

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Vera S. Rock and Konstantin Vasilenko and Tatyana Vasilenko, husband and wife, have caused to be subdivided into Lots, the land shown hereon to be known as FINAL PLAT OF COUNTRY VIEW ESTATES, being that portion of the Southwest quarter of Section 15, Township 27 North, Range 42 East, W.M., County of Spokane, State of Washington, described as follows:

BEGINNING at the southeast corner of said Southwest quarter, thence N89°48'30"W 985.39 feet along the south line of said Southwest quarter; thence N00°18'21"E 916.48 feet; thence N42°13'57"W 486.15 feet; thence N00°15'56"E 1335.35 feet to the north line of said Southwest quarter; thence S88°30'00"E 1318.15 feet along said north line to the northeast corner of said Southwest quarter; thence S00°22'09"W 2580.60 feet along the east line of said Southwest quarter to the Point of Beginning.

Utility easements shown on the herein described plat are hereby dedicated for the use of serving utility companies for the construction, reconstruction, maintenance, protection, inspection and operation of their respective facilities, together with the right to prohibit changes in grade that will reduce the existing coverage over installed underground facilities 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 same.

The County of Spokane, a municipal corporation, is hereby granted the right of ingress and egress to all private roads and drainage easements.

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, and are subject to the separate ROAD MAINTENANCE AGREEMENT as recorded March 30, 2000 under Auditor's Document No. 4467886 which by reference is made a part hereof.

Setbacks shall be determined at the time building permits are requested unless these setbacks are specifically drafted on this final plat. The setbacks indicated on this subdivision may be varied from if proper zoning or variance approvals are obtained.

WARNING: Spokane County has no responsibility to build, improve, maintain or otherwise service the private roads contained within or providing service to the property described 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.

That in consideration of Mutual Benefits now or to be hereafter derived, do for themselves, their heirs, grantees, assigns and successor(s) in interest hereby request and authorize Spokane County to include the above described property in a Road Improvement District (RID) and to support the formation of a Road Improvement District for improvement of the road(s) described below by requesting and authorizing Spokane County to place their name(s) on a petition for the formation of a Road Improvement District pursuant to RCW 36.88.050, or by requesting and authorizing Spokane County to cast their ballot in favor of a RID being formed under the resolution method pursuant to RCW 36.88.030, and/or by not filing a protest against the formation of a RID being formed under the alternative resolution method provided for in RCW 36.88.065 and Chapter 35.43 RCW.

If a RID is proposed for improvement of the road(s) described below, said owner(s) and successor(s) further agree: (1) that the improvements or construction within the proposed RID are feasible and (2) that the benefits to be derived from the formation of the RID by the property included therein, together with the amount of any County participation, exceeds the cost and expense of formation of the RID, and (3) that the property within the proposed RID is sufficiently developed; provided, themselves, their heirs, grantees, assigns and successor(s) shall retain the right, as authorized under RCW 36.88.090, to object to any assessment(s) on the property as a result of the improvements called for in conjunction with the formation of a RID by either the petition or resolution method under Chapter 36.88 RCW and to appeal to the Superior Court the decision of the Board of County Commissioners confirming the final assessment roll, provided further, it is recognized that actual assessments may vary from assessment estimate so long as they do not exceed a figure equal to the increased true and fair value improvement(s) add(s) to the property.

It is further acknowledged and agreed that at such time as a RID is created or any County Road Improvement project is authorized by Spokane County, the improvements required shall be at the sole expense of the owner(s) of property within the RID or served by the improvements without any monetary participation by Spokane County.

The RID waiver contained in this agreement shall expire after ten (10) years from the date of execution below. This provision is applicable to Hazard Road. Alternate methods of sewage disposal may be required.

Subject to specific application approval and issuance of permits by the Health Officer, the use of individual on-site sewage disposal systems may be authorized. Alternative methods of sewage disposal may be required.

The sponsor will assume responsibility for the provision of domestic-use water.

