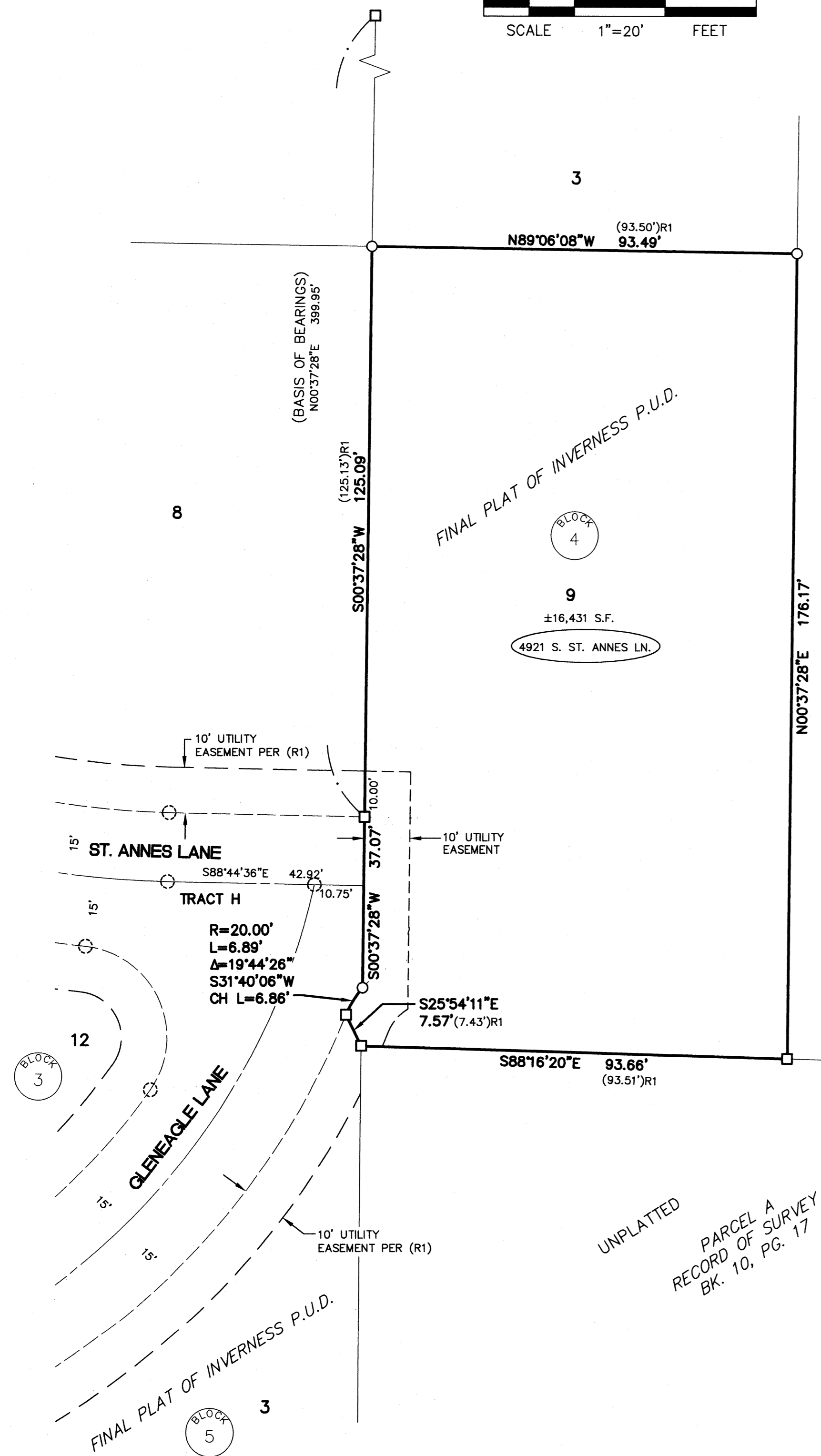
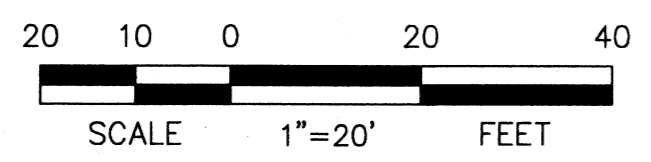
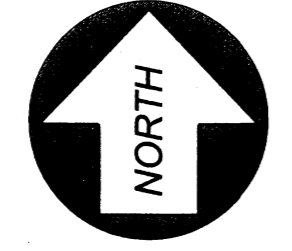


ALTERATION TO FINAL PLAT OF INVERNESS P.U.D.

