

FINAL PLAT OF ALDERWOOD ESTATES
 IN THE NORTHWEST 1/4, SECTION 3, TOWNSHIP 24 NORTH,
 RANGE 44 EAST, W.M., SPOKANE COUNTY, WASHINGTON

5176021 20/82
 PLAT # 3713

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that David C. Finkle and Arlene K. Finkle, husband and wife and Idaho Independent Bank has caused to be platted into Lots, Blocks and Private Roads the land shown hereon to be known as ALDERWOOD ESTATES, in the Northwest 1/4, Section 3, Township 24 North, Range 44 East, W.M., Spokane County, Washington said land being described as follows:

The West 1220 feet of the South half of the South half of Government Lot 5;
 EXCEPT that portion of the West 195 feet thereof bounded on the North by the South line of the North 250 feet of the South half of the South half of Government Lot 5;

AND EXCEPT County Road as conveyed by Right of Way Deed recorded under Auditor's File No. 495044, in Section 3, Township 24 North, Range 44, East of the Willamette Meridian;

AND the West 1220 feet of the North 10 acres of Government Lot 8 in Section 3, Township 24 North, Range 44, East of the Willamette Meridian;

TOGETHER WITH the West 1220 feet of the following described strip of land adjoining the same on the South, more particularly described as follows;

BEGINNING on the West line of said Government Lot 8 at a point 164.35 feet south of the Northwest corner thereof;
 Thence along a line drawn parallel with and 164.35 feet distant Southerly from the North line of said Government Lot 8, 1448.3 feet;
 Thence South 67°21' West, 102.83 feet;
 Thence North 89°49' West, 325 feet;
 Thence North 89°37.5' West, 1028.3 feet to the West line of said Government Lot 8;
 Thence Northerly along said West line 28.2 feet to the Point of Beginning;

EXCEPT the West 195 feet of Government Lot 8;

Situate in the County of Spokane, State of Washington.

Containing 13.53 acres.

The public water system, pursuant to the Water Plan approved by County and State health authorities, the local fire protection district, the County Building and Planning Divisions and the water purveyor, shall be installed within this subdivision. The applicant shall provide for individual domestic water service as well as fire protection to each lot prior to sale of each lot and prior to issuance of a building permit for each lot. The use of private wells and water systems is prohibited.

Utility easements shown on the herein described Plat are hereby dedicated to the serving utility companies for the construction, reconstruction, maintenance and operation of utilities; together with the right to inspect said utilities and to trim and/or remove brush and trees which may interfere with the construction, maintenance and operation of the same. Serving utility companies are also granted the right to install utilities crossing any Border Easement or Future Acquisition area as needed to access utility easements from road right-of-way.

The platlor hereby dedicates forever an additional 15 feet of right of way along Madison Road.

Private Driveway easements (access easements) as shown hereon shall allow access to a maximum of 3 residential lots per easement, as specifically drafted on this plat.

The private roads, sidewalk easements, drainage tracts and/or common areas shown on this plat are hereby dedicated to the Alderwood Estates Homeowners Association recorded under UBI #602416239 and cannot be sold or transferred, and shall be considered subservient estates for tax purposes to the other lots created herein. The status of the areas designated as, subservient estates for tax purposes cannot be changed without filing a replat. The private roads, as shown hereon, are easements which provide a means of ingress and egress for those lots within the plat having frontage thereon. The County of Spokane is hereby granted the right of ingress and egress to all private roads, common areas and/or drainage easements. The private roads and drainage easements are subject to the separate Declaration of covenant as recorded December 10, 2004 under AFN 5156498 which by reference is made a part hereof.

Building setback shall be determined at the time of building permit(s). Setbacks may be varied from, if proper approvals are obtained.

The Border Easements as shown hereon are hereby granted to Spokane County and its authorized agents and to the public for road purposes, including but not limited to curbs, sidewalks, drainage, signage and other usage deemed necessary by the Spokane County Engineer for the safety and welfare of the public. No fence or portion thereof will be constructed within said easements without permission of the Spokane County Engineer; nor will any objects be placed in said easements that would obstruct the sight distance necessary for safe and efficient vehicular movement. Any other easements granted or dedicated within these Border Easement areas will be subordinate to the rights created by this easement and are subject to the Spokane County Engineer's permit process prior to usage.

