

FINAL PLAT OF MCCARROLL EAST 5TH ADDITION

BEING A REPLAT OF PORTIONS OF PROSPERITY ACRES ADDITION
LOCATED IN THE NW & THE NE 1/4 OF THE SE 1/4 OF SECTION 22, T.26N., R.42E, W.M.
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
29400073PP/ZC

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT STRONG ROAD DEVELOPMENT, LLC., A WASHINGTON LIMITED LIABILITY COMPANY AND WEST PROPERTIES, INC., A WASHINGTON CORPORATION HAS CAUSED TO BE PLATTED INTO LOTS, BLOCKS, PUBLIC ROADS, AND THE LAND SHOWN HEREON, TO BE KNOWN AS MCCARROLL EAST 4TH ADDITION, BEING A REPLAT OF A PORTION OF PROSPERITY ACRES ADDITION, AS PER PLAT RECORDED IN VOLUME "T" OF PLATS, PAGE 23, RECORDS OF SPOKANE COUNTY, STATE OF WASHINGTON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF PROSPERITY ACRES AS RECORDED IN VOLUME "T" OF PLATS, PAGE 23, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.; THENCE S00°34'50"W ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 1325.24' TO THE CENTERLINE OF AN UNNAMED ROAD; THENCE N89°47'41"W ALONG SAID CENTERLINE A DISTANCE OF 618.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°47'41"W ALONG SAID LINE A DISTANCE OF 682.51 FEET TO THE EAST RIGHT OF WAY OF INDIAN TRAIL ROAD, IT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 3784.21 FEET; THROUGH WHICH POINT A RADIAL LINE BEARS N59°52'22"E TO THE RADIUS POINT; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°52'12", AN ARC DISTANCE OF 387.70 FEET; THENCE N24°15'26"W ALONG SAID LINE A DISTANCE OF 179.72 FEET TO THE SOUTH RIGHT OF WAY OF STRONG ROAD; THENCE THE NEXT 4 CALLS ALONG SAID ROAD; 1) THENCE N65°44'48"E A DISTANCE OF 9.99 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 370.00 FEET; 2) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°02'08", AN ARC DISTANCE OF 355.40 FEET, TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 430.00 FEET; 3) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°52'06", AN ARC DISTANCE OF 328.23 FEET; 4) THENCE N76°54'49"E A DISTANCE OF 59.73 FEET; THENCE S24°16'47"E A DISTANCE OF 504.35 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF PROSPERITY ACRES AS RECORDED IN VOLUME "T" OF PLATS, PAGE 23, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.; THENCE S00°34'50"W ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 1325.24' TO THE CENTERLINE OF AN UNNAMED ROAD; THENCE N89°47'41"W ALONG SAID CENTERLINE A DISTANCE OF 1298.52 FEET TO THE EAST RIGHT OF WAY OF INDIAN TRAIL ROAD, IT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 3784.21 FEET; THROUGH WHICH POINT A RADIAL LINE BEARS N59°52'22"E TO THE RADIUS POINT; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°52'12", AN ARC DISTANCE OF 387.70 FEET; THENCE N24°15'26"W ALONG SAID LINE A DISTANCE OF 239.72 FEET TO THE NORTH RIGHT OF WAY OF STRONG ROAD AND POINT OF BEGINNING; THENCE CONTINUING N24°15'26"W ALONG SAID RIGHT OF WAY A DISTANCE OF 801.91 FEET TO THE SOUTH RIGHT OF WAY OF LOWELL AVENUE AND TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 480.00 FEET; THROUGH WHICH POINT A RADIAL LINE BEARS N04°7'42"W TO THE RADIUS POINT; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°28'25", AN ARC DISTANCE OF 163.14 FEET; THENCE N65°43'53"E ALONG SAID RIGHT OF WAY A DISTANCE OF 50.08 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST WITH A RADIUS OF 20.00 FEET; THROUGH WHICH POINT A RADIAL LINE BEARS S24°16'36"E TO THE RADIUS POINT; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET; THENCE S24°16'36"E A DISTANCE OF 100.03 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 10.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 15.71 FEET; THENCE N65°43'24"E A DISTANCE OF 2.50 FEET; THENCE S24°16'36"E A DISTANCE OF 60.00 FEET; THENCE S65°43'24"W A DISTANCE OF 2.50 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 10.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 15.71 FEET; THENCE S24°16'36"E A DISTANCE OF 110.00 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 10.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 15.71 FEET; THENCE N65°43'24"E A DISTANCE OF 2.50 FEET; THENCE S24°16'39"E A DISTANCE OF 60.00 FEET; THENCE S65°43'24"W A DISTANCE OF 2.50 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 10.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 15.71 FEET; THENCE S24°16'36"E A DISTANCE OF 125.00 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 10.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 15.71 FEET; THENCE N65°43'24"E A DISTANCE OF 15.71 FEET; THENCE S24°16'36"E A DISTANCE OF 60.00 FEET; THENCE S65°43'24"W A DISTANCE OF 2.42 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 10.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 15.71 FEET; THENCE S24°16'36"E A DISTANCE OF 1.45 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 392.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°38'47", AN ARC DISTANCE OF 107.18 FEET, TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 10.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 105°38'47", AN ARC DISTANCE OF 18.44 FEET; THENCE N65°43'24"E A DISTANCE OF 0.32 FEET; THENCE S24°16'36"E A DISTANCE OF 60.00 FEET; THENCE S65°43'24"W A DISTANCE OF 32.31 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 10.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°03'57", AN ARC DISTANCE OF 10.83 FEET, TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE WEST WITH A RADIUS OF 392.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°46'04", AN ARC DISTANCE OF 60.06 FEET, TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 10.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°58'44", AN ARC DISTANCE OF 15.36 FEET TO THE NORTH RIGHT OF WAY OF STRONG ROAD, IT ALSO BEING THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 370.00 FEET; THROUGH WHICH POINT A RADIAL LINE BEARS N14°28'47"E TO THE RADIUS POINT; THENCE ALONG SAID CURVE AND RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 16°20'08", AN ARC DISTANCE OF 105.49 FEET, TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 430.00 FEET; THENCE ALONG SAID CURVE AND RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 55°02'08", AN ARC DISTANCE OF 413.04 FEET; THENCE S65°44'48"W ALONG SAID RIGHT OF WAY A DISTANCE OF 9.99 FEET TO THE POINT OF BEGINNING,

HAVING AN AREA OF 17.0 ACRES

SITUATE IN THE CITY OF SPOKANE, STATE OF WASHINGTON

TRACTS "A-E" AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF SPOKANE, AS GENERAL CITY PROPERTY.

