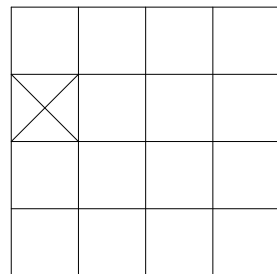


SECTION INDEX



SECTION 12, T23N, R41E

FINAL PLAT
GOLDEN HILLS 6TH ADDITION, PHASE 1

A PORTION OF THE SW 1/4 OF NW 1/4 OF SECTION 12,
TOWNSHIP 23 NORTH, RANGE 41 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON, OCTOBER 2022
PAGE 1 OF 2

DEDICATION

KNOWN ALL PERSONS BY THESE PRESENTS THAT WCB CHENEY HOLDINGS LLC, THE UNDERSIGNED OWNER(S) IN FEE SIMPLE, HEREBY DECLARE THAT THIS PLAT AND DEDICATE(S) FOR THE PUBLIC USE, ALL STREETS, EASEMENTS AND PUBLIC PROPERTY SHOWN ON THE PLAT FOR ANY AND ALL PUBLIC PURPOSES INCLUDING INSTALLATION OF UTILITIES AND RELATED EQUIPMENT AND FIXTURES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS, BLOCKS, TRACTS, ETC., SHOWN THERE ON FOR THE REASONABLE GRADING OF ALL STREETS, SHOWN HEREON, THE OWNER(S), THEIR SUCCESSORS AND ASSIGNS DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST THE CITY, WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF STREETS AND ASSOCIATED DRAINAGE IN CONFORMANCE WITH THIS PLAT.

IN WITNESS WHEREOF, IT IS HEREBY DECLARED THAT THIS PLAT IS MADE AND SIGNED WITH THE VOLUNTARY CONSENT OF THE OWNER(S) SUBJECT TO THE CONDITIONS OF APPROVAL AND MATTERS SET FORTH HEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20 \_\_\_\_\_

SIGNED AND SEALED \_\_\_\_\_
WCB CHENEY HOLDINGS LLC

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 23 NORTH, RANGE 41 EAST W.M., SITUATE IN THE CITY OF CHENEY, SPOKANE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 16, BLOCK 5 OF THE FINAL PLAT OF CHENEY GOLDEN HILLS FOURTH ADDITION, RECORDED IN BOOK 32 OF PLATS, PAGES 94 AND 95;

THENCE SOUTH 69°37'03" EAST, ALONG THE NORTH LINE OF SAID FINAL PLAT OF CHENEY GOLDEN HILLS FOURTH ADDITION, A DISTANCE OF 182.12 FEET;

THENCE NORTH 01°30'09" EAST, A DISTANCE OF 361.53 FEET;

THENCE NORTH 89°55'44" EAST, A DISTANCE OF 478.11 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°55'44" EAST, A DISTANCE OF 452.44 FEET;

THENCE SOUTH 00°02'19" WEST, A DISTANCE OF 24.61 FEET;

THENCE SOUTH 88°48'54" EAST, A DISTANCE OF 185.80 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12;

THENCE SOUTH 00°02'45" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 268.45 FEET;

THENCE SOUTH 89°54'06" WEST, A DISTANCE OF 8.89 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 6 OF SAID FINAL PLAT OF CHENEY GOLDEN HILLS FOURTH ADDITION;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID FINAL PLAT THE FOLLOWING 6 COURSES:

- (1) SOUTH 89°54'06" WEST, A DISTANCE OF 92.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWEST AND HAVING A RADIUS OF 225.00 FEET, FROM WHICH POINT A RADIAL LINE BEARS SOUTH 67°02'39" WEST (SOUTH 67°54'06" WEST RECORD);
(2) THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°09'11" (06°02'41" RECORD) AN ARC DISTANCE OF 24.16 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 275.00 FEET;
(3) THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°20'13" AN ARC DISTANCE OF 11.22 FEET;
(4) SOUTH 63°13'43" WEST, A DISTANCE OF 50.00 FEET;
(5) SOUTH 88°25'54" WEST, A DISTANCE OF 413.78 FEET;
(6) SOUTH 76°37'51" WEST, A DISTANCE OF 87.04 FEET;

