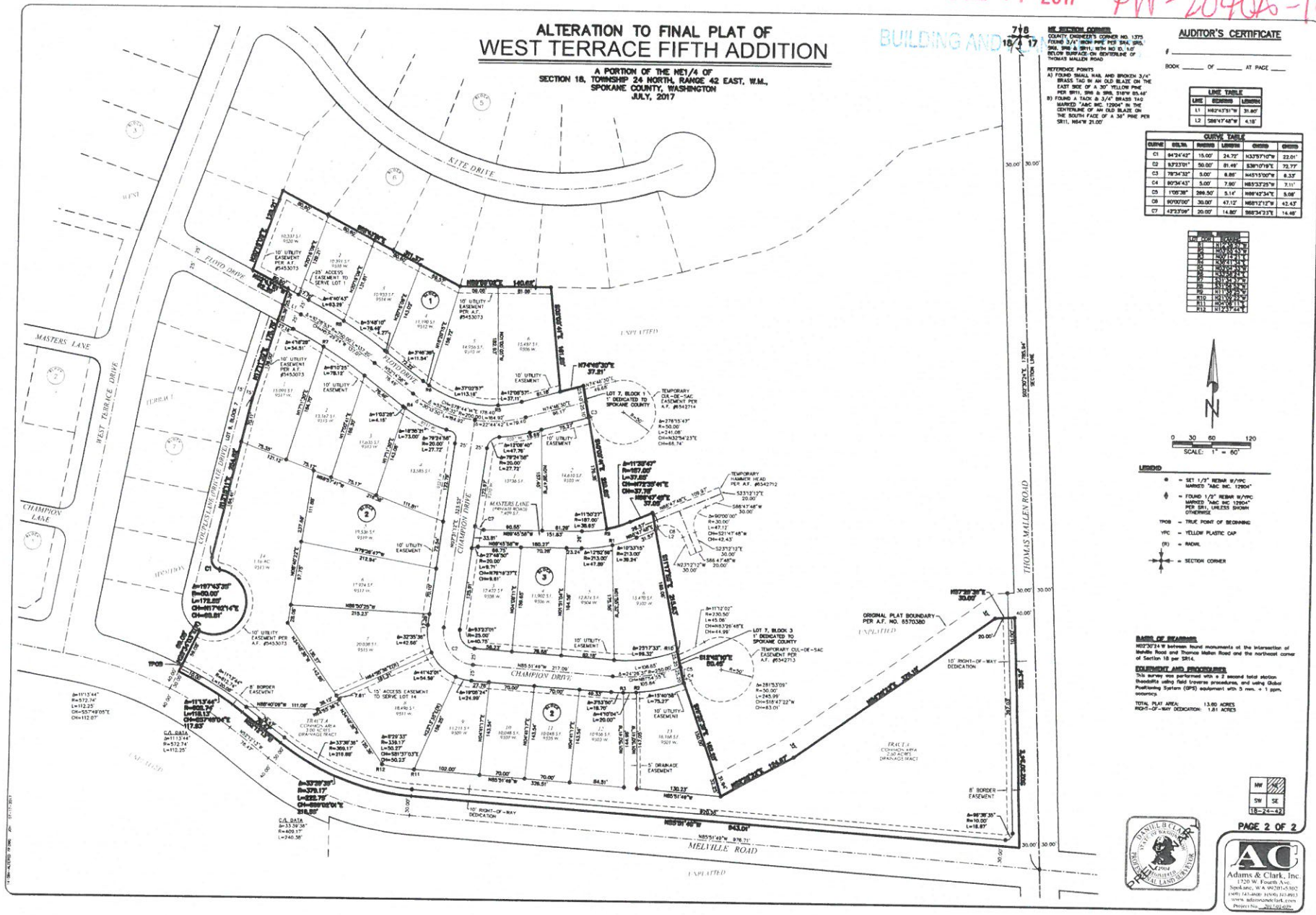
RECEIVED
SPOKANE COUNTY
JUL 17 2017
PW-2040A-14
BUILDING AND

# ALTERATION TO FINAL PLAT OF
# WEST TERRACE FIFTH ADDITION

A PORTION OF THE NE1/4 OF
SECTION 18, TOWNSHIP 24 NORTH, RANGE 42 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON
JULY, 2017




## AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2017, AT _____ M., IN BOOK _____ OF _____ AT PAGE _____, AT THE REQUEST OF ADAMS & CLARK, INC.