THIS SUBDIVISION HAS BEEN MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OF THE LAND SO DIVIDED. THE SIGNATORIES HEREOF HEREBY CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY PARTIES HAVING ANY INTEREST IN THE LANDS SO DIVIDED; AND THAT THE PROPERTY SHOWN HEREON IS NOT ENCUMBERED BY ANY DELINQUENT TAXES OR ASSESSMENTS. THE OWNERS ADOPT THE PLAN OF LOTS, BLOCKS, AND PUBLIC ROADS SHOWN HEREON, AND HEREBY DEDICATE TO THE CITY OF SPOKANE FOR PUBLIC USE FOREVER THE PUBLIC STREETS SHOWN HEREON. THE OWNERS WAIVE ALL CLAIMS AGAINST ANY GOVERNMENTAL AGENCY FOR DAMAGES WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID PUBLIC STREETS FOREVER. SLOPE EASEMENTS FOR CUT AND FILL, AS DEEMED NECESSARY BY THE ENGINEERING SERVICES-DEVELOPER SERVICES IN ACCORDANCE WITH THE CITY DESIGN STANDARDS, ARE HEREBY GRANTED TO THE CITY OF SPOKANE FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC STREETS ADJOINING THIS PLAT.

THIS PLAT IS LOCATED WITHIN A DRAINAGE BASIN WHICH HAS BEEN IDENTIFIED BY THE CITY OF SPOKANE ENGINEERING SERVICES DEPARTMENT AND THE SPOKANE COUNTY STORMWATER UTILITY AS HAVING STORM WATER RUNOFF PROBLEMS. SINCE THIS PLAT IS AFFECTED BY OR IS A CONTRIBUTOR TO STORM WATER FLOWS, PROPERTY OWNERS SHOULD PARTICIPATE IN THE PLANNING AND IMPLEMENTATION OF A FUTURE BASIN-WIDE STORM WATER MANAGEMENT SYSTEM. THE OWNER(S) OR SUCCESSOR(S) IN INTEREST HEREBY AGREE TO JOIN IN ANY COUNTY AND CITY APPROVED STORM WATER 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, CONSTRUCTION, MAINTENANCE OR OPERATION OF STORM WATER CONTROL FACILITIES.

THIS PLAT IS NOT IN AN IRRIGATION DISTRICT. THIS PLAT HAS NO PONDING AREAS, FLOODPLAINS OR BODIES OF WATER (EXCEPT '208' PONDS, SWALES AND DRAINAGE WAYS LOCATED ACROSS TRACTS A-E)

ALL PUBLIC IMPROVEMENTS (STREET, SEWER, STORMWATER AND WATER) MUST BE CONSTRUCTED TO CITY STANDARDS BY THE DEVELOPER PRIOR TO OCCUPANCY OF ANY STRUCTURES SERVED BY SAID IMPROVEMENTS. ALL STORM WATER AND SURFACE DRAINAGE GENERATED ON-SITE MUST BE DISPOSED OF ON-SITE IN ACCORDANCE WITH SMC 11.09A "STORMWATER FACILITIES", CITY DESIGN STANDARDS, AND AS PER THE PROJECT ENGINEER'S RECOMMENDATIONS, BASED ON THE DRAINAGE PLANS ACCEPTED FOR THIS FINAL PLAT. COMPLIANCE FOR EACH PARCEL WILL BE REVIEWED AS DEVELOPMENT OCCURS.

ALL PARKING AREAS AND DRIVES, INCLUDING PRIVATE PARKING AREAS AND DRIVES, SHALL BE HARD SURFACED.

ALL BUILDINGS SHALL BE SET BACK NOT LESS THAN THE MINIMUM FRONT YARD, REAR YARD OR FLANKING STREET SIDE YARD REQUIREMENTS, AS SHOWN OR STATED HEREON.

NO GARAGES SHALL BE CONSTRUCTED LESS THAN 20 FEET FROM THE SIDEWALK.

10 FOOT WIDE EASEMENTS FOR "DRY" UTILITIES (ELECTRIC, GAS, PHONE, FIBER, CABLE TV) AS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED TO THE CITY OF SPOKANE AND ITS PERMITTED SERVING UTILITIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF THEIR RESPECTIVE FACILITIES, TOGETHER WITH THE RIGHT TO PROHIBIT CHANGES IN GRADE OVER INSTALLED UNDERGROUND FACILITIES, THE RIGHT TO PROHIBIT, TRIM AND/OR REMOVE TREES, BUSHES, LANDSCAPING WITHOUT COMPENSATION AND TO PROHIBIT BRICK, ROCK OR MASONRY STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE, AND SAFE OPERATION OF SAME. STORM DRAIN DRY WELLS, WATER METER BOXES, DRAINAGE SWALES AND STORM WATER PONDS SHALL NOT BE PLACED WITHIN THE "DRY" EASEMENTS; HOWEVER, LATERAL CROSSINGS BY STORM DRAIN, WATER AND SEWER LINES ARE PERMITTED. SERVING UTILITIES ARE ALSO GRANTED THE RIGHT TO INSTALL UTILITIES ACROSS FUTURE ACQUISITION AREAS (IF ANY). IF THE DEVELOPER OR THEIR SUBCONTRACTOR SHOULD DITCH BEYOND THE LIMITS OF THE PLATTED EASEMENT STRIPS SHOWN HEREON, THE EASEMENT SHALL THEN BE IDENTIFIED BY THE ACTUAL PHYSICAL LOCATION OF THE INSTALLED UTILITIES.

STORMWATER AND SURFACE DRAINAGE GENERATED ON-SITE SHALL BE DISPOSED OF ON-SITE IN ACCORDANCE WITH SMC 17D.060 "STORM WATER FACILITIES", IN THE SPOKANE REGIONAL STORMWATER MANUAL, B SPECIAL DRAINAGE DISTRICTS, CITY DESIGN STANDARDS, AND, PER THE PROJECT ENGINEER'S RECOMMENDATION, BASED THE DRAINAGE PLAN ACCEPTED FOR THE FINAL PLAT. PREDEVELOPMENT FLOW OF OFF-SITE RUNOFF PASSING THROUGH THE PLAT SHALL NOT BE INCREASED (RATE OF VOLUME) 0 OR CONCENTRATED DUE TO DEVELOPMENT OF THE PLAT, BASED ON A 50-YEAR DESIGN STORM, AN ESCAPE ROUTE FOR A 100-YEAR DESIGN STORM SHALL BE PROVIDED.

ALL REQUIRED IMPROVEMENTS SERVING THE PLAT, INCLUDING STREETS, SANITARY SEWER, STORMWATER, AND WATER SHALL BE DESIGNED AND CONSTRUCTED AT THE DEVELOPER'S EXPENSE. THE IMPROVEMENTS MUST BE CONSTRUCTED TO CITY STANDARDS BY THE DEVELOPER PRIOR TO THE OCCUPANCY OF ANY STRUCTURES WITHIN THE DEVELOPMENT.

