

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: that Sundance South, LLC., a Washington Limited Liability Company, owner in fee simple, and Washington Trust Bank, a Washington Corporation, Lien Holder, have with their free consent and in accordance with their desires caused the land herein-described to be subdivided and platted as "SUNDANCE SOUTH SUBDIVISION", and do hereby adopt the survey of Parametrix as the official survey of Sundance South Subdivision and do hereby dedicate and quit claim Lot 1, Block 5 to the city of Pullman for stormwater, utilities and open space, and do hereby dedicate and quit claim Lot 11, Block 4 to the city of Pullman for pedestrian and bike access, utilities and open space, and do hereby dedicate and quit claim to the use of the public forever, all streets, including a 10 strip along the north line of S.R. 27/Grand Avenue, and do hereby grant all public easements shown on the plat, including easements for and the right to make necessary slopes or cuts or fills upon the lots and blocks shown on the plat in the reasonable original grading of all streets and public easements shown thereon; and do hereby waive all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage, and maintenance of said streets, and public easements; and do 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; and that they are authorized to sign this dedication.

In witness where of we have set our hands this 22<sup>nd</sup> day of August, 2018.

Kevin Kirkman, Managing Member of Sundance South, LLC., a Washington Limited Liability Company

Ron Beasley, Managing Member of Sundance South, LLC., a Washington Limited Liability Company

Kyle York, Vice President of Washington Trust Bank, a Washington Corporation

ACKNOWLEDGMENT:

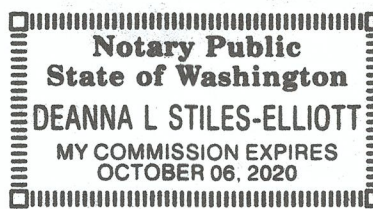
STATE OF WASHINGTON }  
County of Whitman } SS.

On this 22<sup>nd</sup> day of August, 2018, before the undersigned, a notary public in and for the aforesaid state, personally appeared before me KEVIN KIRKMAN, MANAGING MEMBER of SUNDANCE SOUTH, LLC, A WASHINGTON LIMITED LIABILITY COMPANY the COMPANY that executed the within and foregoing instrument; who acknowledged said execution to be the free and voluntary act of said COMPANY for the purposes mentioned therein and stated on oath that he is authorized to execute said instrument and the seal affixed (if any) is the COMPANY seal of said COMPANY.

Deanna L. Stiles-Elliott  
Signed Notary Public in and for the State of Washington

DEANNA L. STILES-ELLIOTT  
Printed Notary Public in and for the State of Washington

My commission expires 10/06/2020



ACKNOWLEDGMENT:

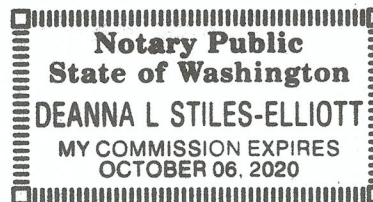
STATE OF WASHINGTON }  
County of Whitman } SS.

On this 22<sup>nd</sup> day of August, 2018, before the undersigned, a notary public in and for the aforesaid state, personally appeared before me RON BEASLEY, MANAGING MEMBER of SUNDANCE SOUTH, LLC, A WASHINGTON LIMITED LIABILITY COMPANY the COMPANY that executed the within and foregoing instrument; who acknowledged said execution to be the free and voluntary act of said COMPANY for the purposes mentioned therein and stated on oath that he is authorized to execute said instrument and the seal affixed (if any) is the COMPANY seal of said COMPANY.

Deanna L. Stiles-Elliott  
Signed Notary Public in and for the State of Washington

DEANNA L. STILES-ELLIOTT  
Printed Notary Public in and for the State of Washington

My commission expires 10/06/2020



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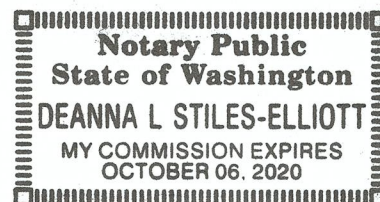
STATE OF WASHINGTON }  
County of Whitman } SS.

