

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT HARLEY C. DOUGLASS OF HARLEY C. DOUGLASS, INC., AND LANZCE G. DOUGLASS OF LANZCE G. DOUGLASS, INC., U.S. BANK OF WASHINGTON NATIONAL ASSOCIATION, AND STACEY M. BOIES, AS HER SEPARATE PROPERTY, THE CORPORATIONS LICENSED TO DO BUSINESS IN THE STATE OF WASHINGTON, ALONG WITH THE INDIVIDUAL HEREIN MENTIONED PLATED INTO LOTS, BLOCKS AND STREETS THE LAND SHOWN HEREON TO BE KNOWN AS GLENCREST ADDITION, BEING AN UNPLATTED PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 27 NORTH, RANGE 43 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**LEGAL DESCRIPTION**

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 27 NORTH, RANGE 43 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1, IN BLOCK 1 OF THE FINAL PLAT OF GLENCREST ADDITION, COUNTY PLAT NO. 2431, THENCE N00°56'17"E FOR A DISTANCE OF 111.65 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 58°13'28", FOR AN ARC LENGTH OF 386.16 FEET; THENCE N59°09'43"E FOR A DISTANCE OF 807.58 FEET; THENCE N00°13'28"W FOR A DISTANCE OF 69.72 FEET; THENCE S59°09'43"W FOR A DISTANCE OF 843.09 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 28°14'49", FOR AN ARC LENGTH OF 216.92 FEET; THENCE N56°41'14"W FOR A DISTANCE OF 192.86"; THENCE S36°13'34"W FOR A DISTANCE OF 141.53 FEET; THENCE S10°04'32"W FOR A DISTANCE OF 102.43"; THENCE S18°34'50"W FOR A DISTANCE OF 100.85 FEET; THENCE S02°14'07"W FOR A DISTANCE OF 129.53 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 29, THENCE S89°11'20"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 296.56 FEET TO THE POINT OF BEGINNING, THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF GLENCREST ADDITION, EXCEPT ANY PORTION DESCRIBED IN EXHIBIT "A" FILED IN SUPERIOR COURT FILE NO. 94-2-00723-2 IN DECREE OF APPROPRIATION, ALL SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON, SUBJECT TO ALL EASEMENTS OF RECORD, SAID PARCEL CONTAINS 3.90 ACRES MORE OR LESS.

**CONDITIONS**

SIDE 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 HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, SPOKANE COUNTY DIVISION OF BUILDING 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.

THE OWNERS HEREBY DEDICATE FOREVER TO SPOKANE COUNTY THE ROADS SHOWN HEREON.

"UTILITY EASEMENTS SHOWN HEREON DESCRIBED PLAT ARE HEREBY DEDICATED TO THE SERVING UTILITY COMPANIES 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."

A TEN FOOT EASEMENT FOR UTILITIES, INCLUDING CABLE TELEVISION, IS HEREBY GRANTED ALONG ALL ROAD FRONTAGE PROPERTY LINE.

THE OWNERS OR SUCCESSORS IN INTEREST AGREE TO AUTHORIZE THE COUNTY TO PLACE THEIR NAMES ON A PETITION FOR THE FORMATION OF A 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.

USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED.

A WET (LIVE) SEWER CONNECTION TO THE EXISTING AREA WIDE PUBLIC SEWER SYSTEM IS TO BE CONSTRUCTED. SEWER CONNECTION PERMIT IS REQUIRED.

**Drainage Language**

The property owners within this plat shall be held responsible for keeping open and maintaining the surface path of natural or man-made drainage flow over and across their respective properties. If the property owners fail to maintain the surface path of natural or man-made drainage flow, or drainage facilities on private properties, a notice of such failure may be given to the property owner. If not corrected within the period indicated on said notice, Spokane County has the right to correct the maintenance failure, or have it corrected, at the expense of the property owner.

Spokane County does not accept the responsibility of maintaining the drainage course on private lots or floodplain areas within private lots, nor the responsibility for any damage whatsoever, including, but not limited to, inverse condemnation to any properties due to deficient construction and/or maintenance of drainage courses in drainage easements on private property.