THIS PLAT SHALL BE SERVED BY THE CITY'S SANITARY SEWER AND WATER SYSTEM ONLY. INDIVIDUAL ON-SITE SEWAGE SYSTEMS AND PRIVATE WELLS AND WATER SYSTEMS ARE PROHIBITED. THE CITY WATER SYSTEM APPROVED BY COUNTY AND STATE HEALTH OFFICIALS AND THE CITY WATER DEPARTMENT WILL BE INSTALLED WITHIN THIS PLAT. THE PLATTER WILL PROVIDE FOR INDIVIDUAL DOMESTIC WATER SERVICE AS WELL AS FIRE PROTECTION TO EACH LOT PRIOR TO SALE.

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE LOTS SHALL BE CONNECTED TO A FUNCTIONING PUBLIC OR PRIVATE WATER SYSTEM COMPLYING WITH THE REQUIREMENTS OF THE PLANNING AND DEVELOPMENT DEPARTMENT AND HAVING ADEQUATE PRESSURE FOR DOMESTIC AND FIRE USES AS DETERMINED BY THE WATER DEPARTMENT.

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE LOTS SHALL BE CONNECTED TO A FUNCTIONING PUBLIC OR PRIVATE SANITARY SEWER SYSTEM COMPLYING WITH THE REQUIREMENTS OF THE PLANNING AND DEVELOPMENT DEPARTMENT SERVICES.

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE LOTS SHALL BE SERVED BY FIRE HYDRANTS AND SHALL HAVE APPROPRIATE ACCESS TO STREETS AS DETERMINED BY THE REQUIREMENTS OF THE CITY FIRE DEPARTMENT AND THE PLANNING AND DEVELOPMENT DEPARTMENT.

EFFECTIVE EROSION CONTROL MEASURES SHALL BE USED FROM THE DATE OF THE ISSUANCE OF BUILDING PERMITS TO THE SALE OF OR OCCUPANCY OF THE HOME. AFTER THE SALE OR OCCUPANCY OF THE HOME IT IS THE RESPONSIBILITY OF THE HOME OWNER TO ASSURE CONTINUING MEASURES WILL BE TAKEN TO ENSURE EROSION CONTROL. NATURAL VEGETATION SHALL BE PRESERVED WHERE POSSIBLE.

NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT IN THIS PLAT UNTIL EVIDENCE SATISFACTORY TO THE CITY ENGINEERING HAS BEEN PROVIDED SHOWING THAT THE RECOMMENDATIONS OF SMC 17.060 "STORMWATER FACILITIES" THE SPOKANE REGIONAL STORMWATER MANUAL, SPECIAL DRAINAGE DISTRICTS, CITY DESIGN STANDARDS AND THE PROJECT ENGINEER'S RECOMMENDATIONS, BASED ON THE DRAINAGE PLANS ACCEPTED FOR THIS FINAL PLAT, HAVE BEEN COMPLIED WITH A SURFACE DRAINAGE PLAN SHALL BE PREPARED FOR EACH LOT AND SHALL BE SUBMITTED TO DEVELOPER SERVICES FOR REVIEW AND ACCEPTANCE PRIOR TO ISSUANCE OF A BUILDING PERMIT.

THE PROPERTY OWNER(S) SHALL MAINTAIN '208' DRAINAGE SWALE(S) LOCATED IN THE PUBLIC RIGHT-OF-WAY BETWEEN THE CURB AND SIDEWALKS ADJOINING THE LOTS WITH A PERMANENT GROUND COVER OF LAWN TURF WITH OPTIONAL SHRUBBERY AND OR TREES, AS APPROVED BY ENGINEERING SERVICES - DEVELOPER SERVICES - WHICH DO NOT OBSTRUCT THE FLOW AND PERCOLATION OF STORM DRAINAGE WATER IN THE DRAINAGE SWALE AS INDICATED BY THE APPROVED PLANS. THE PROPERTY OWNER OR REPRESENTATIVE FOR THE OWNER SHALL INFORM EACH SUCCEEDING PURCHASER OF THEIR RESPONSIBILITY FOR MAINTAINING SAID PERMANENT COVER OF LAWN TURF WITHIN SAID DRAINAGE LAWS.

DRIVEWAY LOCATIONS AS SHOWN ON THE APPROVED STREET PLANS MAY NOT BE MOVED WITHOUT WRITTEN PERMISSION FROM THE CITY OF SPOKANE - DEPARTMENT OF ENGINEERING SERVICES.

ACKNOWLEDGMENT

IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED THEIR CORPORATE NAME TO BE HERETO SUBSCRIBED THIS _____ DAY OF _____, 2016.

STRONG ROAD DEVELOPMENT, LLC., A WASHINGTON LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) ss
COUNTY OF SPOKANE)

On this _____ day of _____, 2016, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared DENNIS CRAPPO, to me known to be the _____ of STRONG ROAD DEVELOPMENT, LLC., A WASHINGTON LIMITED LIABILITY COMPANY, the corporation that executed the within and forgoing instrument, and acknowledged the 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 is authorized to execute the said instrument and that the seal affixed (if any) is the corporation seal of said corporation.

Given under my hand and official seal the day and year first above written.

NOTARY PUBLIC, in and for the State
of Washington residing at Spokane,

My Commission expires _____

IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED THEIR CORPORATE NAME TO BE HERETO SUBSCRIBED THIS _____ DAY OF _____, 2016.

WEST PROPERTIES, INC., A WASHINGTON CORPORATION

BY: _____

ITS: _____

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) ss
COUNTY OF SPOKANE)

On this _____ day of _____, 2016, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared _____, to me known to be the _____ of WEST PROPERTIES, INC., A WASHINGTON CORPORATION, the corporation that executed the within and forgoing instrument, and acknowledged the 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 is authorized to execute the said instrument and that the seal affixed (if any) is the corporation seal of said corporation.

Given under my hand and official seal the day and year first above written.

NOTARY PUBLIC, in and for the State
of Washington residing at Spokane,

My Commission expires _____

SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD BY W.C.E. THIS _____ DAY OF _____, 20____
AT _____ M., IN BOOK _____ OF PLATS AT PAGE(S) _____ RECORDS OF SPOKANE
COUNTY, WASHINGTON.

