

# WOOLARD RANCH ESTATES

LOCATED IN THE W1/2 OF THE SE 1/4  
SECTION 11, T27N, R43E, W.M.  
SPOKANE COUNTY, WASHINGTON

**SPOKANE COUNTY AUDITOR**  
FILED FOR RECORD BY Spokane Bldg Plan THIS 1 DAY OF October 2008 AT MINUTES PAST 9 O'CLOCK A M; AND RECORDED IN BOOK 25 OF PLATS AT PAGE(S) 2738 RECORDS OF SPOKANE COUNTY, WASHINGTON.

Richard Dyer deputy SPOKANE COUNTY AUDITOR

**SPOKANE COUNTY TREASURER** PLAT #4032

I, TREASURER OF SPOKANE COUNTY, WASHINGTON DO HEREBY CERTIFY THAT ALL TAXES WHICH 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 1 DAY OF October 2008  
De Kay Chubbey TREASURER SPOKANE COUNTY

**SPOKANE COUNTY ASSESSOR**

EXAMINED AND APPROVED THIS 1st DAY OF October 2008  
Deanna D. McDevine SPOKANE COUNTY ASSESSOR

**SPOKANE COUNTY DIVISION OF ENGINEERING & ROADS**

EXAMINED AND APPROVED THIS 19th DAY OF SEPTEMBER 2008  
Chad Sams SPOKANE COUNTY ENGINEER

**SPOKANE COUNTY DIVISION OF UTILITIES**

EXAMINED AND APPROVED THIS 24th DAY OF SEPTEMBER 2008  
Richard SPOKANE COUNTY DIVISION OF UTILITIES.

**SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING**

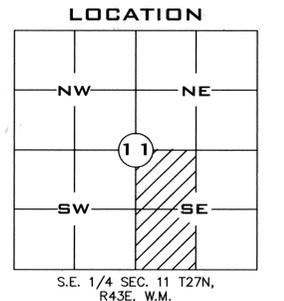
EXAMINED AND APPROVED THIS 30th DAY OF October 2008  
John Pederson DIRECTOR/DESIGNEE

**SPOKANE REGIONAL HEALTH DISTRICT**

Examined and approved this 30th day of September 2008  
Donald S. Copley Spokane Regional Health Officer

**SPOKANE COUNTY COMMISSIONERS**

Examined and approved this 30th day of September 2008  
Dinnie Mager COMMISSIONER

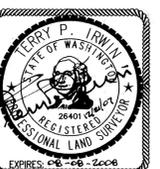


### SURVEYOR'S CERTIFICATE

I, TERRY P. IRWIN, 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 DIRECTION; 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 TO THE REQUIREMENTS OF THE COUNTY OF SPOKANE SUBDIVISION ORDINANCE.

TERRY P. IRWIN, P.L.S.  
CERTIFICATE NO. 26401

DATE DECEMBER 21, 2007



**COUNTY OF SPOKANE FILE NO. PN-1961-05**

DATE: 04/24/07	PRJ NO.: WCE 05-124	FIELD BOOK: WCE 05-124
DRAWN BY: JAG	CHECKED BY: T.P. Irwin	SHEET NO.: 1 OF 2

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT HARLEY AND LISA DOUGLASS, HUSBAND AND WIFE, AND MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., HAS CAUSED TO BE PLATTED INTO LOTS THE LAND SHOWN HEREON TO BE KNOWN AS WOOLARD RANCH ESTATES, PN-1961-05, BEING THAT PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 27 NORTH, RANGE 43 EAST, W. M. IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 27 NORTH, RANGE 43 EAST, OF THE WILLAMETTE MERIDIAN; EXCEPT WOOLARD COUNTY ROAD;

AND EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF SAID SECTION 11, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH 60 RODS OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE S88°56'40"E A DISTANCE OF 9.14 FEET; THENCE S00°58'10"W A DISTANCE OF 736.58 FEET; THENCE S00°41'31"W A DISTANCE OF 1065.41 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 11; THENCE S89°43'12"W ALONG SAID SOUTH LINE A DISTANCE OF 17.01 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 11; THENCE N01°03'20"E ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 11 A DISTANCE OF 1802.36 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON,

CONTAINING 81.31 ACRES MORE OR LESS

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

THE FINAL OPEN SPACE MANAGEMENT PLAN FOR TITLE NOTICES IS RECORDED UNDER AUDITOR'S RECORDING NO. 5547791.