LOCATED IN A PORTION OF GOVERNMENT LOT 11 OF W 1/2
OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON
AS RECORDED IN BOOK 20 OF PLATS, PAGE 67 THROUGH 69, UNDER
AUDITOR'S FILE NO. 9208050442

AUDITOR'S CERTIFICATE:
Filed for record this 30TH Day of July 2013.
at 3:39 P.M. in Book 37 of PLATS
at Page 3 at the request of PPL PROPERTIES
Vince M. Dalton County Auditor
CC Deputy



UNPLATTED
PARCEL A
RECORD OF SURVEY
BK. 10, PG. 17

- LEGEND**
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "SESEE PLS 35991"
 - FOUND MONUMENT AND HELD, 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "MOORE LS 18091"
 - MONUMENT SEARCHED FOR BUT NOT FOUND
 - (R#) DENOTES RECORD VALUE PER SHOWN REFERENCE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT PPL PROPERTIES LLC, IS THE VESTED OWNER OF LOT 9, BLOCK 4 AND INVERNESS HOMEOWNERS ASSOCIATION, IS THE VESTED OWNER OF TRACT H, ALL IN FINAL PLAT OF INVERNESS P.U.D., AS RECORDED IN BOOK 20 OF PLATS, PAGES 67 THROUGH 69, RECORDS OF SPOKANE COUNTY, STATE OF WASHINGTON, SAID ALTERATION TO THE FINAL PLAT OF INVERNESS P.U.D. BEING DESCRIBED AS FOLLOWS:

LOT 9, BLOCK 4 OF THE FINAL PLAT OF INVERNESS P.U.D., RECORDED IN BOOK 20 OF PLATS, PAGES 67 THROUGH 69, LOCATED IN A PORTION OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M., COUNTY OF SPOKANE, STATE OF WASHINGTON.

TOGETHER WITH THAT PORTION OF TRACT H OF SAID FINAL PLAT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT NORTHWEST CORNER OF LOT 9, BLOCK 4 OF SAID FINAL PLAT;
THENCE SOUTH 00°37'28" WEST A DISTANCE OF 125.09 FEET TO THE CORNER COMMON WITH TRACT H, LOT 8, AND LOT 9, BLOCK 4 OF SAID FINAL PLAT, BEING THE TRUE POINT OF BEGINNING;
THENCE SOUTH 88°44'36" EAST ALONG THE NORTHERLY LINE OF SAID TRACT H, A DISTANCE OF 43.21 FEET;
THENCE SOUTH 01°15'24" WEST ALONG THE EAST LINE OF SAID TRACT H, A DISTANCE OF 30.00 FEET;
THENCE NORTH 88°44'36" WEST ALONG THE SOUTHERLY LINE OF SAID TRACT H, A DISTANCE OF 27.54 FEET;
THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 49°43'04" (THE LONG CHORD OF WHICH BEARS SOUTH 88°23'51" WEST A DISTANCE OF 18.82 FEET), FOR AN ARC LENGTH OF 17.35 FEET TO THE CORNER COMMON WITH TRACT H AND LOT 9, BLOCK 4;
THENCE NORTH 00°37'28" EAST A DISTANCE OF 37.07 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING: APPROXIMATELY 16,431 SQUARE FEET OR 0.38 ACRES OF LAND, MORE OR LESS.

AND DO HEREBY DECLARE THAT THIS ALTERED PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS, THAT THEY ARE THE OWNERS OF THE PROPERTY AND THE ONLY PARTIES HAVING INTEREST IN THE LAND AND THAT SAID PROPERTY IS NOT ENCUMBERED BY ANY DELINQUENT TAXES OR ASSESSMENTS; THAT SAID OWNERS ADOPT THIS ALTERED PLAT OF INVERNESS P.U.D., SAID OWNERS DO HEREBY DECLARE THAT THE DEDICATION PER THE FINAL PLAT OF INVERNESS P.U.D. AS RECORDED IN BOOK 20 OF PLATS, PAGES 67 THROUGH 69, RECORDS OF SPOKANE COUNTY, SHALL APPLY TO THIS ALTERED PLAT.

