

Final Plat Of TAKODA PARK

BEING A PORTION OF THE WEST HALF OF THE EAST HALF
OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER
IN SECTION 8, TOWNSHIP 24 NORTH, RANGE 42 EAST W.M.,
IN SPOKANE COUNTY, WASHINGTON.
PW-1975-06

AUDITOR'S CERTIFICATE

Filed for record this 11th day of April, 2007,
at 9:58 A.M. in Book 33 of Plats, at Page 93
at the request of Community Frameworks.

Plat # 3924

J. Jensen
County Auditor

NORTHWEST SECTION CORNER
Found "X" on manhole rim.
References:

Nail & Bottle Cap in powerpole, N4°W 44.96 feet.
Tack & Tag #18741 in same powerpole, 44.51 feet.
Nail & Bottle Cap in powerpole, S45°W 38.36 feet.
Tack & Tag #18741 in same powerpole, 37.77 feet.
Tack & Tag in powerpole, PLS 10018, N15°E 57.45 feet.
Set "X" in concrete, S46°E 47.37 feet.

HALLETT ROAD

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that COMMUNITY FRAMEWORKS, a Nonprofit Washington Corporation and IMPACT CAPITAL, a Nonprofit Washington Corporation and Cheney Properties LLC, a Washington Limited Liability Company, has caused to be platted into Lots, Blocks and Public Roads the land shown hereon to be known as TAKODA PARK being a portion of the west half of the east half of the northwest quarter of the northwest quarter in Section 8, Township 24 North, Range 42 East W.M., Spokane County, Washington, described as follows:

Commencing at the northwest corner of the northwest quarter of said Section 8, thence S 89°47'58"E along the north line of said section 672.63 feet to the northwest corner of the east half of the northwest quarter of the northwest quarter, thence S 0°56'32"W along the west line of the east half of the northwest quarter of the northwest quarter 30.00 feet to a point on the south right of way line of Hallett Road and the POINT OF BEGINNING, thence continuing S 0°56'32"W along said west line 610.01 feet, thence S 89°04'15"E 120.25 feet, thence S 48°24'18"E 50.08 feet, thence S 89°04'15"E 178.00 feet to a point on the east line of the west half of the east half of said northwest quarter of the northwest quarter, thence N 0°56'45"E along said east line 646.92 feet to a point on the south right of way of Hallett Road, thence N 89°47'58"W along said south right of way line 336.31 feet to the POINT OF BEGINNING. Containing 4.87 Acres.
And they do hereby dedicate to public use forever the public streets and roads shown on this plat.

Side yard and rear yard setbacks shall be determined at the time of building permit issuance.

This plat is subject to an Easement per document filed with the Spokane County Auditor under AF#5405390.

No direct access be will allowed from lots to Hallett Road, until such time as authorized by the County Engineer.

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

The 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.

TRACT "B" is a 1 foot wide strip of land to be held in trust by Spokane County until the continuation of road be dedicated or deeded.

The Border Easements as shown hereon are 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 movement. Any other easements granted or dedicated within this Border Easement area will be subordinate to the rights created by this easement and are subject to Spokane County Engineers permit process prior to usage.

Utility easements shown on the herein 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 trees, bushes, landscaping and to prohibit structures that may interfere with the construction, reconstruction, reliability, maintenance and safe operation of the same. Serving utility companies are also granted the right to install utilities crossing any Border Easements or Future Acquisition area as needed to access utility easements from road right-of-way. If the developer or subcontractor should ditch outside of the easements on the herein described Plat, the easement will then be identified by the actual location of the electric facilities.

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 and Takoda Park Homeowners Association. All drainage tracts are hereby dedicated to the Takoda Park Homeowners Association for the purpose of conveying and storing stormwater runoff, and for installing, operating and maintaining drainage ponds and drainage facilities that dispose of and treat stormwater runoff. The right to ingress/egress is granted to Spokane County over all tracts for inspection and emergency maintenance of the stormwater facilities.

Basements will not be allowed on any lot within this plat unless a site specific geotechnical study is prepared for that lot.

