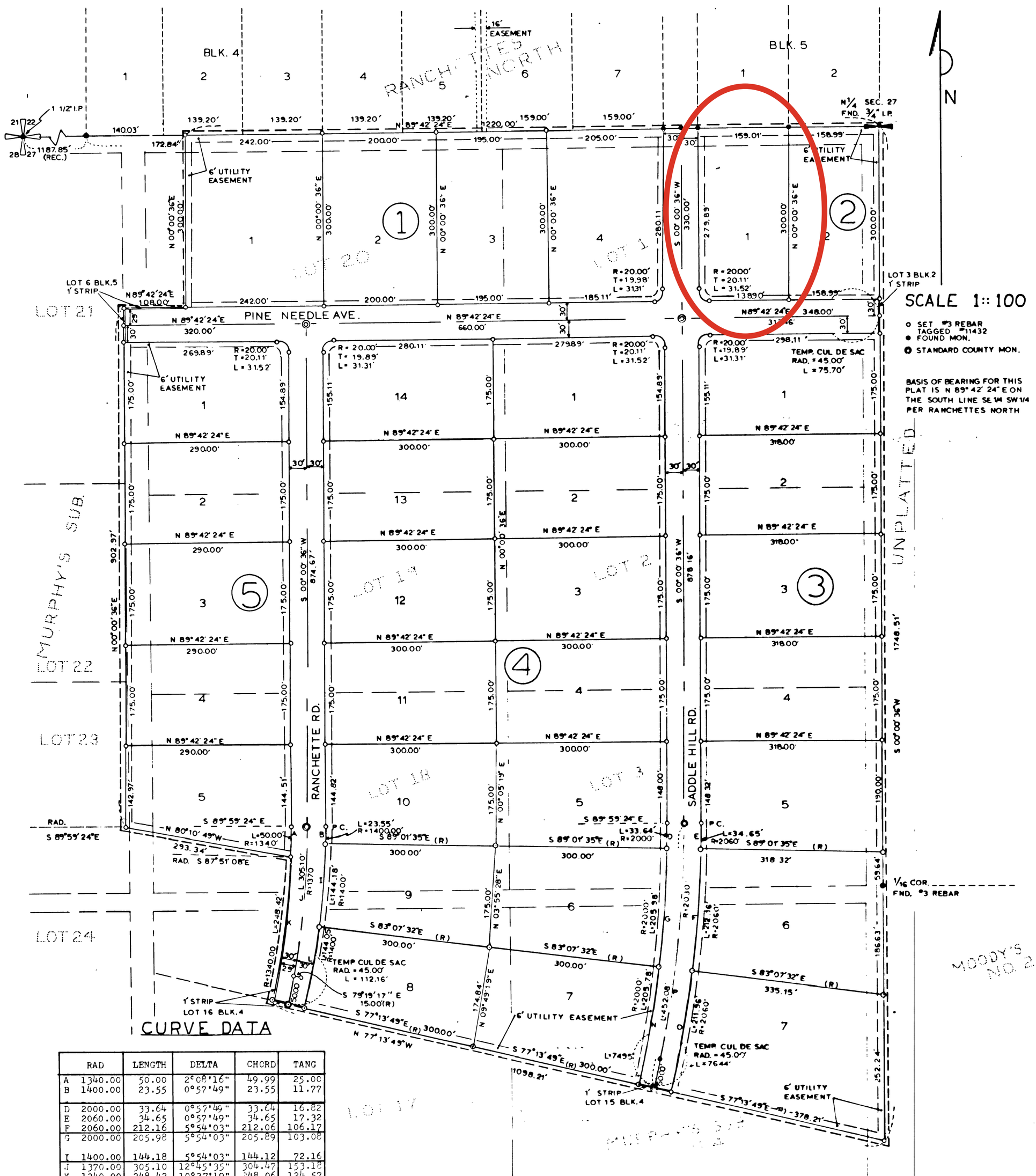
2409

FINAL PLAT
COLBERT HEIGHTS

A REPLAT OF PORTIONS OF LOTS 1,2,3,4, 17, 18, 19, 20, 21, 22, 23 OF MURPHY'S SUBD. WITHIN SEC. 27, T27N, R43EWM SPOKANE COUNTY, WASH. FEB. 1978

