

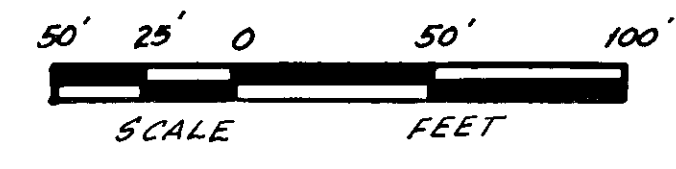
FINAL PLAT OF GLENEDEN SIXTH ADDITION AN UNPLATTED PORTION OF THE S.E. 1/4 OF SEC. 29, T27N, R43E.W.M SPOKANE, WASHINGTON MAY, 1991

SHEET 2 OF 2

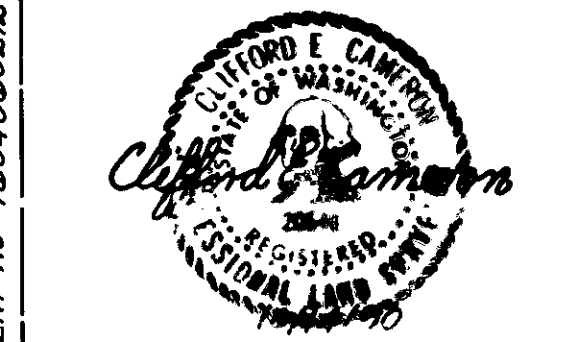
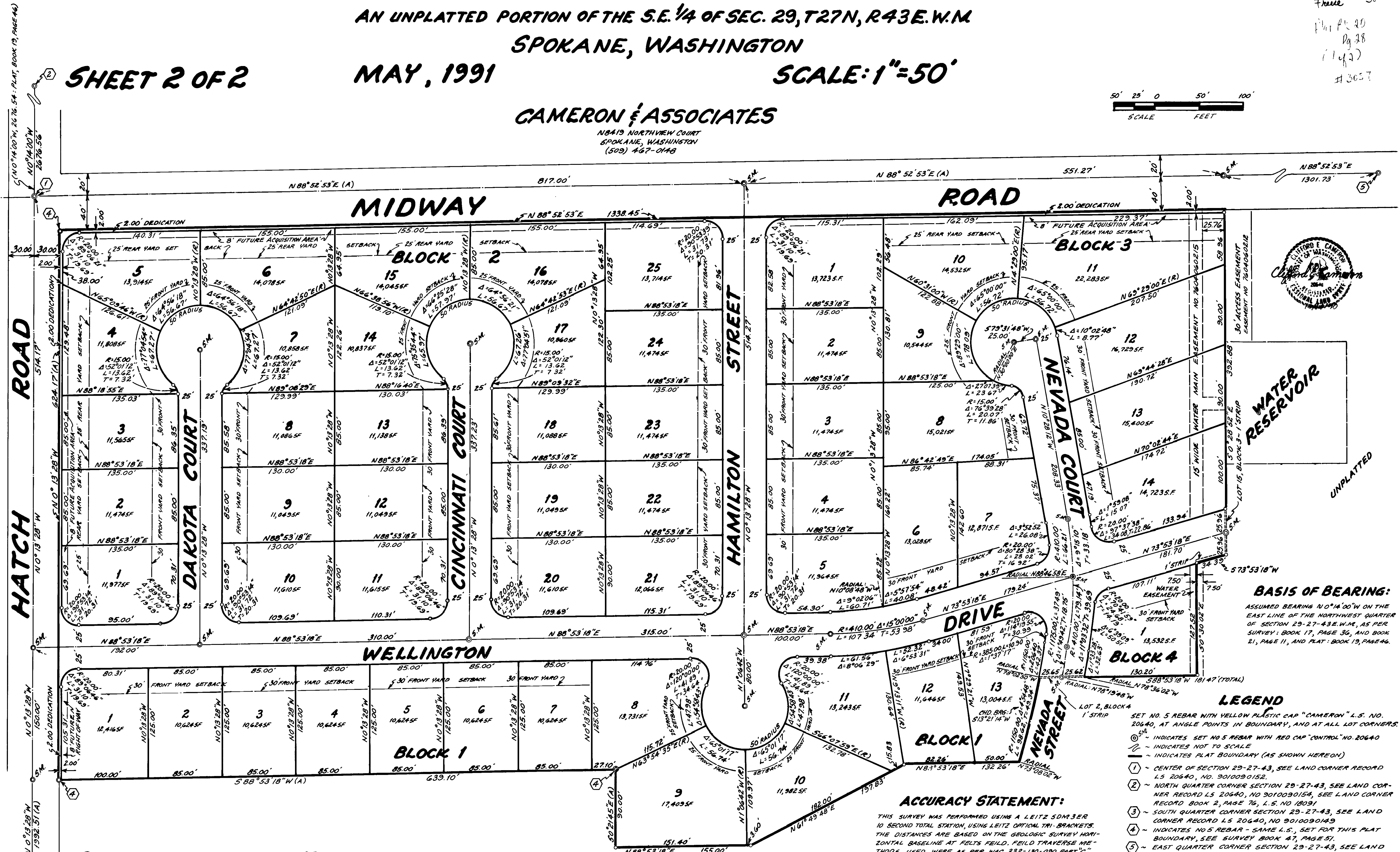
CAMERON & ASSOCIATES

