

FINAL PLAT OF TURTLE CREEK SOUTH THIRD ADDITION

Located in the South 1/2 of
Section 19, Township 25 North, Range 45 East, W.M.,
Spokane County, Washington

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 30th DAY OF July 2003.
AT 1:35 P.M. IN BOOK 29 OF Plats
Pg 7
J. Higdon COUNTY AUDITOR
DEPUTY

AUDITOR'S NUMBER
4935624
BK 29
Pg 7
Sheet 1 of 2
3624



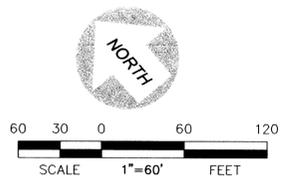
RADIAL LINE TABLE		
RADIAL	BEARING	LENGTH
R1	N.21°17'15"E.	257.00'
R2	N.09°58'22"E.	20.00'
R3	S.81°32'47"E.	309.00'
R4	N.60°57'01"W.	20.00'
R5	S.43°23'15"E.	50.00'
R6	S.36°17'15"E.	50.00'
R7	S.42°05'53"W.	50.00'
R8	N.73°11'08"W.	50.00'
R9	N.02°23'46"W.	50.00'
R10	N.68°53'45"E.	50.00'
R11	S.02°03'05"E.	50.00'
R12	S.16°15'32"W.	50.00'
R13	S.87°02'54"W.	50.00'
R14	N.30°52'21"W.	50.00'
R15	N.36°44'16"E.	50.00'
R16	N.87°42'13"E.	50.00'

- LEGEND**
- SET 5/8" REBAR W/Y.P.C. L.S. #37544 AT ALL LOT CORNERS AND BOUNDARY ANGLE POINTS.
 - FOUND 5/8" REBAR W/Y.P.C. L.S. #37544 OR AS NOTED
 - ⊙ SET 5/8" REBAR W/Y.P.C. L.S. #37544
 - ⊗ EXISTING MONUMENT
 - PLAT BOUNDARY LINE

DATUM PLANE FOR ELEVATIONS SHALL BE COUNTY OF SPOKANE DATUM.

BASIS OF BEARING:
THE BEARING OF S.00°00'00"E. ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 19, AS SHOWN ON TURTLE CREEK SOUTH PER FINAL PLAT RECORDED IN BOOK 26 OF PLATS, PAGES 50, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

ACCURACY STATEMENT (WAC 332-130-100)
THIS SURVEY WAS PERFORMED USING A SOKKIA SET 4 II B TOTAL STATION, A LEITZ LEVEL, AND A 100 FOOT CHAIN. HORIZONTAL DISTANCES ARE BASED ON THE NATIONAL GEODETIC SURVEY CALIBRATION BASELINE IN CHEMELAH, WA. FIELD TRAVERSE METHODS USED WERE AS PER WAC 332-130-090 PART C.



Surveyor's Certificate
I, Richard C. Souza, 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 supervision; 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 in all respects to the provisions of law.

Richard C. Souza
Richard C. Souza
Licensed Professional Land Surveyor



REVISIONS		Taylor Engineering, Inc. Civil Design and Land Planning W. 106 Mission Ave. Spokane, Washington 99201 (509) 328-3371 FAX (509) 328-8224	SHEET SCALE: 1" = 60' OF 2
DWN: JDH	DATE: 6-26-03		
CK'D: RCS	DATE: 6-26-03		

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Spokane County, Spokane, Washington

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J. H. Gidner COUNTY AUDITOR
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sheet 2 of 2
3624