SVENNUNGSEN ENGINEERS, INC.
Consulting Civil Engineers & Land Surveyors
N15315 Newport Highway
MEAD, WA 99021 PH. 487-8159

7804200251
M.U. Development
Apr 20 2 11 PM '78
Plat Book 15 page 100
Plat # 2409 25.00



CURVE DATA

	RAD	LENGTH	DELTA	CHORD	TANG
A	1340.00	50.00	2°08'16"	49.99	25.00
B	1400.00	23.55	0°57'49"	23.55	11.77
D	2000.00	33.64	0°57'49"	33.64	16.82
E	2060.00	34.65	0°57'49"	34.65	17.32
F	2060.00	212.16	5°54'03"	212.06	106.17
G	2000.00	205.98	5°54'03"	205.89	103.08
I	1400.00	144.18	5°54'03"	144.12	72.16
J	1370.00	305.10	12°45'35"	304.47	153.15
K	1340.00	248.42	10°37'19"	248.06	124.57
L	1400.00	144.05	5°53'43"	143.99	72.09
N	2000.00	205.98	5°53'43"	205.69	102.98
O	2060.00	211.96	5°53'43"	211.86	106.02
P	[illegible]	[illegible]	[illegible]	451.15	[illegible]

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT FIDELITY MUTUAL SAVINGS BANK, A CORPORATION [illegible] LAWS OF THE STATE OF WASHINGTON, G.W. POGREBA AND MARY J. POGREBA, HUSBAND AND WIFE, ERVIN M. VELTRI AND JANET E. VELTRI, HUSBAND AND WIFE, DOUGLAS K. MANTYLA AND KATHRINE K. MANTYLA, HUSBAND AND WIFE, HAVE CAUSED TO BE PLATTED INTO LOTS, BLOCKS, AND STREETS, THE LAND SHOWN HEREON, T BE KNOWN AS "COLBERT HEIGHTS".

"COLBERT HEIGHTS" IS LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 27, T27N, R43EWM OF SPOKANE COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 27, THENCE S00°00'36"W 1748.51 FEET, THENCE N77°13'49"W 1098.21 FEET TO A NON-TANGENT HORIZONTAL CURVE POINT, HAVING A RADIAL BEARING OF S77°13'49"E AND A CENTRAL ANGLE OF 10°37'19", THENCE ALONG THE ARC 248.42 FEET OF SAID CURVE CONCAVE SOUTHWEST TO A POINT, THENCE N80°10'49"W 293.34 FEET, THENCE N00°00'36"E 902.97 FEET, THENCE N89°42'24"E 108.00 FEET, THENCE N00°00'36"E 300.00 FEET, THENCE N89°42'24"E 1220.00 FEET, T THE POINT OF BEGINNING, CONTAINING 46.31 ACRES.

THE PLATTERS DO HEREBY DEDICATE FOREVER TO THE PUBLIC THE STREETS SHOWN HEREON.
NO MORE THAN ONE DETACHED DWELLING STRUCTURE SHALL BE PLACED ON ANY ONE LOT, NOR SHALL ANY LOT BE FURTHER SUBDIVIDED FOR THE PURPOSE OF CREATING ADDITIONAL LOTS OR BUILDING SITES WITHOUT FILING A REPLAT.
A PUBLIC WATER SYSTEM AS APPROVED BY COUNTY AND STATE HEALTH AUTHORITIES WILL BE INSTALLED WITHIN THIS PLAT AND THE SUBDIVIDER WILL PROVIDE FOR INDIVIDUAL SERVICE TO EACH LOT PRIOR TO SALE OF EACH LOT.
THE EASEMENTS AS SHOWN HEREON ARE HEREBY PROVIDED ON THOSE LOTS FOR UTILITY OR DRAINAGE PURPOSES AS INDICATED ON THE PLAT.
THE ONE FOOT WIDE STRIPS; LOT 3, BLK 2; LOTS 15 AND 16, BLK 4; LOT 6, BLK 5 ARE HEREBY DEDICATED TO SPOKANE COUNTY, AS GENERAL COUNTY PROPERTY FOR FUTURE COUNTY ROAD PURPOSES UNTIL SUCH TIME AS THE ROAD RIGHTS-OF-WAY ARE EXTENDED.
TEMPORARY CUL DE SAC EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO PUBLIC USE UNTIL SUCH TIME AS ROADS ARE EXTENDED, AT WHICH TIME THE EASEMENTS SHALL BE VACATED.