On this 22<sup>nd</sup> day of August, 2018, before the undersigned, a notary public in and for the aforesaid state, personally appeared before me KYLE YORK, VICE PRESIDENT of WASHINGTON TRUST BANK, A WASHINGTON CORPORATION, the CORPORATION that executed the within and foregoing instrument; who acknowledged said execution to be the free and voluntary act of said CORPORATION for the purposes mentioned therein and stated on oath that he is authorized to execute said instrument and the seal affixed (if any) is the CORPORATE seal of said CORPORATION.

Deanna L. Stiles-Elliott  
Signed Notary Public in and for the State of Washington

DEANNA L. STILES-ELLIOTT  
Printed Notary Public in and for the State of Washington

My commission expires 10/06/2020



SUNDANCE SOUTH SUBDIVISION

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, CITY OF PULLMAN, COUNTY OF WHITMAN, STATE OF WASHINGTON



LAND DESCRIPTION (PER R1A):

A tract of land in the Southwest Quarter of the Northeast Quarter of Section 7, Township 14 North, Range 45 East, Willamette Meridian, City of Pullman, Whitman County Washington, and being more particularly described as follows:

**BEGINNING** at the Northeast Corner of said Section 7, Township 14 North, Range 45 East, Willamette Meridian, thence South 53°20'42" West a distance of 2333.71 feet, to a point on the south line of Sundance Subdivision, AFN 656692 and the **POINT OF BEGINNING**;

Thence South 01°40'00" East a distance of 1166.29 feet to the North right of way line of SR 27/Grand Avenue;

Thence Westerly along said right of way for the following 3 courses:

- 1) Thence North 88°57'23" West a distance of 232.09 feet;
- 2) Thence South 01°02'37" West a distance of 10.00 feet;
- 3) Thence North 88°57'23" West a distance of 558.31 feet, to the Southeast corner of Evergreen Homes Plat, AFN 271457;

Thence along the east line of said Evergreen Homes Plat, North 00°12'56" West a distance of 1139.27 feet to the Northeast corner of said Evergreen Homes Plat and the Southwest corner of said Sundance Subdivision;

Thence along the South boundary of said Sundance Subdivision, North 88°20'00" East a distance of 761.14 feet to the **POINT OF BEGINNING**.

Said Parcel containing 20.56 Acres More or Less.

OFFICIAL DOCUMENTS:

R1 Stewart Title Company, Title Order No. 01277-4465 (Sundance South, LLC) October 19, 2016, Title Officer, Cher Baker. SUBJECT

"EXHIBIT 'A'":

A tract of land in the Southwest Quarter of the Northeast Quarter of Section 7, Township 14 North, Range 45 East, Willamette Meridian, described as follows:

**BEGINNING** at a point on the North line of the South Half of that Northwest Quarter of said Section 7 at the intersection of the Westerly right-of-way line of Primary State Highway #3 (SR 27);

Thence Westerly along the said North line of said South Half of the Northeast Quarter of said Section, 1746.98 feet to the **TRUE POINT OF BEGINNING**;

Thence deflect 90°00' left and run South 1171.72 feet to a point on the Northerly right-of-way line of Primary State Highway #3 (SR 27);

Thence run Westerly along said Northerly right-of-way line of said highway to the West line of the Southwest Quarter of said Northeast Quarter;

Thence North along said West line of said Southwest Quarter of the Northeast Quarter to the Northwest corner thereof;

Thence run Easterly along said North line of said Southwest Quarter of the Northeast Quarter to the **TRUE POINT OF BEGINNING**."

