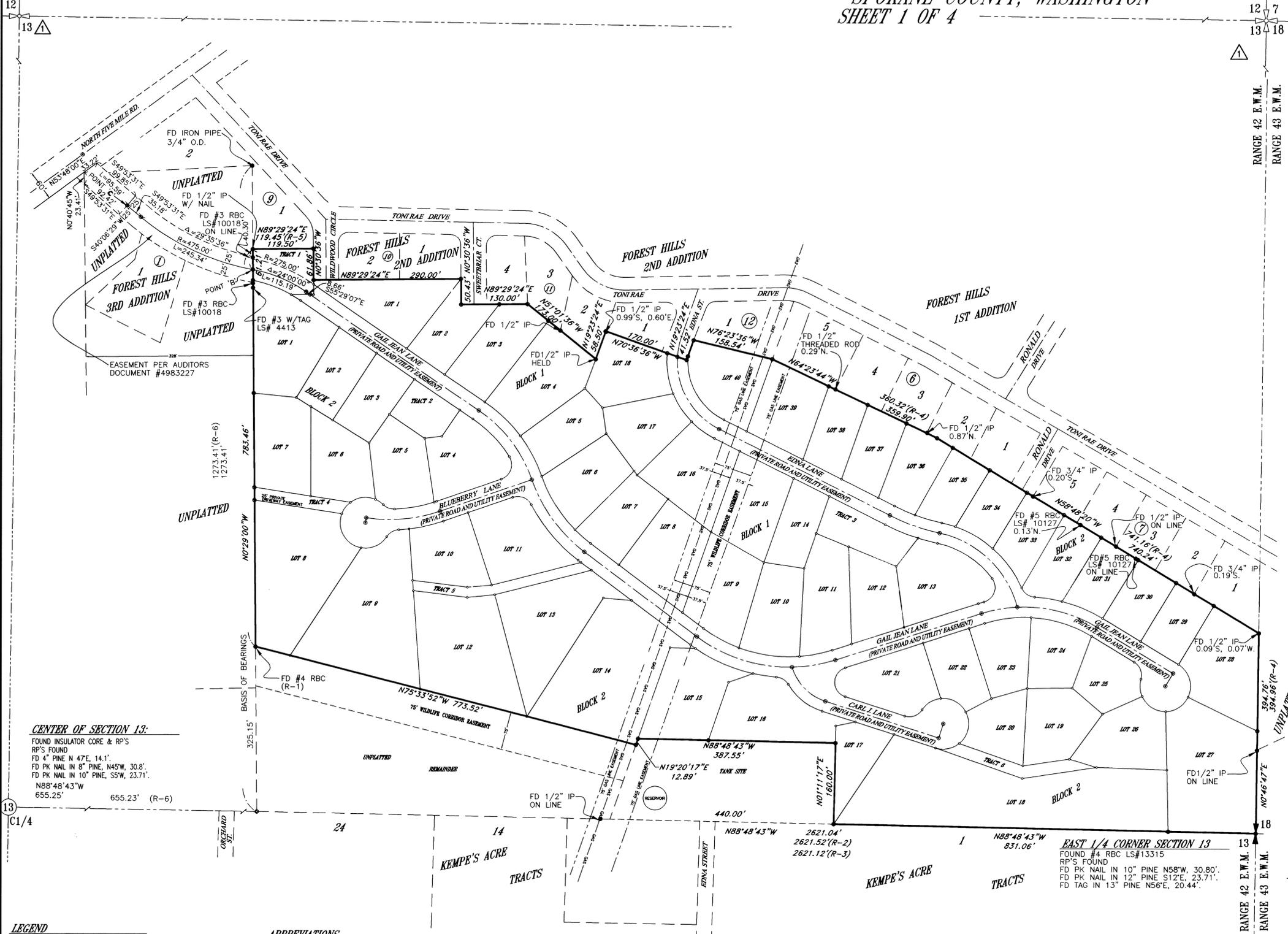


# FINAL PLAT FOREST HILLS 4TH ADDITION

PORTION OF NE 1/4 OF SECTION 13 T26N, R42E.W.M.  
SPOKANE COUNTY, WASHINGTON  
SHEET 1 OF 4

# 3693



**CENTER OF SECTION 13:**  
FOUND INSULATOR CORE & RP'S  
RP'S FOUND  
FD 4" PINE N 47E, 14.1'  
FD PK NAIL IN 8" PINE, N45W, 30.80'  
FD PK NAIL IN 10" PINE, S5W, 23.71'  
N88°48'43"W  
655.23' (R-6)

