

FINAL PLAT
MICA VIEW MEADOWS
A REPLAT OF LOT D OF SHORT PLAT NO. 870-93,
A PORTION OF THE NE 1/4 OF SECTION 20, T.25N., R.45E., W.M.
SPOKANE COUNTY, WASHINGTON
SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Michael E. Schmitz and Karen M. Schmitz, husband and wife, have caused to be platted the land shown hereon to be known as MICA VIEW MEADOWS, being described as follows:

Lot "D" of Short Plat No. 870-93, as per plat thereof recorded in Volume 11 of Short Plats, Pages 47-48; in Spokane County, Washington.

Myers Road and 1st Court, as platted and shown hereon, are hereby dedicated to the public forever for road purposes.

Utility easements shown on the herein described plat are hereby dedicated to the use of serving utility companies for the construction, reconstruction, maintenance, protection, inspection and operation of their respective "Dry" facilities; together with the right to prohibit changes in grade that will alter 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 operation of same. Said provision does not prohibit lateral crossing of dry facilities with water or sewer service lines, but shall prohibit installation of water meter boxes in said easement strip. Serving utilities are also granted the right to install utilities across border easements as needed to access utility easements from the road right-of-way. Except in areas which include a drainage easement as platted and shown. Those areas will be subjected to the Spokane County Engineers review with the drainage easement being the superior right.

Use of private wells and water systems is prohibited.

The public water system, pursuant to the Water Plan approved by county and state health authorities, the local fire protection district, the County Building and Planning Department 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.

A public sewer system will be made available for the plat and individual service will be provided to each lot prior to sale. Use of individual on-site sewage disposal systems shall not be authorized.

Public sewers shall be constructed to provide for the connection of each parcel to the County's system of sewerage. The uses on properties within the project shall be required to connect to the sewer and pay applicable charges per the County Sewer Ordinance. Sewer connection permits shall be required.

Setbacks shall be determined at the time of building permit issuance.

The Border Easement as shown hereon is hereby granted to Spokane County and its authorized agents, and to the public for road purposes, including but not limited to curbs, sidewalks, drainage, signage, and other usage deemed necessary by the Spokane County Engineer for the safety and welfare of the public. No fence or portion thereof will be constructed within said easement without permission of the Spokane County Engineer, nor will any objects be placed in said easement that would obstruct the sight distance necessary for safe and efficient vehicular movements. Any other easements granted or dedicated within the Border Easement area will be subordinate to the rights created by this easement and are subject to Spokane County's permit process prior to usage.

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. No fence or permanent structure will be constructed within said easements without permission of the Spokane County Division of Engineering and Roads. Any other easements granted or dedicated within these drainage easements will be subordinate to the rights created by these drainage easements and are subject to Spokane county Division of Engineering and Roads permit process prior to usage. Spokane County shall maintain drainage structures within these drainage easements such as inlets, grate, pipes, and drywells used for disposal of public Road runoff.

The drainage easements, lots and tracts are subject to the separate Drainage Declaration of Covenant as recorded January 3, 2007 under Auditor's Document No. 5480371 that by reference is made a part hereof.

The herein described property is subject to the following:

Easement, including the terms and provisions therein, recorded May 25, 1950, under Auditor's File No. 956885A.

IN WITNESS WHEREOF, the aforesaid parties have affixed their signatures.

ACKNOWLEDGMENT

State of Washington) SS.
County of Spokane)

Michael E. Schmitz
Michael E. Schmitz
Karen M. Schmitz
Karen M. Schmitz

On this day personally appeared before me Michael E. Schmitz, and Karen M. Schmitz, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

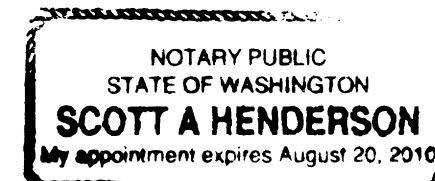
Given under my hand and seal this 22 day of JANUARY, 2007.

