

FINAL PLAT AND PLANNED UNIT DEVELOPMENT
OF
COTTAGES AT RIVER RUN
1st ADDITION

Z1200052FPLT

A PORTION OF THE NORTHWEST QUARTER OF SECTION 14,
TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
FEBRUARY 2015

AUDITOR'S CERTIFICATE:

Filed for record this _____ Day of _____ 20____
at _____ m. in Book _____ of _____
at Page _____ at the request of _____

County Auditor
Deputy

DEDICATION

FORT WRIGHT L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, HAS CAUSED TO BE PLATTED INTO LOTS, BLOCKS, TRACTS AND PUBLIC STREETS THE LAND SHOWN HEREON, TO BE KNOWN AS COTTAGES AT RIVER RUN 1ST ADDITION, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF SECTION 14, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M., CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON, LYING EAST OF NORTH GOVERNMENT WAY, NORTH OF SAND RIDGE AVENUE, WEST OF RIVER RIDGE BOULEVARD, AND SOUTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M., FROM WHICH THE WEST ¼ CORNER OF SAID SECTION BEARS SOUTH 00°04'05" WEST;

THENCE ALONG THE WEST LINE OF SAID SECTION 14 SOUTH 00°04'05" WEST A DISTANCE OF 97.10 FEET TO A POINT ON THE EAST RIGHT OF WAY OF NORTH GOVERNMENT WAY;

THENCE ALONG SAID EAST RIGHT OF WAY SOUTH 30°33'39" EAST A DISTANCE OF 321.12 FEET;

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 924.93 FEET, THROUGH A CENTRAL ANGLE OF 10°51'58" (THE LONG CHORD OF WHICH BEARS SOUTH 35°59'38" EAST A DISTANCE OF 175.15 FEET), FOR AN ARC LENGTH OF 175.41 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 48°34'23" EAST A DISTANCE OF 192.91 FEET;

THENCE NORTH 57°31'29" EAST A DISTANCE OF 119.26 FEET;

THENCE SOUTH 56°34'22" EAST A DISTANCE OF 82.64 FEET;

THENCE SOUTH 77°26'45" EAST A DISTANCE OF 114.20 FEET;

THENCE SOUTH 80°53'15" EAST A DISTANCE OF 246.50 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF SAND RIDGE AVENUE, BEING THE TERMINUS OF SAID LINE;

CONTAINING: APPROXIMATELY 181,454.22 SQUARE FEET OR 4.17 ACRES OF LAND, MORE OR LESS.

THIS PLAT HAS BEEN MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER OF LAND; THE OWNER IS THE ONLY PARTY HAVING INTEREST IN THE LAND WHICH IS NOT ENCUMBERED BY ANY DELINQUENT TAXES OR ASSESSMENTS. SAID OWNER ADOPTS THE PLAN OF LOTS, BLOCKS AND STREETS SHOWN HEREON. SAID OWNER DOES HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY INCLUDING, WITHOUT LIMITATION, THE CITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHMENT, CONSTRUCTION, DRAINAGE AND MAINTENANCE OF ANY PUBLIC WAY SO DEDICATED.

THE OWNER DOES HEREBY DEDICATE TO THE CITY OF SPOKANE FOR RIGHT OF WAY PURPOSES THOSE STREETS SHOWN AS ROGUE RIVER STREET AND MCKENZIE RIVER STREET, THE OWNER DOES ALSO HEREBY DEDICATE TO THE CITY OF SPOKANE FOR RIGHT OF WAY PURPOSES THAT 20-FOOT WIDE STRIP AS SHOWN HEREON. SLOPE EASEMENTS FOR CUT AND FILL, AS DEEMED NECESSARY BY THE ENGINEERING SERVICES - DEVELOPER SERVICES DEPARTMENT IN ACCORDANCE WITH THE CITY'S DESIGN STANDARDS, ARE HEREBY GRANTED TO THE CITY OF SPOKANE FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC STREETS ADJOINING THIS PLAT.