(SIGNED) _____
SPOKANE COUNTY AUDITOR BY DEPUTY

CITY ENGINEER

APPROVED AS TO COMPLIANCE WITH THE SURVEY DATA. THE DESIGN OF PUBLIC WORKS AND PROVISIONS MADE FOR CONSTRUCTING THE IMPROVEMENTS AND PERMANENT CONTROL MONUMENTS THIS _____ DAY OF _____, 20____

CITY OF SPOKANE ENGINEER

CITY TREASURER

I HEREBY CERTIFY THAT THE LAND CONTAINED WITHIN THIS PLAT, AS OF THE DATE OF THIS CERTIFICATION IS NOT SUBJECT TO ANY LOCAL IMPROVEMENT ASSESSMENTS. EXAMINED AND APPROVED, THIS _____ DAY OF _____, 20____

CITY OF SPOKANE TREASURER

CITY OF SPOKANE PLANNING DIRECTOR

THIS HAS BEEN REVIEWED ON THIS _____ DAY OF _____, 20____ AND IS FOUND TO BE IN FULL COMPLIANCE WITH ALL THE CONDITIONS OF APPROVAL STIPULATED IN THE HEARING EXAMINER'S/PLANNING DIRECTOR'S APPROVAL OF THE PRELIMINARY PLAT #Z9400073PP/ZC

CITY OF SPOKANE PLANNING DIRECTOR

HEARING EXAMINER

THIS PLAT HAS BEEN REVIEWED ON THIS _____ DAY OF _____, 20____ AND IS FOUND TO BE IN FULL COMPLIANCE WITH ALL OF THE CONDITIONS OF APPROVAL STIPULATED IN THE HEARING EXAMINER'S APPROVAL OF PRELIMINARY PLAT # Z9400073PP/ZC.

HEARING EXAMINER

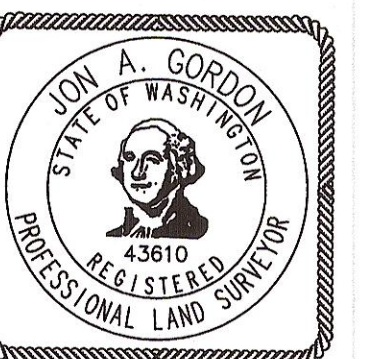
COUNTY TREASURER

I HEREBY CERTIFY THAT THE LAND DESCRIBED IN THIS PLAT, AS OF THE DATE OF THIS CERTIFICATION, IS NOT SUBJECT TO ANY LOCAL IMPROVEMENT ASSESSMENTS. EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

SPOKANE COUNTY TREASURER

SURVEYOR'S CERTIFICATE

I, JON A. GORDON, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE PLAT OF MCCARROLL EAST 4TH ADDITION, AS SHOWN HEREON, IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN AND THAT ALL NON FRONTING LOT CORNERS ARE SET AS SHOWN ON THE PLAT. MONUMENTS AND FRONTING LOT CORNERS SHALL BE SET UPON COMPLETION OF THE UTILITY AND STREET IMPROVEMENTS.



JON A. GORDON, P.L.S. CERTIFICATE NO. 43610

CITY OF SPOKANE
FILE NO. Z9400073PP/ZC

FIELD BK:	13-1090	<input type="checkbox"/> CIVIL	<p>WHITTLE CONSULTING ENGINEERS 2528 NORTH SULLIVAN ROAD SPOKANE VALLEY, WA 99216 PH: 509-893-2617 FAX: 509-828-0227</p>	<p>SHEET 1 OF 3</p> <p>JOB NUMBER 16-1642</p>
DATE:	11/29/17	<input checked="" type="checkbox"/> STRUCTURAL		
DRAWN:	JAQ/BAG	<input type="checkbox"/> SURVEYING		
REVIEWED:	JAG	<input type="checkbox"/> TRAFFIC		
		<input type="checkbox"/> PLANNING		
		<input type="checkbox"/> LANDSCAPE		
		<input type="checkbox"/> OTHER		

FINAL PLAT OF MCCARROLL EAST 5TH ADDITION

BEING A REPLAT OF PORTIONS OF PROSPERITY ACRES ADDITION
LOCATED IN THE NW & NE OF THE SE 1/4 OF SEC. 22, T.26N., R.42E., W.M.
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY AUDITOR'S CERTIFICATE
FILED FOR RECORD BY W.C.E. THIS _____ DAY OF _____ 20____
AT _____ M., IN BOOK _____ OF PLATS AT PAGE(S) _____ RECORDS OF SPOKANE
COUNTY, WASHINGTON.
(SIGNED) _____
SPOKANE COUNTY AUDITOR BY DEPUTY

BASIS OF BEARING
THE ASSUMED BEARING OF N00°34'50"E LOCATED ALONG THE EAST LINE OF
THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 26 N., RANGE 42 E.,
W.M., WAS USED AS THE BASIS OF BEARING FOR THIS PLAT.

SYMBOLS LEGEND

- FOUND #4 REBAR WITH CAP OR PLUG WITH WASHER MARKED "WCE LS 43610" UNLESS OTHERWISE NOTED
- SET #4 REBAR WITH CAP OR PLUG WITH WASHER STAMPED "WCE LS 43610" UNLESS NOTE OTHERWISE
- ⊕ SECTION CORNER
- ⊗ SECTION QUARTER CORNER
- ◆ CALCULATED POSITION, NOTHING FOUND OR SET
- N. 1234 ADDRESSES

SURVEYOR'S NOTES

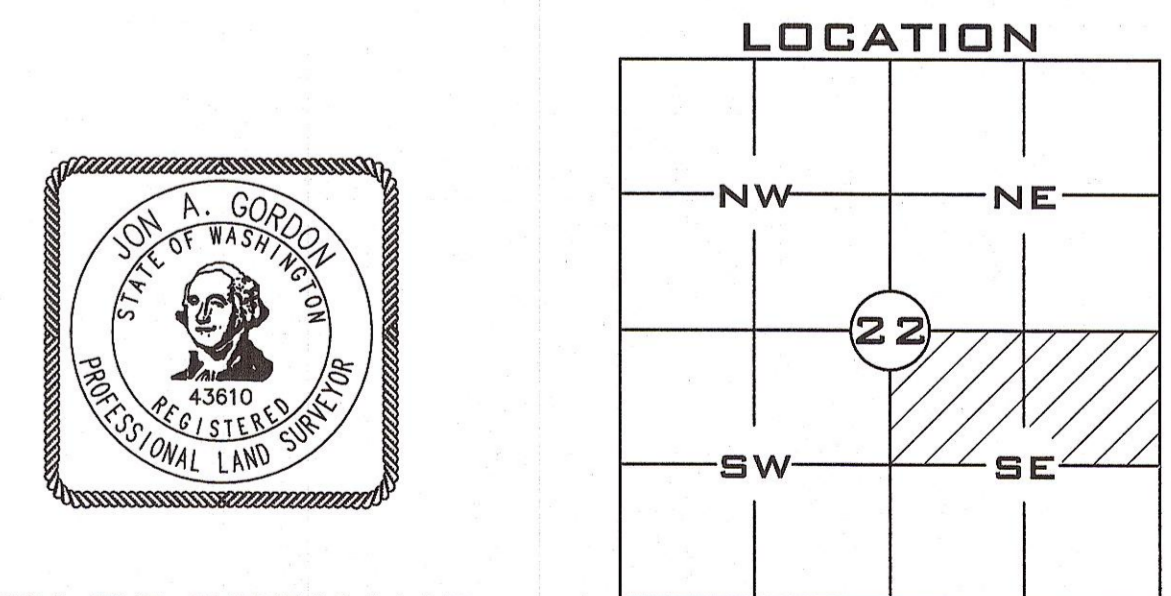
- DATES OF SURVEY: JULY 2015
- LEGAL DESCRIPTION AND EASEMENT INFORMATION FROM STEWART TITLE GUARANTY COMPANY, ORDER NUMBER 170375, DATED NOVEMBER 2, 2017.
- AN EASEMENT IN FAVOR OF WASHINGTON WATER POWER AS RECORDED UNDER A.F.N. 495846A. (BLANKET)
- AN EASEMENT IN FAVOR OF WASHINGTON WATER POWER AS RECORDED UNDER A.F.N. 356089B. (BLANKET)
- AN EASEMENT IN FAVOR OF PACIFIC NORTHWEST PIPELINE CORPORATION AS RECORDED UNDER A.F.N. 391198B. (BLANKET)
- AN EASEMENT IN FAVOR OF WASHINGTON WATER POWER COMPANY AS RECORDED UNDER A.F.N. 965177B. (SHOWN)
- AN EASEMENT IN FAVOR OF WASHINGTON WATER POWER COMPANY AS RECORDED UNDER A.F.N. 7306290152. (BLANKET)
- AN EASEMENT IN FAVOR OF PACIFIC NORTHWEST TELEPHONE COMPANY AS RECORDED UNDER A.F.N. 7309140054. (SHOWN)
- AN EASEMENT IN FAVOR OF PACIFIC NORTHWEST TELEPHONE COMPANY AS RECORDED UNDER A.F.N. 7805030080. (SHOWN)
- A DRAINAGE EASEMENT IN FAVOR OF THE CITY OF SPOKANE AS RECORDED UNDER A.F.N. 9208310433. (NOT SHOWN)
- A UTILITY EASEMENT IN FAVOR OF THE CITY OF SPOKANE AS RECORDED UNDER A.F.N. 9504250292. (SHOWN)

