

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE CITY OF SPOKANE, NORTH GORGE COMMERCIAL PARTNERS, LLC AND NORTH GORGE RESIDENTIAL PARTNERS LLC HAVE CAUSED TO BE PLATTED INTO LOTS, BLOCKS, AND PUBLIC ROADS, THE LAND SHOWN HEREON, TO BE KNOWN AS KENDALL YARDS ADDITION, A PLANNED UNIT DEVELOPMENT, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M., CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THRU 12 BLOCK 9 OF THE FINAL PLAT OF IDE & KAUFMAN'S ADDITION, RECORDED IN BOOK A OF PLATS, PAGE 67 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 25N., RANGE 42E., W.M. IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

EXCEPT THE SOUTH 2.00 FEET OF SAID LOTS 1 THRU 12.

TOGETHER WITH A PORTION OF OAK STREET, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 9 OF SAID IDE & KAUFMAN'S ADDITION; THENCE S00°42'20"E ALONG THE EAST LINE OF SAID BLOCK 9 A DISTANCE OF 115.00 FEET; THENCE N89°16'59"E A DISTANCE OF 60.00 FEET TO THE INTERSECTION WITH THE WEST LINE OF BLOCK 12 OF CHANDLER'S SECOND ADDITION, RECORDED IN BOOK A OF PLATS, PAGE 31; THENCE N00°42'20"W ALONG SAID WEST LINE A DISTANCE OF 115.00 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 12; THENCE S89°16'59"W A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH A PORTION OF LOTS 8, 9 AND 10, BLOCK 12 OF CHANDLER'S SECOND ADDITION, RECORDED IN BOOK A OF PLATS, PAGE 31, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 12; THENCE S00°42'20"E ALONG THE WEST LINE OF SAID BLOCK 12 A DISTANCE OF 115.00 FEET; THENCE N89°16'59"E A DISTANCE OF 29.61 FEET; THENCE N00°43'01"W A DISTANCE OF 115.00 FEET TO THE NORTH LINE OF SAID BLOCK 12; THENCE S89°16'59"W ALONG SAID NORTH LINE A DISTANCE OF 29.58 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH A PORTION OF LOT 6, BLOCK 8 OF SAID IDE & KAUFMAN'S ADDITION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6; THENCE S00°43'59"E A DISTANCE OF 25.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 20.00 FEET HAVING A CHORD BEARING AND DISTANCE OF N45°43'20"W, 28.28 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°58'42" AN ARC DISTANCE OF 31.41 FEET; THENCE N00°42'41"W A DISTANCE OF 5.01 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID LOT 6; THENCE N89°17'19"E ALONG SAID NORTH LINE A DISTANCE OF 19.99 FEET TO THE POINT OF BEGINNING.

THE OWNERS DO HEREBY DEDICATE TO THE CITY OF SPOKANE FOR PUBLIC USE FOREVER THE PUBLIC ROAD (OAK STREET) AS SHOWN HEREON.

NOTICE: THIS PUD PLAT SHALL BE RESTRICTED BY THE TERMS OF THE COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR KENDALL YARDS ADDITION PLANNED UNIT DEVELOPMENT AS RECORDED UNDER AUDITOR'S DOCUMENT NO. 592,7019

THE KENDALL YARDS HOMEOWNERS ASSOCIATION, AS CREATED BY DOCUMENT FILED ON THE 20th DAY OF August 2010, UNDER SECRETARY OF STATE U.B.I. NO. 05-041-144

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

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.

THE LOTS TO BE SOLD SHALL BE CONNECTED TO A FUNCTIONING PUBLIC WATER SYSTEM COMPLYING WITH THE REQUIREMENTS OF THE CITY OF SPOKANE AND HAVING ADEQUATE PRESSURE FOR DOMESTIC AND FIRE USES.

THE LOTS TO BE SOLD SHALL BE ADEQUATELY SERVED BY A FIRE HYDRANT AND APPROPRIATE STREET ACCESS AS DETERMINED BY THE REQUIREMENTS OF THE CITY OF SPOKANE. WATER MAINS AND FIRE HYDRANTS MUST BE INSTALLED AT THE DEVELOPER'S EXPENSE, IN LOCATIONS APPROVED BY THE CITY.

ALL PRIVATE IMPROVEMENTS CONSTRUCTED WITHIN THE BOUNDARIES OF THIS PLAT/PUD ARE REQUIRED TO BE MAINTAINED BY THE KENDALL YARDS HOMEOWNER'S ASSOCIATION WHICH WILL CONSTRUCT PRIVATE IMPROVEMENTS WITHIN THIS PLAT/PUD.