10 FOOT DRY UTILITY EASEMENTS FOR SERVING UTILITIES (ELECTRIC, GAS, PHONE, FIBER, CABLE TV) SHOWN HEREON ARE HEREBY GRANTED TO THE CITY AND ITS PERMITTEES 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 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 SAFE OPERATION OF SAME. STORM DRAIN DRY WELLS AND WATER METER BOXES SHALL NOT BE PLACED WITHIN THE DRY EASEMENTS; HOWEVER, LATERAL CROSSINGS BY STORM DRAIN, WATER AND SEWER LINES ARE PERMITTED. IF THE DEVELOPER OR HIS SUBCONTRACTOR SHOULD DITCH BEYOND THE LIMITS OF THE PLATTED EASEMENTS STRIPS SHOWN HEREON, THE EASEMENTS SHALL THEM BE IDENTIFIED BY THE ACTUAL PHYSICAL LOCATION OF THE INSTALLED UTILITIES.

TRACTS A AND B, AS SHOWN HEREON, ARE HEREBY GRANTED FOR UTILITY PURPOSES IN ADDITION TO ANY OTHER PURPOSE OTHERWISE STATED. TRACTS A AND B ARE UNBUILDABLE COMMON AREAS FOR RESIDENTIAL DWELLINGS AND ARE HEREBY DEDICATED TO THE RIVER RUN AT FORT WRIGHT L.L.C. HOMEOWNERS' ASSOCIATION. THE RIVER RUN AT FORT WRIGHT L.L.C. HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SAID TRACTS. DRAINAGE FACILITIES LOCATED WITHIN TRACTS A AND B AS SHOWN ON THE FINAL PLAT, SHALL BE OPERATED, MAINTAINED, REPAIRED, AND REPLACED BY THE RIVER RUN AT FORT WRIGHT L.L.C. HOMEOWNERS' ASSOCIATION IN ACCORDANCE WITH THE CITY DESIGN STANDARDS AND REGULATIONS. NO ALTERATION SHALL BE ALLOWED TO DRAINAGE FACILITIES LOCATED WITHIN TRACTS A AND B THAT IS CONTRARY TO CITY DESIGN STANDARDS AND REGULATIONS.

ALL STREET IDENTIFICATION AND TRAFFIC CONTROL SIGNS REQUIRED BY THIS PROJECT WILL BE THE RESPONSIBILITY OF THE DEVELOPER.

DEVELOPMENT OF THE SUBJECT PROPERTY, INCLUDING GRADING AND FILLING, ARE REQUIRED TO FOLLOW AN EROSION/SEDIMENT CONTROL PLAN THAT HAS BEEN SUBMITTED TO AND ACCEPTED BY ENGINEERING SERVICES - DEVELOPER SERVICES PRIOR TO THE ISSUANCE OF ANY BUILDING AND/OR GRADING PERMITS.

ALL STORMWATER AND SURFACE DRAINAGE GENERATED ON-SITE MUST BE DISPOSED ON-SITE IN ACCORDANCE WITH CHAPTER 17D.060 SMC, STORMWATER FACILITIES, AND CITY DESIGN STANDARDS, AND AS PER THE PROJECT ENGINEER'S RECOMMENDATIONS, BASED ON THE DRAINAGE PLAN ACCEPTED FOR THE FINAL PLAT.

NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION/PUD UNTIL EVIDENCE SATISFACTORY TO THE DIRECTOR OF ENGINEERING SERVICES HAS BEEN PROVIDED SHOWING THAT THE RECOMMENDATIONS OF CHAPTER 17D.060 SMC, STORMWATER FACILITIES, AND THE PROJECT ENGINEER'S RECOMMENDATIONS, BASED ON THE DRAINAGE PLAN ACCEPTED FOR THE FINAL SUBDIVISION/PUD, HAVE BEEN COMPLIED WITH.

PRIOR TO 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 ENGINEERING SERVICES DEPARTMENT.

ONLY CITY WATER AND SANITARY SEWER SYSTEMS SHALL SERVE THE PLAT; THE USE OF INDIVIDUAL ON-SITE SANITARY WASTE DISPOSAL SYSTEMS AND PRIVATE WELLS IS PROHIBITED.

ALL REQUIRED IMPROVEMENTS SERVING THE PLAT, INCLUDING STREET, 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.

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE LOTS SHALL BE CONNECTED TO A FUNCTIONAL PUBLIC WATER SYSTEM COMPLYING WITH THE REQUIREMENTS OF THE ENGINEERING SERVICES DEPARTMENT AND HAVING ADEQUATE PRESSURE FOR DOMESTIC AND FIRE USES, AS DETERMINED BY THE WATER AND HYDROELECTRIC SERVICES DEPARTMENT.