Any building that is constructed on a lot in this plat shall be set at such an elevation so as to provide positive drainage away from any drainage entry point to the building (including but not limited to a window well, a window unprotected by a window well, or a doorway). Said positive drainage shall consist of a minimum slope of 3% away from the building for a distance of at least 10 feet from the building. The lots shall be graded so that either a) all runoff is routed away from the building, and conveyed over the lot to a natural drainage swale or approved drainage facility, or b) drainage intercepted on the lot is disposed of on the lot in an approved drainage facility. All drainage facilities for this plat, including any '208' swales, shall be constructed in accordance with the approved plans on file at the Spokane County Public Works Department. Any proposed changes to the approved road and drainage plans must be approved by the Spokane County Engineer's Office prior to construction of said changes.

**ACKNOWLEDGEMENT**

STATE OF WASHINGTON  
COUNTY OF SPOKANE

THIS IS TO CERTIFY THAT ON THIS 25<sup>TH</sup> DAY OF May, 2000, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED HARLEY C. DOUGLASS, FOR HARLEY C. DOUGLASS, INC., AND LANZCE G. DOUGLASS, FOR LANZCE G. DOUGLASS, INC., THE CORPORATIONS WHICH EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND STACEY M. BOIES, SIGNING AS HER SEPARATE PROPERTY, 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 THAT THEY WERE AUTHORIZED TO EXECUTE THE 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.

*Clifford E. Cameron*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE, MY COMMISSION EXPIRES 1-09-2004.



**ACKNOWLEDGEMENT**

STATE OF WASHINGTON  
COUNTY OF SPOKANE

THIS IS TO CERTIFY THAT ON THIS 25<sup>TH</sup> DAY OF May, 2000, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED THOMAS A. MC LAUGHLIN FOR U.S. BANK OF WASHINGTON NATIONAL ASSOCIATION, WHICH EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATIONS, AND UNDER OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE 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.

*Clifford E. Cameron*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE, MY COMMISSION EXPIRES 1-09-2004.

ONE(1.00) STRIP DEDICATED AS COUNTY GENERAL PROPERTY

UNPLATTED  
**GLENEDEN DRIVE**  
UNPLATTED

ONE(1.00) FOOT STRIP DEDICATED AS COUNTY GENERAL PROPERTY

IN WITNESS WHEREOF THE AFORESAID CORPORATIONS AND INDIVIDUAL, HAVE CAUSED THEIR NAMES, AND SUBSCRIBE THEIR CORPORATE SEALS TO BE HERE UNTO AFFIXED THIS 25<sup>TH</sup> DAY OF May, 2000.

*Harley C. Douglass*  
HARLEY C. DOUGLASS FOR HARLEY C. DOUGLASS, INC.

*Lanzce G. Douglass*  
LANZCE G. DOUGLASS, PRES. LANZCE G. DOUGLASS, INC.

