6285193 37140

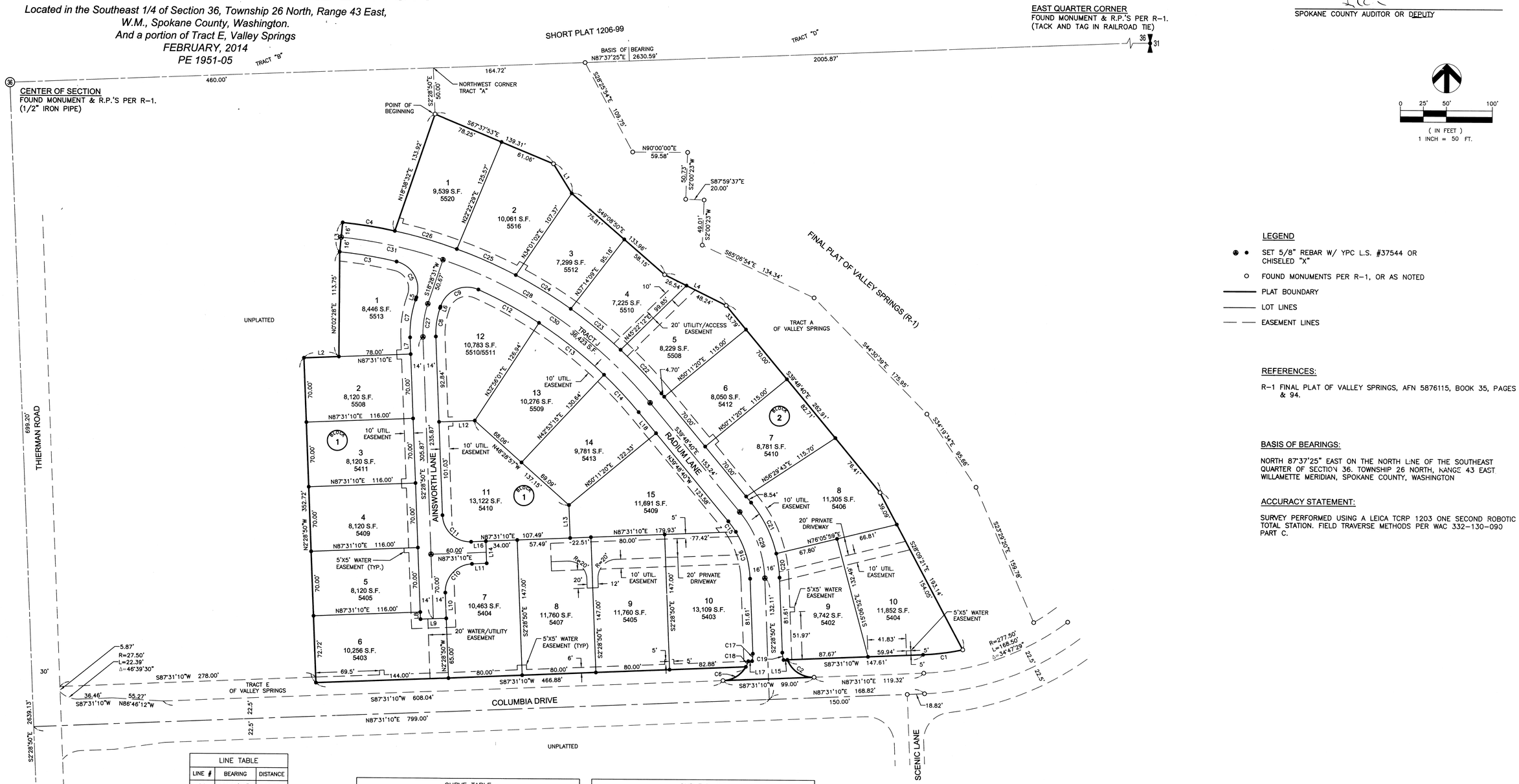
PLAT 4171

FINAL PLAT OF VALLEY SPRINGS 1ST ADDITION

Located in the Southeast 1/4 of Section 36, Township 26 North, Range 43 East, W.M., Spokane County, Washington.
And a portion of Tract E, Valley Springs
FEBRUARY, 2014
PE 1951-05

AUDITOR'S CERTIFICATE:
FILED FOR RECORD THIS 19th DAY OF February, 2014, AT 9:18 AM; AND RECORDED IN BOOK 37 OF PLATS AT PAGE 140-41 RECORDS OF SPOKANE COUNTY, WASHINGTON AT THE REQUEST OF COFFMAN ENGINEERING AND VALLEY SPRINGS LLC.