THE USE OF THE REMAINDER PARCEL SHALL BE CONSISTENT WITH THE PURPOSE AND INTENT OF CHAPTER 14.820 OF THE SPOKANE COUNTY ZONING CODE, AS AMENDED, AND ONLY THOSE USES DEFINED WITHIN THE OPEN SPACE MANAGEMENT PLAN CONSISTENT WITH THE UNDERLYING ZONE ARE PERMITTED ON THE REMAINDER PARCEL.

NO DIRECT ACCESS SHALL BE ALLOWED FROM ANY LOT TO WOOLARD ROAD (EXCEPT THE EXISTING HOUSE ON LOT 7) UNTIL SUCH TIME AS AUTHORIZED BY SPOKANE COUNTY ENGINEER.

THAT IN CONSIDERATION OF MUTUAL BENEFITS NOW OR TO BE HEREAFTER DERIVED, THE UNDERSIGNED OWNER(S) AND SUCCESSOR(S) DO FOR THEMSELVES, THEIR HEIRS, GRANTEES, ASSIGNS, AND SUCCESSOR(S) IN INTEREST HEREBY REQUEST AND AUTHORIZE SPOKANE COUNTY TO INCLUDE THE ABOVE DESCRIBED PROPERTY IN A ROAD IMPROVEMENT DISTRICT (RID), AND TO SUPPORT THE FORMATION OF A ROAD IMPROVEMENT DISTRICT FOR IMPROVEMENT OF THE ROAD(S) DESCRIBED BELOW BY REQUESTING AND AUTHORIZING SPOKANE COUNTY TO PLACE THEIR NAME(S) ON A PETITION FOR THE FORMATION OF A ROAD IMPROVEMENT DISTRICT PURSUANT TO RCW 36.88.050, OR BY REQUESTING AND AUTHORIZING SPOKANE COUNTY TO CAST THEIR BALLOT IN FAVOR OF A RID BEING FORMED UNDER THE RESOLUTION METHOD PURSUANT TO RCW 36.88.030, AND/OR BY NOT FILING A PROTEST AGAINST THE FORMATION OF A RID BEING FORMED UNDER THE ALTERNATIVE RESOLUTION METHOD PROVIDED FOR IN RCW 36.88.065 AND CHAPTER 35.43 RCW.

IF A RID IS PROPOSED FOR IMPROVEMENT OF THE ROAD(S) DESCRIBED BELOW, SAID OWNER(S) AND SUCCESSOR(S) FURTHER AGREE: (1) THAT THE IMPROVEMENTS OR CONSTRUCTION CONTEMPLATED WITHIN THE PROPOSED RID ARE FEASIBLE AND (2) THAT THE BENEFITS TO BE DERIVED FROM THE FORMATION OF THE RID BY THE PROPERTY INCLUDED THEREIN, TOGETHER WITH THE AMOUNT OF ANY COUNTY PARTICIPATION, EXCEEDS THE COST AND EXPENSE OF FORMATION OF THE RID, AND (3) THAT THE PROPERTY WITHIN THE PROPOSED RID IS SUFFICIENTLY DEVELOPED; PROVIDED, THEY, THEIR HEIRS, GRANTEES, ASSIGNS AND SUCCESSOR(S) SHALL RETAIN THE RIGHT, AS AUTHORIZED UNDER RCW 36.88.090, TO OBJECT TO ANY ASSESSMENT(S) ON THE PROPERTY AS A RESULT OF THE IMPROVEMENTS CALLED FOR IN CONJUNCTION WITH THE FORMATION OF A RID BY EITHER THE PETITION OR RESOLUTION METHOD UNDER CHAPTER 36.88 RCW AND TO APPEAL TO THE SUPERIOR COURT THE DECISION OF THE BOARD OF COUNTY COMMISSIONERS CONFIRMING THE FINAL ASSESSMENT ROLLS; PROVIDED FURTHER, IT IS RECOGNIZED THAT ACTUAL ASSESSMENTS MAY VARY FROM ASSESSMENT ESTIMATE SO LONG AS THEY DO NOT EXCEED A FIGURE EQUAL TO THE INCREASED TRUE AND FAIR VALUE IMPROVEMENT(S) ADD(S) TO THE PROPERTY.