The drainage easements, lots, common areas and tracts are subject to the separate Drainage Declaration of Covenant as recorded December 19, 2006 under Auditor's Document No. 5474608 that by reference is made a part hereof.

IN WITNESS WHEREOF, the aforesaid owners have caused their names to be hereunto subscribed these dates shown hereon.

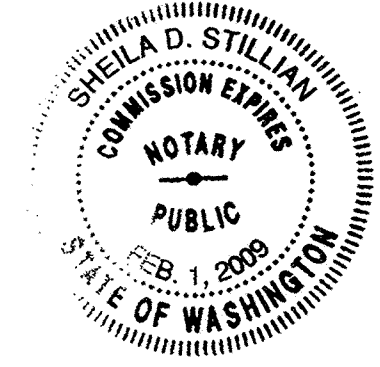
ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) ss
COMMUNITY FRAMEWORKS,)
A Nonprofit Washington Corporation)
By: *Jim England*)
Its: Deputy Director)

I certify that I know or that I have satisfactory evidence that Diane Lieglund is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Deputy Director of COMMUNITY FRAMEWORKS, a Nonprofit Washington Corporation to be the free and voluntary act of such corporation, for the uses and purposes stated in the instrument.

DATED this 13th day of February, 2007.

Sheila D. Stillman
NOTARY PUBLIC, in and for the State of Washington residing at *Spokane*
My Commission expires *Feb 1, 2009*

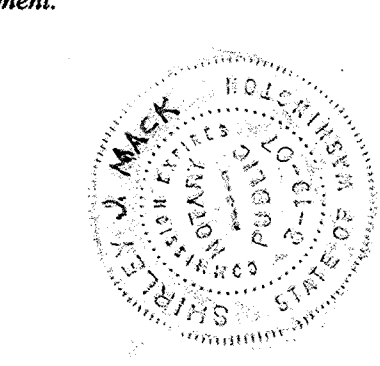


STATE OF WASHINGTON)
) ss
IMPACT CAPITAL)
A Nonprofit Washington Corporation)
By: *Heyward S. Wath*)
Its: CEO)

I certify that I know or that I have satisfactory evidence that Heyward Watson is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Executive Director of IMPACT CAPITAL, a Nonprofit Washington Corporation to be the free and voluntary act of such corporation, for the uses and purposes stated in the instrument.

DATED this 15th day of February, 2007.

Shirley M. Smith
NOTARY PUBLIC, in and for the State of Washington residing at *Spokane*
My Commission expires *March 19, 2007*