UTILITY EASEMENTS OVER A MINIMUM OF EIGHT (8) FOOT WIDE STRIPS OF LAND AS SHOWN HEREON, ARE HEREBY DEDICATED FOR THE SERVING UTILITY COMPANIES INCLUDING CABLE TELEVISION FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, OPERATION, AND INSPECTION OF UTILITIES TOGETHER WITH THE RIGHT TO PROHIBIT CHANGES IN GRADE OVER THE UTILITIES, 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 THE SAME. SIDEWALKS, AND WATER METER BOXES SHALL NOT BE PLACED WITHIN THE EASEMENTS; HOWEVER, LATERAL CROSSINGS BY WATER AND SEWER LINES ARE PERMITTED. IF THE DEVELOPER OR HIS 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.

SLOPE EASEMENTS FOR CUT AND FILL, AS DEEMED NECESSARY BY THE ENGINEERING SERVICES DEPARTMENT 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/PUD.

ALL BUILDINGS SHALL BE SET BACK THE MINIMUM FRONT YARD, REAR YARD, AND FLANKING STREET SIDE YARD REQUIREMENTS AS OUTLINED IN THE PUD..APPROVED IN THE PRELIMINARY PUD FILE #Z2006-06-PP/PUD.

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 DELINQUENT TAXES OR ASSESSMENTS. THE COVENANTS HEREIN EXPRESSED SHALL RUN WITH THE LAND AND SHALL BE REFERENCED IN EACH DEED DRAWN TO TRANSFER OWNERSHIP OF ANY AND ALL PROPERTY DELINEATED WITHIN THIS PLAT.

THE OWNER ADOPTS THE PLAN OF LOTS AND BLOCKS SHOWN HEREON. THE OWNER HEREBY WAIVERS OF ALL CLAIMS AGAINST ANY GOVERNMENTAL AUTHORITY FOR DAMAGE WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, MAINTENANCE AND ASSOCIATED DRAINAGE FACILITIES FOR THE PUBLIC STREET ADJOINING THIS PLAT.

TRACTS A AND B AS SHOWN HEREON ARE DEDICATED TO AND MAINTAINED BY THE KENDALL YARDS HOMEOWNER'S ASSOCIATION

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-DEVELOPMENT SERVICES PRIOR TO THE ISSUANCES OF ANY BUILDING AND/OR GRADING PERMITS.

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 SMC 17D.060 "STORMWATER FACILITIES" AND THE PROJECT ENGINEER'S RECOMMENDATIONS, BASED ON THE DRAINAGE PLANS ACCEPTED FOR THIS FINAL PLAT, HAVE BEEN COMPLIED WITH.

THIS PUD IS LOCATED IN THE AQUIFER SENSITIVE CRITICAL AREA.

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

DIRECT VEHICULAR DRIVEWAY ACCESS TO BRIDGE AVENUE FROM THE LOTS IN THIS PLAT/PUD SHALL BE PROHIBITED. VEHICULAR ACCESS TO THE LOTS SHALL BE FROM THE ALLEY, PLATTED HEREON.

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 19 DAY OF August 2010

CITY OF SPOKANE  
A CITY IN THE STATE OF WASHINGTON

BY: TC E D A  
ITS: CITY Administration

ACKNOWLEDGMENTS

STATE OF WASHINGTON )  
                                  ) SS  
COUNTY OF SPOKANE )

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT Thomas E Danek Jr. IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE City Administrator OF THE CITY OF SPOKANE, A CITY IN THE STATE OF WASHINGTON, TO BE THE FREE AND VOLUNTARY ACT OF SUCH MUNICIPALITY, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 19th DAY OF August 2010

Brenda L. Corbett  
NOTARY PUBLIC, IN AND FOR THE STATE  
OF WASHINGTON RESIDING AT SPOKANE,  
MY COMMISSION EXPIRES 2-15-2010



IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR CORPORATE NAMES TO BE HEREUNTO SUBSCRIBED THIS 4th DAY OF August 2010

North Gorge Residential Partners LLC  
NORTH GORGE RESIDENTIAL PARTNERS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

ACKNOWLEDGMENTS

STATE OF WASHINGTON )  
                                  ) SS  
COUNTY OF SPOKANE )

ON THIS 4th DAY OF August 2010, BEFORE ME PERSONALLY APPEARED Jason Wheaton TO ME KNOWN TO BE Manager OF THE LIMITED LIABILITY COMPANY THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Kissy Both Blair  
NOTARY PUBLIC IN AND FOR THE STATE  
OF WASHINGTON, RESIDING AT SPOKANE,  
MY COMMISSION EXPIRES 5-12-2012



IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR CORPORATE NAMES TO BE HEREUNTO SUBSCRIBED THIS 5th DAY OF August 2010

Connie Bischoff  
WASHINGTON TRUST BANK

ACKNOWLEDGMENTS

STATE OF WASHINGTON )  
                                  ) SS  
COUNTY OF SPOKANE )