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 ENGINEERING SERVICES DEPARTMENT.

WATER MAINS AND FIRE HYDRANTS MUST BE INSTALLED AT THE DEVELOPER'S EXPENSE IN LOCATIONS APPROVED BY THE CITY FIRE DEPARTMENT AND IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL PROVISIONS.

MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS UNLESS PROPER ZONING APPROVALS ARE GRANTED. A GREATER SETBACK MAY BE SPECIFIED IN SEPARATE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT: FRONT: 15 FEET; SIDE: 5 FEET; REAR: 15 FEET; FLANKING: 10 FEET.

STREETS, INCLUDING SIDEWALKS AND SEWER IMPROVEMENTS, SHALL BE COMPLETED IN EACH BLOCK FOR THE ENTIRE LENGTH OF A BLOCK, OR SO MUCH OF A BLOCK LENGTH AS IS WITHIN THIS SUBDIVISION, WITHIN THREE YEARS AFTER THE DATE THAT BUILDING PERMITS ARE ISSUED FOR NOT LESS THAN SIXTY PERCENT OF THE COMBINED FRONTAGE OF BOTH SIDES OF THE STREET OF SAID BLOCK. IN THE EVENT THAT SAID IMPROVEMENTS HAVE NOT BEEN COMPLETED WITHIN SAID THREE YEARS, THE SUBDIVIDER AND PERSONS WITHIN ANY INTEREST IN THE PROPERTY IN SAID BLOCK WILL NOT PROTEST A LOCAL IMPROVEMENT DISTRICT FOR SAID IMPROVEMENTS AS MAY BE INITIATED BY RESOLUTION OF THE CITY COUNCIL.

STORM WATER LINES LOCATED IN PUBLIC RIGHT OF WAY, DISCHARGING TO TRACT A SHALL BE OPERATED, MAINTAINED, REPAIRED, AND REPLACED BY THE RIVER RUN AT FORT WRIGHT L.L.C. HOMEOWNERS' ASSOCIATION FROM THE CONNECTING MANHOLE IN THE STREET TO THE TERMINUS WITHIN THE AFFECTED TRACT, IN ACCORDANCE WITH THE CITY DESIGN STANDARDS AND REGULATIONS.

NO VEHICULAR ACCESS WILL BE ALLOWED FROM GOVERNMENT WAY TO THE BACKYARDS OF LOTS 1 THRU 9, BLOCK 1.

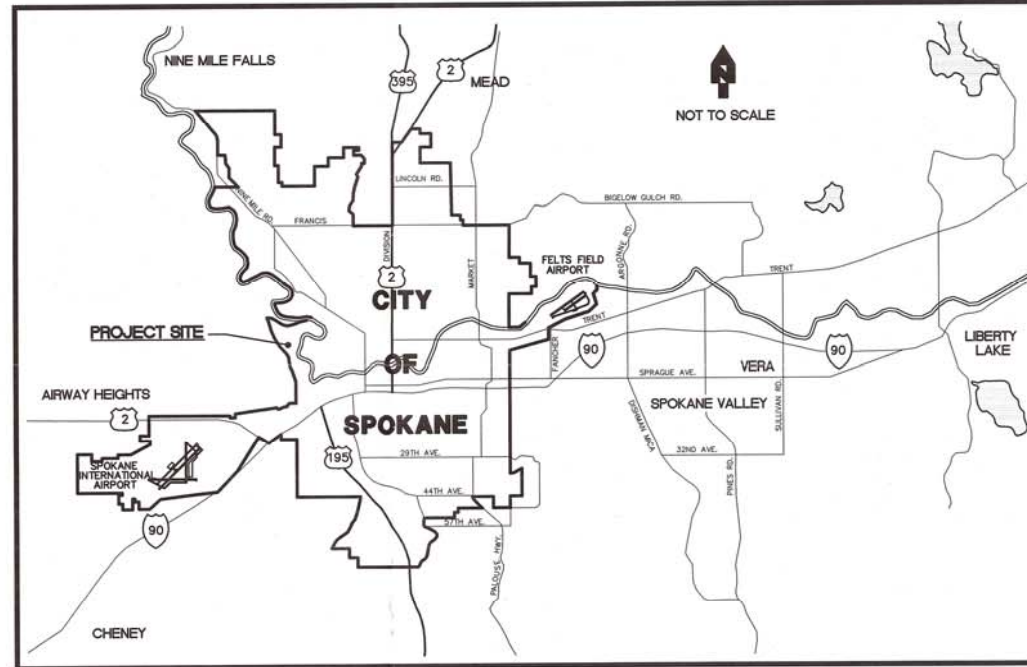
ALL PARKING AREAS AND DRIVES, INCLUDING PRIVATE PARKING AREAS AND DRIVES, SHALL BE HARD SURFACED.