IT IS FURTHER ACKNOWLEDGED AND AGREED THAT AT SUCH TIME AS A RID IS CREATED OR ANY COUNTY ROAD IMPROVEMENT PROJECT IS AUTHORIZED BY SPOKANE COUNTY, THE IMPROVEMENTS REQUIRED SHALL BE AT THE SOLE EXPENSE OF THE OWNER(S) OF PROPERTY WITHIN THE RID OR SERVED BY THE IMPROVEMENTS WITHOUT ANY MONETARY PARTICIPATION BY SPOKANE COUNTY.

THE RID WAIVER CONTAINED IN THIS AGREEMENT SHALL EXPIRE AFTER TEN (10) YEARS FROM THE DATE OF EXECUTION BELOW. THIS PROVISION IS APPLICABLE TO WOOLARD ROAD.

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, PROVIDE DRAINAGE OR SNOW REMOVAL ON A PRIVATE ROAD. THIS REQUIREMENT IS AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, THEIR HEIRS, SUCCESSORS, OR ASSIGNS, INCLUDING THE OBLIGATION TO PARTICIPATE IF THE MAINTENANCE OF THE PRIVATE ROAD AS PROVIDED HEREIN.

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 WOOLARD RANCH PUD-HOMEOWNERS ASSOCIATION.

ALL DRAINAGE TRACTS ARE HEREBY DEDICATED TO THE WOOLARD RANCH PUD-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. THE RIGHT TO INGRESS/EGRESS IS GRANTED TO SPOKANE COUNTY OVER ALL TRACTS FOR INSPECTION AND EMERGENCY MAINTENANCE OF THE STORMWATER FACILITIES.

THE DRAINAGE EASEMENTS, LOTS, COMMON AREAS AND TRACTS ARE SUBJECT TO THE SEPARATE DRAINAGE DECLARATION OF COVENANT AS RECORDED NOVEMBER 19, 2007 UNDER AUDITOR'S DOCUMENT NO. 5612521 THAT BY REFERENCE IS MADE A PART HEREOF.

THE PRIVATE ROADS AND/OR COMMON AREAS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE WOOLARD RANCH PUD-HOMEOWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED MAY 8, 2006 UNDER STATE UBI NUMBER 602612604.

THE PRIVATE ROADS AND/OR 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 WITH OUT FILLING A REPLAT.

THE PRIVATE ROADS, AS SHOWN HEREON, ARE EASEMENTS WHICH PROVIDE A MEANS OF INGRESS AND EGRESS FOR THOSE LOTS WITHIN THE PLAT 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 PRIVATE ROADS AND DRAINAGE EASEMENTS ARE SUBJECT TO THE SEPARATE DECLARATION OF COVENANT AS RECORDED NOVEMBER 19, 2007 UNDER AUDITOR'S DOCUMENT NO. 5612520 WHICH BY REFERENCE IS MADE A PART HEREOF.

SUBJECT TO SPECIFIC APPLICATION APPROVAL AND THE ISSUANCE OF PERMITS BY THE HEALTH OFFICER, THE USE OF INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS MAY BE AUTHORIZED.

USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED, EXCEPT FOR WELL LOCATED ON LOT 7.

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

LOT 8 IS SUBJECT TO AN OPEN SPACE MANAGEMENT PLAN AS RECORDED AUG. 18, 2008 UNDER AUDITOR'S FILE NO. 5708174

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 THE SAME.

SERVING UTILITY COMPANIES RESERVE THE RIGHT TO CROSS THE DRAINAGE EASEMENTS TO ACCESS THE PRIVATE LANE.

HORSEMAN LANE IS HEREBY DEDICATED FOR USE AS A UTILITY EASEMENT FOR THE PURPOSE OF LATERAL CROSSINGS.

