXAMINED AND APPROVED THIS 17th DAY OF January 2018

SPOKANE COUNTY DIVISION OF PUBLIC WORKS

SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING

EXAMINED AND APPROVED THIS 20th DAY OF December 2017

John Pedersen
SPOKANE COUNTY DIVISION OF BUILDING & PLANNING

SPOKANE COUNTY ENVIRONMENTAL SERVICES

EXAMINED AND APPROVED THIS 11TH DAY OF JANUARY 2018

SPOKANE COUNTY ENVIRONMENTAL SERVICES

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 11th DAY OF January 2018

SPOKANE REGIONAL HEALTH OFFICER

PER SPOKANE COUNTY RESOLUTION NO. 2017-1041 THE SPOKANE COUNTY BOARD OF COUNTY COMMISSIONERS NO LONGER NEED TO SIGN FINAL PLATS.
TROY CARLSON 01-18-2018

SPOKANE COUNTY TREASURER

I, TREASURER OF SPOKANE COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES WHICH HAVE 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 17th DAY OF January 2018.

Rob Chow by Andrea Woodside
SPOKANE COUNTY TREASURER

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 17th DAY OF January 2018

Vicki Horton By
SPOKANE COUNTY ASSESSOR

SURVEYOR'S CERTIFICATE

I, TROY A. CARLSON, REGISTERED LAND SURVEYOR, No. 48373, HEREBY CERTIFY THE PLAT OF "TRICKLE CREEK 3RD ADDITION", AS SHOWN HEREON, IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN.

TROY A. CARLSON STATE OF WASHINGTON 48373 REGISTERED PROFESSIONAL LAND SURVEYOR
12-20-17

SPOKANE COUNTY PROJECT NUMBER: PS 2036-13

storhäug
civil engineering planning
landscape architecture surveying
510 east third avenue | spokane, wa | 99202
p 509.242.1000 | f 509.242.1001