THIS PLAT IS NOT IN ANY IRRIGATION DISTRICT, DRAINAGE CHANNEL, OR FLOOD PLAIN.

FORT WRIGHT, L.L.C.
A WASHINGTON LIMITED LIABILITY COMPANY

BY: _____

ITS: _____



VICINITY MAP

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____)

ON THIS _____ DAY OF _____ 2015, PERSONALLY APPEARED BEFORE ME _____ TO ME KNOWN TO BE THE _____ 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.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT SPOKANE,
MY COMMISSION EXPIRES _____

CITY OF SPOKANE TREASURER

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY 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 PLAT 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# Z2000-50-ZC/PP/PUD/SL

CITY OF SPOKANE PLANNING DIRECTOR

CITY OF SPOKANE ENGINEER

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

CITY OF SPOKANE ENGINEER

HEARING EXAMINER

THIS PLAT 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 APPROVAL OF PRELIMINARY PLAT NO. Z2000-50-ZC/PP/PUD/SL

HEARING EXAMINER

SPOKANE 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

COUNTY ASSESSOR

APPROVED THIS _____ DAY OF _____ 20____

SPOKANE COUNTY ASSESSOR

SURVEYOR'S CERTIFICATE:

I, DAVID M. SEESE, REGISTERED LAND SURVEYOR, HEREBY CERTIFIES THAT THE PLAT OF COTTAGES AT RIVER RUN 1ST 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. CENTERLINE MONUMENTS AND FRONTING LOT CORNERS SHALL BE SET UPON COMPLETION OF THE UTILITY AND STREET IMPROVEMENTS