N. 8419 NORTHVIEW COURT
SPOKANE, WASHINGTON
(509) 467-0148

SCALE: 1"=50'



Free 5800
Plat No. 20
Pg. 28
(142)
#3057



BASIS OF BEARING:
ASSUMED BEARING N10°14'00"W ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 29-27-43E.W.M, AS PER SURVEY: BOOK 17, PAGE 36, AND BOOK 21, PAGE 11, AND PLAT: BOOK 19, PAGE 46.

- LEGEND**
- SET NO. 5 REBAR WITH YELLOW PLASTIC CAP "CAMERON" L.S. NO. 20640, AT ANGLE POINTS IN BOUNDARY, AND AT ALL LOT CORNERS.
 - INDICATES SET NO. 5 REBAR WITH RED CAP "CONTROL" NO. 20640
 - INDICATES NOT TO SCALE
 - INDICATES PLAT BOUNDARY (AS SHOWN HEREON)
 - CENTER OF SECTION 29-27-43, SEE LAND CORNER RECORD L.S. 20640, NO. 9010090152.
 - NORTH QUARTER CORNER SECTION 29-27-43, SEE LAND CORNER RECORD L.S. 20640, NO. 9010090154, SEE LAND CORNER RECORD BOOK 2, PAGE 76, L.S. NO. 18091
 - SOUTH QUARTER CORNER SECTION 29-27-43, SEE LAND CORNER RECORD L.S. 20640, NO. 9010090149
 - INDICATES NO. 5 REBAR - SAME L.S., SET FOR THIS PLAT BOUNDARY, SEE SURVEY BOOK 47, PAGE 51.
 - EAST QUARTER CORNER SECTION 29-27-43, SEE LAND CORNER RECORD L.S. 20640, NO. 9010090151
 - WEST QUARTER CORNER SECTION 29-27-43, SEE LAND CORNER RECORD L.S. 20640, NO. 9010090150.
 - INDICATES SURVEY INFORMATION AS PER SURVEY FOR THIS PLAT: BOOK 47, PAGE 51.

ACCURACY STATEMENT:
THIS SURVEY WAS PERFORMED USING A LEITZ SDM 3ER 10 SECOND TOTAL STATION, USING LEITZ OPTIONAL TRI-BRACKETS. THE DISTANCES ARE BASED ON THE GEOLOGIC SURVEY HORIZONTAL BASELINE AT FELT'S FIELD. FIELD TRAVERSE METHODS USED WERE AS PER WAC 332-130-030 PART "C"

SEE RECORD OF SURVEY BOOK 47, PAGE 51,
FOR SURVEY INFORMATION

FINAL PLAT: GLENEDEN SIXTH ADDITION S.E. 1/4 SEC. 29, T27N, R43E.W.M.		
DATE: OCTOBER, 1990	SCALE: 1"=50'	DRAWN: C.E.C.
SHEET 2 OF 2	SCALE FEET	

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FINAL PLAT OF GLENEDEN SIXTH ADDITION AN UNPLATTED PORTION OF THE S.E. 1/4 OF SEC. 29, T27N, R43E.W.M.