Spokane County does not accept the responsibility to inspect or maintain drainage facilities located outside of public rights-of-way, whether in or adjacent to the property described in this plat. Neither does Spokane County accept any liability for any failure by the property owner(s) 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 3% 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 stormwater runoff onto individual lots within this plat. Stormwater 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 stormwater runoff than what is normally observed or anticipated. Because stormwater runoff from adjacent properties have discharged onto this plat prior to development, stormwater runoff will likely continue to do so after development.

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 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 natural drainage channel or drainage ditch without the expressed written consent of the Spokane County Engineer. 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) to properly maintain such areas. Spokane County is responsible for maintaining the stormwater facilities located within the public ROW as shown in the final plat documents. Maintenance shall include cleaning the structures, pipes, etc., removing and disposing of the soil and grass sod at such a time that Spokane County deems necessary, and replacing the soil and grass sod.

The tracts and common areas 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 developer and property owners 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.

All or part of the herein described property is subject to the following:  
Real Estate Contract disclosed by Notice thereof recorded December 9, 1999 under Recording No. 4438641.

Easement in favor of The Washington Water Power Company, a corporation, its successors and assigns, recorded December 5, 1929 under Recording No. A16801.

Notice to the Public recorded March 31, 2000 under Recording No. 4468187.

Easement in favor of Avista Corporation, recorded June 19, 2000 under Recording No. 4490650.

Covenants, Conditions and Restrictions contained in instrument recorded July 7, 2000 under Recording No. 4496340.

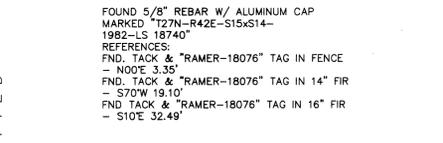
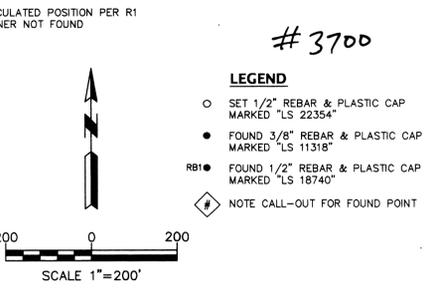
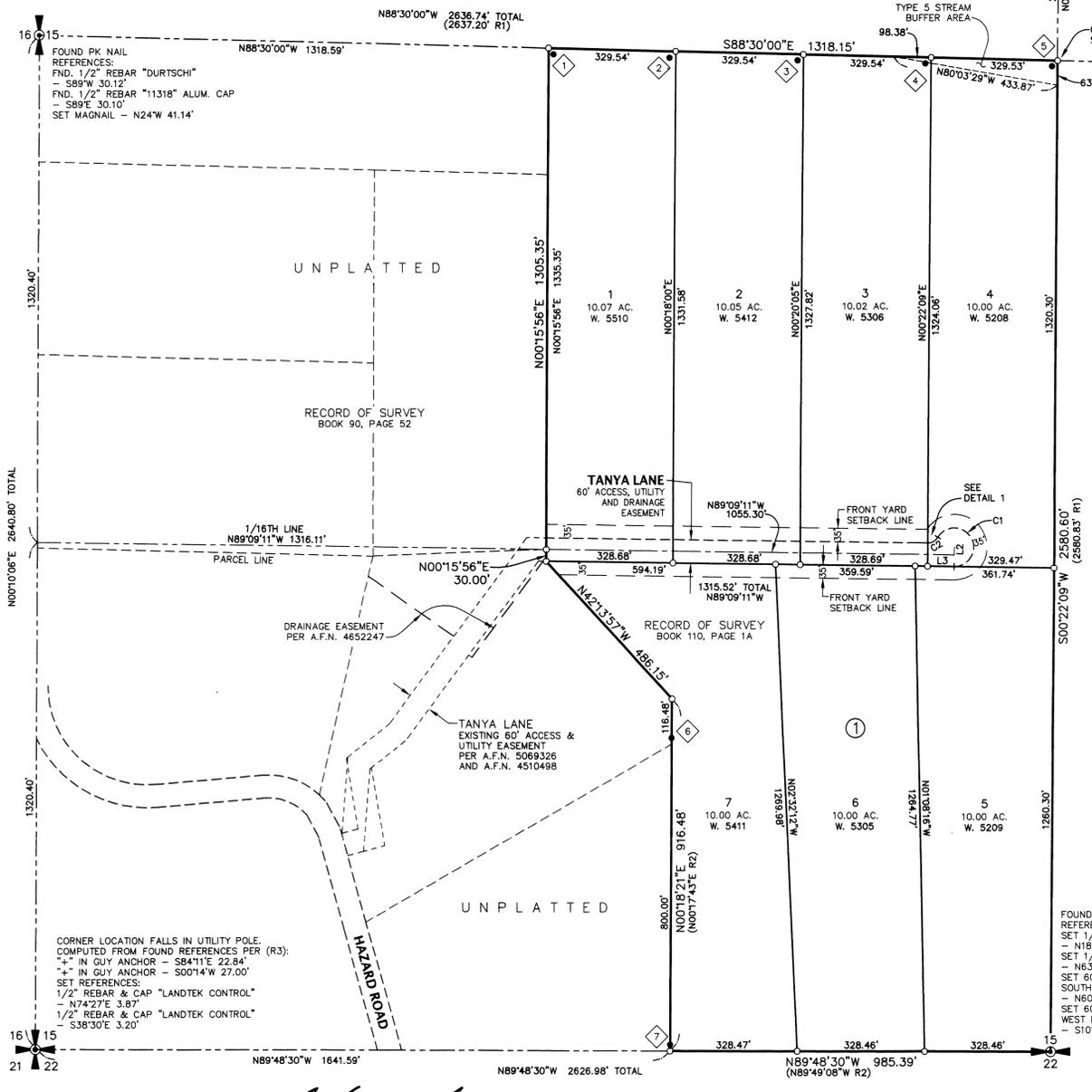
Easement for 60 foot access and utility, recorded August 24, 2000 under Recording No. 4510498.