SPOKANE COUNTY AUDITOR OR DEPUTY



0 25' 50' 100'
(IN FEET)
1 INCH = 50 FT.

LEGEND

- SET 5/8" REBAR W/ YPC L.S. #37544 OR CHISELED "X"
- FOUND MONUMENTS PER R-1, OR AS NOTED
- PLAT BOUNDARY
- LOT LINES
- EASEMENT LINES

REFERENCES:

R-1 FINAL PLAT OF VALLEY SPRINGS, AFN 5876115, BOOK 35, PAGES 93 & 94.

BASIS OF BEARINGS:

NORTH 87°37'25" EAST ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36. TOWNSHIP 26 NORTH, RANGE 43 EAST WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON

ACCURACY STATEMENT:

SURVEY PERFORMED USING A LEICA TCRP 1203 ONE SECOND ROBOTIC TOTAL STATION. FIELD TRAVERSE METHODS PER WAC 332-130-090 PART C.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S32°06'37"E	37.58
L2	N87°31'10"E	38.00
L3	N5°29'09"E	32.00
L4	S63°45'57"E	74.78
L5	N18°28'31"E	2.53
L6	S18°28'31"W	2.54
L7	N2°28'50"W	18.15
L8	N2°28'50"W	7.72
L9	S87°31'10"W	28.00
L10	S2°28'50"E	28.00
L11	S87°31'10"W	16.00
L12	S87°31'10"W	38.83
L13	N2°28'50"W	35.76
L14	S2°28'50"E	24.00
L15	N87°31'10"E	4.12
L16	N87°31'10"E	16.00
L17	N87°31'10"E	4.13
L18	N39°18'40"W	29.66

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	257.50	43.52	9°41'01"	S82°40'40"W	43.47
C2	30.00	36.93	70°31'44"	S57°12'58"E	34.64
C3	484.00	62.74	7°25'36"	N80°48'03"W	62.69
C4	516.00	57.42	6°22'32"	S81°19'35"E	57.39
C5	30.00	50.04	95°33'45"	N29°18'22"W	44.44
C6	30.00	30.25	57°46'09"	N58°38'06"E	28.98
C7	114.00	41.70	20°57'21"	N7°59'50"E	41.46
C8	86.00	31.45	20°57'21"	S7°59'50"W	31.28
C9	30.00	50.04	95°33'38"	S66°15'20"W	44.43
C10	30.00	47.12	90°00'00"	S42°31'10"W	42.43
C11	30.00	47.12	90°00'00"	S47°28'50"E	42.43
C12	484.00	75.16	8°53'50"	N61°30'56"W	75.08
C13	484.00	90.40	10°42'07"	N51°42'57"W	90.27
C14	484.00	55.36	6°33'14"	N43°05'17"W	55.33
C15	104.00	14.01	7°43'09"	N35°57'05"W	14.00
C16	104.00	53.75	29°36'41"	N17°17'10"W	53.15

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C17	30.00	8.10	15°28'12"	N5°15'16"E	8.08
C18	30.00	6.68	12°45'35"	N23°22'14"E	6.67
C19	30.00	8.10	15°28'12"	S10°12'56"E	8.08
C20	136.00	26.41	11°07'35"	S8°02'38"E	26.37
C21	136.00	62.20	26°12'15"	S26°42'33"E	61.66
C22	516.00	64.96	7°12'45"	S43°25'03"E	64.91
C23	516.00	70.05	7°46'42"	S50°54'46"E	70.00
C24	516.00	70.06	7°46'45"	S58°41'30"E	70.01
C25	516.00	70.05	7°46'43"	S66°28'14"E	70.00
C26	516.00	70.05	7°46'43"	S74°14'57"E	70.00
C27	100.00	36.57	20°57'21"	S7°59'50"W	36.37
C28	500.00	390.11	44°42'10"	N62°09'45"W	380.29
C29	120.00	78.18	37°19'50"	N21°08'45"W	76.81
C30	500.00	276.76	31°42'52"	N5.°40'06"W	273.24
C31	500.00	113.35	12°59'18"	N78°01'11"W	113.10

SURVEYOR'S CERTIFICATE

I, RICHARD C. BENECCHI, 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.