R1A Stewart Title Company, Subdivision Guarantee No. G-6329-11295 (Sundance South, LLC) July 25, 2018, Title Officer, Cher Baker. SUBJECT

R2 Water Line Easement, AFN 664664, 07/20/05, Lester B. Bishop, Maxine E. Bishop, Penni Newman, Lesley Baumig, and Evelyn M. Crithfield, partners in an undivided estate to City of Pullman. SUBJECT

R3 Right of Way Easement, AFN 403070, 11/19/71, Lester B. Bishop and Evelyn M. Crithfield To The Washington Water Power Company. SUBJECT

R4 Grant of Easement, AFN 715131, 01/09/13, Gary Crithfield and Gale Crithfield to Port of Whitman County. SUBJECT

R5 Grant of Easement, AFN 715132, 01/09/13, Leslie A. Bauming and Penni Newman to Port of Whitman County. SUBJECT

R6 United States Government Land Office (GLO) Plat of Township 14 North, Range 45 East Willamette Meridian, compiled February 10, 1876, Surveyor: Briggs.

R7 State of Washington Department of Highways, State Route 27, Colton To Pullman, Sheets 10-12 of 13, 1939

R8 Whitman County Engineer's Corner Record J-25, Common Corner, Sections 12, 13, 18 and 7, Township 14 North, Range 45 East, Willamette Meridian, by Richard Reed, September 20, 1989.

R9 Whitman County Engineer's Corner Record J-1, Common Corner, Sections 12, 13, 18 and 7, Township 15 North, Range 45 East, Willamette Meridian, by James Carey, April 10, 1984

R10 Sundance Subdivision, AFN: 656692, 2004, Surveyor: Daud

R11 Meyer's Subdivision No. 1, AFN: 553306, 1993, Surveyor: Daud

R12 Evergreen Homes Plat, AFN: 271457, 1954, Surveyor: Yates

R13 Boundary Line Adjustment, For Cole, Pierce, and Baldwin Estate, AFN: 71563, 1986, Surveyor: Murtha

R14 Survey For: Kevin Kirkman, AFN 724796, 2014, Surveyor: Carsten

R15 Survey For: Dick Druffel, AFN 726064, 2014, Surveyor: Murtha

R16 Survey For: Diane Bender, AFN 698155, 2010, Surveyor: Carsten

R17 SP, Dirks Short Plat, AFN 654880, 2004, Surveyor: Murtha

R18 Survey For: City of Pullman, AFN 635648, 2002, Surveyor: Murtha

R19 Survey For: Janice Walden, AFN 578897, 1995, Surveyor: Murtha

R20 Survey For: WSDOT, AFN 71864, 1996, Surveyor: Bell

R21 Survey For: Gerald and Donna Finch, AFN 570017, 1994, Surveyor: Murtha

R22 Survey For: Bryan Bishop, AFN 545165, 1991, Surveyor: Murtha

R23 Survey For: A. Schy, AFN 71528, 1985, Surveyor: Murtha

R24 Survey For: A. Schy, AFN 71455, 1983, Surveyor: Murtha

R25 Survey For: City of Pullman, AFN 498453, 1983, Surveyor: Daud

R26 Survey For: Gale Crithfield, AFN 71375, 1981, Surveyor: Daud

R27 Survey For: Mr. William Chipman, AFN 71306, 1980, Surveyor: Daud

R28 Survey For: Baldwin House Tract, AFN 71168, 1977, Surveyor: Yates

R29 Survey For: Roy Druffel, AFN 716374, 2013, Surveyor: Murtha

R29a Survey For: Roy Druffel, AFN 715498, 2013, Surveyor: Murtha

R30 Whitman County Corner Index map; Section 8, T.14N.R.45E

R31 Whitman County Corner Index map; Section 8, T.14N.R.45E

R32 S and W Short Plat; AFN 670473, 2007, Surveyor: Moore.

R33 Survey for City of Pullman Control Survey; AFN 468418, 1980, Surveyor: Daud

R34 Survey For: Dick Druffel, AFN 726064, 2014, Surveyor: Murtha

R35 Whitman County Engineer's Corner Record G-7, Center of Section, Section 8, Township 14 North, Range 45 East, Willamette Meridian, by Munir Daud, September 6, 1979.

R36 Survey For: John Shoemaker, AFN 529743, 1989, Surveyor: Murtha

R37 Survey For: Dale Schell, AFN 695333, 2009, Surveyor: Murtha

R38 Shopko Subdivision; AFN 583629, 1996, Surveyor: Daud.