DAVID M. SEESE, PLS 35991



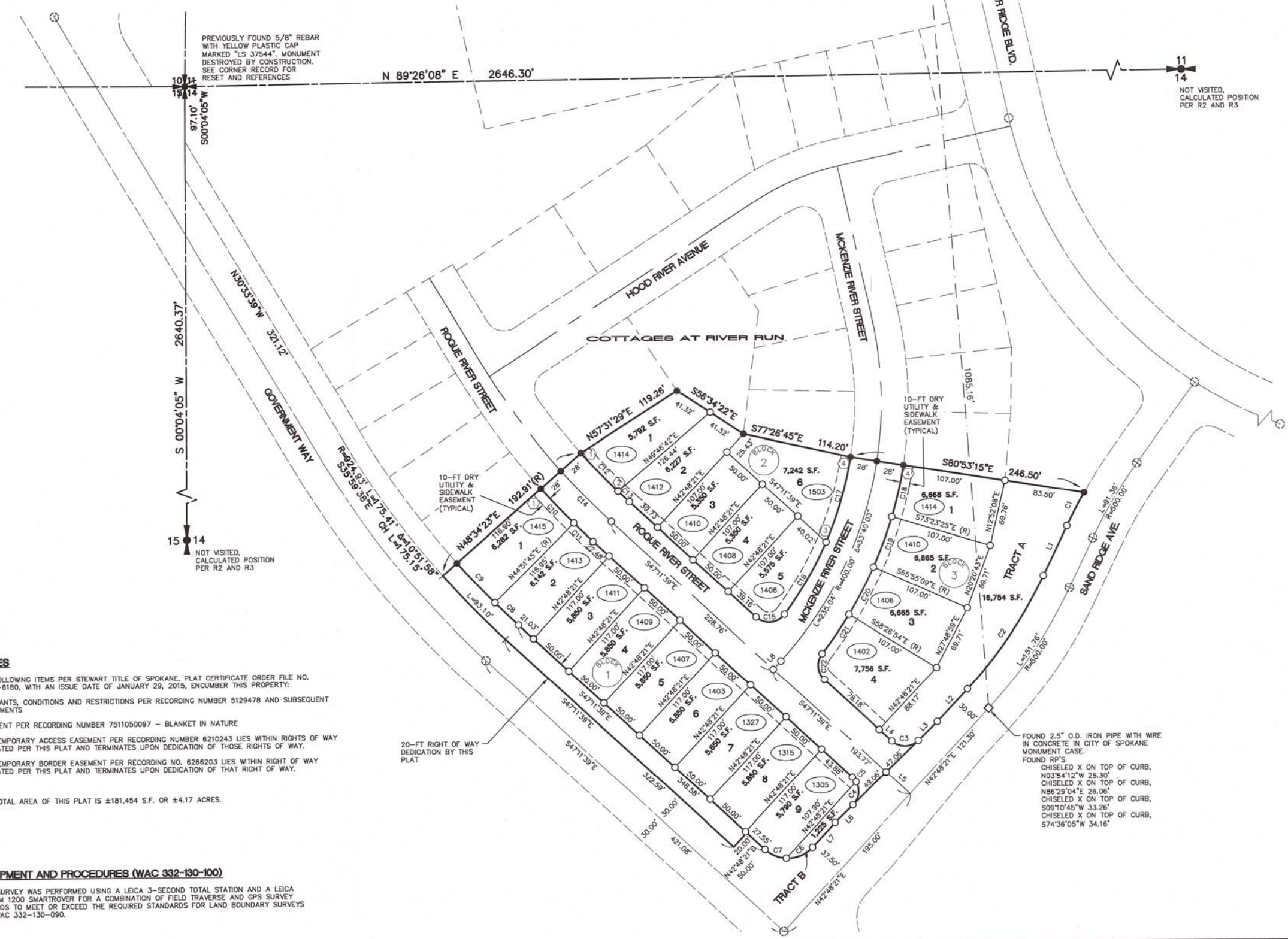
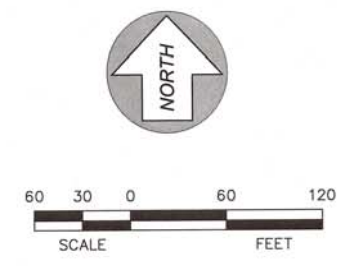
<p>Taylor Engineering, Inc. Civil Design and Land Planning W. 106 Mission Ave. Spokane, Washington 99201 (509) 328-3371 FAX (509) 328-8224</p>	DATE: FEBRUARY 2015
	FIELD: KCS
	DWN: DMS CK'D: DMS
	PROJ.# 12-028
DWG: 12028 PLAT-1ST ADD	SHEET
FINAL PLAT AND P.U.D. OF COTTAGES AT RIVER RUN 1st ADDITION	1 OF 2

AUDITOR'S CERTIFICATE:
 Filed for record this _____ Day of _____ 20____
 at _____ m. in Book _____ of _____
 at Page _____ at the request of _____
 _____ County Auditor
 _____ Deputy

LINE	BEARING	LENGTH
L1	S25°24'57"W	57.61'
L2	S42°48'21"W	46.44'
L3	S45°40'05"W	27.89'
L4	N47°11'39"W	17.69'
L5	S47°11'39"E	33.74'
L6	S45°40'05"W	26.19'
L7	S42°48'21"W	34.85'
L8	N42°48'21"E	11.75'

CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHD DIST
C1	39.36	530.00	41°51'17"	S27°32'35"W	39.35
C2	142.65	470.00	17°23'24"	N34°06'39"E	142.10
C3	30.42	20.00	87°08'16"	N89°14'13"E	27.57
C4	26.20	20.00	75°03'28"	N08°08'21"E	24.37
C5	6.21	20.00	17°48'16"	N38°17'31"W	6.19
C6	30.61	35.00	50°06'21"	N67°51'32"E	29.64
C7	24.37	35.00	39°53'39"	S67°08'28"E	23.88
C8	33.58	904.93	2°07'33"	S46°07'52"E	33.57
C9	57.51	904.93	3°38'29"	S43°14'51"E	57.50
C10	49.94	778.00	3°40'40"	S43°17'55"E	49.93
C11	27.93	778.00	2°03'24"	S46°09'57"E	27.92
C12	55.87	722.00	4°26'02"	S43°40'36"E	55.86
C13	16.39	722.00	1°18'02"	S46°32'38"E	16.39
C14	75.06	750.00	5°44'04"	S44°19'37"E	75.03
C15	33.48	20.00	95°54'37"	N84°51'03"E	29.70
C16	87.25	372.00	13°26'16"	N30°10'36"E	87.05
C17	92.95	372.00	14°18'56"	N16°18'00"E	92.71
C18	55.81	428.00	7°28'17"	N12°52'27"E	55.77
C19	55.81	428.00	7°28'16"	N20°20'43"E	55.77
C20	55.81	428.00	7°28'15"	N27°48'59"E	55.77
C21	49.40	428.00	6°36'49"	N34°51'30"E	49.38
C22	29.80	20.00	85°21'34"	S04°30'52"E	27.12