SHEET 1 OF 2

SPOKANE, WASHINGTON MAY, 1991 SCALE: 1"=50'

CAMERON & ASSOCIATES

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DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HARLAN D. DOUGLASS, INC., HARLEY C. DOUGLASS, INC., AND LANZCE G. DOUGLASS, A SINGLE PERSON, HAVE PLATTED INTO LOTS, BLOCKS, AND STREETS THE LAND SHOWN HEREON, TO BE KNOWN AS GLENEDEN SIXTH ADDITION, BEING AN UNPLATTED PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 27 NORTH, RANGE 43 EAST W.M., IN SPOKANE COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE 50°13'28"E ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 40.00 FEET; THENCE N88°52'53"E ON A LINE 40 FEET SOUTH OF, AND PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N88°52'53"E FOR A DISTANCE OF 1330.45 FEET; THENCE 50°28'52"E FOR A DISTANCE OF 392.88 FEET; THENCE 57°53'18"W FOR A DISTANCE OF 34.33 FEET; THENCE 50°30'02"E FOR A DISTANCE OF 127.52 FEET; THENCE 58°53'18"W FOR A DISTANCE OF 181.47 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 1150.00 FEET, A CENTRAL ANGLE OF 4°54'48", A CHORD BEARING OF S. 14°24'36"W, FOR AN ARC LENGTH OF 98.62 FEET; THENCE 58°53'18"W FOR A DISTANCE OF 132.26 FEET; THENCE S61°43'48"W FOR A DISTANCE OF 137.83 FEET; THENCE 58°53'18"W FOR A DISTANCE OF 155.00 FEET; THENCE N0°21'45"W FOR A DISTANCE OF 90.00 FEET; TO A POINT WHICH IS THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTH EAST QUARTER; THENCE S88°53'18"W ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 639.10 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HATCH ROAD; THENCE N 0°13'28"W ALONG SAID RIGHT OF WAY LINE 624.17 TO THE TRUE POINT OF BEGINNING; SAID PARCEL CONTAINS 832,244 SQUARE FEET MORE OR LESS, SITUATE IN SPOKANE COUNTY, WASHINGTON; SUBJECT TO ALL EASEMENTS OF RECORD.

CONDITIONS

NO MORE THAN ONE (1) DWELLING STRUCTURE SHALL BE PLACED ON ANY LOT, NOR SHALL ANY LOT BE FURTHER SUBDIVIDED FOR THE PURPOSE OF CREATING ADDITIONAL LOTS, OWNERSHIPS OR BUILDING SITES WITHOUT FIRST FILING AND RECEIVING APPROVAL OF A REPLAT.
SIDE AND REAR YARD SETBACKS SHALL BE DETERMINED AT THE TIME BUILDING PERMITS ARE REQUESTED. 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 BUILDING AND SAFETY DEPARTMENT, 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.
THE OWNERS HEREBY DEDICATE FOREVER TO SPOKANE COUNTY THE TWO (2) FOOT STRIP ALONG HATCH AND MIDWAY ROADS AND THE STREETS SHOWN HEREON FOR PUBLIC ROAD USE.
LOT 15, BLOCK 3, AND LOT 2, BLOCK 4; 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 ROADS ARE CONTINUED AS FULL WIDTH RIGHTS OF WAY, OR UNTIL ADJACENT LANDS ARE PLATTED.
NO DIRECT ACCESS SHALL BE ALLOWED FROM LOTS TO MIDWAY ROAD AND HATCH ROAD.
FUTURE SLOPE EASEMENTS ALONG HATCH ROAD ARE HEREBY GRANTED TO SPOKANE COUNTY.
THE OWNER(S) OR SUCCESSOR(S) IN INTEREST AGREE TO AUTHORIZE THE COUNTY TO PLACE THEIR NAME(S) ON A PETITION FOR THE FORMATION OF A ROAD IMPROVEMENT DISTRICT (RID) BY THE PETITION METHOD PURSUANT TO CHAPTER 36.88 R.C.W., WHICH PETITION INCLUDES THE OWNER(S) PROPERTY, AND FURTHER NOT TO OBJECT, BY THE SIGNING OF A BALLOT, TO THE FORMATION OF AN RID BY THE RESOLUTION METHOD PURSUANT TO CHAPTER 36.88 R.C.W., WHICH RESOLUTION INCLUDES THE OWNERS PROPERTY. IF AN RID IS FORMED BY EITHER THE PETITION OR RESOLUTION METHOD AS PROVIDED FOR IN CHAPTER 36.88 R.C.W., THE OWNERS OR SUCCESSORS FURTHER AGREE:

- (A) THAT THE IMPROVEMENTS OR CONSTRUCTION CONTEMPLATED WITHIN THE PROPOSED RID IS FEASIBLE;
- (B) 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
- (C) THAT THE PROPERTY WITHIN THE PROPOSED RID IS SUFFICIENTLY DEVELOPED.