3. RIGHT OF WAY OF INDIAN TRAIL ROAD IS PER R3 & R4.

REFERENCES

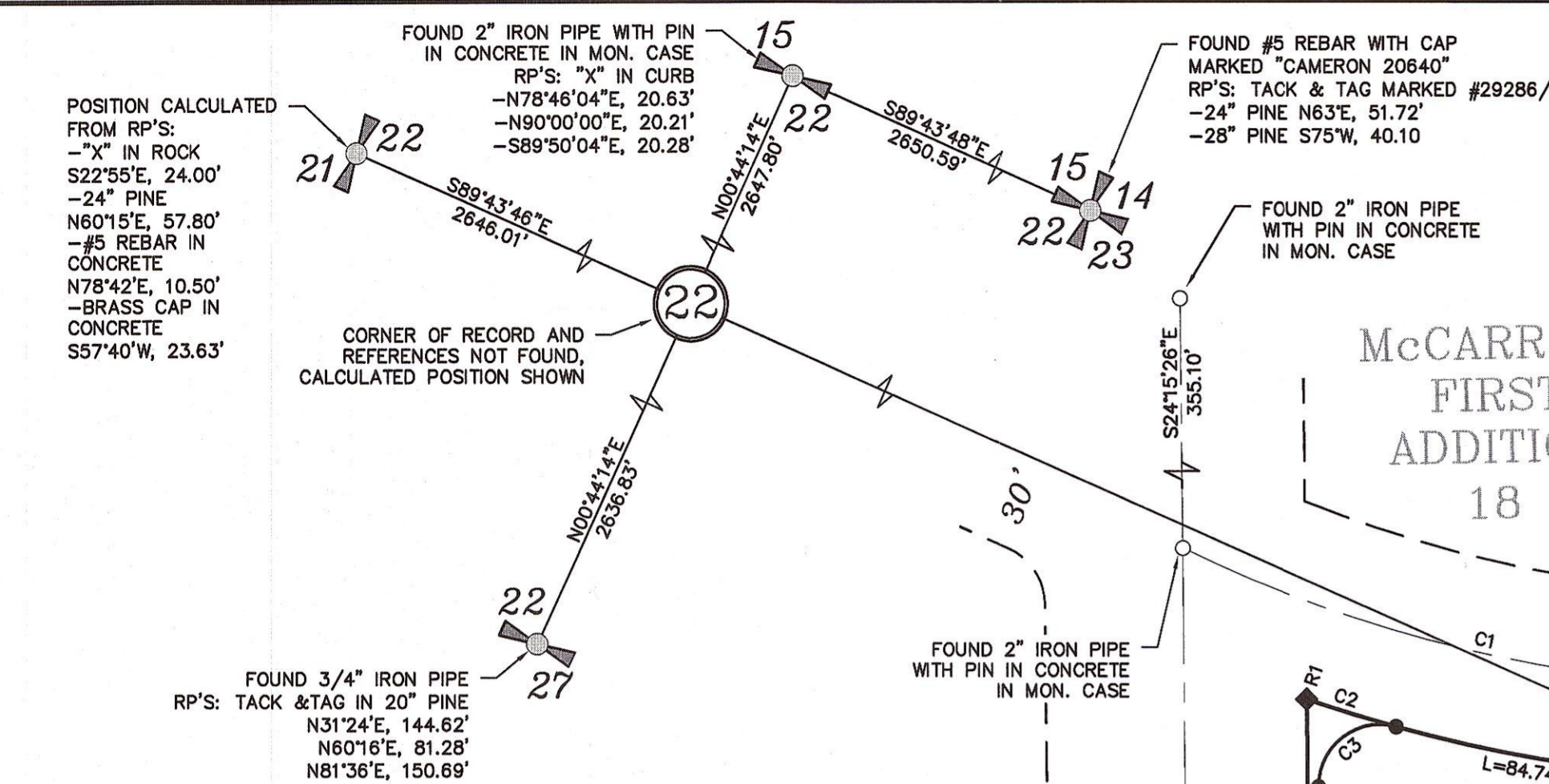
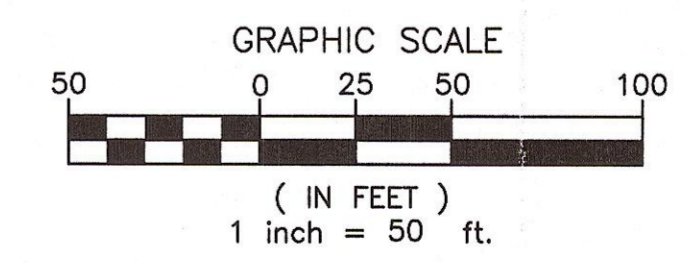
(R1) THE FINAL PLAT OF MCCARROLL SECOND ADDITION AS RECORDED IN BOOK 20 OF PLATS, PAGE 80.
(R2) THE FINAL PLAT OF MCCARROLL EAST 2ND ADDITION AS RECORDED IN BOOK 30 OF PLATS, PAGES 8-9.
(R3) THE FINAL SHORT PLAT OF PACIFIC COMPLEX AS RECORDED IN BOOK 13 OF SHORT PLATS, PAGE 65.
(R4) THE FINAL PLAT OF PACIFIC PARK 8TH P.U.D. AS RECORDED IN BOOK 26 OF PLATS, PAGE 64.
(R5) THE FINAL PLAT OF PROSPERITY ACRES AS RECORDED IN VOLUME "T" OF PLATS, PAGE 23.