37544
CERTIFICATE NO.

RICHARD C. BENECCHI
LICENSED PROFESSIONAL LAND SURVEYOR

2/6/14

RICHARD C. BENECCHI STATE OF WASHINGTON 37544 REGISTERED PROFESSIONAL LAND SURVEYOR

COFFMAN ENGINEERS
10 N. Post Street Suite 500
Spokane, Washington 99201
Tel 509 328 2994
Fax 509 328 2999

VALLEY SPRINGS 1ST ADDITION

DRAWING TITLE: FINAL PLAT

PROJECT NO.	SCALE:	DATE:	REVISION NO.
13642	1" = 50'	02/05/14	
DESIGNED BY: RCB	CHECKED BY: RCB		DRAWING NO.
DRAWN BY: DJA	REVIEWED BY: RCB		1/2

6285A3 37/41

PLAT 4171

FINAL PLAT OF
VALLEY SPRINGS 1st ADDITION

Located in the Southeast 1/4 of
Section 36, T.26N., R.43E., W.M., Spokane County, Washington
And a portion of Tract E, Valley Springs
February, 2014
PE 1951-05

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 19TH DAY OF FEBRUARY 2014.
AT 3:18 A.M. IN BOOK 22 OF PLATS
AT PAGE 40-41 AT THE REQUEST OF PBH DEVELOPMENT LLC

VICKY M. DALTON — COUNTY AUDITOR
DEPUTY

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PBH DEVELOPMENT LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND WASHINGTON TRUST BANK AS BENEFICIARY HAS CAUSED TO BE PLATTED INTO LOTS, STREETS AND TRACTS THE LAND SHOWN HEREON, TO BE KNOWN AS VALLEY SPRINGS 1st ADDITION, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT "A" THE FINAL PLAT OF VALLEY SPRINGS AS RECORDED IN VOLUME 35 OF PLATS, PAGES 93 AND 94, UNDER AUDITOR'S FILE NO. 5876115, SPOKANE COUNTY, WASHINGTON; THENCE S.02°28'50"E., 50.00 FEET TO THE POINT OF BEGINNING; THENCE S.67°37'53"E., 139.31 FEET; THENCE S.32°06'37"E., 37.58 FEET; THENCE S.49°08'50"E., 133.96 FEET; THENCE S.63°45'57"E., 74.78 FEET; THENCE S.39°48'40"E., 262.91 FEET; THENCE S.28°09'21"E., 193.14 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS OF WHICH BEARS N.12°09'51"W., A DISTANCE OF 257.50 FEET; THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 9°41'01" AN ARC DISTANCE OF 43.52 FEET; THENCE S.87°31'10"W., 147.61 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, THE RADIUS OF WHICH BEARS N.68°02'54"E., A DISTANCE OF 30.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 70°31'44", AN ARC DISTANCE OF 36.93 FEET; THENCE S.89°31'10"W., 99.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, THE RADIUS OF WHICH BEARS N.02°28'50"W., A DISTANCE OF 30.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 57°46'09"AN ARC DISTANCE OF 30.25 FEET; THENCE S.87°31'10"W., 466.98 FEET; N.02°28'50"W., 352.72 FEET; THENCE N.87°31'10"E., 38.00 FEET; THENCE N.00°02'28"E., 113.75 FEET; THENCE N.05°29'09"E., 32.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THE RADIUS OF WHICH BEARS S.05°29'09"W., A DISTANCE OF 516.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°22'32" AN ARC DISTANCE OF 57.42 FEET; THENCE N. 8°38'32"E., 133.92 FEET TO THE POINT OF BEGINNING.

AREA=6.483 ACS.

THE PRIVATE ROADS (TRACTS J) SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE VALLEY SPRINGS HOMEOWNERS ASSOCIATION BY THE SECRETARY OF STATE OF THE STATE OF WASHINGTON UNDER U.B.I. NUMBER 602-949-018, BY DOCUMENT RECORDED AUGUST 20, 2009.