Scott A Henderson
Notary Public in and for the State of Washington,

Residing at SPOKANE

My commission expires

AUGUST 20, 2010.



SPOKANE COUNTY AUDITOR

Filed for record by *Michael & Karen Schmitz* this 31st day of *JANUARY*, 2007 at minutes past *3:30* o'clock *P.M.*; and recorded in Book *33* of Plats at Page *676B* Records of Spokane County, Washington.

Nicole Monroe
Spokane County Auditor *Deputy*

SPOKANE COUNTY TREASURER

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 plat and described in the dedication of this date have been fully paid, satisfied and discharged. Dated this 31 day of *JANUARY*, 2007.

De Ship Chilling
Spokane County Treasurer *a track*

SPOKANE COUNTY ASSESSOR

Examined and approved this 31st day of *JANUARY*, 2007.
Ralph Baker by K. B. [Signature]
Spokane County Assessor

SPOKANE COUNTY UTILITIES

Examined and approved this 24th day of *JANUARY*, 2007.
[Signature]
Spokane County Utilities

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 31st day of *JANUARY*, 2007.
Donald J. Coley
Spokane Regional Health Officer

SPOKANE COUNTY BUILDING AND PLANNING DEPARTMENT

Examined and approved this 31 day of *JANUARY*, 2007.
Paul W. Buel
Spokane County Building & Planning Department

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 30th day of *JANUARY*, 2007.
[Signature]
Spokane County Engineer

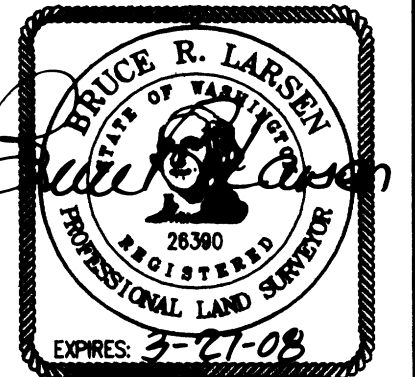
SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington this 30th day of *JANUARY*, 2007.
Mark Richard
Chairperson
Spokane County Commissioners

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.

BRUCE R. LARSEN, P.L.S.
CERTIFICATE NO. 26390
DATE *1/22/07*



INDEX DATA

		20	

20-25-45

PE-1957-05

LandTek, LLC
PROFESSIONAL LAND SURVEYORS
619 N. MADEIRA STREET
SPOKANE, WASHINGTON 99202
PHONE (509)926-2821 FAX (509)926-2736

FINAL PLAT MICA VIEW MEADOWS

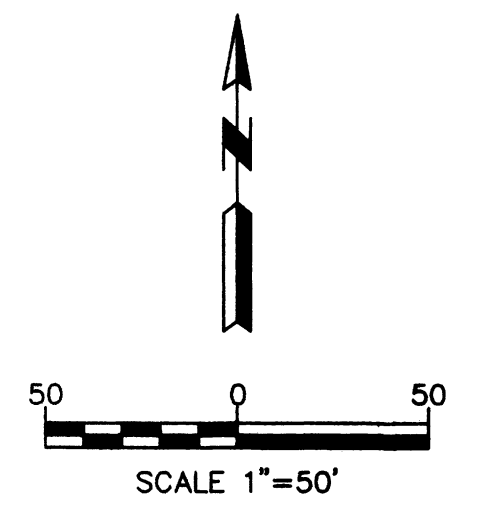
A REPLAT OF LOT D OF SHORT PLAT NO. 870-93,
A PORTION OF THE NE 1/4 OF SECTION 20, T.25N., R.45E., W.M.
SPOKANE COUNTY, WASHINGTON
SHEET 2 OF 2

SPOKANE COUNTY AUDITOR
Filed for record by Nicole Karm Schwitz
this 31st day of January, 2007 at
minutes past 3:48 o'clock P.M.; and recorded
in Book 33 of Plats at Page 6168
Records of Spokane County, Washington.
Milice Monroe
Spokane County Auditor Deputy

