

#3465

#4480942 BK 26 pg 48

DEDICATION

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

Beginning at the northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 19; thence S.00°00'00"E. along the east line of said Section 19 a distance of 355.65 feet; thence N.89°28'25"W. a distance of 30.00 feet to the westerly right of way of Barker Road and TRUE POINT OF BEGINNING of this parcel description; thence S.00°00'00"E. along said westerly right of way a distance of 294.01 feet; thence N.89°28'25"W. a distance of 636.19 feet; thence N.81°30'55"W. a distance of 305.97 feet; thence N.74°44'03"W. a distance of 576.07 feet; thence N.61°11'04"W. a distance of 239.21 feet; thence N.16°07'23"W. a distance of 178.24 feet; thence N.54°58'40"W. a distance of 125.06 feet; thence N.36°44'23"E. a distance of 70.74 feet; thence S.53°43'30"E. a distance of 75.86 feet; thence N.73°53'32"E. a distance of 97.33 feet; thence N.16°06'28"W. a distance of 37.06 feet; thence N.73°53'32"E. a distance of 163.00 feet; thence S.16°08'28"E. a distance of 149.93 feet; thence S.82°34'24"E. a distance of 191.16 feet; thence S.74°44'03"E. a distance of 457.83 feet; thence S.89°49'13"E. 229.92 feet; thence S.80°42'55"E. a distance of 180.21 feet; thence S.89°28'25"E. a distance of 452.04 feet to the True Point of Beginning;

And they do hereby dedicate to public use forever the streets and roads as shown hereon. Lot 13, Block 1, Lot 12, Block 2, and Lot 10, Block 3, being one-foot (1') wide strips as shown hereon, are 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 full width right of way, or until adjacent lands are platted. No direct access from any lots, tracts or common areas to Barker Road shall be allowed.

Side yard and rear yard setbacks shall be determined at the time building permits are requested unless these 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 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 sewer elevation for Lot 3, Block 1 and Lot 3, Block 2 is approximately 3 feet below the street. Homes built on these lots will construct the lowest floor elevation high enough to allow gravity flow to the public sewer.

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.

The common areas shown on this plat are hereby dedicated to the TURTLE CREEK SOUTH HOMEOWNERS ASSOCIATION. Spokane County is hereby granted the right of ingress and egress to all common areas and drainage easements.

Drainage easements, as platted and shown hereon, which are for the purposes of installing, operating and maintaining drainage ponds and drainage facilities to dispose of runoff, are hereby granted to Spokane County. The drainage easements, lots and tracts are subject to the separate Drainage Dedication of covenant as recorded MAY 02, 2000 under Auditor's Document No. 4476714 which by reference is made a part hereof.

Sidewalk easements as platted and shown hereon are hereby granted to the public. All sidewalks shall be maintained by the individual lot owners. Easements for hand path areas for bicycle and pedestrian traffic across the future Barker Road right of way acquisition areas in Tracts "A" and "B" are hereby granted to Spokane County and the public.

Utility easements are hereby granted to the serving utility companies adjoining the public road rights of way, as shown hereon, and across Tracts A and B, for the construction, reconstruction, 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 easements granted through any "Future Right of Way Acquisition Areas" shall terminate upon said Acquisitions Areas becoming public right of way.

IN WITNESS WHEREOF, the aforesaid owners have caused their corporate names to be hereunto subscribed and affixed their corporate seals (if any) this 23rd day of March, 2000.

RT DEVELOPMENT, L.L.C., a Washington Corporation. By: Richard T. Dahm, President. WASHINGTON TRUST BANK, a Washington Corporation. By: Constantine M. Bischoff, Vice President. RICHARD B. JARVIS and RUTH L. JARVIS, husband and wife, D/B/A JAY INVESTMENT COMPANY. By: Richard B. Jarvis, Ruth L. Jarvis. MERIDIAN LAND, L.L.C., a Washington Limited Liability Company. By: Richard T. Dahm, Manager.

ACKNOWLEDGMENTS

STATE OF WASHINGTON)) ss) COUNTY OF Spokane)

I certify that I know or that I have satisfactory evidence that Richard T. Dahm, 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 President of RT DEVELOPMENT, 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 23rd day of March, 2000.

Notary Public, in and for the State of Washington residing at Spokane, My Commission expires 2-1-2001.



STATE OF WASHINGTON)) ss) COUNTY OF SPOKANE)

I certify that I know or that I have satisfactory evidence that Constantine M. Bischoff is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Vice President 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 24th day of March, 2000.

Notary Public, in and for the State of Washington residing at Spokane, My Commission expires 4-29-2001.



STATE OF WASHINGTON)) ss) COUNTY OF Spokane)

I certify that I know or that I have satisfactory evidence that Richard B. Jarvis and Ruth L. Jarvis, are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as husband and wife, d/b/a JAY INVESTMENT COMPANY to be the free and voluntary act of such corporation, for the uses and purposes stated in the instrument.