A public sewer system will be made available for the plat and individual service will be provide to each lot prior to sale. Use of individual on-site sewage disposal systems shall not be authorized.

No direct access shall be allowed from lots to Madison Road until such time as authorized by the County Engineer.

A Sight distance easement in Lot 11 of Block 2 as platted and shown hereon, is hereby granted to the Alderwood Estates Homeowners Association and its authorized agents for the sole purpose of allowing a clear view sight distance triangle over and across the easements. The owner of said lot agrees not to obstruct or in any manner allow any obstacle to block this clear view triangle between a height of three (3) feet and a height of seven (7) feet above the road pavement elevation adjacent to said lots. Spokane County and its authorized agents are hereby granted the right of ingress and egress to, over and from said easement for the purpose of inspection and emergency maintenance of the sight distance area. If the property owner and/or the Alderwood Estates Homeowners Association fails to maintain the sight distance area in reasonable conformance with the approved plans on file in the office of the Spokane County Engineer, a notice will be given to the property owner. If not corrected after ten (10) days, Spokane County has the right to restore the sight distance area to that of the approved plans on file, or have it restored by others. All costs involved will be charged to the property owner.

WARNING: Spokane County has no responsibility to build, improve, maintain or other wise service the private roads contained within or providing service to the property in this plat. By accepting this plat or subsequently by allowing a building permit to be issued on property on a private road, Spokane County assumes no obligation for said private road and the owners hereby acknowledge that the County has no obligation of any kind or nature whatsoever to establish, examine, survey, construct, alter, repair, improve, maintain, provide drainage or snow removal on a private road. This requirement is and shall run with the land and shall be binding upon the owner, their heirs, successors or assigns including the obligation to participate in the maintenance of the private road as provided herein.

Drainage easements as platted and shown hereon, which are for the purpose of conveying and storing storm water runoff, and for installing, operating and maintaining drainage ponds and drainage facilities which dispose of and treat storm water runoff, are hereby granted to Spokane County and the Alderwood Estates Homeowners Association. All drainage tracts are hereby dedicated to the Alderwood Estates Homeowners Association for the purpose of conveying and storing storm water runoff, and for installing, operating and maintaining drainage ponds and drainage facilities that dispose of and treat storm water runoff. A drainage easement is granted to Spokane County over all drainage tracts for inspection and emergency maintenance of storm water facilities.

Spokane County and its authorized agents are hereby granted the right to ingress and egress to, over and from all drainage easements and tracts for the purposes of inspection and emergency maintenance of drainage swales, ponds, ditches, culverts and other drainage facilities, if not properly maintained by the property owner(s) or the Alderwood Estates Homeowners Association. Spokane County does not accept the responsibility to inspect or maintain drainage facilities located outside of public right-of-way, except in cases where Spokane County specifically assumes that responsibility in writing. Neither does Spokane County accept any liability for any failure by the property owner(s) or the Alderwood Estates Homeowners Association to properly maintain such areas.

The property owner(s) within this plat shall be held responsible for keeping open and maintaining the surface path of natural or man-made drainage flow over and across their respective properties. If the property owner(s) fail to maintain the surface path of natural or man-made drainage flow, or drainage facilities on private properties, a notice of such failure may be given to the property owner(s). If not corrected within the period indicated on said notice, Spokane County has the right to correct the maintenance failure, or have it corrected, at the expense of the property owner(s).

Spokane County does not accept the responsibility of maintaining the drainage course on private lots nor the responsibility for any damage whatsoever, including, but not limited to, inverse condemnation to any properties due to deficient construction and/or maintenance of drainage courses in drainage easements on private property.