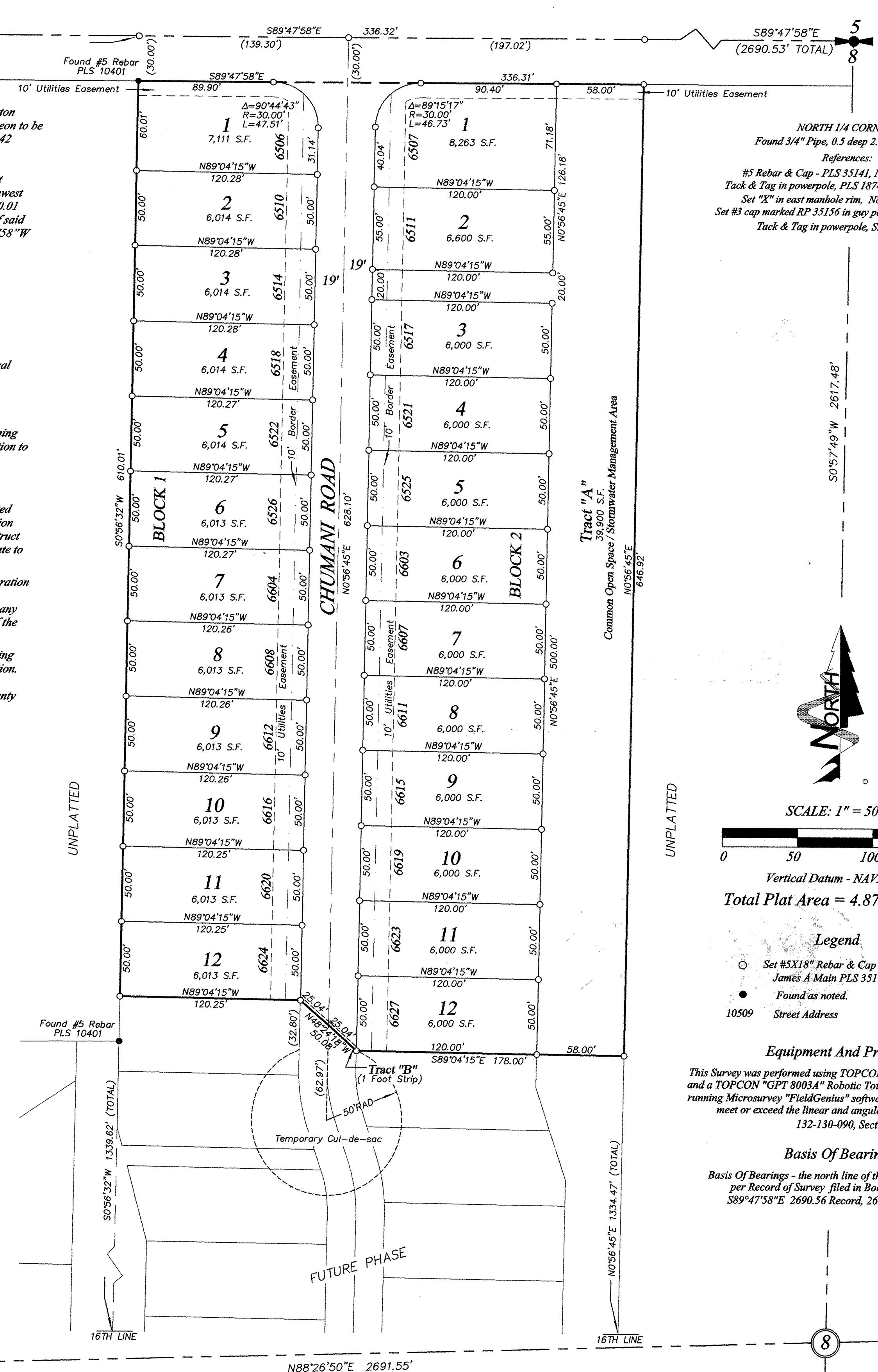


STATE OF WASHINGTON)
) ss
CHENEY PROPERTIES LLC)
A Washington Limited Liability Company)
By: *Steven Emtman*)
Its:)

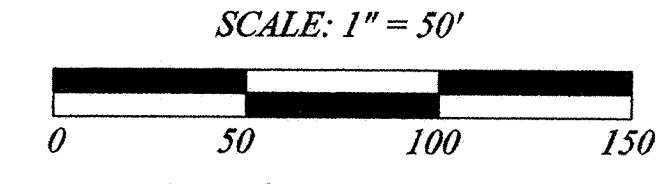
I certify that I know or that I have satisfactory evidence that Steven Emtman is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Member of CHENEY PROPERTIES LLC, a Washington Limited Liability Company to be the free and voluntary act of such Limited Liability Company, for the uses and purposes stated in the instrument.

DATED this 23rd day of February, 2007.

Connie E. Baines
NOTARY PUBLIC, in and for the State of Washington residing at *Spokane*
My Commission expires *Feb 21, 2010*



NORTH 1/4 CORNER
Found 3/4" Pipe, 0.5 deep 2.0 S. of centerline.
References:
#5 Rebar & Cap - PLS 35141, N4°E, 30.00 feet.
Tack & Tag in powerpole, PLS 18741, N3°W 31.16 feet.
Set "X" in east manhole rim, N86°W 13.26 feet.
Set #3 cap marked RP 35156 in guy pole, S80°W 48.09 feet.
Tack & Tag in powerpole, S2°W 25.73 feet.