THE PRIVATE ROADS (TRACTS J) CANNOT BE SOLD OR TRANSFERRED, AND SHALL BE CONSIDERED SUBSERVIENT ESTATES FOR TAX PURPOSES TO THE OTHER LOTS CREATED HEREIN.

THE PRIVATE ROADS (TRACTS J) AS SHOWN HEREON ARE EASEMENTS WHICH PROVIDE A MEANS FOR INGRESS AND EGRESS FOR THOSE LOTS WITHIN THE PLAT HAVING FRONTAGE THEREON AND LOTS 8 AND 9 BLOCK 1 AND LOT 10, BLOCK 2.

THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION SHALL BE MEMBERS OF THE VALLEY SPRINGS HOMEOWNERS ASSOCIATION, A HOMEOWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED AUGUST 20, 2009 BY THE SECRETARY OF STATE OF THE STATE OF WASHINGTON UNDER U.B.I. NUMBER 602-949-018 AND SUBJECT TO THE ARTICLES OF INCORPORATION AND BYLAWS THEREOF.

THE PRIVATE ROAD(S) KNOWN AS AINSWORTH AND RADIUM LANE(S) IS GRANTED AS A PERPETUAL EASEMENT TO SPOKANE COUNTY, ITS' SUCCESSORS AND ASSIGNS FOR THE SOLE PURPOSE OF CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING, ALTERING, REPLACING, REMOVING, AND ALL OTHER USES OR PURPOSES WHICH ARE OR MAY BE RELATED TO A SEWER SYSTEM. SPOKANE COUNTY ITS' SUCCESSORS AND ASSIGNS AT ALL TIMES HEREINAFTER, AT THEIR OWN COST AND EXPENSE, MAY REMOVE ALL CROPS, BRUSH, GRASS, OR TREES THAT MAY INTERFERE WITH THE CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING, ALTERING, REPLACING, REMOVING, AND ALL OTHER USES OR PURPOSES WHICH ARE OR MAY BE RELATED TO A SEWER SYSTEM. THE GRANTOR(S) RESERVES THE RIGHT TO USE AND ENJOY THAT PROPERTY WHICH IS THE SUBJECT OF THIS EASEMENT FOR PURPOSES WHICH WILL NOT INTERFERE WITH THE COUNTY'S FULL ENJOYMENT OF THE RIGHTS HEREBY GRANTED; PROVIDED, THE GRANTOR(S) SHALL NOT ERECT OR CONSTRUCT ANY BUILDING OR OTHER STRUCTURE OR DRILL ONTHE EASEMENT, OR DIMINISH OR SUBSTANTIALLY ADD TO THE GROUND COVER OVER THE EASEMENT. THE EASEMENT DESCRIBED HEREINABOVE IS TO AND SHALL RUN WITH THE LAND.

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 OF 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 COUNTY OF SPOKANE IS HEREBY GRANTED THE RIGHT TO INGRESS AND EGRESS TO ALL PRIVATE ROADS, COMMON AREAS AND/OR DRAINAGE EASEMENTS.

SERVING UTILITY COMPANIES ARE HEREBY GRANTED THE RIGHT TO INGRESS AND EGRESS TO ALL PRIVATE ROADS, COMMON AREA, AND UTILITY EASEMENTS

THE STATUS OF THE AREAS DESIGNATED AS SUBSERVIENT ESTATES FOR TAX PURPOSES CANNOT BE CHANGED WITHOUT FILING A REPLAT.

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

UTILITY EASEMENTS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED FOR THE USE OF SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF THEIR RESPECTIVE 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.

THE USE OF PRIVATE WELLS AND WATER SYSTEMS ARE PROHIBITED.

PRIVATE ROADS (TRACTS J) AS SHOWN HEREON ARE UTILITY EASEMENTS FOR USE OF SERVING UTILITY COMPANIES.

THE PUBLIC WATER SYSTEM, PURSUANT TO THE WATER PLAN APPROVED BY SPOKANE COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, DEPARTMENT OF BUILDING AND PLANNING 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.