INVERNESS HOMEOWNERS ASSOCIATION, BY ACKNOWLEDGING THIS PLAT, DOES HEREBY CONVEY THAT PORTION OF TRACT H DESCRIBED HEREIN TO ALL PRESENT AND FUTURE OWNERS OF LOT 9, BLOCK 4, AND RELINQUISHES ANY EASEMENT RIGHTS TO THAT PORTION OF TRACT H CONTAINED HEREIN.
SAID OWNERS DO HEREBY GRANT TO ALL PUBLIC UTILITIES, A 10-FOOT UTILITY EASEMENT AS SHOWN HEREON.

PPL PROPERTIES LLC
A WASHINGTON LIMITED LIABILITY COMPANY

BY: Pierre P. Kimmigler
ITS: Member

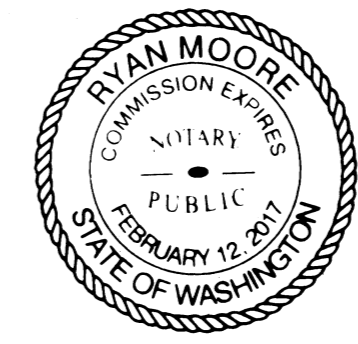
ACKNOWLEDGMENT

STATE OF Washington
COUNTY OF Spokane

ON THIS 20TH DAY OF May, 2013, PERSONALLY APPEARED BEFORE ME Pierre P. Kimmigler TO ME KNOWN TO BE THE Member OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

BY: Ryan Moore
NOTARY PUBLIC IN AND FOR THE STATE OF Washington
RESIDING AT Spokane
MY COMMISSION EXPIRES 2/12/17



INVERNESS HOMEOWNERS ASSOCIATION
BY: A.E. Peltz Jr.
ITS: PRESIDENT

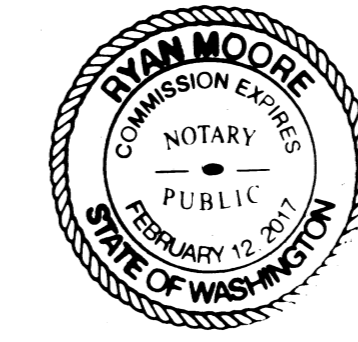
ACKNOWLEDGMENT

STATE OF Washington
COUNTY OF Spokane

ON THIS 24TH DAY OF May, 2013, PERSONALLY APPEARED BEFORE ME Alexander Rattiner TO ME KNOWN TO BE THE PRESIDENT OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

BY: Ryan Moore
NOTARY PUBLIC IN AND FOR THE STATE OF Washington
RESIDING AT Spokane
MY COMMISSION EXPIRES 2/12/17



SPOKANE COUNTY ENGINEER

EXAMINED AND APPROVED THIS 6TH DAY OF JUNE, 2013
P. Bruggema
SPOKANE COUNTY ENGINEER

SPOKANE COUNTY BUILDING AND PLANNING

EXAMINED AND APPROVED THIS 18TH DAY OF JUNE, 2013
Emmy Jones
SPOKANE COUNTY BUILDING AND PLANNING DIRECTOR

SPOKANE COUNTY COMMISSIONERS

THIS FINAL PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON ON THIS 18 DAY OF JUNE, 2013.
Shelley C. Cain
CHAIRMAN, SPOKANE COUNTY COMMISSIONERS

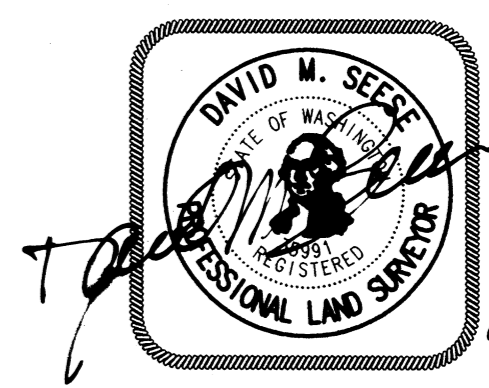
COUNTY ASSESSOR

APPROVED THIS 20TH DAY OF JULY, 2013.
J. Juel
SPOKANE COUNTY ASSESSOR

SURVEYOR'S CERTIFICATE

I, DAVID M. SEESE, LICENSED PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS AMENDED FINAL PLAT WAS SURVEYED AND PREPARED BY ME OR UNDER MY SUPERVISION, THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SUBJECT LAND, AND THAT MONUMENTATION HAS BEEN ESTABLISHED AS REQUIRED BY SPOKANE COUNTY STANDARDS.