THIS PLAT MAY BE SUBJECT TO RESERVATION OF MINERAL OR MINERAL LANDS AND THE RIGHT TO ACCESS IN FAVOR OF THE NORTHERN PACIFIC RAILROAD COMPANY, AND RECORDED DECEMBER 6, 1902 UNDER RECORDING NO. 72536. ENCUMBERS ALL OF SAID PROPERTY.

LOT 8, THE REMAINDER PARCEL, SHALL NOT BE FOR BENEFIT OF PROPERTIES OTHER THAN THE EIGHT UNITS OF THE PLAT OF WOOLARD RANCH ESTATES, PN-1961-05.

IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED HER NAME TO BE HEREUNTO SUBSCRIBED THIS 13 DAY OF DECEMBER 2007

Harley Douglass HARLEY DOUGLASS  
Lisa Douglass LISA DOUGLASS

### ACKNOWLEDGMENTS

STATE OF WASHINGTON ) SS

COUNTY OF SPOKANE )

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT HARLEY AND LISA DOUGLASS, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OWNERS, TO BE THE FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 13 DAY OF December, 2007

John A. Gordon  
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE COUNTY, MY COMMISSION EXPIRES June 19, 2009



IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED HIS/HER NAME TO BE HEREUNTO SUBSCRIBED THIS 2nd DAY OF July, 2008 AS TO LOTS 7 AND 8.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,

BY Lorna L. Slaughter ITS VICE PRESIDENT  
ACKNOWLEDGMENTS LORNA L. SLAUGHTER

STATE OF MARYLAND ) SS  
COUNTY OF FREDERICK )

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT Lorna L. Slaughter 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 VICE PRESIDENT OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 2nd DAY OF July, 2008.

William R. Remond  
NOTARY PUBLIC, IN AND FOR THE STATE OF MARYLAND, RESIDING AT FREDERICK COUNTY, MY COMMISSION EXPIRES 8/1/2011



# WOOLARD RANCH ESTATES

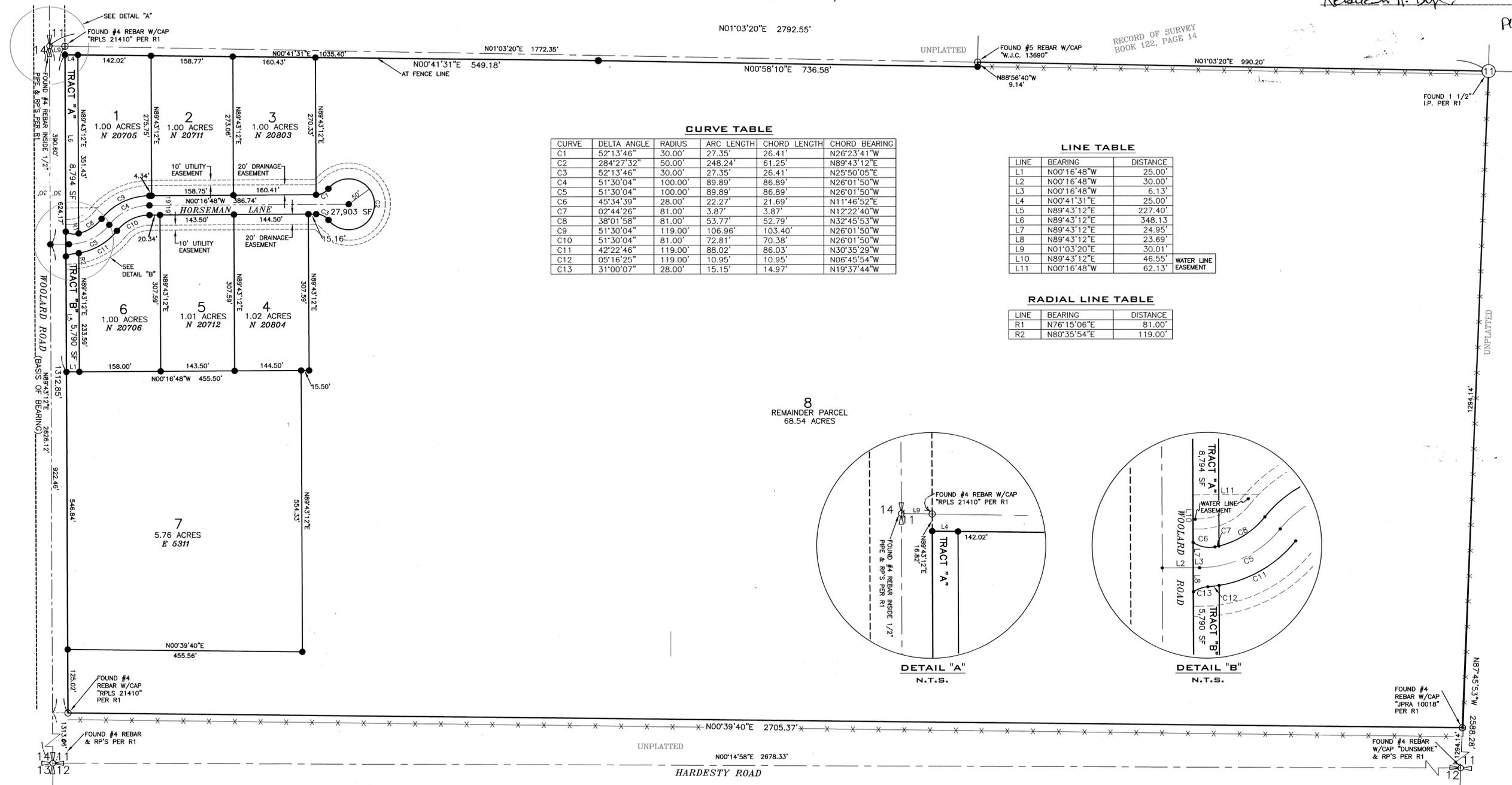
LOCATED IN THE W1/2 OF THE SE 1/4  
SECTION 11, T27N, R43E, W.M.  
SPOKANE COUNTY, WASHINGTON