Any building that is constructed on a lot in this plat shall be set at such an elevation so as to provide positive drainage away from any drainage entry point to the building (including but not limited to a window well, a window unprotected by a window well, or a doorway). Said positive drainage shall consist of a minimum slope of 5% away from the building for a distance of at least 10 feet from the building. The lots shall be graded so that either a) all runoff is routed away from the building, and conveyed over the lot to a natural drainage swale or approved drainage facility, or b) drainage intercepted on the lot is disposed of on the lot in an approved drainage facility. All drainage facilities for this plat, including any '208' swales, shall be constructed in accordance with the approved plans on file at the Spokane County Engineer's Office. Any proposed changes to the approved road and drainage plans must be approved by the Spokane County Engineer's Office prior to construction of said changes.

There may exist properties located uphill and adjacent to this subdivision that periodically discharge storm water runoff onto individual lots within this plat. Storm water runoff from nearby uphill properties should be expected, and during snow melt periods or wet seasons the lots may be subjected to higher amounts of storm water runoff than what is normally observed or anticipated. Because storm water runoff from adjacent properties have discharged onto this plat prior to development, storm water runoff will likely continue to do so after development.

DEDICATION con't.

The lots within this plat are subject to the recommendations regarding basements found in the geotechnical study dated June 25, 2004, prepared by Cummings Geotechnology, Inc., recorded under Auditors Document Number 5113632, which by reference becomes a part hereof.

The property owner(s) within this plat shall maintain all natural drainage channels, drainage ditches, and all water quality swales ('208' swales) situated on their respective properties, and any portion of a '208' swale or drainage conveyance ditch situated in a public right-of-way adjacent to their respective properties, with a permanent ground cover such as live native-type dryland grasses or lawn turf as specified in the currently accepted plans on file at Spokane County Engineer's Office. No structures, including fences, shall be constructed directly over or within a water quality swale, natural drainage channel or drainage ditch without the expressed written consent of the Spokane County Engineer. Property owner(s) maintenance responsibilities shall include, but is not limited to mowing, irrigating and keeping the area free of debris. The Alderwood Estates Homeowners Association is responsible to keep open and clean related storm water pipes and/or structures; replacement of drainage facilities as needed; removing and disposing of the soil and grass sod located in drainage facilities situated within easements on private lots at such time Spokane County deems necessary, and replacing the soil and grass sod. Spokane County does not accept the responsibility to inspect and/or maintain the drainage easements, nor does Spokane County accept any liability for any failure by the lot owner(s) or the Alderwood Estates Homeowners Association to properly maintain such areas. Spokane County is only responsible for maintaining the storm water structures located within the public ROW as shown in the final plat documents. The property owner(s) and/or Alderwood Estates Homeowners Association shall be responsible for payment of all claims and other liabilities, which may become due for said maintenance responsibilities.

The Alderwood Estates Homeowners Association or its successors in interest shall maintain all drainage facilities, located in the off-site drainage easement recorded under Auditor's Document Number 5115579, and all drainage facilities located in the private tracts or common areas in conformance with the accepted plans and the Operations and Maintenance Manual as prepared by the design engineer, Storhaug Engineering, both of which are on file at the Spokane County Engineer's Office. Maintenance of drainage facilities includes, but is not limited to, keeping open and cleaning storm water pipes, structures, ditches, drainage ponds, swales; replacement of drainage facilities as needed; maintaining live native-type dryland grasses or lawn turf in the pond facilities located in common areas or tracts, with optional shrubbery and/or trees, which do not obstruct the flow and percolation of storm drainage water in the drainage swale as indicated by the approved plans; mowing, irrigating and keeping the area free of debris; removing and disposing of the soil and grass sod located in drainage facilities situated within tracts or common areas at such time Spokane County deems necessary, and replacing the soil and grass sod. The Alderwood Estates Homeowners Association shall be responsible for payment of all claims and other liabilities, which may become due for said maintenance responsibilities.

If the Alderwood Estates Homeowners Association, or their successors in interest, fails to maintain the drainage facilities in conformance with the accepted drainage plans and the Operations and Maintenance Manual as prepared by the design engineer on file at the Spokane County Engineer's Office, a notice of such failure may be given to the Alderwood Estates Homeowners Association, or their successors in interest, by the County Engineer. If not corrected within the period indicated on said notice, Spokane County has the right to correct the maintenance failure, or have it corrected, at the expense of the Alderwood Estates Homeowners Association, or their successors in interest.