Plat #
3903

NORTH 1/4 CORNER SECTION 20
FOUND 1/2 REBAR & "LS 27329" CAP
REFERENCES FOUND:
TACK & "LS 13315" TAG IN UTILITY POLE
-S75°E 103.46'
TACK IN UTILITY POLE
-S33°W 33.62'
TACK & "LS 35157" TAG IN UTILITY POLE
-N02°W 61.94'

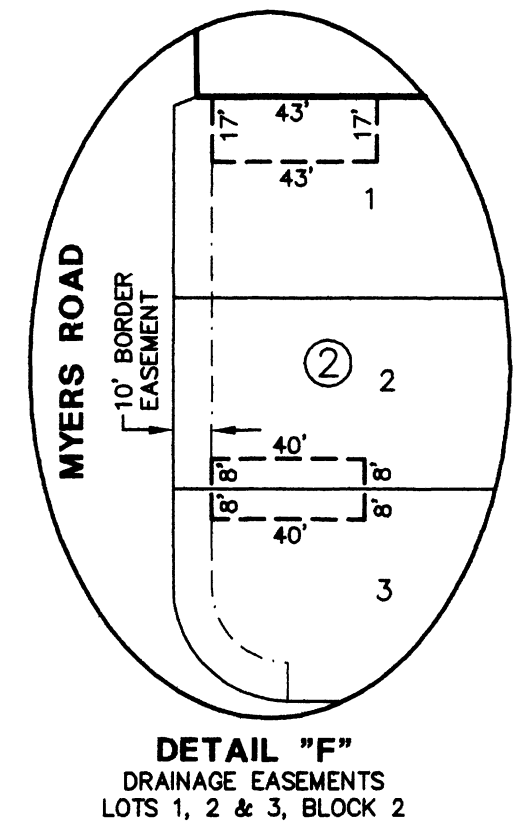
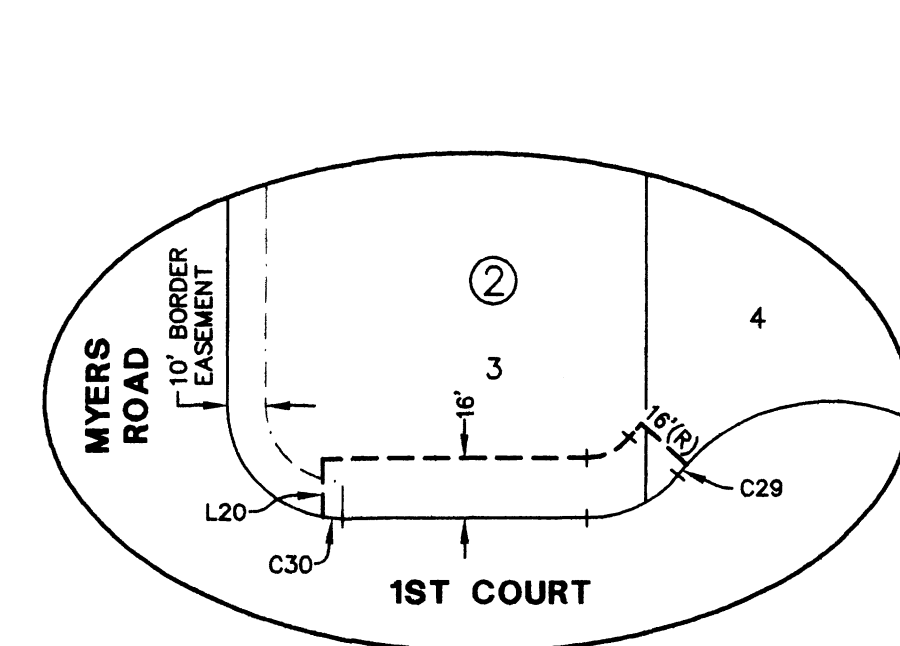
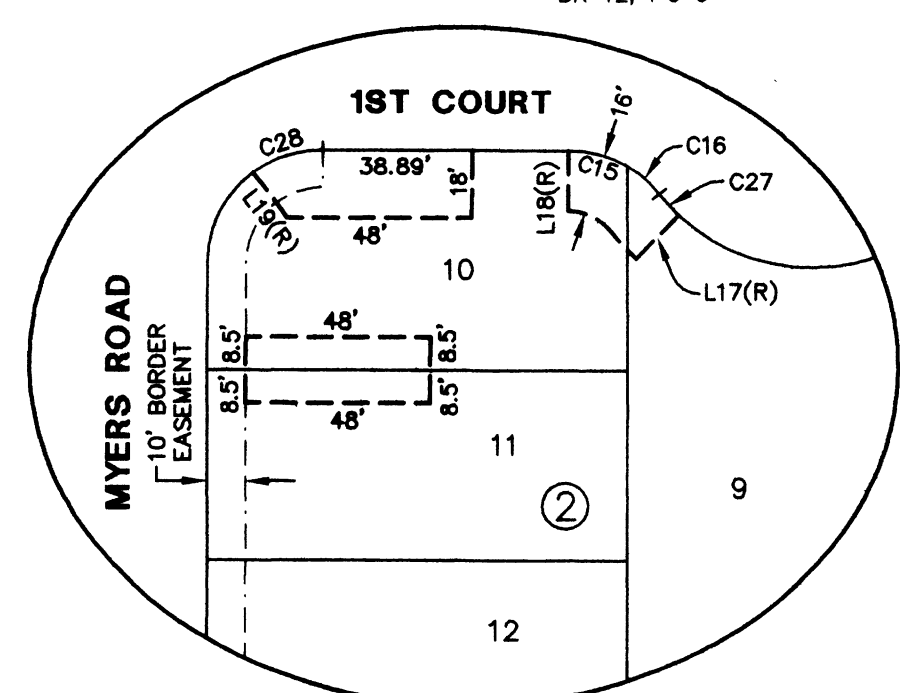