R39 Willson/Shoemaker Short Plat No. 1; AFN 576800, 1996, Surveyor: Hammond.

COVENANTS, CONDITIONS AND RESTRICTIONS:

This plat and all Lots within said Plat are subject to the covenants, Conditions and Restrictions of the Sundance South Home Owners Association as recorded under:

749302

Auditors File Number

9/20/2018

DATE

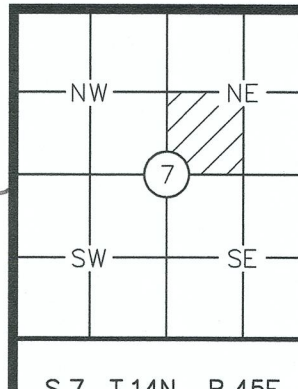
SURVEYOR'S CERTIFICATE:

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 Sundance South, LLC in June of 2017.

Jason Michael VonLindern, PLS 45152

8-8-18

DATE



AUDITOR'S CERTIFICATE:

Filed for record this 20<sup>th</sup> Day of September, 2018, at 10:00 A.M. in Book \_\_\_\_\_ of \_\_\_\_\_ at Page \_\_\_\_\_ Auditor's File Number 749297 at the request of Parametrix N. Linder Whitman County Auditor

PUBLIC WORKS DIRECTOR CERTIFICATE:

Approved as to survey data, esements, improvements and compliance with regulations. I hereby certify that all required public works improvements have been satisfactorily constructed or adequate security has been posted for construction of deferred improvements.

Examined and approved this 19<sup>th</sup> Day of September, 2018.

Ravin Clark  
DIRECTOR OF PUBLIC WORKS  
CITY OF PULLMAN

FINANCE DIRECTOR CERTIFICATE:

I hereby certify that all assessments and other fees for which the property may be liable have been paid.

Colleen Jones for Deanna Whitford 9/20/2018  
FINANCE DIRECTOR DATE  
CITY OF PULLMAN

TREASURER'S CERTIFICATE:

I hereby certify that taxes and assessments on property shown herein have been paid for 2018 and preceding years

this 20<sup>th</sup> Day of September, 2018.

Dolbi Kibatrik  
WHITMAN COUNTY TREASURER

ASSESSOR'S CERTIFICATE:

I hereby certify that this property is assessed to;

SUNDANCE SOUTH LLC

According to the current tax rolls.

Robin Jones 9-20-18  
WHITMAN COUNTY ASSESSOR DATE

CITY APPROVAL:

Approved by the Pullman City Council at its regular meeting of

September 18, 2018, by Resolution Number R-77-18

Ann Hearn 9/20/18  
MAYOR CITY OF PULLMAN DATE

ATTEST:

Deanna L. Stiles-Elliott 9/20/18  
CITY CLERK CITY OF PULLMAN DATE

FLOOD ZONE DESIGNATION:

Flood Zone C  
Panel Number 530205 0680 B  
Panel 680 OF 850  
Map Revised: May 1, 1980

LAND USE ZONE DESIGNATION:

R-1

CITY OF PULLMAN NOTE:

1. Lot 11, Block 4 is dedicated and reserved as useable, common open space in accordance with Pullman city code 17.05.020 (68)(c) and 17.75.080 (1)(c)(iii)  
2. No building permits will be issued for Lots 3 and 4, Block 4 and Lot 3, Block 3 until the embankment settlement timeframe identified in the geotechnical report by Geoprofessional Innovation Corporation, dated 6/29/17, has been satisfied and the geotechnical engineer has provided written concurrence for said lot.

Parametrix

ENGINEERING · PLANNING · ENVIRONMENTAL SCIENCES

245 E MAIN STREET | PULLMAN, WA 99163

P 509.334.5115 WWW.PARAMETRIX.COM

DATE: 08-10-18  
FIELD CREW: CBW  
DWN: JMV CK'D: DWC  
PROJ.#: 387-7822-001  
DWG: PL7822001-PLAT

SUNDANCE SOUTH SUBDIVISION

SHEET

1

OF 4

749297  
1 of 4  
Auditor's File Number  
Whitman County Auditor