PROVIDED FURTHER THAT THE OWNERS OR SUCCESSORS SHALL RETAIN THE RIGHT, AS AUTHORIZED UNDER RCW 36.88.030, TO OBJECT TO ANY ASSESSMENTS ON THE PROPERTY AS A RESULT OF THE IMPROVEMENTS CALLED FOR IN CONJUNCTION WITH THE FORMATION OF AN RID BY EITHER PETITION OR RESOLUTION METHOD UNDER CHAPTER 36.88 R.C.W., AND TO APPEAL TO THE SUPERIOR COURT THE DECISION OF THE BOARD OF COUNTY COMMISSIONERS AFFIRMING THE FINAL ASSESSMENT ROLL.

IT IS FURTHER AGREED THAT AT SUCH TIME AS AN RID IS CREATED OR ANY ROAD IMPROVEMENT PROJECT IS SANCTIONED BY SPOKANE COUNTY, THE IMPROVEMENTS REQUIRED (CURB, SIDEWALK, DRAINAGE CONTROL AND PAVING) WILL BE AT THE SOLE EXPENSE OF THE UNDERSIGNED OWNERS, THEIR HEIRS, GRANTEES AND ASSIGNS WITHOUT PARTICIPATION BY SPOKANE COUNTY.

THE RID WAIVER CONTAINED IN THIS AGREEMENT SHALL EXPIRE AFTER (10) YEARS FROM THE DATE OF EXECUTION BELOW. HOWEVER, THE OWNERS OR SUCCESSORS AGREE THAT IF SAID RID WAIVER EXPIRES WITHOUT CONSTRUCTION OF THE REQUIRED IMPROVEMENTS, THE OWNERS OR SUCCESSORS AGREE TO CONSTRUCT THE REQUIRED IMPROVEMENTS AT THEIR OWN EXPENSE, PAY TO SPOKANE COUNTY THE THEN ESTIMATED COST OF THE REQUIRED IMPROVEMENTS TO ENABLE THE COUNTY TO COMPLETE THE SAME, OR FURNISH A BOND OR OTHER SECURE METHOD SUITABLE TO THE COUNTY (WHICH MAY INCLUDE THE EXECUTION OF ANOTHER RID WAIVER AGREEMENT) PROVIDING FOR OR SECURING TO THE COUNTY THE ACTUAL CONSTRUCTION OF THE IMPROVEMENTS.

ALL OF THE REQUIREMENTS OF THIS AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS, THEIR SUCCESSORS OR ASSIGNS. THIS IS APPLICABLE TO HATCH ROAD ONLY.

THE OWNERS OR SUCCESSORS IN INTEREST AGREE TO AUTHORIZE THE COUNTY TO PLACE THEIR NAMES ON A PETITION FOR THE FORMATION OF ULID BY PETITION METHOD PURSUANT TO RCW 36.94, WHICH THE PETITION INCLUDES THE OWNERS PROPERTY; AND FURTHER NOT TO OBJECT BY THE SIGNING OF A PROTEST PETITION AGAINST THE FORMATION OF A ULID BY RESOLUTION METHOD PURSUANT TO RCW CHAPTER 36.94 WHICH INCLUDES THE OWNERS PROPERTY. PROVIDED THIS CONDITION SHALL NOT PROHIBIT THE OWNERS OR SUCCESSORS FROM OBJECTING TO ANY ASSESSMENTS ON THE PROPERTY AS A RESULT OF IMPROVEMENTS CALLED FOR IN CONJUNCTION WITH THE FORMATION OF A ULID BY EITHER PETITION OR RESOLUTION METHOD UNDER RCW CHAPTER 36.94.

THE OWNERS OR SUCCESSORS IN INTEREST AGREE TO JOIN IN ANY COUNTY-APPROVED STORMWATER MANAGEMENT PROGRAM AND TO PAY SUCH RATES AND CHARGES AS MAY BE FIXED THROUGH PUBLIC HEARINGS FOR SERVICE OR BENEFIT OBTAINED BY THE PLANNING, DESIGN, CONSTRUCTING, MAINTAINING OR OPERATION OF STORMWATER CONTROL FACILITIES.

EACH NEW DWELLING UNIT SHALL BE DOUBLE-PLUMBED FOR CONNECTION TO FUTURE AREA WIDE COLLECTION SYSTEMS.

SUBJECT TO SPECIFIC APPLICATION APPROVAL AND ISSUANCE OF PERMITS BY THE HEALTH OFFICER, THE USE OF (ANY) ON-SITE SEWAGE SYSTEM(S) MAY BE AUTHORIZED.

USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED.

A TEN FOOT EASEMENT FOR UTILITIES, INCLUDING CABLE TELEVISION, IS HEREBY GRANTED ALONG ALL FRONT LOT LINES

IN WITNESS WHEREOF, THE APRESAID CORPORATIONS AND INDIVIDUAL HAS CAUSED HIS INDIVIDUAL NAME, AND SUSHRIBED THEIR CORPORATE SEALS TO BE HERE UNTO AFFIXED THIS 25TH DAY OF JUNE, 1991

By Harlan D. Douglass
HARLAN D. DOUGLASS, PRESIDENT
HARLAN D. DOUGLASS, INC.
By Maxine H. Douglass
MAXINE H. DOUGLASS, SECRETARY
HARLAN D. DOUGLASS, INC.

By Harley C. Douglass
HARLEY C. DOUGLASS
HARLEY C. DOUGLASS, INC.
By Lanzce G. Douglass
LANZCE G. DOUGLASS

ACKNOWLEDGEMENT

STATE OF WASHINGTON } 55
COUNTY OF SPOKANE }
ON THIS _____ DAY OF _____, 1990, BEFORE ME PERSONALLY APPEARED HARLAN D. DOUGLASS AND MAXINE H. DOUGLASS, TO ME KNOWN TO BE THE PRESIDENT AND SECRETARY OF HARLAN D. DOUGLASS, INC. HARLEY C. DOUGLASS, PRESIDENT OF HARLEY C. DOUGLASS, INC., AND LANZCE G. DOUGLASS, A SINGLE PERSON. THE CORPORATIONS AND INDIVIDUAL WHICH EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATIONS AND INDIVIDUAL FOR THE USES AND PURPOSES THEREIN MENTIONED, AND UNDER OATH STATED THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEALS AFFIXED ARE THE CORPORATE SEALS OF SAID CORPORATIONS GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

Marion J. Woodall
NOTARY PUBLIC IN AND FOR THE STATE
OF WASHINGTON, RESIDING AT SPOKANE
MY COMMISSION EXPIRES 1-28-92

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.

Clifford E. Cameron
CLIFFORD E. CAMERON
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 20640

SPOKANE COUNTY PLANNING DEPARTMENT

EXAMINED AND APPROVED THIS 26TH DAY OF NOVEMBER 15, 1991

W.D. Hubbard
DIRECTOR, SPOKANE COUNTY PLANNING DEPARTMENT

SPOKANE COUNTY HEALTH DEPARTMENT

EXAMINED AND APPROVED THIS 22ND DAY OF NOVEMBER, 1991
Stev P. Holly, R.S.
for SPOKANE COUNTY HEALTH OFFICER

SPOKANE COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON ON THIS 3RD DAY OF November, 1991

Catrina O. Mumery
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 IN THIS PLAT HAVE BEEN FULLY PAID THIS _____ DAY OF November, 1991

De'Lisa Childers, A Seal
SPOKANE COUNTY TREASURER
BY DEPUTY

SPOKANE COUNTY UTILITIES DEPARTMENT

EXAMINED AND APPROVED THIS 25TH DAY OF NOVEMBER, 1991

William DeWitt
DIRECTOR, SPOKANE COUNTY UTILITIES

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 22ND DAY OF NOV, 1991

Neo Britton by Connie Fischer
SPOKANE COUNTY ASSESSOR
BY DEPUTY

SPOKANE COUNTY ENGINEER

EXAMINED AND APPROVED THIS 26TH DAY OF November, 1991

R. D. ...
SPOKANE COUNTY ENGINEER

SEE RECORD OF SURVEY
BOOK 47, PAGE 51

AUDITOR'S CERTIFICATE

FILED FOR RECORDING THIS 1ST DAY OF June 1991, AT _____ IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST OF CLIFFORD E. CAMERON.
Richard ...
COUNTY AUDITOR



DATE: OCTOBER, 1990	50' 25' 0" 50' 100'	SCALE: 1"=50'(PLAT)
SHEET 1 OF 2	SCALE FEET (SHEET 2)	DRAWN: C.E.C.

CAMERON & ASSOCIATES

N 8413 NORTHVIEW COURT
SPOKANE, WASHINGTON 99208
(509) 467-0148

FINAL PLAT: GLENEDEN SIXTH ADDITION
S.E. 1/4 SEC. 29, T27N, R43E.W.M.