Vertical Datum - NAVD 88
Total Plat Area = 4.873 ACRES

- Legend
- Set #XX18" Rebar & Cap marked James A Main PLS 35156
 - Found as noted.
 - 10509 Street Address

Equipment And Procedures
This Survey was performed using TOPCON "HYPER" RTK GPS systems and a TOPCON "GPT 8003A" Robotic Total Station with Data Collectors running Microsurvey "FieldGenius" software. Procedures were used that meet or exceed the linear and angular requirements of WAC 132-130-090, Section "C".

Basis Of Bearing
Basis Of Bearings - the north line of the northwest quarter per Record of Survey filed in Book 28, Page 37.
S89°47'58"E 2690.56 Record, 2690.53 Measured.

CENTER OF SECTION
Found 3/4" Pipe

References:
#4 Rebar & Cap PLS 12315, N88°W, 30.03 feet.
Tack in face of 17" Pine, S37°W 18.95 feet.
Set #3x16" rebar and cap marked RP 35156, S40°E 34.58 feet.

SPOKANE COUNTY DIVISION OF UTILITIES
Examined and approved this 5th day of March, 2007.

N Bruce Rawls
Spokane County Utilities

SPOKANE COUNTY DIVISION OF ENGINEERING
Examined and approved this 15th day of March, 2007.

Paul Bussanese
Spokane County Engineer

SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING
Examined and approved this 9th day of April, 2007.

Ron W. Brook
Spokane County Department of Building and Planning

SPOKANE REGIONAL HEALTH DISTRICT
Examined and approved this 15th day of March, 2007.

Donald F. Popley
For Spokane Regional Health Officer

SPOKANE COUNTY ASSESSOR
Examined and approved this 15th day of March, 2007.

Daniel Ralby for Ralph Baker
Spokane County Assessor by Deputy

THE BOARD OF COUNTY COMMISSIONERS OF SPOKANE, WASHINGTON
This plat was approved and accepted by the County Commissioners of Spokane County, Washington, this 15th day of March, 2007.

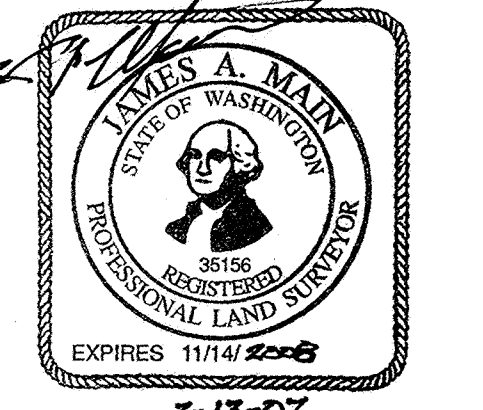
Mark Richard
Chairman, Spokane County Commissioners

SPOKANE COUNTY TREASURER
I do hereby certify that all taxes which have been levied and become chargeable against the land shown within this map have been fully paid the 7 day of April, 2007.

Debbie Chelberg
Spokane County Treasurer, Deputy

SURVEYOR'S CERTIFICATE:
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.

James A. Main P.L.S. #35156



6 5
7 8

THOMAS MALLEN ROAD
S0°56'07"W 2699.82'

30'

7 8

WEST 1/4 CORNER
Found #4 Rebar & (unreadable) Cap in Case Monument
References:
#5 Rebar & Cap PLS 33666, N84°W, 30.00 feet.
Tack & Tag in powerpole, PLS 12904, S78°W 28.74 feet.
Set "X" in top of curb, N27°W 38.44 feet.
Tack & Tag in R/R tie post, S85°E 29.71 feet.

RAMCO-MAINLAND LLC
Professional Land Surveying
Washington - Idaho

222 W. Mission Ave. Suite 240
Spokane WA 99201
Phone: (509) 329-1800 Fax: 329-1801

Final Plat Of
TAKODA PARK
PW-1975-06

Spokane County				DATE
SECTION	TOWNSHIP	RANGE	E.W.M.	2/13/2007
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