DAVID M. SEESE, PLS 35991



NOTES

- THE PURPOSE OF THIS PLAT ALTERATION IS TO VACATE A PORTION OF TRACT H AS SHOWN ON THE FINAL PLAT OF INVERNESS P.U.D., RECORDED IN BOOK 20 OF PLATS, PAGE 67.
- THE FOLLOWING ITEMS PER INLAND PROFESSIONAL TITLE, LLC, AMENDED PLAT CERTIFICATE ORDER NO. 00045543, ENCUMBER THIS PROPERTY:
- EASEMENT FOR ELECTRICAL DISTRIBUTION LINE PER AUDITOR'S FILE NO. 507756A, BLANKET IN NATURE
 - RESIDENCE RESTRICTION PER AUDITOR'S FILE NO. 3853118
 - RESERVATION AND EASEMENT AND THE TERMS AND CONDITIONS PER AUDITOR'S FILE NO. 9111270344, AMENDED PER AUDITOR FILE NO. 5158031.
 - SEWER LINE MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS AS RECORDED IN AUDITOR'S FILE NO. 9205210330
 - AGREEMENT AND TERM AND CONDITIONS PER AUDITOR'S FILE NO. 920520331
 - FINAL PLAT OF INVERNESS P.U.D., RECORDED UNDER BOOK 20 OF PLATS, PAGES 67 THROUGH 69, AUDITOR'S FILE NO. 9208050442
 - DECLARATION OF COVENANTS, CONDITIONS, RESTRICTION PER AUDITOR'S FILE NO. 9207130318
 - DECLARATION OF PROTECTIVE COVENANTS PER AUDITOR'S FILE NO. 9207220189, DOES NOT AFFECT PROPERTY.
 - STORMWATER DRAINAGE EASEMENT AND THE TERMS AND CONDITIONS, PER AUDITOR'S FILE NO. 4587541, DOES NOT AFFECT PROPERTY
- TOTAL AREA OF TRACT H IS ±2.86 ACRES AFTER ALTERATION.

REFERENCES

- (R1) FINAL PLAT OF INVERNESS P.U.D., RECORDED IN BOOK 20 OF PLATS, PAGE 67.
(R2) RECORD OF SURVEY RECORDED IN BOOK 10 OF SURVEYS, PAGE 17

BASIS OF BEARINGS

THE LINE BETWEEN THE FOUND MONUMENTS AT THE CORNER COMMON WITH TRACT H, LOT 8, AND LOT 9, BLOCK 4 AND THE NORTHWEST CORNER OF LOT 2, BLOCK 4 OF THE FINAL PLAT OF INVERNESS P.U.D., AS SHOWN HEREON, BEARS NORTH 00°37'28" EAST.

EQUIPMENT AND PROCEDURES (WAC 332-130-100)
THIS SURVEY WAS PERFORMED USING A LEICA 3-SECOND TOTAL STATION AND A LEICA SYSTEM 1200 SMARTROVER FOR A COMBINATION OF FIELD TRAVERSE AND GPS SURVEY METHODS TO MEET OR EXCEED THE REQUIRED STANDARDS FOR LAND BOUNDARY SURVEYS PER WAC 332-130-090.

Taylor Engineering, Inc. Civil Design and Land Planning W. 108 Mission Ave. Spokane, Washington 99201 (509) 328-3371 FAX (509) 328-8224	DATE: APRIL 30, 2013
	FIELD: WOR/DRS
	DWN: DAN CK'D: DMS
	PROJ.#: 12-058
	DWG: 12058 AMEND PLAT.DWG
ALTERATION TO FINAL PLAT OF INVERNESS P.U.D. PE-1639A-9T	
SHEET 1 OF 1	

L:\12058 INVERNESS AMEND PLAT SURV\DWG\12058 AMEND PLAT.dwg, 5/16/2013 9:21:06