THENCE NORTH 00°04'15" WEST, A DISTANCE OF 143.85 FEET;

THENCE NORTH 24°09'43" EAST, A DISTANCE OF 54.83 FEET;

THENCE NORTH 00°04'15" WEST, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.28 ACRES, MORE OR LESS.

SUBJECT TO RIGHTS OF WAY, EASEMENTS OR SERVITUDES OF RECORD OR IN VIEW.

THE CITY OF CHENEY AND ITS AUTHORIZED AGENTS ARE HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS TO ALL DRAINAGE EASEMENTS, ACCESS IS PRIMARILY FOR THE PURPOSE OF INSPECTION AND EMERGENCY MAINTENANCE.

THE PUBLIC WATER SYSTEM AND SEWER SYSTEM, PURSUANT TO THE UTILITIES PLAN APPROVED BY CITY FIRE DEPARTMENT, CITY CODE DEPARTMENT AND CITY PUBLIC WORKS DEPARTMENT, SHALL BE INSTALLED WITHIN THIS SUBDIVISION, AND THE APPLICANT SHALL PROVIDE FOR INDIVIDUAL DOMESTIC WATER AND SEWER SERVICE AS WELL TO EACH LOT PRIOR TO SALE OF EACH LOT AND PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.

DRY UTILITY EASEMENTS SHOWN ON THE HEREON DESCRIBED PLAT ARE HEREBY DEDICATED FOR THE USE OF SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF THEIR RESPECTIVE DRY FACILITIES; I.E., FIBER OPTIC, CABLE, PHONE, NATURAL GAS AND ELECTRIC. THE RIGHTS GRANTED HEREIN PROHIBIT CHANGES IN GRADE THAT ALTER COVERAGE OF UNDERGROUND FACILITIES. THE PLACEMENT OF SURFACE STRUCTURES OF BRICK, ROCK OR MASONRY THAT INTERFERE WITH THE RIGHTS GRANTED HEREIN ARE PROHIBITED. THE INSTALLATION OF STREET LIGHT POLES IS ALSO PROHIBITED UNLESS INSTALLED BY THE SERVING UTILITY. UTILITY COMPANIES SHALL ALSO HAVE THE RIGHT TO TRIM OR REMOVE TREES, BUSHES, LANDSCAPING, WITHOUT COMPENSATION, WHEN THEY ARE SITUATED WITHIN THE EASEMENT STRIP. THIS PROVISION SHALL NOT PROHIBIT FENCES OR ANY LATERAL CROSSING OF THE EASEMENT STRIPS WITH WATER OR SEWER LINES.

IF ANY CULTURAL RESOURCES ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE WASHINGTON STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CITY OF CHENEY COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, PUNISHABLE BY IMPRISONMENT AND/OR FINES (HTTP://WWW.DAHP.WA.GOV/).

WARNING: THE LAND IN THIS SUBDIVISION MAY BE SUBJECT TO A HIGH GROUND WATER TABLE. DEVELOPMENT MAY REQUIRE SPECIAL MEASURES TO REDUCE THE IMPACT OF GROUNDWATER ON DEVELOPMENT.

A 10.00 FOOT DRAINAGE EASEMENT AS SHOWN IN BLOCK 2, LOTS 1 THROUGH 8, AND BLOCK 3, LOTS 1 THROUGH 8 SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND RESPECTIVE INDIVIDUAL LOT OWNERS.

