



AUDITOR'S CERTIFICATE 4756320
Filed for record this 1st day of Aug 2002 at 2:08 PM in Book 27 of Plats on Page 96 at the request of Glen MacPhee
Charles E. Simpson #3564
Spokane County Auditor

COUNTY OFFICIALS

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS
Examined and approved this 1st day of August, 2002
Charles E. Simpson
Spokane County Engineer

SPOKANE COUNTY DIVISION OF UTILITIES
Examined and approved this 1st day of August, 2002
Charles E. Simpson
Spokane County Utilities

SPOKANE REGIONAL HEALTH DISTRICT
Examined and approved this 1st day of August, 2002
Charles E. Simpson
Spokane Regional Health Officer

SPOKANE COUNTY ASSESSOR
Examined and approved this 1st day of August, 2002
Charles E. Simpson
Spokane County Assessor

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 satisfied, and discharged.
Dated this 1st day of August, 2002.
Charles E. Simpson
Spokane County Treasurer

SPOKANE COUNTY DIVISION OF PLANNING
Examined and approved this 1st day of August, 2002
Charles E. Simpson
Spokane County Division of Planning Director

BASIS OF BEARING
The Bearing of N 89°44'18"W, along the North line of the SE1/4 of Sec. 15 per ROS, in Bk 69 Pg 77 was used as the Basis of Bearing for this Subdivision.

EQUIPMENT & PROCEDURE
This survey was performed with a 1 second Nikon DTM-1 Total Station Theodolite using field traverse procedures.

KNOW ALL MEN BY THESE PRESENTS, that, Glen Alan MacPhee and Delora Ferlee MacPhee as trustees of the Glen and Delora MacPhee Revocable Inter Vivos Trust, has caused to be platted into Lots the land shown hereon as ELK RIDGE, described as follows:
The North 1/2 of the Southeast 1/4 of Section 15 T. 26N., R. 45 E.W.M. in Spokane County Washington; EXCEPT the North 933.4 feet of the East 933.4 feet of the Northeast 1/4 of the Southeast 1/4. Situate in the County of Spokane, State of Washington.
Front yard, side yard and rear yard setbacks shall be determined at the time building permits are requested.
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 same, and together with the right to access said utility easements.
Lot development shall comply with the Spokane County Critical Areas Ordinance and the recommendations of the Geologic Assessment Report in plat file PE-1879-00 in the Spokane County Division of Planning.
Drainage easements, as platted and shown hereon, which are for the purpose of conveying, and storing stormwater runoff, and for installing, operating and maintaining drainage facilities which dispose of and treat stormwater runoff, are hereby granted to Spokane County for inspection and emergency maintenance of stormwater facilities. Spokane County and its authorized agents are hereby granted the right to ingress and egress to, over and from all public drainage easements for the purposes of inspection and emergency maintenance of drainage ditches, culverts and other drainage facilities, if not properly maintained by the property owner(s).
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) to properly maintain such areas.
The property owners 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 owners 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. 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.
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 unprojected 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.

DEDICATION
There may exist properties located uphill and adjacent to this subdivision which 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.
The property owners within this plat shall maintain all drainage ditches situated on their respective properties. No structures, including fences, shall be constructed directly over or within a 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.
This covenant and agreement shall run with the land in perpetuity, and shall be binding upon the owner, their heirs, successors and assigns, including the obligation to participate in the maintenance of the drainage facilities as provided herein.
The private roads and shown on this plat are hereby dedicated to the Elk Ridge Homeowner's Association created by document recorded, April 27, 1998 under State document No. 601872258
WARNING: Spokane County has no responsibility to build, improve, maintain or otherwise service the private road contained within or provide 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 or 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(s), their heirs, successors or assigns, including the obligation to participate in the maintenance of the private road as provided herein.
The private road as shown hereon are easements which provide a means of ingress and egress for those lots within the plat, and is subject to a road maintenance and easement agreement recorded July 05, 2002 under Auditors No. 4746469 which by reference becomes a part hereof.
The owner(s) or successor(s) in interest agree to join in any County-approved stormwater management program and to pay such rates and charges as may be fixed through public hearings for service or benefit obtained by the planning, design, constructing, maintaining or operation of stormwater control facilities.
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.
The sponsor will assume responsibility for the provision of domestic-use water.

ACKNOWLEDGMENT

STATE OF WASHINGTON)SS
COUNTY OF SPOKANE)
On this 17th day of July, 2002, before me appeared, Glen Alan MacPhee and Delora Ferlee MacPhee as trustees of the Glen and Delora MacPhee revocable inter vivos trust, as the individuals who executed the within and foregoing instrument and acknowledged the same to be their free and voluntary act and deed for the uses and purposes herein mentioned.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.
My commission expires July 8, 2006
Notary Public in and for the State of Washington
Residing at _____ Washington
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 17th day of July, 2002.
Glen Alan MacPhee
GLEN ALAN MACPHEE
Delora Ferlee MacPhee
DELORA FERLEE MACPHEE

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.
Charles E. Simpson
Charles E. Simpson P.E. & L.S. #9967
Professional Engineer and Land Surveyor
EXPIRES 07/17/03

FINAL PLAT OF
ELK RIDGE
A PLAT IN A PORTION OF THE N1/2
OF THE SE1/4 SEC.15, T26N, R45 EWM
SPOKANE COUNTY, WASHINGTON
Founded 1946
Simpson Engineers, Inc.
CIVIL ENGINEERS & LAND SURVEYORS
N. 909 ARDORNE ROAD, SPOKANE WA., 99212-2789
PHONE (509) 926-1322 FAX (509) 926-1323
#3564 27/96

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