**EAST 1/4 CORNER SECTION 13**  
FOUND #4 RBC LS#13315  
RP'S FOUND  
FD PK NAIL IN 10" PINE N58W, 30.80'  
FD PK NAIL IN 12" PINE, S12E, 23.71'  
FD TAG IN 13" PINE N56E, 20.44'

- LEGEND**
- FOUND MONUMENTS AS NOTED
  - SET 1/2" REBAR W/ CAP MARKED "LS 18076"
  - ⊙ CENTERLINE MONUMENT (1/2" REBAR W/ CAP)
  - ⊕ 1/4 SECTION
  - ⊗ CENTER SECTION
  - ⚠ NOT VISITED THIS SURVEY
- PROPERTY LINE  
--- SECTION LINES  
--- RIGHT OF WAY  
--- ADJOINING PROPERTIES  
--- CENTER LINE

- ABBREVIATIONS**
- FD = FOUND
  - RB = REBAR
  - IP = IRON PIPE
  - OD = OUTSIDE DIAMETER
  - RBC = REBAR & CAP
  - RBT = REBAR & TAG
  - T&T = TAG & TACK
  - CALC. = CALCULATED
  - R = RECORD

- REFERENCES:**
- R-1 = ROS BOOK 37 PAGE 28
  - R-2 = ROS BOOK 39 PAGE 61
  - R-3 = ROS BOOK 52 PAGE 13
  - R-4 = PLAT FOREST HILLS FIRST ADDITION
  - R-5 = PLAT FOREST HILLS SECOND ADDITION
  - R-6 = PLAT FOREST HILLS THIRD ADDITION

**BASIS OF BEARINGS**  
N0°29'00"W PER PLAT OF FOREST HILLS THIRD ADDITION

**EQUIPMENT & PROCEDURES**  
THE SURVEY PERFORMED HEREON WAS BY USE OF A 5 SECOND THEODOLITE, DISTANCE METER, SURVEY TAPE AND PLUMB BOBS. THE PROCEDURE WAS BY FIELD TRAVERSE. CLOSURE WAS WITHIN LEGAL LIMITS.



**AUDITORS CERTIFICATE**  
Filed for record this 25<sup>th</sup> day of November, 2004, at 3:24 P.M. in book 302 of Plats at page 38-44 at the request of Ramer & Associates, L.L.C.  
*William Anderson*  
COUNTY AUDITOR - Deputy

**SPOKANE COUNTY COMMISSIONER**  
Examined and approved this 2<sup>nd</sup> day of November, 2004.  
*William Anderson*  
SPOKANE COUNTY COMMISSIONER

**SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING**  
Examined and approved this 2<sup>nd</sup> day of November, 2004.  
*John Munnery*  
FOR DIRECTOR OF BUILDING AND PLANNING

**SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS**  
Examined and approved this 28<sup>th</sup> day of October, 2004.  
*Paulley*  
SPOKANE COUNTY ENGINEER

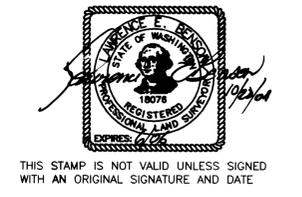
**SPOKANE COUNTY DIVISION OF UTILITIES**  
Examined and approved this 1<sup>st</sup> day of November, 2004.  
*Timothy*  
SPOKANE COUNTY UTILITIES

**SPOKANE REGIONAL HEALTH DISTRICT**  
Examined and approved this 2<sup>nd</sup> day of November, 2004.  
*Donald F. Capley*  
SPOKANE REGIONAL HEALTH OFFICER

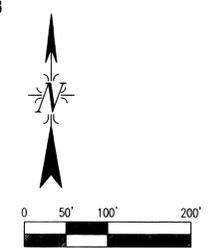
**SPOKANE COUNTY TREASURER**  
I, Treasurer of Spokane County, Washington, do hereby certify that all taxes which have been levied and become chargeable against the land shown within this map and described in the dedication of this date, have been fully paid, satisfied and discharged.  
Dated this 2<sup>nd</sup> day of November, 2004.  
*Sandra J. Anderson*  
SPOKANE COUNTY TREASURER