_____
AUDITOR

_____
DEPUTY

NE SECTION CORNER
COUNTY ENGINEER'S CORNER NO. 1375
FOUND 3/4" IRON PIPE PER SRC, SRA, SRB, SRB & SR11, WITH NO ID, 1.6' BELOW SURFACE ON CENTERLINE OF THOMAS MALLEN ROAD

REFERENCE POINTS
A) FOUND SMALL WAS AND BROKEN 3/4" BRASS TAG W AN OLD BLAZE ON THE EAST SIDE OF A 30" YELLOW PINE PER SR11, SRB & SRB, S18°W 85.46'
B) FOUND A TACK & 3/4" BRASS TAG MARKED "LAND INC. 12904" IN THE CENTERLINE OF AN OLD BLAZE ON THE SOUTH FACE OF A 36" PINE PER SR11, N64°W 21.00'

LINE TABLE

| LINE | BEARING | LENGTH |
|---|---|---|
| L1 | N62°43'51"W | 31.80' |
| L2 | S86°47'48"W | 4.18' |

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | CHORD | CHORD |
|---|---|---|---|---|---|
| C1 | 84°24'42" | 15.00' | 24.72' | N37°57'10"W | 22.01' |
| C2 | 83°23'01" | 50.00' | 81.49' | S36°01'19"E | 72.77' |
| C3 | 78°34'32" | 5.00' | 6.86' | N45°15'00"W | 6.33' |
| C4 | 80°34'43" | 5.00' | 7.90' | N85°33'25"W | 7.11' |
| C5 | 1°05'38" | 286.50' | 5.14' | N88°42'34"E | 5.08' |
| C6 | 90°00'00" | 30.00' | 47.12' | N82°12'12"W | 42.43' |
| C7 | 43°23'09" | 20.00' | 14.80' | S66°34'23"E | 14.46' |

| LINE | BEARING |
|---|---|
| L1 | N62°43'51"W |
| L2 | S86°47'48"W |
| L3 | N74°46'30"E |
| L4 | N74°46'30"E |
| L5 | N74°46'30"E |
| L6 | N74°46'30"E |
| L7 | N74°46'30"E |
| L8 | N74°46'30"E |
| L9 | N74°46'30"E |
| R1 | N15°13'30"W |
| R2 | N15°13'30"W |
| R10 | N15°13'30"W |
| R11 | N15°13'30"W |
| R12 | N15°13'30"W |

N

0 30 60 120
SCALE: 1" = 60'

LEGEND
- ● = SET 1/2" REBAR W/YPC MARKED "ABC INC. 12904"
- ♦ = FOUND 1/2" REBAR W/YPC MARKED "ABC INC. 12904" PER SR1, UNLESS SHOWN OTHERWISE
- TPOB = TRUE POINT OF BEGINNING
- YPC = YELLOW PLASTIC CAP
- (R) = RADIAL
- ⊕ = SECTION CORNER

BASIS OF BEARINGS
N02°30'24"W between found monuments at the intersection of Melville Road and Thomas Mallen Road and the northeast corner of Section 18 per SR14.

EQUIPMENT AND PROCEDURES
This survey was performed with a 2 second total station theodolite using field traverse procedures, and using Global Positioning System (GPS) equipment with 5 mm. + 1 ppm. accuracy.

TOTAL PLAT AREA: 13.60 ACRES
RIGHT-OF-WAY DEDICATION: 1.81 ACRES

NW | NE
SW | SE
18-24-42

PAGE 2 OF 2

DANIEL B CLARK
STATE OF WASHINGTON
12904
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Adams & Clark, Inc.
1720 W. Fourth Ave.
Spokane, WA 99201-5302
(509) 747-4800 (509) 747-8913
www.adamsandclark.com
Project No. 2017-014

RECEIVED
SPOKANE COUNTY

JUL 17 2017

BUILDING AND PLANNING DEPT

PW-2040A-14

# ALTERATION TO FINAL PLAT OF
# WEST TERRACE FIFTH ADDITION

**A PORTION OF THE NE1/4 OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 42 EAST, W.M., SPOKANE COUNTY, WASHINGTON**
**JULY, 2017**

## AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ______ DAY OF ______ 2017 AT ______ .M. IN BOOK ______ OF ______ AT PAGE ______ AT THE REQUEST OF ADAMS & CLARK, INC.

(Signed) ______________
County Auditor

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Frank Freeze, Inc., a Delaware Corporation, have caused to be platted into Lots, Blocks, Tracts, Public and Private Streets, the land shown hereon to be known as West Terrace Fifth Addition, being a parcel of land described as follows:

That portion of the NE1/4 of Section 18, Township 24 North, Range 42 East, W.M. Spokane County, Washington, lying southeast of West Terrace Addition, as shown on the final plat thereof, filed in Book 18 at Page 10, hereinafter referred to as 'Plat', and north of Melville Road and west of Thomas Mallon Road, described as follows:

Beginning at the northeast corner of said Section 18; thence southerly along the east line of said NE1/4 of Section 18, and the centerline of Thomas Mallen Road, S02°30'24"E 1785.94 feet to the intersection of Thomas Mallen Road and Melville Road; thence westerly along the centerline of Melville road, N85°51'49"W 976.71 feet to the point of curve of a 409.17 foot radius curve to the right; thence along the arc of said curve, through a central angle of 33°39'36", 240.38 feet; thence N52°12'13"W 76.47 feet to the point of curve of a 572.74 foot radius curve to the left; thence along the arc of said curve, through a central angle of 11°13'44", 112.25 feet; thence leaving the centerline of Melville Road, N26°34'03"E 30.00 feet to an angle point on the northerly right-of-way line of Melville Road; thence along said right-of-way line N26°34'03"E 10.00 feet to the southeast corner of Lot 1, Block 7, as shown on said Plat, being the **TRUE POINT OF BEGINNING**; thence along the east line of said Lot 1 and Lot 9, Block 7 of said Plat the following five (5) calls:

1. N26°34'03"E 59.08 feet to a point on the southerly line of said Lot 9, Block 7, also being the point of curve of a nontangent 50.00 foot radius curve to the left;
2. along the arc of said curve, the center of circle of which bears N26°34'05"E, through a central angle of 197°43'38", 172.55 feet to the point of reverse curve of a 15.00 foot radius curve to the right;
3. along the arc of said curve, through a central angle of 94°24'42", 24.72 feet;
4. N13°15'11"E 254.52 feet;
5. N17°11'30"E 126.00 feet to the northeast corner of said Lot 9, and a point on the east line of Floyd Drive right-of-way line as per said Plat; thence along said Floyd Drive right-of-way line, N17°11'30"E 50.78 feet; thence N82°43'51"W 62.26 feet to the southeast corner of Lot 1, Block 6 of said Plat; thence along the east line of lots 1 and 2, Block 6 of said Plat; thence N20°18'09"E 129.21 feet to the southwest corner of Lot 4, Block 6 of said Plat; thence along the south line of lots 4 through 6, Block 6 of said Plat, S82°43'51"E 311.37 feet to the southeast corner of said Lot 6, Block 6; thence along the south line of lots 7 and 8, Block 6 of said Plat, N89°59'02"E 140.82 feet; thence leaving the south line of said Lot 8, S08°06'41"E 181.89 feet; thence N74°46'30"E 37.21 feet; thence S10°09'41"E 228.58 feet to the point of curve of a nontangent 187.00 foot radius curve to the left; thence along the arc of said curve, the center of circle of which bears N11°38'25"W, through a central angle of 11°35'47", 37.85 feet to the point of tangent; thence N66°47'46"E 37.05 feet; thence S11°17'56"E 215.63 feet; thence S12°42'10"E 50.45 feet; thence S19°38'39"E 182.25 feet; thence N82°26'22"E 124.67 feet; thence N54°29'23"E 378.15 feet; thence N87°29'38"E 30.00 feet to a point on the west right-of-way line of Thomas Mallen Road; thence along said west right-of-way line, S02°30'24"E 351.34 feet to a point on the north right-of-way line of Melville Road; thence along said north right-of-way line the following five (5) calls:

1. N85°51'49"W 943.01 feet to the point of curve of a 379.17 foot radius curve to the right;
2. along the arc of said curve, through a central angle of 33°39'36", 222.75 feet;
3. N52°12'13"W 76.47 feet to the point of curve of a 602.74 foot radius curve to the left;
4. along the arc of said curve, through a central angle of 11°13'44", 118.13 feet;
5. N26°34'03"E 10.00 feet to the **TRUE POINT OF BEGINNING**.

**NOTICE:** Spokane County has no responsibility to build, improve, or maintain or otherwise service the private roads and associated drainage facilities contained within or providing service to the property described in the Development. By accepting this development or subsequently by allowing a building permit to be issued for 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 or its associated drainage facilities.

**This plat alteration of West Terrace Fifth Addition (PW-2040-14) as recorded on January 12 2017, under Auditor's File No. [illegible], in Book [illegible], Pages 12-13 was made to make Tract "B" to a private road named "[illegible]" and move the north property line of "Tract A" south 22'±. No other changes were made to the original plat.**

IN WITNESS WHEREOF I have set my hand:

Walker Living Trust
A ______________

by ______________

Title: ______________

**ACKNOWLEDGMENT**

STATE OF ______ )
COUNTY OF ______ )Ss

On this ____day of ______________ 2017, before me personally appeared ______________ to me known to be the ______________ of Walker Living Trust, a Living Trust that executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned and stated on oath that he/she is authorized to execute said instrument. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Notary Public in and for the State of ______________
residing in ______________
My commission expires ______________

IN WITNESS WHEREOF I have set my hand:

Frank Freeze, Inc.
A Delaware Corporation,

by ______________

Title: ______________

**ACKNOWLEDGMENT**

STATE OF ______ )
COUNTY OF ______ )Ss

On this ____day of ______________ 2017, before me personally appeared Charles Klor, to me known to be the President of Frank Freeze, Inc., A Delaware Corporation that executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned and stated on oath that he is authorized to execute said instrument. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Notary Public in and for the State of ______________
residing in ______________
My commission expires ______________

IN WITNESS WHEREOF I have set my hand:

Lindsey Construction, Inc.
A Washington Corporation,

by ______________

Title: ______________

**ACKNOWLEDGMENT**

STATE OF ______ )
COUNTY OF ______ )Ss

On this ____day of ______________ 2017, before me personally appeared Greg Stern, to me known to be the President of Lindsey Construction, Inc., A Washington Corporation, that executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned and stated on oath that he is authorized to execute said instrument. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Notary Public in and for the State of ______________
residing in ______________
My commission expires ______________

IN WITNESS WHEREOF I have set my hand:

Banner Bank

by ______________

Title: ______________

**ACKNOWLEDGMENT**

STATE OF ______ )
COUNTY OF ______ )Ss

On this ____day of ______________ 2017, before me personally appeared Ronald Saas, to me known to be the Vice President, of Banner Bank, a Bank that executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned and stated on oath that he is authorized to execute said instrument. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Notary Public in and for the State of ______________
residing in ______________
My commission expires ______________

IN WITNESS WHEREOF I have set my hand:

Kristo A. Seals
Douglas M. Seals

______________

______________

**ACKNOWLEDGMENT**

STATE OF WASHINGTON)
COUNTY OF SPOKANE)Ss

On this ____day of ______________ 2017, before me personally appeared Kristo A. Seals & Douglas M. Seals, Husband and Wife, to me known to be the individuals that executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned and stated on oath that he is authorized to execute said instrument. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Notary Public in and for the State of ______________
residing in ______________
My commission expires ______________

IN WITNESS WHEREOF I have set my hand:

David D. Tait
Jody Tait

______________

______________

**ACKNOWLEDGMENT**

STATE OF WASHINGTON)
COUNTY OF SPOKANE)Ss

On this ____day of ______________ 2017, before me personally appeared David D. Tait & Jody Tait, Husband and Wife, to me known to be the individuals that executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned and stated on oath that he is authorized to execute said instrument. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Notary Public in and for the State of ______________
residing in ______________
My commission expires ______________

IN WITNESS WHEREOF I have set my hand:

Inland Northwest Bank

by ______________

Title: ______________

**ACKNOWLEDGMENT**

STATE OF ______ )
COUNTY OF ______ )Ss

On this ____day of ______________ 2017, before me personally appeared Cory Oberst, to me known to be the ______________ of Inland Northwest Bank, a Bank that executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned and stated on oath that he is authorized to execute said instrument. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Notary Public in and for the State of ______________
residing in ______________
My commission expires ______________

**SPOKANE COUNTY COMMISSIONERS**

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this ___ day of ______________ 2017.

______________
Chairman, Spokane County Commissioners

**SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING**

Examined and approved this ___ day of ______________ 2017.

______________
Spokane County Department of Building & Planning

**SPOKANE COUNTY PUBLIC WORKS DEPARTMENT**

Examined and approved this ___ day of ______________ 2017.

______________
Spokane County Engineer

**SPOKANE COUNTY ASSESSOR**

Examined and approved this ___ day of ______________ 2017.

______________
Spokane County Assessor

IN WITNESS WHEREOF I have set my hand:

Alderbrook Enterprises, Inc.
A Washington Corporation, DBA Alderbrook Homes

By ______________

Title: ______________

**ACKNOWLEDGMENT**

STATE OF WASHINGTON)
COUNTY OF SPOKANE)Ss

On this ____day of ______________ 2017, before me personally appeared ______________ to me known to be the ______________ of Alderbrook Enterprises, Inc, a Washington Corporation, that executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned and stated on oath that he is authorized to execute said instrument. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Notary Public in and for the State of ______________
residing in ______________
My commission expires ______________

IN WITNESS WHEREOF I have set my hand:

Banner Bank

by ______________

Title: ______________

**ACKNOWLEDGMENT**

STATE OF ______ )
COUNTY OF ______ )Ss

On this ____day of ______________ 2017, before me personally appeared Ronald Saas, to me known to be the Vice President, of Banner Bank, that executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned and stated on oath that he is authorized to execute said instrument. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Notary Public in and for the State of ______________
residing in ______________
My commission expires ______________

**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.

______________
Daniel B. Clark, P.L.S. #12904
Registered Professional Land Surveyor

DANIEL B. CLARK · STATE OF WASHINGTON · 12904 · REGISTERED · PROFESSIONAL LAND SURVEYOR



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Project No. 2017-40-029