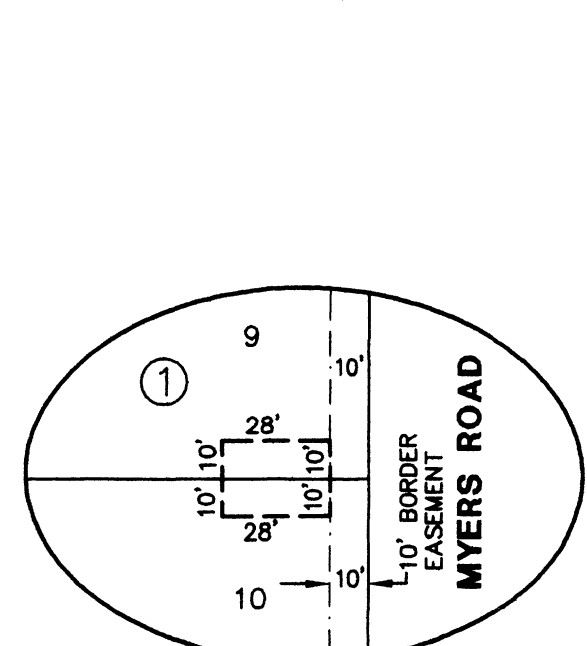
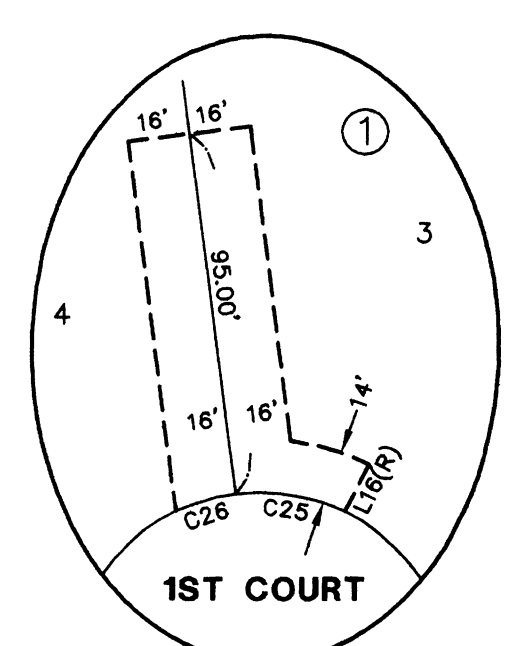
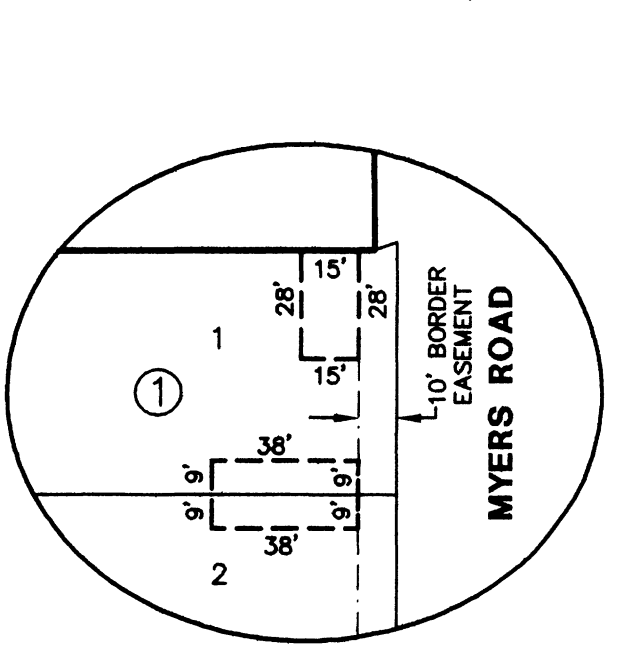
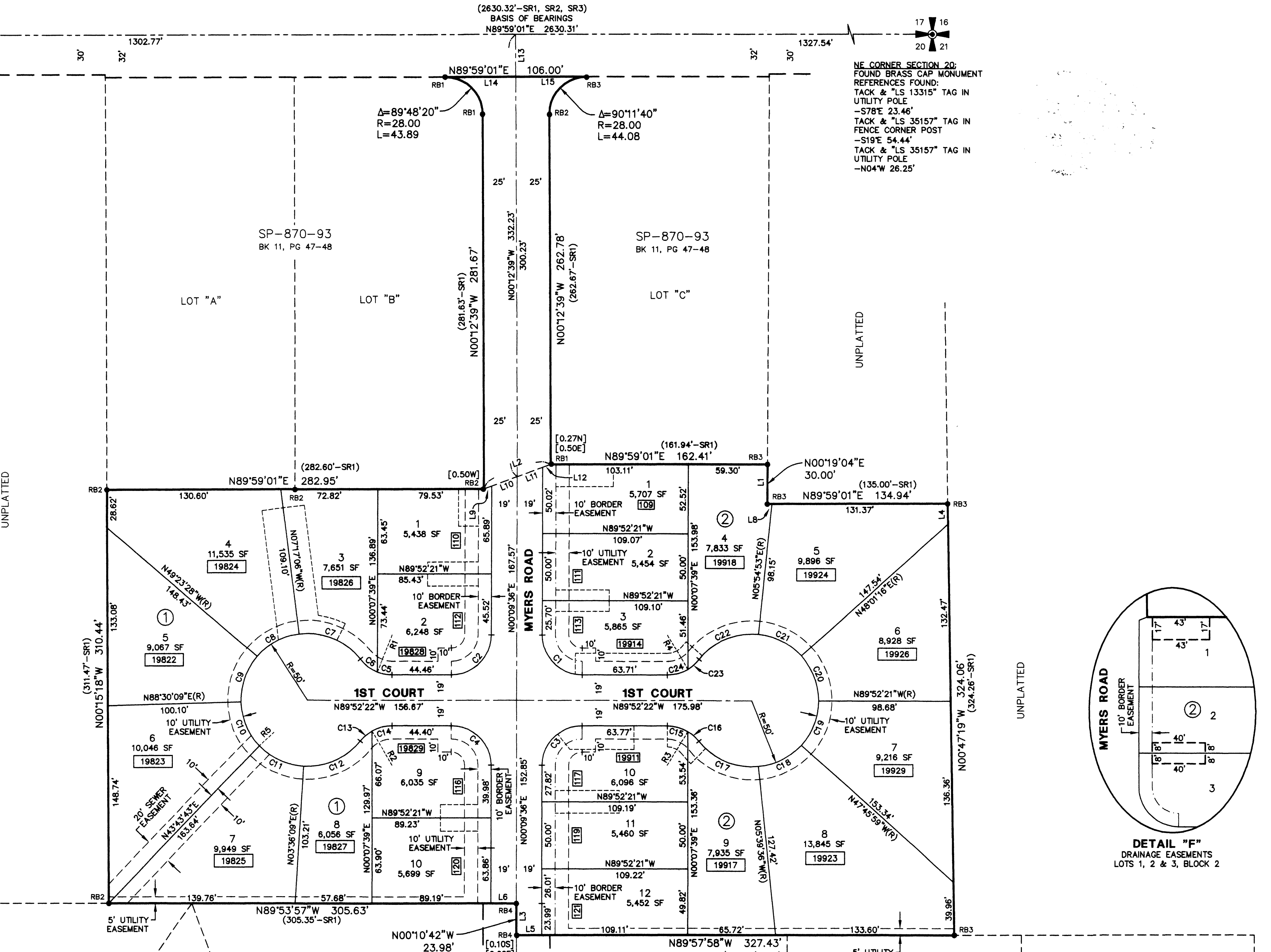
NE CORNER SECTION 20
FOUND BRASS CAP MONUMENT
REFERENCES FOUND:
TACK & "LS 13315" TAG IN
UTILITY POLE
-S78°E 23.46'
TACK & "LS 35157" TAG IN
FENCE CORNER POST
-S19°E 54.44'
TACK & "LS 35157" TAG IN
UTILITY POLE
-N04°W 26.25'