**SPOKANE COUNTY AUDITOR**  
FILED FOR RECORD BY Rebecca H. Dyer THIS 1 DAY OF  
March 20 08 AT MINUTES PAST 9 O'CLOCK A.M. AND  
RECORDED IN BOOK 35 OF PLATS AT PAGE(S) 738 RECORDS OF SPOKANE  
COUNTY, WASHINGTON.

Rebecca H. Dyer SPOKANE COUNTY AUDITOR

PLAT # 4032

RECORD OF SURVEY  
BOOK 122, PAGE 14



**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	52°13'46"	30.00'	27.35'	26.41'	N26°23'41"W
C2	284°27'32"	50.00'	248.24'	61.25'	N89°43'12"E
C3	52°13'46"	30.00'	27.35'	26.41'	N25°50'05"E
C4	51°30'04"	100.00'	89.89'	86.89'	N26°01'50"W
C5	51°30'04"	100.00'	89.89'	86.89'	N26°01'50"W
C6	45°34'39"	28.00'	22.27'	21.69'	N11°46'52"E
C7	02°44'26"	81.00'	3.87'	3.87'	N12°22'40"W
C8	38°01'58"	81.00'	53.77'	52.79'	N32°45'53"W
C9	51°30'04"	119.00'	106.96'	103.40'	N26°01'50"W
C10	51°30'04"	81.00'	72.81'	70.38'	N26°01'50"W
C11	42°22'46"	119.00'	88.02'	86.03'	N30°35'29"W
C12	05°16'25"	119.00'	10.95'	10.95'	N06°45'54"W
C13	31°00'07"	28.00'	15.15'	14.97'	N19°37'44"W