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that RICHARD B. JARVIS AND RUTH L. JARVIS, husband and wife, d/b/a JAY INVESTMENTS COMPANY and S & B INVESTMENTS, L.L.C., a Washington Limited Liability Company, have caused to be platted into Lots, Blocks, and Streets and land shown hereon, to be known as TURTLE CREEK SOUTH THIRD ADDITION, being a parcel of land in the South 1/2 of Section 19, T.25 N., R.45 E., W.M., in Spokane County, State of Washington, described as follows:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER; THENCE N.89°47'37"W, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER 71.29 FEET TO THE SOUTHERLY LINE OF THE 35.00 FOOT WIDE SALTESE LAKE OUTLET AS DESCRIBED AND RECORDED UNDER THE SPOKANE COUNTY AUDITOR'S DOCUMENT NO. 4087933 AND THE POINT OF BEGINNING; THENCE CONTINUE N.89°46'37"W, ALONG SAID NORTH LINE, 258.72 FEET TO A POINT 330.00 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE S.00°06'41"E, 614.14 FEET; THENCE S.70°38'38"E, 313.74 FEET; THENCE S.52°29'32"E, 235.00 FEET TO THE WESTERLY CORNER OF LOT 14, BLOCK 2 OF TURTLE CREEK SOUTH SECOND ADDITION; THENCE ALONG THE WESTERLY LINE OF SAID TURTLE CREEK SOUTH SECOND ADDITION, THE FOLLOWING 9 COURSES:
N.18°27'37"E, 169.57 FEET;
A CURVE TO THE LEFT THE RADIUS OF WHICH BEARS N.217°15'E, A DISTANCE OF 257.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 111°15'3", AN ARC DISTANCE OF 50.75 FEET;
A CURVE TO THE LEFT THE RADIUS OF WHICH BEARS N.09°58'22"E, A DISTANCE OF 20.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 91°31'09", AN ARC DISTANCE OF 31.95 FEET;
A CURVE TO THE RIGHT THE RADIUS OF WHICH BEARS S.81°32'47"E, A DISTANCE OF 309.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20°35'40", AN ARC DISTANCE OF 111.08 FEET;
A CURVE TO THE LEFT THE RADIUS OF WHICH BEARS N.60°57'01"W, A DISTANCE OF 20.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 76°17'22", AN ARC DISTANCE OF 26.63 FEET; THENCE N.42°45'37" E, 38.00 FEET;
A CURVE TO THE LEFT THE RADIUS OF WHICH BEARS N.42°45'37"E, A DISTANCE OF 481.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°46'36", AN ARC DISTANCE OF 14.91 FEET; THENCE N.36°35'40"E, 123.64 FEET; THENCE N.33°55'27"E, 75.00 FEET TO THE SOUTH LINE OF THE 35.00 FOOT WIDE SALTESE LAKE OUTLET AS DESCRIBED AND RECORDED UNDER THE SPOKANE COUNTY AUDITOR'S DOCUMENT NO. 4087933; THENCE ALONG SAID SOUTH LINE THE FOLLOWING 8 COURSES:
N.37°01'52"W, 36.47 FEET;
N.42°14'40"W, 53.52 FEET;
N.54°35'33"W, 50.08 FEET;
N.61°27'42"W, 70.22 FEET;
N.58°08'47"W, 92.91 FEET;
N.55°37'51"W, 101.47 FEET;
N.58°01'27"W, 100.89 FEET;
N.60°30'57"W, 102.27 FEET TO THE POINT OF BEGINNING.

And they do hereby dedicate to public use forever the streets and roads as shown hereon.

Side yard and rear yard setbacks shall be determined at the time building permits are requested unless these setbacks are specifically drafted on this plat. The setbacks indicated on this plat may be varied from if proper zoning approvals are obtained.

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 and Planning, and water purveyor, shall be installed within this subdivision, and the subdivider/sponsor 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. Use of private wells and water systems is prohibited.

A public sewer system will be made available for the plat and individual service will be provided to each lot prior to sale. Use of individual on-site sewage systems shall not be authorized. 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.

The owners of all lots within this subdivision shall be members of the TURTLE CREEK SOUTH HOMEOWNERS ASSOCIATION, created by document recorded September 9, 1999 by the Secretary of State of the State of Washington under U.B.I. Number 601-979-524 and subject to the Articles of Incorporation and Bylaws thereof.

Sidewalk easements as platted and shown hereon are hereby granted to the public. All sidewalks shall be maintained by the individual lot owners.

Utility easements are hereby granted to the serving utility companies adjoining the public road rights of way, as shown hereon, and across Tract A, for the construction, maintenance and operation of utilities, together with the right to inspect said utilities and to trim and /or remove brush and trees which may interfere with the construction, maintenance and operation of same. Together with the right to access said utility easements through any "Future Right of Way Acquisition" area shown herein. Provided however that any right of access or easement granted through any "Future Right of Way Acquisition Areas" shall terminate upon said Acquisition Area becoming public right of way.

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 facilities which treat and dispose of stormwater runoff, are hereby granted to Spokane County and the Turtle Creek South Homeowner's Association. The easements and/or tracts are for the purpose of conveying and storing stormwater runoff, and for installing, operating and maintaining drainage facilities that dispose of and treat stormwater runoff and are dedicated to the Turtle Creek South Homeowner's Association.

Spokane County and its authorized agents are hereby granted the right to ingress and egress to, over and from all drainage easements/tracts for the purposes of inspection and emergency maintenance of all drainage facilities, if not properly maintained by the property owner(s) or the Turtle Creek South Homeowner's Association. Spokane County does not accept the responsibility to inspect or maintain drainage facilities 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 owner(s) 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, including but not limited to channels, gulleys and ditches. No structures, including fences, shall be constructed directly over or within a natural drainage channel or drainage ditch without the expressed written consent of the Spokane County Engineer. If the property owner(s) 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(s). 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(s). Spokane County does not accept the responsibility of maintaining the drainage course on 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 consist of a minimum slope of 3% away from the building for a distance of at least 10 feet from the building. 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 approved plans on file at the Spokane County Engineer's Office. Any proposed changes to the approved road and drainage plans must be approved by the Spokane County Engineer's Office prior to construction of said changes.