DECLARANT DECLARATION:

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED GOLDEN HILLS 6TH ADDITION, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR GOLDEN HILLS 6TH ADDITION, RECORDED UNDER SPOKANE COUNTY RECORDING NO. \_\_\_\_\_

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND(S) AND SEAL(S) THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_

SIGNED AND SEALED \_\_\_\_\_
WCB CHENEY HOLDINGS LLC

ACKNOWLEDGMENT

(STATE OF WASHINGTON)

S/

(COUNTY OF SPOKANE)

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

A.D., 20 \_\_\_\_\_, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_

TO ME TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING DEDICATION AND

ACKNOWLEDGEMENT TO ME THAT \_\_\_\_\_

SIGNED AND SEALED THE SAME AS \_\_\_\_\_

FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED.

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

NOTARY PUBLIC, IN AND FOR THE STATE

OF WASHINGTON, RESIDING AT \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

EQUIPMENT AND PROCEDURES

THIS SURVEY WAS PERFORMED WITH A PENTAX G6 RTK GPS SYSTEM AND SOKKIA CX TOTAL STATION. PROCEDURES WERE USED THAT MEET OR EXCEED THE REQUIREMENTS OF RCW 58.09 AND WAC 332-130-090.

SPOKANE COUNTY AUDITOR

FILED FOR RECORD BY INTERSTATE SURVEY GROUP THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M AND RECORDED IN BOOK \_\_\_\_\_ OF SURVEYS AT PAGE(S) \_\_\_\_\_, RECORDS OF SPOKANE COUNTY, WASHINGTON, AT THE REQUEST OF WM. WINKLER COMPANY.

SPOKANE COUNTY AUDITOR

APPROVALS:

CITY ENGINEER

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_

SIGNED, \_\_\_\_\_ CITY ENGINEER

CITY OF CHENEY
DEPARTMENT OF COMMUNITY DEVELOPMENT

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_

SIGNED, \_\_\_\_\_ PLANNING OFFICIAL

CITY OF CHENEY
DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_

SIGNED, \_\_\_\_\_ PUBLIC WORKS DIRECTOR

CITY OF CHENEY
FIRE DEPARTMENT

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_

SIGNED, \_\_\_\_\_ FIRE CHIEF

CITY OF CHENEY
CITY COUNCIL

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_

SIGNED, \_\_\_\_\_ MAYOR

CITY CLERK

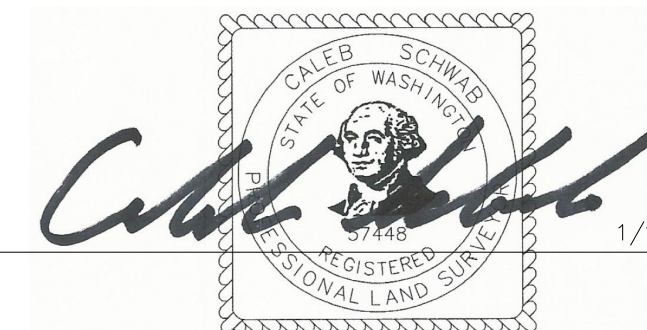
SPOKANE COUNTY TREASURER

I DO HEREBY CERTIFY THAT ALL TAXES WHICH HAVE BEEN LEVIED AND BECOME CHARGEABLE AGAINST THE LAND HAVE BEEN FULLY PAID THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_

SPOKANE COUNTY TREASURER BY DEPUTY

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF WCB CHENEY HOLDINGS LLC IN OCTOBER, 2022. I HEREBY CERTIFY THAT THIS MAP FOR GOLDEN HILLS 6TH ADDITION IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.



CALEB SCHWAB
PLS 57448
EXPIRES 4/8/2024
Caleb@interstatesurveygroup.com

1/17/23
DATE



Interstate Survey
Group, LLC
P.O. Box 1254
Mead, Washington 99021
(720) 672-0318

Table with 3 columns: JOB. NO., PARCEL No., SURVEY DATE, DRAFTED BY, REVISED, SCALE, and a note about the property owner.