IN WITNESS WHEREOF, THE SAID OWNERS HAVE HEREUNTO SET THEIR HANDS THIS 20th DAY OF APRIL 1978.

G.W. Pogreba Mary J. Pogreba Ervin M. Veltri Janet E. Veltri Douglas K. Mantyla Kathrine K. Mantyla

Fidelity Mutual Savings Bank
By Wallace M. Bartnick (Assistant Vice President)
Attest Helen Vance (Assistant Secretary)

ACKNOWLEDGEMENTS

STATE OF WASHINGTON) ss
COUNTY OF SPOKANE)
ON THIS 20th DAY OF APRIL, 1978, BEFORE ME PERSONALLY APPEARED G.W. POGREBA AND MARY J. POGREBA, HUSBAND AND WIFE, ERVIN M. VELTRI AND JANET E. VELTRI, HUSBAND AND WIFE, DOUGLAS K. MANTYLA AND KATHRINE K. MANTYLA, HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUALS THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

William A. Roberts
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Spokane

STATE OF WASHINGTON) ss
COUNTY OF SPOKANE)
ON THIS 20th DAY OF April, 1978, BEFORE ME PERSONALLY APPEARED Wallace M. Bartnick AND Helen Vance TO ME KNOWN TO BE Assistant Vice President AND Assistant Secretary RESPECTIVELY OF SAID FIDELITY MUTUAL SAVINGS BANK, INCORPORATED WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED. EACH ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THE SEAL AFFIXED IS CORPORATE SEAL OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Shirley J. Hayda
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Spokane

ENGINEER'S CERTIFICATE

I, JON D. SVENNUNGSEN, A REGISTERED CIVIL ENGINEER AND LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE COPY OF OFFICIAL RECORDS AND SURVEY MADE UNDER MY SUPERVISION, AND THAT THE LOT CORNERS AND MONUMENTS HAVE BEEN SET.

JON D. SVENNUNGSEN STATE OF WASHINGTON 11432 REGISTERED PROFESSIONAL ENGINEER

Jon D. Svennungsen CPE 11432
3-20-78
4-20-78

COUNTY ENGINEER

EXAMINED AND APPROVED THIS 20th DAY OF April, 1978.
SPOKANE COUNTY ENGINEER

COUNTY HEALTH DISTRICT

EXAMINED AND APPROVED THIS 20 DAY OF April, 1978. Lucille G. Pratt R.S.
for SPOKANE COUNTY HEALTH OFFICER

COUNTY TREASURER

I HEREBY CERTIFY THAT ALL TAXES ON THE ABOVE DESCRIBED PROPERTY ARE FULLY PAID April 20, 1978
Don W. Brown by M. Morton
SPOKANE COUNTY TREASURER

COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 20 DAY OF April, 1978. Carlton McBride Lynda Douchett
SPOKANE COUNTY ASSESSOR

COUNTY PLANNING COMMISSION

EXAMINED AND APPROVED THIS 20th DAY OF April, 1978.
Ted McCourt
CHAIRMAN, SPOKANE COUNTY PLANNING COMMISSION
BY Fred L. Dashiell by Robert J. Bathke
PLANNING DIRECTOR

COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS 20th DAY OF April, 1978.
Harry M. Lamont
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS, SPOKANE CO., WASH.

COUNTY AUDITOR

THIS CERTIFIES THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE AUDITOR'S OFFICE SPOKANE COUNTY, WASHINGTON, ON THE 25 DAY OF April, 1978, AT 2 O'CLOCK AND 11 MINUTES, PM, AT THE REQUEST OF M.U. Development, AND RECORDED IN BOOK 15 OF RECORD OF PLATS, AND ON PAGE 100 BOOK OF DEEDS ____, SPOKANE COUNTY, WASHINGTON.
Plat # 2409
Vernon W. Oliver and Lou Saucet, Dep.
SPOKANE COUNTY AUDITOR

#2409

K+E ALBANENE 10 X 10 ARCHITECT'S STANDARD FORM
MADE IN U.S.A.