There may exist properties located uphill and adjacent to this subdivision that 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 have discharged onto this plat prior to development, stormwater runoff will likely continue to do so after development.

The property owner(s) within this plat shall maintain all natural drainage channels, drainage ditches, and all 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 approved and accepted plans on file at Spokane County Engineer's Office. No structures, including fences, shall be constructed directly over or within a natural drainage channel or drainage ditch without the expressed written consent of the Spokane County Engineer. Spokane County does not accept the responsibility to inspect and/or maintain the drainage easements, nor does Spokane County accept any liability for any failure by the lot owner(s) to properly maintain such areas.

The Turtle Creek South Homeowner's Association or its successors in interest shall maintain all drainage facilities, in conformance with the accepted plans on file at the Spokane County Engineer's Office. Maintenance of drainage facilities includes, but is not limited to, keeping open and cleaning storm pipes, ditches, drainage ponds, swales, etc., replacement of drainage facilities as needed, and maintaining live native-type dryland grasses or lawn turf in the treatment (208) swales 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 Turtle Creek South Homeowner's Association is also responsible for removing and disposing of the soil and grass sod located in drainage facilities situated within common areas, tracts, or private lots at such time Spokane County deems necessary, and replacing the soil and grass sod. The Turtle Creek South Homeowner's Association shall be responsible for payment of all claims and other liabilities which may become due for said maintenance responsibilities.

If the Turtle Creek South Homeowner's Association, or their successors in interest, fails to maintain the drainage facilities in conformance with the accepted drainage plan on file at the Spokane County Engineer's Office, a notice of such failure may be given to the Turtle Creek South Homeowner's 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 Turtle Creek South Homeowner's Association, or their successors in interest.

Should the Turtle Creek South Homeowner's Association be terminated for any reason, the successors in interest shall be the individual lot owner(s), or their successors in interest, who are members of the Turtle Creek South Homeowner's 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.

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SPOKANE } SS.

ON THIS 9th DAY OF July, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED MR. RICHARD B. JARVIS AND MRS. RUTH L. JARVIS, HUSBAND AND WIFE, D/B/A JAY INVESTMENTS AND S & B INVESTMENTS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND TO OATH STATED THAT HE/SHE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Sandra J. Hacking
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT SPOKANE, WASHINGTON
MY COMMISSION EXPIRES 8-1-04

IN WITNESS WHEREOF, the aforesaid owners have caused their company names to be hereunto subscribed and affixed their company seals (if any) this 9th day of July, 2003.

Richard B. Jarvis and Ruth L. Jarvis
D/B/A Jay Investments Company &
S & B Investments, L.L.C.

By: Richard B. Jarvis
Richard B. Jarvis
By: Ruth L. Jarvis
Ruth L. Jarvis

APPROVALS:

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 17th DAY OF July, 2003.
7 Bruce Lawe
SPOKANE COUNTY DIVISION OF UTILITIES

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

EXAMINED AND APPROVED THIS 8th DAY OF July, 2003.
Paul Woy
SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DIVISION OF BUILDING & PLANNING

EXAMINED AND APPROVED THIS 29th DAY OF July, 2003.
John Pederson
ASSISTANT DIRECTOR, SPOKANE COUNTY DIVISION OF BUILDING & PLANNING.

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 29th DAY OF July, 2003.
Donald S. Copley
REGIONAL HEALTH OFFICER

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 29th DAY OF July, 2003.
Rebecca Summers by M.K. White
SPOKANE COUNTY ASSESSOR BY DEPUTY

SPOKANE COUNTY COMMISSIONERS

THIS FINAL PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON, ON THIS 29th DAY OF July, 2003.
John Bushelley
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 29th DAY OF July, 2003.
Linda M. Wickett by M.C. Emig
SPOKANE COUNTY TREASURER BY DEPUTY



Surveyor's Certificate

I, Richard C. Souza, 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 supervision; that it is a true and correct representation of the land actually surveyed; that all monuments shown hereon accurately exist as shown; and that this plat conforms in all respects to the provisions of law.
Richard C. Souza
Richard C. Souza
Licensed Professional Land Surveyor
Certificate No. 37544



Taylor Engineering, Inc. Civil Design and Land Planning W. 106 Mission Ave. Spokane, Washington 99201 (509) 328-3371 FAX (509) 328-8224	SCALE: NTS	SHEET 2 OF 2
	FINAL PLAT OF TURTLE CREEK SOUTH THIRD ADDITION	
# 3624	2/2	29/78

DATE: 6-26-03
CADD FILE: 0204292A