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 DISPOSAL SYSTEM 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 LOTS WITHIN THIS PLAT ARE SUBJECT TO THE RECOMMENDATIONS REGARDING BASEMENTS FOUND IN THE GEOTECHNICAL STUDY DATED JUNE 21, 2007, PREPARED BY ALLWEST MATERIALS TESTING AND GEOTECHNICAL ENGINEERING, RECORDED UNDER AUDITORS DOCUMENT NUMBER 5619958 WHICH BY REFERENCE BECOMES PART OF.

THE DRAINAGE EASEMENTS, LOTS, COMMON AREAS AND TRACTS ARE SUBJECT TO THE SEPARATE DRAINAGE DECLARATION OF COVENANT AS RECORDED JANUARY 17, 2008 UNDER AUDITOR'S DOCUMENT NO. 5632126 THAT BY REFERENCE IS MADE A PART HEREOF.

THE PRIVATE ROADS AND DRAINAGE EASEMENTS ARE SUBJECT TO THE SEPARATE DECLARATION OF COVENANT AS RECORDED FEBRUARY 4, 2014 UNDER AUDITOR'S DOCUMENT NO. 6282268 WHICH BY REFERENCE IS MADE A PART HEREOF.

ACKNOWLEDGMENT

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 7th DAY OF February, 2014.

PBH DEVELOPMENT LLC
WASHINGTON LIMITED LIABILITY COMPANY

BY: George J. Paras
ITS: Manager

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) SS
COUNTY OF SPOKANE)

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT George J. Paras, 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 Manager OF PBH DEVELOPMENT LLC, 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 February, 2014.

Penny L. Lynberg
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON RESIDING AT Spokane County
MY COMMISSION EXPIRES 12/20/2014

PENNY L LYNBERG — NOTARY PUBLIC — COMMISSION EXPIRES DECEMBER 20, 2014 — STATE OF WASHINGTON

ACKNOWLEDGMENT

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 7 DAY OF February, 2014.

WASHINGTON TRUST BANK
A WASHINGTON CORPORATION

BY: [signature]
ITS: AVP

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) SS
COUNTY OF SPOKANE)

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT Brad Stevens, 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 AVP 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 7th DAY OF February, 2014.

Kelli L. Miller
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON RESIDING AT Spokane
MY COMMISSION EXPIRES 4/23/14

KELLI L MILLER — NOTARY PUBLIC — COMMISSION EXPIRES 04-23-2017 — STATE OF WASHINGTON

APPROVALS:

SPOKANE COUNTY DIVISION OF UTILITIES
EXAMINED AND APPROVED THIS 11TH DAY OF FEBRUARY, 2014.
SPOKANE COUNTY DIVISION OF UTILITIES

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS
EXAMINED AND APPROVED THIS 11 DAY OF FEBRUARY, 2014
SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING
EXAMINED AND APPROVED THIS 17th DAY OF February, 2014.
John Pedersen
SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING

SPOKANE REGIONAL HEALTH DISTRICT
EXAMINED AND APPROVED THIS 12th DAY OF February, 2014.
Donald L. Copley
REGIONAL HEALTH OFFICER

SPOKANE COUNTY ASSESSOR
EXAMINED AND APPROVED THIS 14th DAY OF February, 2014
SPOKANE COUNTY ASSESSOR BY DEPUTY

SPOKANE COUNTY COMMISSIONERS
THIS FINAL PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS SPOKANE COUNTY, WASHINGTON, ON THIS 18th DAY OF February, 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 18 DAY OF February, 2014.
Rob Chase by Tari Chairman
SPOKANE COUNTY TREASURER BY DEPUTY

OFFICIAL SEAL — THE TREASURER SPOKANE COUNTY, WASHINGTON

2/6/14
RICHARD C. BENECOSH — STATE OF WASHINGTON — REGISTERED PROFESSIONAL LAND SURVEYOR

COFFMAN ENGINEERS
10 N. Post Street Suite 500
Spokane, Washington 99201
Tel 509 328 2994
Fax 509 328 2999

VALLEY SPRINGS
1ST ADDITION

DRAWING TITLE: FINAL PLAT

PROJECT NO.	SCALE:	DATE:	REVISION NO.
13642	1" = 60'	02/05/14	
DESIGNED BY: RCB	CHECKED BY: RCB		DRAWING NO.
DRAWN BY: DJA	REVIEWED BY: RCB		2/2