LINE	BEARING
R1	N21°31'35"E
R2	S29°32'06"E
R3	S31°01'30"W
R4	N30°46'14"W
R5	N46°30'39"E

LINE	BEARING	DISTANCE
L1	N00°19'04"E	30.00
L2	N69°27'14"E	53.32
L3	N00°10'42"W	23.98
L4	N00°47'19"W	15.27
L5	N89°57'58"W	19.00
L6	N89°53'37"W	19.00
L8	N89°59'01"E	3.57
L9	N69°27'14"E	6.35
L10	N69°27'14"E	20.31
L11	N69°27'14"E	20.31
L12	N69°27'14"E	6.35
L13	N00°12'39"W	32.00
L14	N89°58'01"E	52.91
L15	N89°59'01"E	53.10
L16	N26°15'48"E	14.00
L17	N43°46'41"E	16.00
L18	N00°07'38"E	16.00
L19	N37°05'05"W	14.93
L20	N00°07'38"E	15.56

CURVE	DELTA	RADIUS	LENGTH
C1	90°01'58"	30.00	47.14
C2	89°58'02"	30.00	47.11
C3	89°58'02"	30.00	47.11
C4	90°01'58"	30.00	47.14
C5	21°23'57"	30.00	11.20
C6	30°49'49"	30.00	16.14
C7	59°38'30"	50.00	52.05
C8	42°06'22"	50.00	36.74
C9	42°06'23"	50.00	36.74
C10	41°59'30"	50.00	36.64
C11	42°54'30"	50.00	37.44
C12	55°42'17"	50.00	48.61
C13	22°34'02"	30.00	11.82
C14	29°39'44"	30.00	15.53
C15	30°53'52"	30.00	16.18
C16	21°19'54"	30.00	11.17
C17	58°01'00"	50.00	50.63
C18	42°06'23"	50.00	36.74
C19	42°06'22"	50.00	36.74
C20	42°06'23"	50.00	36.74
C21	42°06'23"	50.00	36.74
C22	58°01'01"	50.00	50.63
C23	21°19'54"	30.00	11.17
C24	30°53'52"	30.00	16.18
C25	33°32'54"	50.00	29.28
C26	18°39'47"	50.00	16.29
C27	8°34'43"	50.00	7.49
C28	37°12'43"	30.00	19.48
C29	43°52'27"	50.00	3.57
C30	9°49'04"	30.00	5.13



LEGEND
RB1 ● FOUND 1/2" REBAR, NO CAP
RB2 ● FOUND 1/2" REBAR & "LS 10944" CAP
RB3 ● FOUND 1/2" REBAR & UNREADABLE CAP
RB4 ● FOUND 5/8" REBAR, NO CAP
LOT ADDRESS
BEARING(R) DENOTES RADIAL BEARING
[#.#] DEVIATION FROM COMPUTED POSITION


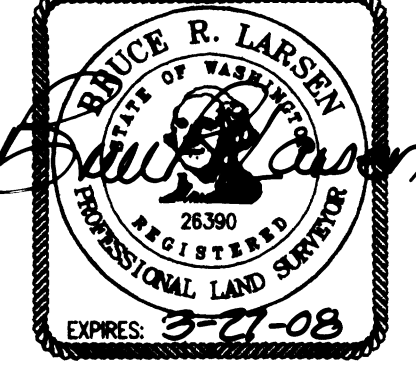
BASIS OF BEARINGS
THE BEARING OF N89°59'01"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 25 NORTH RANGE 45 EAST, WM BETWEEN THE MONUMENTS SHOWN, PER SPOKANE COUNTY SHORT PLAT NO. 870-93, FILED IN BOOK 11 OF SHORT PLATS, PAGE 47-48.

SURVEY REFERENCES
(SR1) SPOKANE COUNTY SHORT PLAT NO. 870-93, FILED IN BOOK 11 OF SHORT PLATS, PAGE 47-48, SURVEYED BY BOATWRIGHT, NOVEMBER 1994.
(SR2) PLAT OF MICA VIEW 3RD ADDITION, FILED IN BOOK 16 OF PLATS, PAGE 14, SURVEYED BY CLAUSEN, AUGUST 1980.
(SR3) SPOKANE COUNTY SHORT PLAT NO. 736-92, FILED IN BOOK 8 OF SHORT PLATS, PAGE 54, SURVEYED BY BENTHIN, MAY 1992.

PLAT MONUMENTATION
SET 1/2" REBAR WITH PLASTIC CAP MARKED "LANDTEK 26390" AT ALL LOT CORNERS, AND STREET CENTERLINE POINTS UNLESS SHOWN OTHERWISE.

EQUIPMENT & PROCEDURES
THIS SURVEY WAS PERFORMED WITH A 5-SECOND TOTAL STATION THEODOLITE USING FIELD TRAVERSE PROCEDURES ACHIEVING MINIMUM CLOSURE STANDARDS PER WAC 332-130-090.

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me, or under my direction, in conformity with the requirements of the Spokane County Subdivision Ordinance.

BRUCE R. LARSEN, P.L.S.
CERTIFICATE NO. 26390
DATE 1/22/07

EXPIRES 3-27-08


INDEX DATA

20-25-45

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PE-1957-05