LINE	BEARING
1	N48°32'25"E
2	N44°06'23"E
3	N66°32'32"W
4	N80°51'42"W



BASIS OF BEARINGS
 THE LINE BETWEEN THE FOUND MONUMENTS AT THE CENTERLINES OF RIVER RIDGE BOULEVARD AND SAND RIDGE AVENUE, AS SHOWN HEREON, BEARS SOUTH 04°10'18" EAST, THE CALCULATED VALUE PER THE FINAL PLAT OF RIVER RUN ADDITION (R1).

REFERENCES
 (R1) FINAL PLAT OF RIVER RUN ADDITION, RECORDED IN BOOK 28 OF PLATS, PAGE 24
 (R2) RECORD OF SURVEY, RECORDED IN BOOK 69 OF SURVEYS, PAGE 47
 (R3) RECORD OF SURVEY, RECORDED IN BOOK 139 OF SURVEYS, PAGE 46
 (R4) "OGLE" SHORT PLAT #CITY 90-04, RECORDED IN BOOK 7 OF SHORT PLATS, PAGE 30
 (R5) COTTAGES AT RIVER RUN, RECORDED IN BOOK 36 OF PLATS, PAGE 92

- LEGEND**
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "SESEE PLS 35991"
 - FOUND AND HELD MONUMENT AS NOTED
 - INDICATES FOUND 5/8" REBAR WITH CAP PER PLAT OF COTTAGES AT RIVER RUN
 - MONUMENT SEARCHED FOR, NOT FOUND
 - (R) DENOTES RADIAL BEARING
 - Ⓡ INDICATES RADIAL BEARING (SEE TABLE)
 - 1234 STREET ADDRESSES PROVIDED BY THE CITY OF SPOKANE

NOTES

THE FOLLOWING ITEMS PER STEWART TITLE OF SPOKANE, PLAT CERTIFICATE ORDER FILE NO. 01271-6180, WITH AN ISSUE DATE OF JANUARY 29, 2015, ENCUMBER THIS PROPERTY:
 COVENANTS, CONDITIONS AND RESTRICTIONS PER RECORDING NUMBER 5129478 AND SUBSEQUENT AMENDMENTS
 EASEMENT PER RECORDING NUMBER 7511050097 - BLANKET IN NATURE
 THE TEMPORARY ACCESS EASEMENT PER RECORDING NUMBER 6210243 LIES WITHIN RIGHTS OF WAY DEDICATED PER THIS PLAT AND TERMINATES UPON DEDICATION OF THOSE RIGHTS OF WAY.
 THE TEMPORARY BORDER EASEMENT PER RECORDING NO. 6266203 LIES WITHIN RIGHT OF WAY DEDICATED PER THIS PLAT AND TERMINATES UPON DEDICATION OF THAT RIGHT OF WAY.

THE TOTAL AREA OF THIS PLAT IS ±181,454 S.F. OR ±4.17 ACRES.

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.

FINAL PLAT AND PLANNED UNIT DEVELOPMENT
 OF
COTTAGES AT RIVER RUN
 1st ADDITION
 Z1200052FPLT
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 14,
 TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M.,
 CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
 FEBRUARY 2015



Taylor Engineering, Inc.
 Civil Design and Land Planning
 W. 106 Mission Ave.
 Spokane, Washington 99201
 (509) 328-3371 FAX (509) 328-8224

DATE: JANUARY 2015
 FIELD: KCS
 DWN: DMS CKD: DMS
 PROJ: # 12-028
 DWG: 12028 PLAT-1ST ADD

FINAL PLAT AND P.U.D. OF
COTTAGES AT RIVER RUN
 1st ADDITION

SHEET
 2 OF 2