*Stacey M. Boies*  
STACEY M. BOIES

*Thomas A. McLaughlin*  
THOMAS A. MC LAUGHLIN FOR U.S. BANK OF WASHINGTON NATIONAL ASSOCIATION

**FINAL PLAT OF GLENEDEN EIGHTH ADDITION**

AN UNPLATTED PORTION OF THE S.W.1/4 SEC.29, T27N, R43E, W.M., SPOKANE COUNTY, WASHINGTON

SCALE: 1"=50' PAGE 1 OF 1

**CAMERON & ASSOCIATES**  
N.8419 NORTHVIEW COURT  
SPOKANE, WASHINGTON 99208  
(509) 467-0148

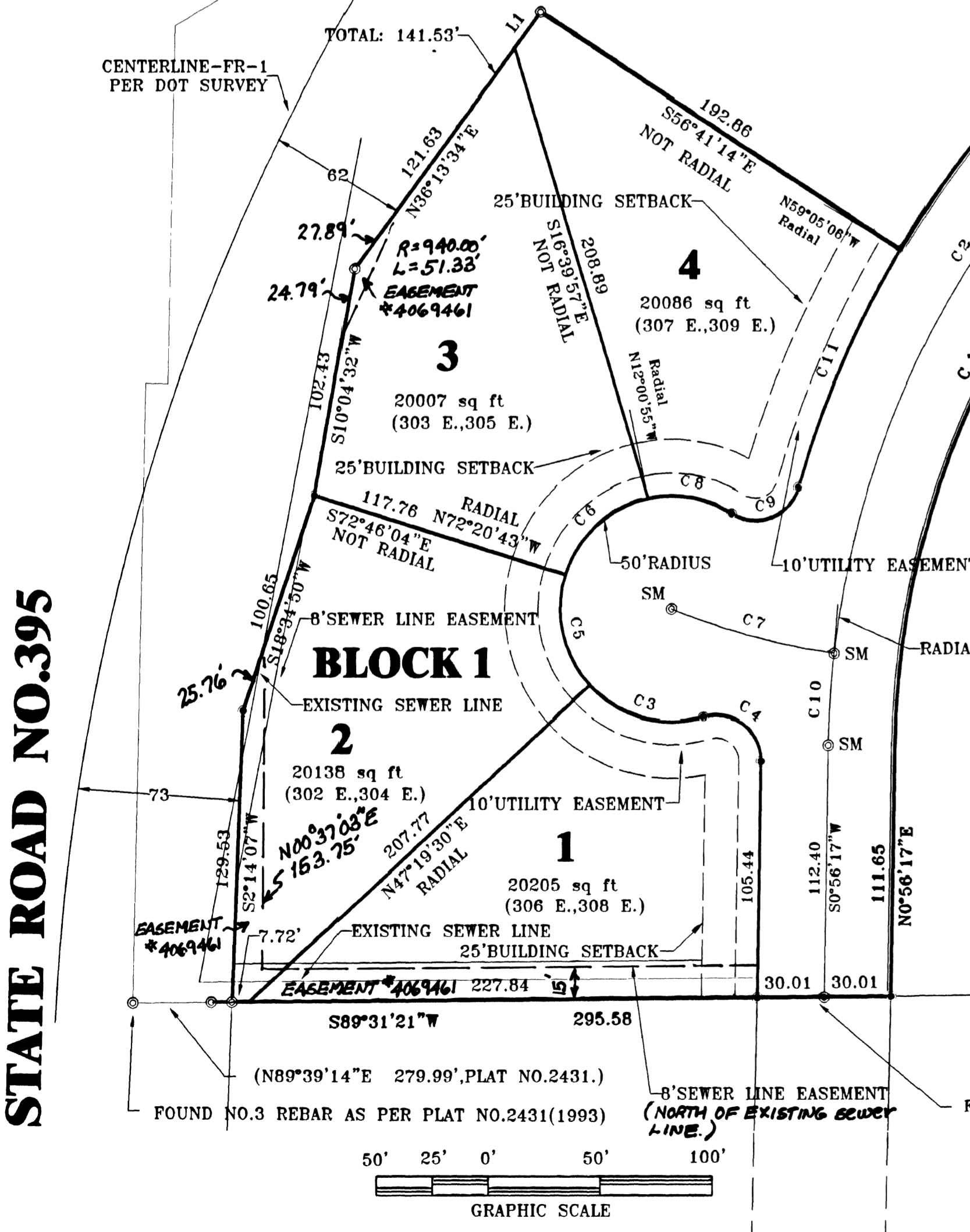
**SURVEYOR'S CERTIFICATE**

THIS PLAT 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 PLS  
PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 20640

**BASIS OF BEARING**

ASSUMED BEARING N00°14'00"W ALONG ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 29-TOWNSHIP 27 NORTH-RANGE 43 EAST, W.M., AS PER RECORD OF SURVEY BOOK 47, PAGE 51, SEPTEMBER, 1990, L.S. 20640, #0009240278.



FOUND NO.3 REBAR #18091 ACCEPTED AS PLAT MONUMENT

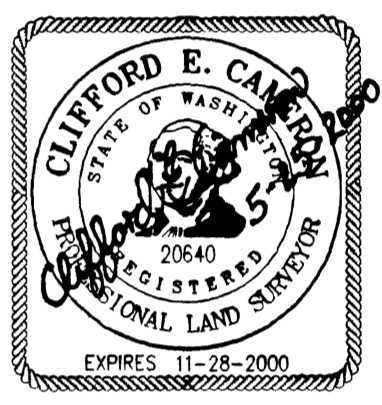
**AUDITOR'S CERTIFICATE**

FILED FOR RECORDING THIS 27<sup>TH</sup> DAY OF JUNE, 2000, AT 2:06 P.M. IN BOOK 26 OF PLATS AT PAGE 61 AT THE REQUEST OF Harley C. Douglass Inc.