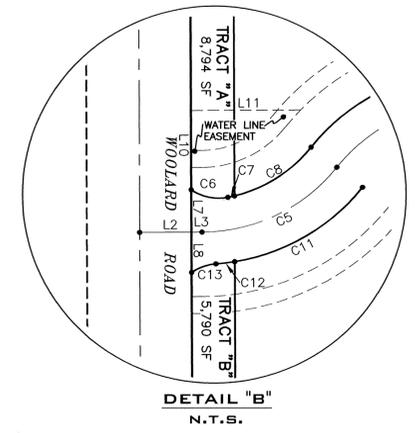
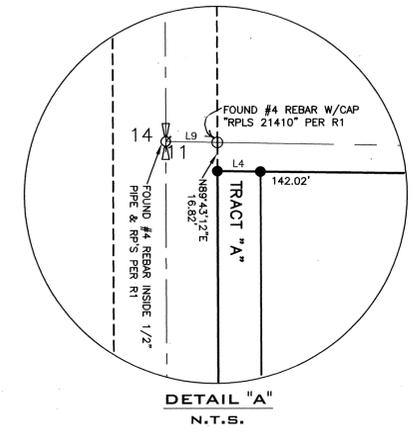
**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N00°16'48"W	25.00'
L2	N00°16'48"W	30.00'
L3	N00°16'48"W	6.13'
L4	N00°41'31"E	25.00'
L5	N89°43'12"E	227.40'
L6	N89°43'12"E	348.13'
L7	N89°43'12"E	24.95'
L8	N89°43'12"E	23.69'
L9	N01°03'20"E	30.01'
L10	N89°43'12"E	46.55'
L11	N00°16'48"W	62.13'

WATER LINE EASEMENT

**RADIAL LINE TABLE**

LINE	BEARING	DISTANCE
R1	N76°15'06"E	81.00'
R2	N80°35'54"E	119.00'



**RECORD DOCUMENTS**  
(R1) RECORD OF SURVEY, FILED IN BOOK 115 OF SURVEYS PAGE 50.

**PLAT MONUMENTATION**  
SET 5/8" x 30" REBAR WITH A 1-1/4" PLASTIC CAP MARKED "WCE-PLS 26401" AT ALL LOT CORNERS, UNLESS SHOWN OTHERWISE.

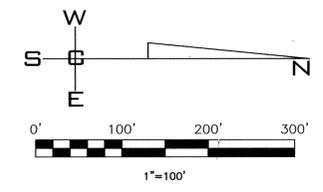
**NOTES**  
FENCES WERE FOUND TO BE IN THE SAME POSITION AS SHOWN ON THE RECORD OF SURVEY PER R1.

**PLAT DATA**  
TOTAL PLAT AREA - 81.31 AC.  
NUMBER OF LOTS / AREA - 8 LOTS / 80.33 AC

**BASIS OF BEARINGS**  
THE BEARING OF N89°43'12"E AS SHOWN ON THE RECORD OF SURVEY AS RECORDED IN BOOK 115 OF SURVEYS, PAGE 50 ON THE SOUTH LINE OF THE SOUTHEAST QUARTER WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

**EQUIPMENT & PROCEDURES**  
THIS SURVEY WAS PERFORMED USING A TOPCON "HYPER" RTK GPS SYSTEM AND A 5-SECOND TOPCON GPT 3005LW TOTAL STATION THEODOLITE USING FIELD TRAVERSE PROCEDURES ACHIEVING MINIMUM CLOSURE STANDARDS PER WAC 332-130-090, WAC 332-130-100.

- LEGEND**
- W.C.E. 26401 TYP. SET 5/8" REBAR W/ YPC AS NOTED ABOVE
  - FOUND MONUMENT AS DESCRIBED
  - YPC YELLOW PLASTIC CAP
  - M MEASURED DISTANCE
  - N 1234 LOT ADDRESS
  - FOUND AS NOTED
  - FOUND AS NOTED



**WCE**  
WHIPPLE CONSULTING ENGINEERS  
CIVIL AND TRANSPORTATION ENGINEERING  
2528 N. SULLIVAN ROAD  
SPOKANE VALLEY, WASHINGTON 99216  
PH: 509-893-2617 FAX: 509-926-0227

**SPOKANE COUNTY**  
FILE NO. PN-1961-05

DATE: 04/27/07 PRJ NO.: WCE 05-124 FIELD BOOK: WCE 05-124  
DRAWN BY: JAG CHECKED BY: T.P.J. SHEET NO.: 2 OF 2