EQUIPMENT AND PROCEDURES
THIS SURVEY WAS PERFORMED WITH A TOPCON "HYPER V" RTK GPS SYSTEM AND A 5-SECOND TOPCON GPT 3005LW TOTAL STATION THEODOLITE USING FIELD TRAVERSE PROCEDURES ACHIEVING MINIMUM CLOSURE STANDARDS PER WAC 332-130-090, WAC 332-130-100.



CITY OF SPOKANE
FILE NO. 29400073PP/ZG

FIELD BK: 13-1090	CIVIL SURVEYING	IWCE WHIPPLE CONSULTING ENGINEERS CIVIL AND TRANSPORTATION ENGINEERING 2528 N. SULLIVAN ROAD SPOKANE VALLEY, WASHINGTON 99216 PH: 509-893-2617 FAX: 509-826-0227	SHEET 2 OF 3
DATE: 11/29/17	TRAFFIC		
DRAWN: BAG	PLANNING		
REVIEWED: JAG	LANDSCAPE		
	OTHER		
			JOB NUMBER 16-1604

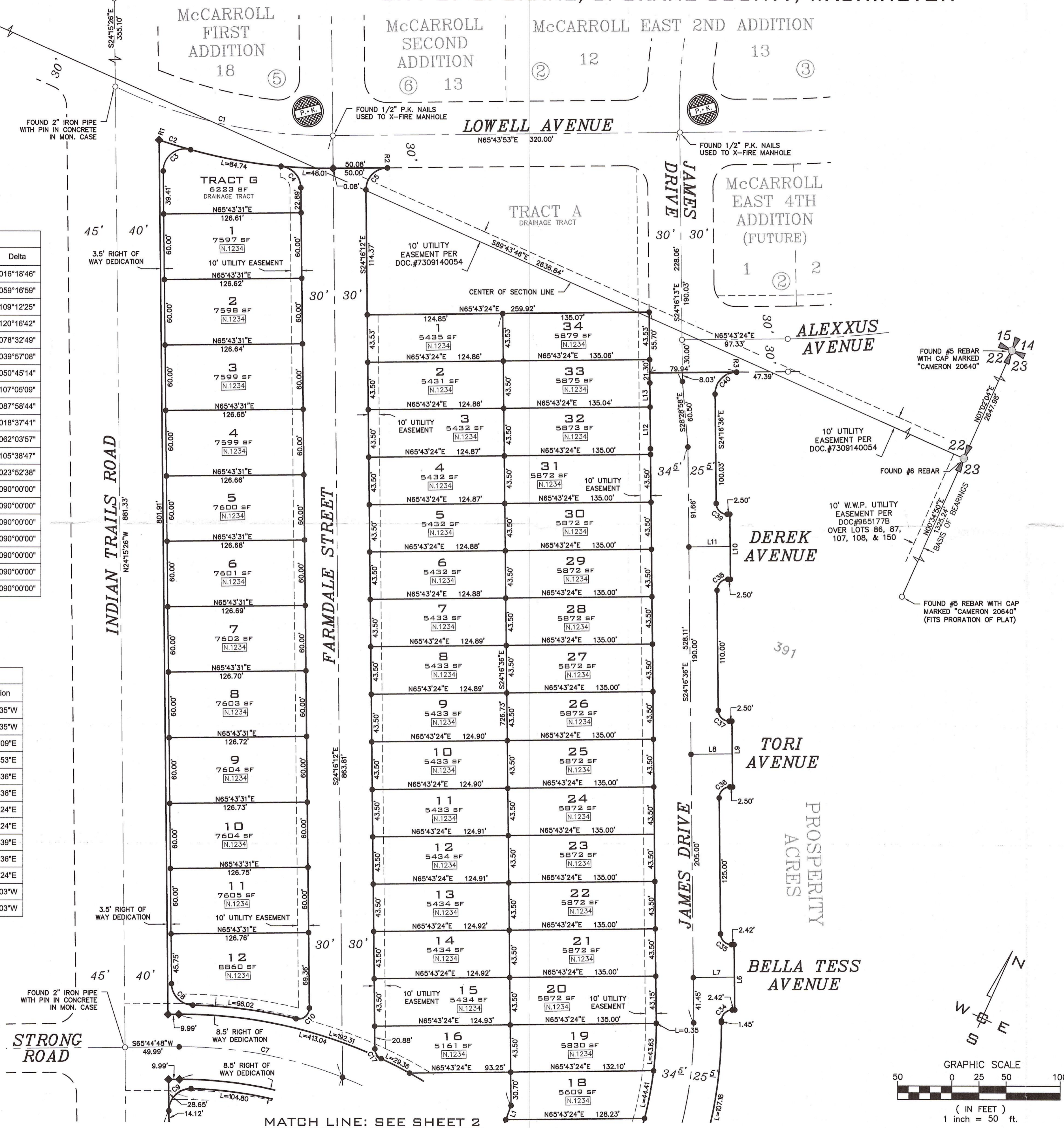


Curve #	Length	Radius	Delta
C1	207.26	450.00	026°23'21"
C2	30.39	480.00	003°37'40"
C3	36.94	20.00	105°50'04"
C4	29.42	20.00	084°16'05"
C5	31.42	20.00	090°00'06"
C6	1292.21	3824.21	019°21'37"
C7	154.08	400.00	022°04'14"
C8	30.83	20.00	088°18'30"
C9	32.00	20.00	091°41'02"
C10	18.20	10.00	104°15'03"
C11	12.51	10.00	071°41'38"
C12	109.17	52.00	120°17'26"
C13	67.44	52.00	074°18'21"
C14	38.95	52.00	042°55'18"
C15	47.21	52.00	052°00'48"
C16	21.28	10.00	121°55'54"
C17	11.23	10.00	064°21'30"
C18	204.22	400.00	029°15'08"
C19	77.95	400.00	011°09'55"
C20	114.43	400.00	016°23'26"

Curve #	Length	Radius	Delta
C21	113.88	400.00	016°18'46"
C22	10.35	10.00	059°16'59"
C23	19.06	10.00	109°12'25"
C24	109.16	52.00	120°16'42"
C25	71.29	52.00	078°32'49"
C26	36.26	52.00	039°57'08"
C27	46.06	52.00	050°45'14"
C28	18.69	10.00	107°05'09"
C29	15.36	10.00	087°58'44"
C30	119.32	367.00	018°37'41"
C31	10.83	10.00	062°03'57"
C32	18.44	10.00	105°38'47"
C33	152.94	367.00	023°52'38"
C34	15.71	10.00	090°00'00"
C35	15.71	10.00	090°00'00"
C36	15.71	10.00	090°00'00"
C37	15.71	10.00	090°00'00"
C38	15.71	10.00	090°00'00"
C39	15.71	10.00	090°00'00"
C40	31.42	20.00	090°00'00"