DATED this 23rd day of March, 2000.

Notary Public, in and for the State of Washington residing at Spokane, My Commission expires 2-1-2001.



STATE OF WASHINGTON)) ss) COUNTY OF SPOKANE)

I certify that I know or that I have satisfactory evidence that Jay H. Jarvis, Joseph D. Jarvis and Sue High are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the Jay H. Jarvis, Joseph D. Jarvis and Sue High of S & B INVESTMENTS, L.L.C., a Washington Limited Liability Company to be the free and voluntary act of such Company, for the uses and purposes stated in the instrument.

DATED this 23rd day of March, 2000.

Notary Public, in and for the State of Washington residing at Spokane, My Commission expires 2-1-2001.



STATE OF WASHINGTON)) ss) COUNTY OF Spokane)

I certify that I know or that I have satisfactory evidence that Richard T. Dahm, 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 President of MERIDIAN LAND, L.L.C., a Washington Limited Liability Company, to be the free and voluntary act of such company, for the uses and purposes stated in the instrument.

DATED this 23rd day of March, 2000.

Notary Public, in and for the State of Washington residing at Spokane, My Commission expires 2-1-2001.



SPOKANE COUNTY AUDITOR'S CERTIFICATE

Filed for record this 17 day of May, 2000 at 3:14 P.M., in Book 26 of this at Page 48-50 at the request of RT Development.

Spokane County Auditor by Deputy Patrick J. Moore, PLS Certificate Number 18091

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.

Patrick J. Moore, PLS Certificate Number 18091



SPOKANE COUNTY DIVISION OF UTILITIES. Examined and approved this 3rd day of May, 2000.

Spokane County Division of Utilities

SPOKANE COUNTY ENGINEER. Examined and approved this 4th day of May, 2000.

Spokane County Engineer

SPOKANE COUNTY DIVISION OF CURRENT PLANNING. Examined and approved this 7th day of May, 2000.

Deputy Director, Spokane County Division of Current Planning

SPOKANE REGIONAL HEALTH DISTRICT. Examined and approved this 9th day of May, 2000.

Spokane Regional Health Officer

SPOKANE COUNTY ASSESSOR. Examined and approved this 15th day of May, 2000.

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 17th day of May, 2000.

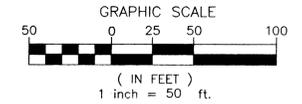
Chairman, Spokane County Commissioners

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 17th day of May, 2000.

Spokane County Treasurer by Deputy

FINAL PLAT OF TURTLE CREEK SOUTH LOCATED IN THE SE 1/4 OF SECTION 19, T.25 N., R.45 E., W.M. SPOKANE COUNTY, WASHINGTON





- LEGEND**
- - FND. MONUMENT AS NOTED:
 - SET 1/2" REBAR W/YPC STAMPED "IPE 18091" (UNLESS OTHERWISE NOTED) AS:
 - - ANGLE POINT IN BOUNDARY
 - ⊕ - LOT CORNER
 - ⊙ - CENTERLINE MONUMENT
 - B.S. - BUILDING SETBACK
 - 18110 - STREET ADDRESS

BASIS OF BEARINGS
 THE BEARING OF S.00°00'00"E. ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 19, AS SHOWN ON TURTLE CREEK FIRST ADDITION, PER FINAL PLAT RECORDED IN BOOK 25 OF PLATS, PAGES 44&45, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

ACCURACY STATEMENT
 THIS SURVEY WAS PERFORMED USING A TOPCON GTS 3C TEN-SECOND THEODOLITE AND ELECTRONIC DISTANCE METER. FIELD TRAVERSE METHODS USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".