DATE 12/20/2017	SCALE 1" = 300'
FIELD BOOK BK. 140, PG. 6	DRAWN LSB
PROJECT NUMBER 14-234	DRAWING NO. 1 OF 2

14234 FINAL PLAT.dwg PG 1

6675453 40-10

TRICKLE CREEK 3RD ADDITION

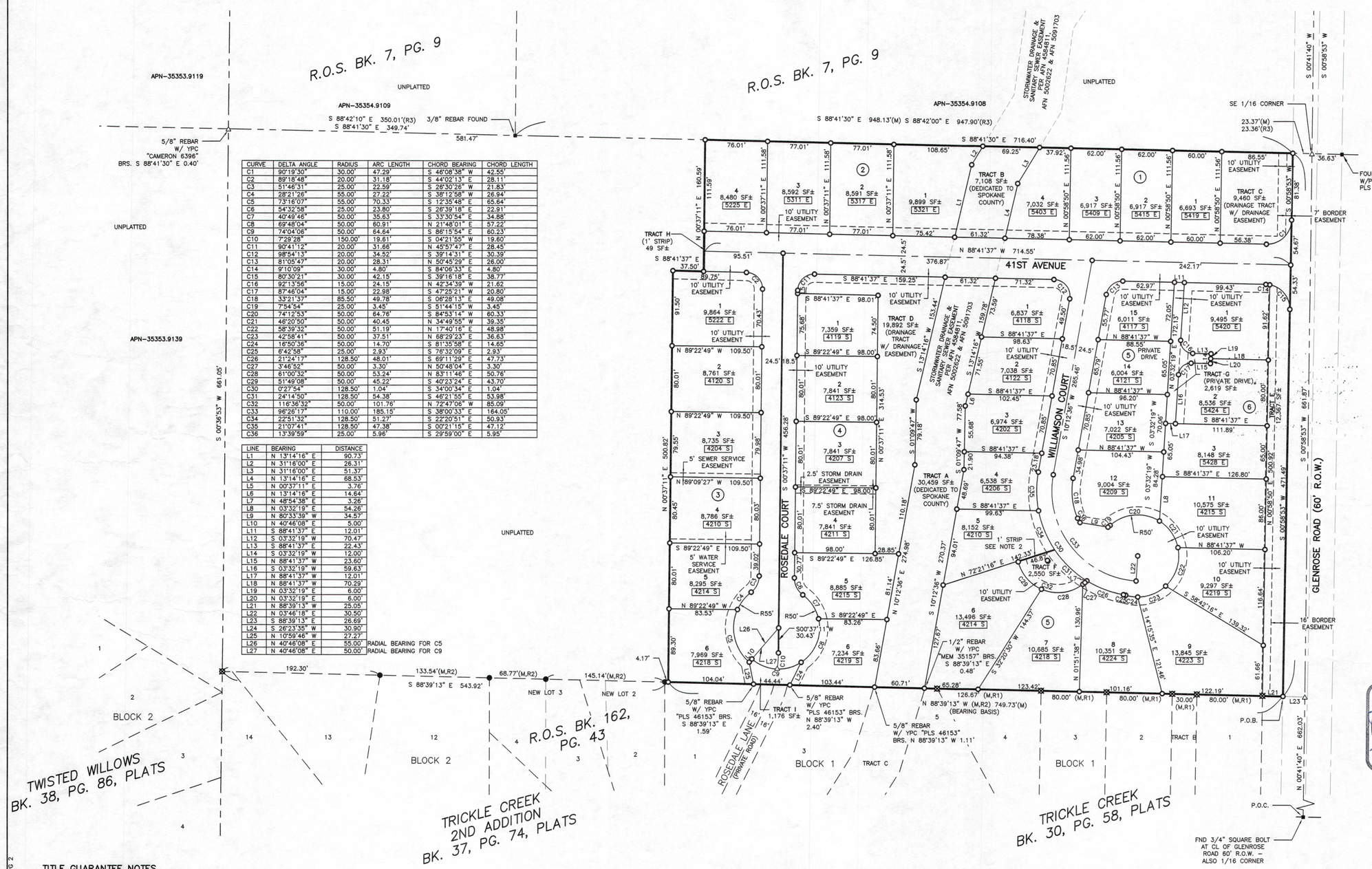
IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 35, TOWNSHIP 25 NORTH, RANGE 43 EAST,
WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY AUDITOR

FILED FOR RECORD THIS 17 DAY OF January 2018 AT 2:28 MINUTES PAST 2 O'CLOCK PM; AND RECORDED IN BOOK 42 OF PLATS AT PAGE(S) 7-12 RECORDS OF SPOKANE COUNTY, WASHINGTON, AT THE REQUEST OF TZL INVESTMENTS, LLC.

SPOKANE COUNTY AUDITOR

Plat # 4373



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°19'30"	30.00'	47.29'	S 46°08'38" W	42.55'
C2	89°18'48"	20.00'	31.18'	S 44°02'13" E	28.11'
C3	51°46'31"	25.00'	22.59'	S 26°30'26" W	21.83'
C4	28°21'26"	55.00'	27.22'	S 38°12'58" W	26.94'
C5	73°16'07"	55.00'	70.33'	S 12°35'48" E	65.64'
C6	54°32'58"	25.00'	23.80'	S 26°39'18" E	22.91'
C7	40°49'46"	50.00'	35.63'	S 33°30'54" E	34.88'
C8	69°48'04"	50.00'	60.91'	N 21°48'01" E	57.22'
C9	74°04'06"	50.00'	64.64'	S 86°15'54" E	60.23'
C10	7°29'28"	150.00'	19.61'	S 04°21'55" W	19.60'
C11	90°41'12"	20.00'	31.66'	N 45°57'47" E	28.45'
C12	98°54'13"	20.00'	34.52'	S 39°14'31" E	30.39'
C13	81°05'47"	20.00'	28.31'	N 50°45'29" E	26.00'
C14	9°10'09"	30.00'	4.80'	S 84°06'33" E	4.80'
C15	80°30'21"	30.00'	42.15'	S 39°16'18" E	38.77'
C16	92°13'56"	15.00'	24.15'	N 42°34'39" W	21.62
C17	87°46'04"	15.00'	22.98'	S 47°25'21" W	20.80'
C18	33°21'37"	85.50'	49.78'	S 06°28'13" E	49.08'
C19	7°54'54"	25.00'	3.45'	S 51°44'15" W	3.45'
C20	74°12'53"	50.00'	64.76'	S 84°53'14" W	60.33'
C21	46°20'50"	50.00'	40.45	N 34°49'55" W	39.35'
C22	58°39'32"	50.00'	51.19'	N 17°40'16" E	48.98'
C23	42°58'41"	50.00'	37.51'	N 68°29'23" E	36.63'
C24	16°50'36"	50.00'	14.70'	S 81°35'58" E	14.65'
C25	6°42'58"	25.00'	2.93'	S 76°32'09" E	2.93'
C26	21°24'17"	128.50'	48.01'	S 69°11'29" E	47.73'
C27	3°46'52"	50.00'	3.30'	N 50°48'04" E	3.30'
C28	61°00'32"	50.00'	53.24'	N 83°11'46" E	50.76'
C29	51°49'08"	50.00'	45.22'	S 40°23'24" E	43.70'
C30	0°27'54"	128.50'	1.04'	S 34°00'34" E	1.04'
C31	24°14'50"	128.50'	54.38'	S 46°21'55" E	53.98'
C32	116°36'32"	50.00'	101.76'	N 72°47'06" W	85.09'
C33	96°26'17"	110.00'	185.15'	S 38°00'33" E	164.05'
C34	22°51'32"	128.50'	51.27'	S 22°20'51" E	50.93'
C35	21°07'41"	128.50'	47.38'	S 00°21'15" E	47.12'
C36	13°39'59"	25.00'	5.96'	S 29°59'00" E	5.95'