Line #	Length	Direction
R1	480.00	N04°47'42"W
R2	20.00	S24°16'07"E
R3	20.00	S24°16'36"E
R4	10.00	N14°26'47"E
R5	52.00	S10°57'08"W
R6	52.00	S61°42'22"W
R7	52.00	N78°20'30"W
R8	52.00	N00°12'19"E
R9	52.00	S59°31'00"E
R10	52.00	S10°57'51"W
R11	52.00	S62°58'39"W
R12	52.00	N74°06'03"W
R13	52.00	N00°12'19"E
R14	52.00	S59°30'16"E
R15	3784.21	N59°52'22"E
R16	3784.21	N61°18'05"E
R17	3784.21	N62°12'44"E
R18	3784.21	N63°07'19"E
R19	3784.21	N64°01'52"E
R20	3784.21	N64°56'23"E

Line #	Length	Direction
L1	13.70	N03°17'35"W
L2	17.97	N03°17'35"W
L3	31.79	N79°17'09"E
L4	16.63	S80°07'53"E
L5	60.00	S24°16'36"E
L6	60.00	S24°16'36"E
L7	37.92	N65°43'24"E
L8	38.00	N65°43'24"E
L9	60.00	S24°16'39"E
L10	60.00	S24°16'36"E
L11	38.00	N65°43'24"E
L12	38.31	N24°13'03"W
L13	22.20	N24°13'03"W



MATCH LINE: SEE SHEET 2

FINAL PLAT OF MCCARROLL EAST 5TH ADDITION

BEING A REPLAT OF PORTIONS OF PROSPERITY ACRES ADDITION
LOCATED IN THE NW & NE OF THE SE 1/4 OF SEC. 22, T.26N., R.42E., W.M.
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY AUDITOR'S CERTIFICATE
FILED FOR RECORD BY W.C.E. THIS _____ DAY OF _____ 20____
AT _____ M., IN BOOK _____ OF PLATS AT PAGE(S) _____ RECORDS OF SPOKANE
COUNTY, WASHINGTON.

(SIGNED) _____
SPOKANE COUNTY AUDITOR BY DEPUTY

BASIS OF BEARING
THE ASSUMED BEARING OF N00°34'50"E LOCATED ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 26 N., RANGE 42 E., W.M., WAS USED AS THE BASIS OF BEARING FOR THIS PLAT.

- SYMBOLS LEGEND**
- FOUND #4 REBAR WITH CAP OR PLUG WITH WASHER MARKED "WCE LS 43610" UNLESS OTHERWISE NOTED
 - SET #4 REBAR WITH CAP OR PLUG WITH WASHER STAMPED "WCE LS 43610" UNLESS NOTE OTHERWISE
 - ⊕ SECTION CORNER
 - ⊗ SECTION QUARTER CORNER
 - ◆ CALCULATED POSITION, NOTHING FOUND OR SET
 - N. 1234 ADDRESSES