SURVEYOR'S NOTES

1. THE AREA OF THIS SUBDIVISION IS 12.60 ACRES
2. THE AREA OF THE PUBLIC ROADS IS 1.85 ACRES

TANGENT TABLE

LINE	DIRECTION	DISTANCE
T1	N16°06'28"W	37.06
T2	S89°28'25"E	30.00
T3	S89°28'25"E	20.00
T4	N89°28'25"W	20.00
T5	N89°28'25"W	30.00
T6	S73°53'32"W	45.00
T7	N16°06'28"W	19.00
T8	N16°06'28"W	19.00
T9	N73°53'32"E	45.00
T10	N16°06'28"W	19.00
T11	S16°06'28"E	19.00
T12	N16°06'28"W	17.50
T13	N73°53'32"E	25.24
T14	N16°06'28"W	29.34
T15	S73°53'32"W	43.00
T16	S37°34'46"W	38.25
T17	S37°34'46"W	38.25
T18	N37°34'46"E	38.25
T19	N29°05'24"E	50.33
T20	S29°05'24"W	50.33
T21	N29°05'24"E	50.33
T22	S29°05'24"W	50.33
T23	N60°54'36"W	14.00
T24	N60°54'36"W	14.00
T25	S01°23'49"W	45.23
T26	S89°49'13"E	4.83
T27	N01°23'49"E	45.21
T28	S88°36'11"E	15.00
T29	S88°36'11"E	15.00
T30	S09°17'05"W	50.00
T31	S80°42'55"E	20.00
T32	S80°42'55"E	20.00
T33	N09°17'05"E	50.00
T34	S80°42'55"E	20.00
T35	S80°42'55"E	20.00
T36	S00°00'00"E	101.01
T37	N89°28'25"W	10.00
T38	S00°00'00"W	30.00
T39	S89°28'25"E	14.73
T40	N00°00'00"E	45.00
T41	S89°28'25"E	11.28
T42	S89°28'25"E	11.28
T43	N00°00'00"W	43.38

T14 N 40°12'08"E, 21.34'
 T18 S 52°25'14"E, 22.00'
 T19 S 52°25'14"E, 22.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	500.00'	76.43'	38.29'	76.36'	08°45'30"
C2	425.00'	67.54'	33.84'	67.47'	09°06'13"
C3	460.00'	121.12'	60.91'	120.77'	15°05'10"
C4	275.00'	281.39'	154.41'	269.27'	58°37'35"
C5	30.00'	47.40'	30.28'	42.62'	90°31'35"
C6	30.00'	46.85'	29.73'	42.23'	89°28'25"
C7	30.00'	36.93'	21.21'	34.64'	70°31'44"
C8	30.00'	10.47'	5.29'	10.42'	19°59'51"
C9	30.00'	36.93'	21.21'	34.64'	70°31'44"
C10	30.00'	9.92'	5.01'	9.87'	18°56'41"
C11	20.00'	31.42'	20.01'	28.29'	90°00'55"
C12	20.00'	31.41'	19.99'	28.28'	89°59'05"
C13	256.00'	22.03'	11.02'	22.02'	4°55'48"
C14	256.00'	22.03'	11.02'	22.02'	4°55'48"
C15	294.00'	14.01'	7.00'	14.00'	2°43'46"
C16	294.00'	14.01'	7.00'	14.00'	2°43'46"
C17	479.00'	15.00'	7.50'	15.00'	1°47'40"

○ RADIAL BEARINGS ○

NUMBER	BEARING
1	S19°28'16"W
2	N19°28'16"W

CLC Associates, Inc.
 Planning
 Engineering
 Architecture
 Landscape Architecture
 Land Surveying
 707 W. 7th Avenue, Suite 200
 Spokane, Washington 99204
 Phone: (509) 458-6840
 Fax: (509) 458-6844

**FINAL PLAT
 OF
 TURTLE CREEK SOUTH**
 LOCATED IN THE SE 1/4
 OF SECTION 19, T.25 N., R.45 E., W.M.
 SPOKANE COUNTY, WASHINGTON



3165

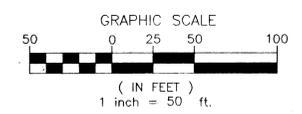
AUDITOR'S CERTIFICATE # 4480942 & 26

Filed for record this 17th day of May 2008, at 3:14 P.M. in Book 46 Plats at page 48-50 of the request of [Signature] Deputy

EAST 1/4 CORNER SEC.19-25-45
FND 1/2" REBAR W/ YPC STAMPED
"IPE 18091/33126"
FND RP'S:
"X" IN SE BOLT OF FH, N34°41'11"E, 47.60'
TK 1.4" UP IN RP & LP, N51°14'16"E, 35.49'
"X" IN CURB 27.7 SSG AND 2.8 EEC.
S28°57'42"E, 54.36'
"X" IN NE BOLT OF FH, N70°17'14"W, 60.28'

NORTHEAST CORNER OF THE
SOUTHEAST QUARTER OF
THE SOUTHEAST QUARTER

UNPLATTED
SE 1/4 SE 1/4



LEGEND

- -FND. MONUMENT AS NOTED
- SET 1/2" REBAR W/ YPC STAMPED "IPE 18091" (UNLESS OTHERWISE NOTED) AS:
 - -ANGLE POINT IN BOUNDARY
 - └ -LOT CORNER
 - ⊙ -CENTERLINE MONUMENT
- B.S. -BUILDING SETBACK
- 18110 -STREET ADDRESS

BASIS OF BEARINGS

THE BEARING OF S.00°00'00"E. ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 19, AS SHOWN ON TURTLE CREEK FIRST ADDITION, PER FINAL PLAT RECORDED IN BOOK 25 OF PLATS, PAGES 44&45, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