Easement in favor of Spokane County and Vasilenko Hill Homeowners' Association recorded November 8, 2001 under Recording No. 4652247.

Easement for ingress, egress, utilities and drainage recorded May 10, 2004 under Recording No. 5069326.

IN WITNESS WHEREOF, the aforesaid parties have hereunto affixed their hands.

FINAL PLAT COUNTRY VIEW ESTATES A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 27 NORTH, RANGE 42 EAST, W.M. SPOKANE COUNTY, WASHINGTON



LINE TABLE and CURVE TABLE with columns for LINE, BEARING, DISTANCE, CURVE, DELTA, RADIUS, LENGTH.

RECORD DOCUMENTS table listing (R1), (R2), and (R3) with descriptions of survey records.

FOUND POINT NOTES table listing found points 1 through 7 with descriptions of rebar and cap locations.

SURVEYOR'S CERTIFICATE text and Notary Public seal for Jeff R. Wiley.

ACKNOWLEDGMENT section for Konstantin Vasilenko and Tatyana Vasilenko, signed and dated.

ACKNOWLEDGMENT section for Vera S. Rock, signed and dated.

BASIS OF BEARINGS and EQUIPMENT & PROCEDURES sections detailing survey methods and standards.

SPOKANE COUNTY AUDITOR section with signature of William D. Anderson and date 2004.

SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING section with signature of John Yvanney and date 2004.

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS section with signature of [Name] and date 2004.

SPOKANE COUNTY DIVISION OF UTILITIES section with signature of [Name] and date 2004.

SPOKANE REGIONAL HEALTH DISTRICT section with signature of David Blunk and date 2004.

SPOKANE COUNTY TREASURER section with signature of Linda M. Wadsworth and date 2004.

SPOKANE COUNTY ASSESSOR section with signature of D. Summers by C. Stolt and date 2004.

Professional seal and information for Jeff R. Wiley, P.L.S., Certificate No. 22354.

LandTek, LLC logo and contact information: 624 N. MADEIRA STREET, SPOKANE, WASHINGTON 99202, PHONE (509)926-2821.