- REFERENCES**
- (R1) THE FINAL PLAT OF MCCARROLL SECOND ADDITION AS RECORDED IN BOOK 20 OF PLATS, PAGE 80.
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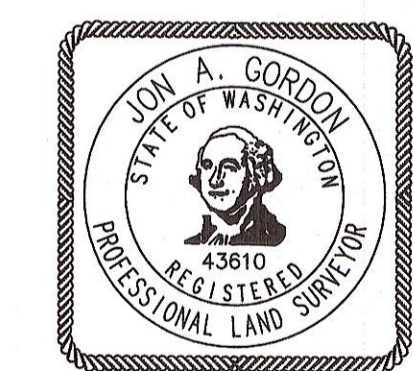
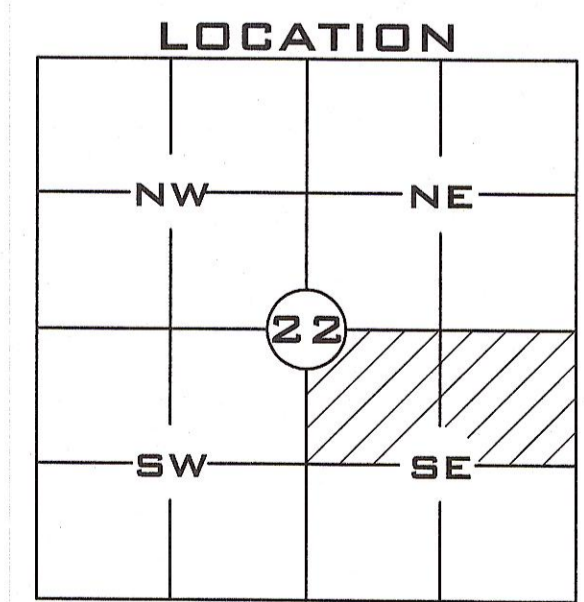
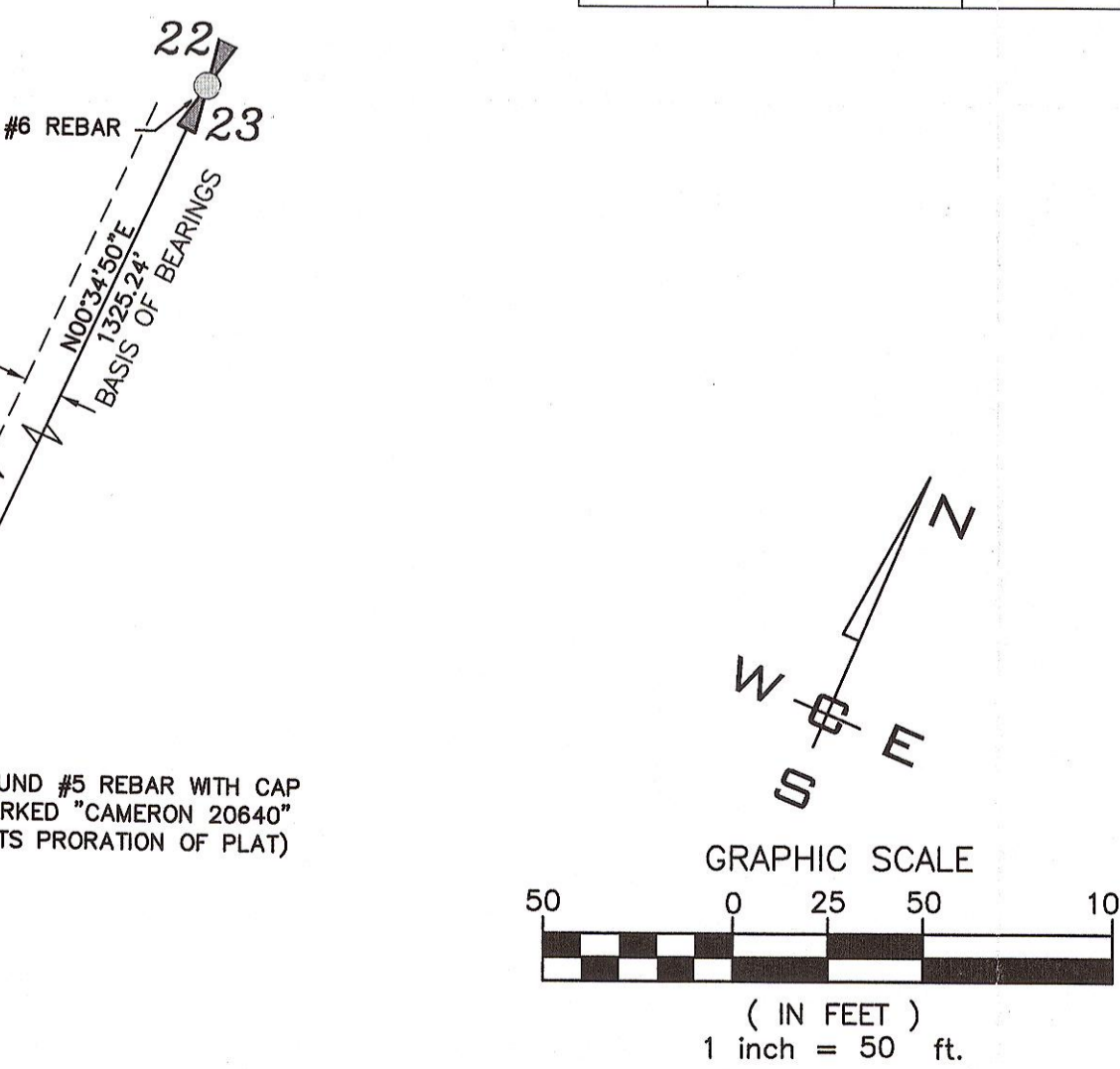
EQUIPMENT AND PROCEDURES
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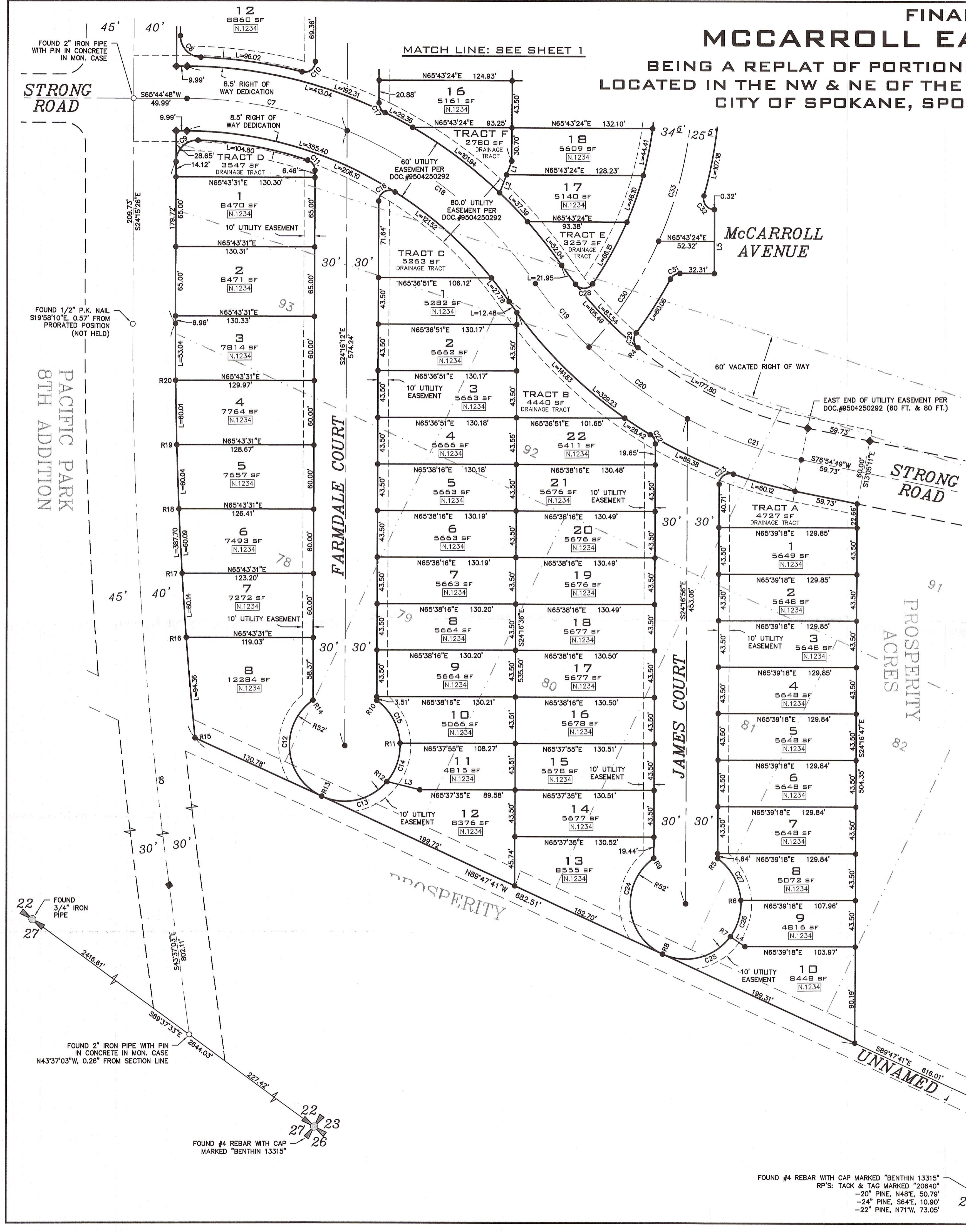
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CITY OF SPOKANE
FILE NO. 29400073PP/ZC

FIELD BK:	13-1090	CIVIL	WCE	WHIPPLE CONSULTING ENGINEERS CIVIL AND TRANSPORTATION ENGINEERING 2628 N. SULLIVAN ROAD SPOKANE VALLEY, WASHINGTON 99216 PH: 509-893-2817 FAX: 509-826-0227	SHEET 3 OF 3
DATE:	11/29/17	STRUCTURAL			
DRAWN:	BAG	SURVEYING			
REVIEWED:	JAG	TRAFFIC			
		PLANNING			JOB NUMBER
		LANDSCAPE			16-1604
		OTHER			



FOUND #4 REBAR WITH CAP MARKED "BENTHIN 13315"
RP'S: TACK & TAG MARKED "20640"
-20" PINE, N48°E, 50.79'
-24" PINE, S64°E, 10.90'
-22" PINE, N71°W, 73.05'