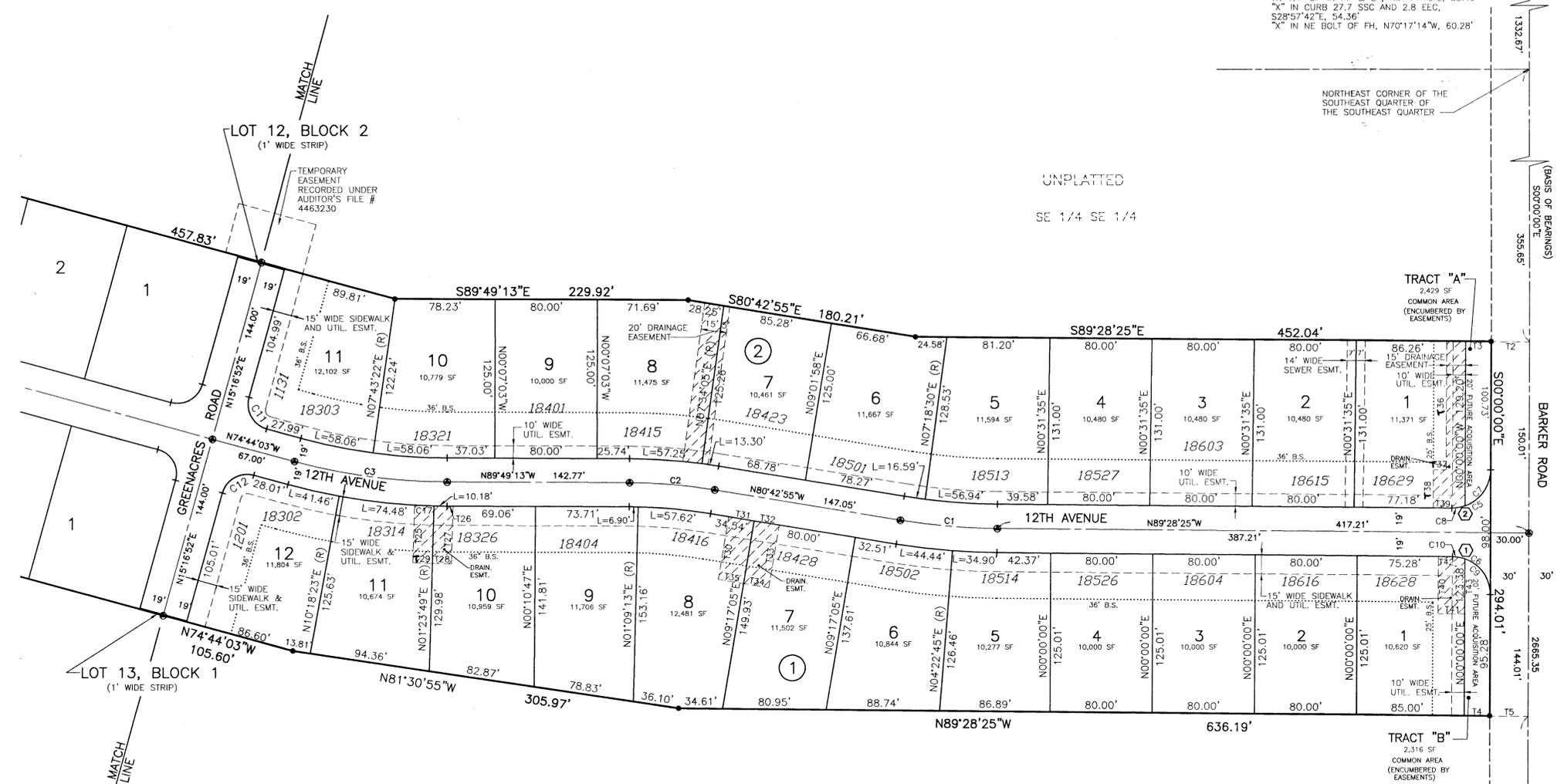
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SOUTHEAST CORNER SEC.19-25-45
FND 3/4" IP & RP'S PER SHORT PLAT
86-441 & 796-82



TANGENT TABLE

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T1	N16°06'28"W	37.06
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C8	30.00'	10.47'	5.29'	10.42'	19°59'51"
C9	30.00'	36.93'	21.21'	34.64'	70°31'44"
C10	30.00'	9.92'	5.01'	9.87'	18°56'41"
C11	20.00'	31.42'	20.01'	28.29'	90°00'55"
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OF
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LOCATED IN THE SE 1/4
OF SECTION 19, T.25 N., R.45 E., W.M.
SPOKANE COUNTY, WASHINGTON

CLC Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying

707 W. 7th Avenue, Suite 200
Spokane, Washington 99204
Phone: (509) 458-6840
Fax: (509) 458-6844

J:\Land Projects\98817.dwg\PLAT.DWG, 03/17/2000 11:48:05 AM, MD