LINE	BEARING	DISTANCE
L1	N 13°14'16" E	90.73'
L2	N 31°16'00" E	26.31'
L3	N 31°16'00" E	51.37'
L4	N 13°14'16" E	68.53'
L5	N 00°37'11" E	3.76'
L6	N 13°14'16" E	14.64'
L7	N 48°54'38" E	3.26'
L8	N 03°32'19" E	54.26'
L9	N 80°33'39" W	34.57'
L10	N 40°46'08" E	5.00'
L11	S 88°41'37" E	12.01'
L12	S 03°32'19" W	70.47'
L13	S 88°41'37" E	22.43'
L14	S 03°32'19" W	12.00'
L15	N 88°41'37" W	23.60'
L16	S 03°32'19" W	59.63'
L17	N 88°41'37" W	12.01'
L18	N 88°41'37" W	70.29'
L19	N 03°32'19" E	6.00'
L20	N 03°32'19" E	6.00'
L21	N 88°39'13" W	25.05'
L22	N 03°46'18" E	30.50'
L23	S 88°39'13" E	26.69'
L24	S 26°23'35" W	30.90'
L25	N 10°59'46" W	27.27'
L26	N 40°46'08" E	55.00' RADIAL BEARING FOR C5
L27	N 40°46'08" E	50.00' RADIAL BEARING FOR C9

LEGEND

- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "46153"
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "MEM 35157"
- SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "STOHAUG PLS 48373", OR SET MAG NAIL WITH ALUMINUM WASHER MARKED "STORHAUG PLS 48373"
- FOUND MONUMENT AS NOTED
- CALCULATED POINT
- (1) BLOCK NUMBER
- PLAT BOUNDARY
- LOT LINE
- EXISTING EASEMENT LINE
- 1/4 OR 1/16 LINE
- (M) MEASURED THIS SURVEY
- (R) RECORD BEARING OR DISTANCE PER RECORD DOCUMENT
- W/ WITH
- FND FOUND
- YPC YELLOW PLASTIC CAP
- APN ASSESSOR'S PARCEL NUMBER
- AFN AUDITOR'S FILE NUMBER
- ROS RECORD OF SURVEY
- (R) SEE RECORD DOCUMENTS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY

BASIS OF BEARING:

S 88°39'13" E ALONG THE NORTH LINE OF TRICKLE CREEK
PER BK. 30, PG. 58, PLAT RECORDS OF SPOKANE COUNTY, WASHINGTON

RECORD DOCUMENTS:

(R1) PLAT OF "TRICKLE CREEK" BK. 30 OF PLATS AT PAGE 58.
(R2) PLAT OF "TRICKLE CREEK–2ND ADDITION" BK. 37 OF PLATS AT PAGE 74.
(R3) RECORD OF SURVEY BK. 7 OF SURVEYS AT PAGE 9.
(R4) RECORD OF SURVEY BK. 1 OF SURVEYS AT PAGE 25.
(R5) RECORD OF SURVEY BK. 86 OF SURVEYS AT PAGE 61.
(R6) RECORD OF SURVEY BK. 158 OF SURVEYS AT PAGE 61.
(R7) RECORD OF SURVEY BK. 162 OF SURVEYS AT PAGE 43.
(R8) RECORD OF SURVEY BK. 149 OF SURVEYS AT PAGE 65.
(R9) RECORD OF SURVEY BK. 104 OF SURVEYS AT PAGE 93.
(R10) RECORD OF SURVEY BK. 107 OF SURVEYS AT PAGE 35.
(R11) RECORD OF SURVEY BK. 100 OF SURVEYS AT PAGE 63.
(R12) RECORD OF SURVEY BK. 102 OF SURVEYS AT PAGE 10.
(R13) RECORD OF SURVEY BK. 50 OF SURVEYS AT PAGE 96.
(R14) RECORD OF SURVEY BK. 26 OF SURVEYS AT PAGE 92.
(R15) PLAT OF "TRICKLE CREEK 1ST ADDITION" BK. 33 OF PLATS AT PAGE 13.
(R16) PLAT OF "TWISTED WILLOW" BK. 38 OF PLATS AT PAGE 86.

SURVEYOR'S NOTES

1) IF NOT NOTED ALL BEARINGS AND DISTANCES ARE MEASURED THIS SURVEY.
2) THE 1' STRIP, WHICH IS A PART OF LOT 6, BLOCK 5, IS INTENDED TO PREVENT LOT 5, BLOCK 5 ACCESSING TRACT F.

PROCEDURES & EQUIPMENT:

PER WAC 332-130-090, FIELD TRAVERSE PROCEDURES FOR LAND BOUNDARY SURVEYS WERE UTILIZED AND THE STANDARDS SET FORTH THEREIN WERE MET OR EXCEEDED.

PER WAC 332-130-100 EQUIPMENT AND PROCEDURES. AN ANNUALLY CALIBRATED LEICA TCRP 1205 ROBOTIC TOTAL STATION AND A LEICA GS14 GPS SURVEYING SYSTEM WERE UTILIZED IN THE FIELD TRAVERSE PROCEDURES.

PROY A. CARLSON — STATE OF WASHINGTON — 48373 — REGISTERED PROFESSIONAL LAND SURVEYOR — 12-20-17

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

SPOKANE COUNTY PROJECT NUMBER: PS 2036-13

TITLE GUARANTEE NOTES

MATTERS OF RECORD PER STEWART TITLE OF SPOKANE–GUARANTEE No. G–0000–539889108 DATED OCTOBER 5, 2017 SUBJECT TO THE FOLLOWING:

#3 – 30' RIGHT–OF–WAY EASEMENT ALONG GLENROSE ROAD. AFN–647488
#4 – 30' RIGHT–OF–WAY EASEMENT ALONG GLENROSE ROAD. AFN–659000
#5 – ELECTRIC EASEMENT. AFN–430717A
#6 – ELECTRIC EASEMENT. AFN–7301120064
#7 – DRAINAGE AND SANITARY SEWER EASEMENT. AFN–4584811 AND AFN–5091703
#8 – TERMS AND CONDITIONS OF SURVEY. AFN – 4825525 (DOES NOT AFFECT SUBJECT PARCEL)
#9 – UNDERGROUND PUBLIC UTILITY AND STORM WATER DRAINAGE EASEMENT. AFN – 5002622

NW NE 35 SW SE
SEC.35, T.25N., R.43E., W.M.

storhaug
civil engineering planning
landscape architecture surveying
510 east third avenue | spokane, wa | 99202
p 509.242.1000 | f 509.242.1001

DATE 12/20/2017	SCALE 1" = 60'
FIELD BOOK BK. 140, PG. 6	DRAWN LSB
PROJECT NUMBER 14–234	DRAWING NO. 2 OF 2

14234 FINAL PLAT.dwg PG 2