Should the Alderwood Estates Homeowners Association be terminated for any reason, the successors in interest shall be the individual lot owner(s), or their successors in interest, who are members of the Alderwood Estates Homeowners Association at the time of said termination. The successors in interest shall share equally in the responsibility and cost of maintaining said drainage facilities.

The developer, property owners, and homeowners' association waive any and all claims for damages against any governmental authority arising from the construction, ownership or maintenance of public facilities. This waiver includes claims of any nature, including but not limited to person and real property damages as well as any inverse condemnation claims.

This covenant and agreement shall run with the land in perpetuity, and shall be binding upon the owner(s), their heirs, successors and assigns, including the obligation to participate in the maintenance of the drainage facilities provided herein.

IN WITNESS WHEREOF, the hereunto set their signatures.

David C. Finkle
 David C. Finkle
Arlene K. Finkle
 Arlene K. Finkle
Idaho Independent Bank
 Officer/Manager

ACKNOWLEDGMENT

STATE OF WASHINGTON) ss On this 4th day of January
 COUNTY OF SPOKANE) ss 2005 before me personally appeared David C. Finkle and Arlene K. Finkle, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument, for the uses and purposes therein mentioned and stated on oath that they were authorized to execute said instrument as their free and voluntary act.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written. My commission expires 7-20-07

John Hea
 Notary Public in and for the State of Washington,
 Residing at Spokane

IN WITNESS WHEREOF, the hereunto set their signatures.

Idaho Independent Bank
 By: *Thomas J. Jordahl*
 Officer/Manager

ACKNOWLEDGMENT

STATE OF WASHINGTON) ss On this 4th day of January
 COUNTY OF SPOKANE) ss 2005 before me personally appeared Thomas J. Jordahl, Officer/Manager, Idaho Independent Bank, who executed the within and foregoing instrument, for the uses and purposes therein mentioned and stated on oath that they were authorized to execute said instrument as their free and voluntary act.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written. My commission expires 7-20-07

John Hea
 Notary Public in and for the State of Washington,
 Residing at Spokane

SPOKANE COUNTY AUDITOR

Filed for record by Storhaug Engineering this 2 day of February, 2005 at 12:00 o'clock PM and recorded in Book 30 of Plats at Page 82, Records of Spokane County, Washington at the request of David Finkle.

RDMR - Deputy
 Spokane County Auditor

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 23rd day of JANUARY, 2005

Paula
 Spokane County Utilities

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 30th day of JANUARY, 2005

Kevin Kelly
 Spokane County Engineer

SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING

Examined and approved this 27th day of JAN, 2005

John Manning
 Spokane County Department of Building & Planning

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 1st day of Feb, 2005

Donald S. Coyle
 Spokane Regional Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 21st day of JANUARY, 2005

Ralph Baker by M.K. Witz
 Spokane County Assessor

SPOKANE COUNTY COMMISSIONERS

Examined and approved this 1st day of February, 2005

Chairperson
 Chairperson of Spokane County Commissioners

SPOKANE COUNTY TREASURER

I, Treasurer of Spokane County, Washington, do hereby certify that all taxes which have been levied and become chargeable against the land shown within this map and described in the dedication of this date have been fully paid, satisfied and discharged. Dated this day of Feb, 2005

Linda M. Welton
 Spokane County Treasurer



SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.

EDWARD L. DAVIS, P.L.S.
 CERTIFICATE NO. 35994

1/4/2005

DATE



SE STORHAUG ENGINEERING CIVIL ENGINEERING, LAND SURVEYING & PROJECT MANAGEMENT 1322 NORTH MONROE SPOKANE, WA 99208 PHONE 509-242-1000 FAX 509-242-1000	DATE	SCALE
	11/10/2004	N/A
	FIELD BOOK	DRAWN
	BK. 6 & 11, PG.	JAM
PROJECT NUMBER	DRAWING NO.	
03-022	1 OF 2	