ON THIS 5th DAY OF August 2010, BEFORE ME PERSONALLY APPEARED Connie Bischoff TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Kerri R Schoolcraft  
NOTARY PUBLIC IN AND FOR THE STATE  
OF WASHINGTON, RESIDING AT SPOKANE,  
MY COMMISSION EXPIRES 9-13-11



SPOKANE COUNTY AUDITOR'S CERTIFICATE  
FILED FOR RECORD THIS 23 DAY OF August 2010  
AT 2:08 P.M., IN BOOK 36 OF PLATS AT PAGE 23-24  
AT THE REQUEST OF Kendall Yards Add

Rebecca Johnson - deputy  
SPOKANE COUNTY AUDITOR BY DEPUTY

# 4097

SURVEYOR'S CERTIFICATE  
I, ZACHARY T. LENNON, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT OF KENDALL YARDS 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. MONUMENTS AND FRONTING LOT CORNERS SHALL BE SET UPON COMPLETION OF THE UTILITY AND STREET IMPROVEMENTS.



Zachary T. Lennon  
ZACHARY T. LENNON, PLS  
CERTIFICATE NUMBER 44925

CITY OF SPOKANE HEARING EXAMINER  
THIS PLAT HAS BEEN REVIEWED ON THIS 12th DAY OF August 2010 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 FILE NO. Z2006-06-PP/PUD  
Angie A. Smith  
CITY OF SPOKANE HEARING EXAMINER

CITY OF SPOKANE 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 9 DAY OF August 2010

Allen Peltz  
CITY OF SPOKANE TREASURER

CITY OF SPOKANE 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 9th DAY OF August 2010  
Ken Peltz  
CITY OF SPOKANE ENGINEER

CITY OF SPOKANE PLANNING DIRECTOR  
THIS PLAT HAS BEEN REVIEWED ON THIS 9th DAY OF August 2010 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 FILE NO. Z2006-06-PP/PUD  
Ken Peltz  
CITY OF SPOKANE PLANNING DIRECTOR

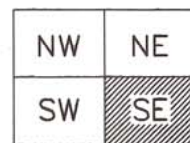
SPOKANE COUNTY TREASURER  
I HEREBY CERTIFY THAT THE LAND DESCRIBED IN THIS PLAT, AS OF THE DATE OF THIS CERTIFICATION, IS NOT SUBJECT TO ANY LOCAL IMPROVEMENT ASSESSMENTS. EXAMINED AND APPROVED, THIS 16th DAY OF August 2010  
DE 'Skip' Chilling by M. Kenner  
SPOKANE COUNTY TREASURER

SPOKANE COUNTY ASSESSOR  
EXAMINED AND APPROVED THIS 19th DAY OF August 2010  
Debbie Poirer deputy  
SPOKANE COUNTY ASSESSOR BY DEPUTY

GA2009-09-0350 AMEND 6 KY PLAT.dwg 8/3/2010 9:43:32 AM P11



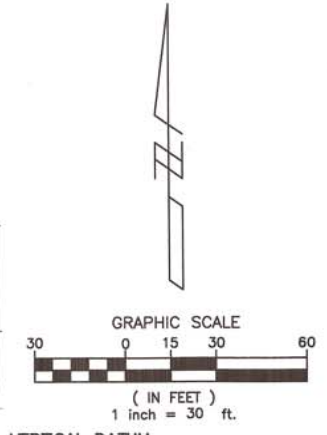
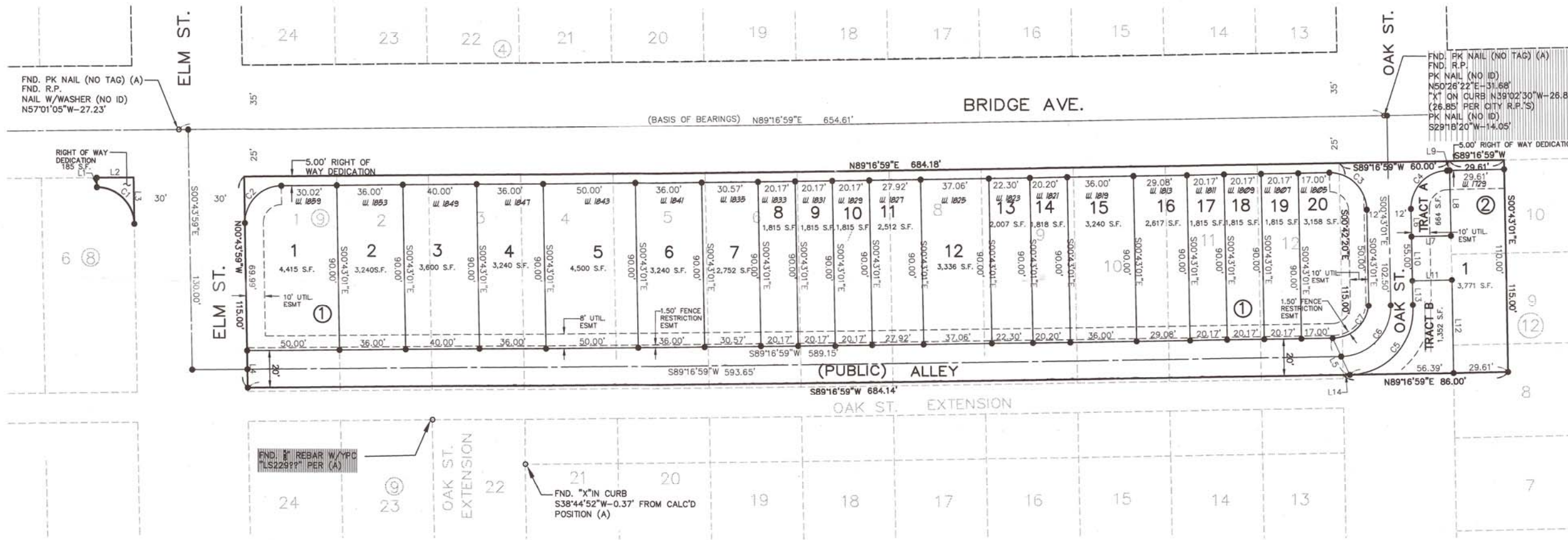
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PLANNING LANDSCAPE  
ARCHITECTURE LAND SURVEYING