1 SPOKANE COUNTY AUDITOR

BLACKHAWK NORTHWEST ADDITION  
PLAT #4217515, BOOK 25, PAGE 30

EDENCREST DRIVE



**SPOKANE COUNTY DIVISION OF PLANNING**  
EXAMINED AND APPROVED THIS 23<sup>RD</sup> DAY OF JUNE, 2000.

*James Richardson*  
SPOKANE COUNTY DIVISION OF PLANNING

**SPOKANE REGIONAL HEALTH DISTRICT**  
EXAMINED AND APPROVED THIS 23<sup>RD</sup> DAY OF JUNE, 2000.

*Donald D. Hensch*  
SPOKANE REGIONAL HEALTH OFFICER

**SPOKANE COUNTY COMMISSIONERS**  
THIS PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON, ON THIS 27<sup>TH</sup> DAY OF June, 2000.

*Jim Rookley*  
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 PLAT HAVE BEEN FULLY PAID THIS 21<sup>ST</sup> DAY OF June, 2000.

*Linda M. Walcott*  
SPOKANE COUNTY TREASURER, BY DEPUTY

**SPOKANE COUNTY DIVISION OF UTILITIES.**  
EXAMINED AND APPROVED THIS 22<sup>ND</sup> DAY OF June, 2000.

*Paul Stiles*  
SPOKANE COUNTY DIVISION OF UTILITIES

**SPOKANE COUNTY ASSESSOR**  
EXAMINED AND APPROVED THIS 23<sup>RD</sup> DAY OF June, 2000.

*Sadie Charlene Conroy* by *M.K. Wentz*  
SPOKANE COUNTY ASSESSOR, BY DEPUTY

**SPOKANE COUNTY ENGINEER**  
EXAMINED AND APPROVED THIS 20<sup>TH</sup> DAY OF June, 2000.

*W.C. Johnson*  
SPOKANE COUNTY ENGINEER

**LEGEND**

- DOUBLE CIRCLE-INDICATES SET COUNTY STANDARD MONUMENT
- 30'S.B.-INDICATES 30.00' BUILDING SETBACK LINE
- 25'S.B.- INDICATES 25.00' BUILDING SETBACK LINE
- 10'UTILITY-INDICATES 10.00' UTILITY EASEMENT
- SET NO. 5 REBAR WITH YELLOW PLASTIC CAP "CAMERON 20640" AT ALL LOT CORNERS
- ON STREET RIGHT OF WAYS :30' INDICATES 30.00', 25' INDICATES 25.00'.
- (R)-INDICATES RADIAL, (NR)-INDICATES NOT RADIAL
- SM- INDICATES SET RAILROAD SPIKE WITH PUNCH AND TAG #20640.
- FM- INDICATES FOUND COUNTY MONUMENT AS SPECIFIED.

**ACCURACY STATEMENT**

THIS SURVEY WAS PERFORMED USING A LIETZ SET22, 2 SECOND TOTAL STATION WITH SDR EXPERT ELECTRONIC FIELD BOOK. THIS SURVEY MEETS OR EXCEEDS WAC 332-130-090-PART "C"

BLACKHAWK DRIVE

BLACKHAWK WEST ADDITION

SOUTHEAST CORNER-SOUTHWEST QUARTER SEC.29-T27N-R43E, W.M., SEE LAND CORNER RECORD, LS 20640

LINE	DISTANCE	BEARING
L1	19.00	S36°13'34"W

CURVE	DELTA	RADIUS	ARC LENGTH
C1	58°13'28"	380.00	386.16
C2	52°35'07"	410.00	378.29
C3	63°57'44"	50.00	55.82
C4	107°34'30"	20.00	37.55
C5	60°19'47"	50.00	52.85
C6	60°19'48"	50.00	52.85
C7	14°29'34"	299.23	75.69
C8	44°34'30"	50.00	38.90
C9	106°40'28"	20.00	37.24
C10	5°38'19"	410.00	40.35
C11	15°01'47"	440.00	115.42
C12	1°43'08"	1000.00	30.00
C13	1°43'08"	1000.00	30.00
C14	28°14'49"	440.00	216.92

Sheet  
5/24/2000  
**1/1**

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#3472  
#4493489  
Bk26 pg61

CLIFFORD E. CAMERON  
PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 20640