SHEET 1 OF 2

FINAL PLAT  
OF  
KENDALL YARDS ADDITION  
Z2010-014-FPLT/PUD  
(A PLANNED UNIT DEVELOPMENT)  
LOCATED IN THE SOUTHEAST QUARTER OF  
SECTION 13, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M.,  
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON  
JULY 2010

#4097



**LEGEND**  
 ○ - FOUND MONUMENT AS NOTED  
 ● - SET 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "CLC 44925", OR LEAD PLUG WITH WASHER MARKED "CLC 44925" AT ACTUAL CORNER.

**SURVEY REFERENCES**  
 (A) RECORD OF SURVEY BOOK 107, PAGES 9 THRU 16  
 (B) FINAL PLAT OF IDE AND KAUFMAN'S ADDITION BOOK A, PAGE 67

**ACCURACY STATEMENT:**  
 THIS SURVEY WAS PERFORMED USING A TRIMBLE 5603 DR200 +3 SECOND TOTAL STATION. FIELD TRAVERSE METHODS USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".

**BASIS OF BEARINGS**  
 THE ASSUMED BEARING OF N89°16'59"E BETWEEN TWO FOUND PK NAIL ALONG THE CENTERLINE OF BRIDGE AVENUE WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**SURVEYOR'S NOTES:**  
 TOTAL NO. LOTS (IN PUD) 21 LOTS  
 TOTAL TRACTS (IN PUD) 2 TRACTS  
 TOTAL PUD AREA 1.80 ACRES  
 EXISTING ZONING RMF

**CURVE TABLE**

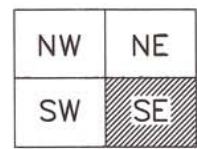
CURVE	RADIUS	LENGTH	CRD. DIST	CRD. BRG.	DELTA
C1	20.00'	31.41'	28.28'	N45°43'20"W	89°58'42"
C2	20.00'	31.42'	28.29'	S44°16'30"W	90°00'58"
C3	20.00'	31.42'	28.28'	N45°43'01"W	90°00'00"
C4	20.00'	31.42'	28.28'	S44°16'59"W	90°00'00"
C5	35.00'	54.98'	49.50'	N44°16'59"E	90°00'00"
C6	27.50'	43.20'	38.89'	N44°16'59"E	90°00'00"

**LINE TABLE**

LINE	LENGTH	BEARING
L1	5.01	N00°42'41"W
L2	19.98	N89°18'44"E
L3	25.00	S00°43'59"E
L4	20.00	N00°43'59"W
L5	21.93	S24°56'41"E
L6	15.08	N00°43'01"W
L7	21.39	S89°17'06"W
L8	35.08	S00°43'01"E
L9	1.39	N89°16'59"E
L10	24.00	N00°43'01"W
L11	21.39	S89°17'06"W
L12	50.92	S00°43'01"E
L13	15.92	N00°43'01"W
L14	3.61	N89°16'59"E



8/3/10



FINAL PLAT  
 OF  
**KENDALL YARDS ADDITION**  
 Z2010-014-FPLT/PUD  
 (A PLANNED UNIT DEVELOPMENT)  
 LOCATED IN THE SOUTHEAST QUARTER OF  
 SECTION 13, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M.,  
 CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON  
 JULY 2010



**CLC ASSOCIATES**  
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 PLANNING LANDSCAPE  
 ARCHITECTURE LAND SURVEYING

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