**SPOKANE COUNTY ASSESSOR**  
Examined and approved this 2<sup>nd</sup> day of November, 2004.  
*Deane Sommers by M. K. Witt*  
SPOKANE COUNTY ASSESSOR

**SURVEYORS 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 AT THE REQUEST OF  
*Ron Howes*  
10/28/04  
*Lawrence E. Benson*  
LAWRENCE E. BENSON, L.S. #18076



SPOKANE COUNTY  
FINAL PLAT FOREST HILLS 4TH ADDITION  
PORTION OF NE 1/4 OF SECTION 13, T26N, R42E.W.M.  
SPOKANE COUNTY, WASHINGTON



**Ramer & Associates, L.L.C.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
14 W. GRAVES ROAD, SPOKANE, WASHINGTON 99218 (509) 467-5261

**RON HOWES**  
5121 W. RIDGECREST DR.  
SPOKANE, WA 99208

PROJECT NO. 99047  
SHT 1 OF 4

DATE: 9/28/04  
SCALE: 1"=100'  
DRAWN BY: WLH/GSM/REP/DJA  
CHECKED BY: LEB  
FIELD BOOK:

DEDICATION

BE IT KNOWN BY THESE PRESENTS THAT HOWES QUALITY DEVELOPMENT CO., INC., a Washington Corporation, MELVIN G. LEAVITT and CAROL W. LEAVITT, husband and wife, MELVIN G. LEAVITT and CAROL W. LEAVITT, AS TRUSTEES UNDER DECLARATION OF TRUST DATED April 26, 1984 and JEFF WORLEY and PAULA BRISKER, husband and wife, PAULA BRISKER, TRUSTEE OF THE BRISKER FAMILY EXEMPTION TRUST under declaration of trust dated January 13, 1975 and amended April 28, 2000, STERLING SAVINGS BANK, a Washington Corporation, AMERICAN WEST BANK, a Washington Corporation, and STEPHEN E. WINTERER and ANNE E. WINTERER, husband and wife have caused to be platted into lots, blocks and streets the lands shown hereon to be known as Forest Hills Fourth Addition, and being legally described as follows:

That portion of the S1/2 of the NE1/4 of Section 13, T26N, R42E, W.M., situate in Spokane County, Washington, more fully described as follows:

That portion of the SE1/4 of the NE1/4 AND of the E1/2 of the SW1/4 of the NE1/4 lying South of the South line of FOREST HILLS FIRST ADDITION, according to plat recorded in Volume 7 of Plats, page 95, and FOREST HILLS SECOND ADDITION, according to plat recorded in Volume 8 of Plats, page 21;

EXCEPT all that property situated in the NE1/4 of Section 13, T26N, R42E, W.M., Spokane County, Washington, more particularly described as follows:

COMMENCING at the southeast corner of said NE1/4; thence N88°48'43"W along the southerly line of said NE1/4 a distance of 831.06 feet to the POINT OF BEGINNING; thence continuing N88°48'43"W along said southerly line of said NE1/4 a distance of 440.00 feet, said point hereinafter referred to as Point "A"; thence N19°20'17"E 168.38 feet; thence S88°48'43"E 387.55 feet; thence S11°11'17"W 160.00 feet to the POINT OF BEGINNING;

AND EXCEPT the following described tract, beginning at aforementioned Point "A"; thence N88°48'43"W 695.02 feet; thence N0°29'00"W along the westerly line of the E1/2 of the W1/2 of said NE1/4 a distance of 325.15 feet; thence S75°33'52"E 773.52 feet; thence S19°20'17"W 155.49 feet to the POINT OF BEGINNING;

TOGETHER WITH an easement for ingress, egress, drainage, and utilities over, under, and across that portion of the SW1/4 of the NE1/4 of Section 13, T26N, R42E, W.M., Spokane County, Washington, described as follows:

COMMENCING at the southwest corner of Lot 1, Block 9 of FOREST HILLS 2ND ADDITION, as recorded in Book 8 of Plats, page 21, records of Spokane County; thence S0°29'00"E along the West line extended of said Lot 1, Block 9 a distance of 40.30 feet to the POINT OF BEGINNING and centerline of an easement being 41.00 feet in width, having 20.50 feet each side of the following described centerline, said point hereinafter referred to as Point "B"; thence continuing along a curve to the southeast, the center of which bears S10°30'53"W 275.00 feet distant, through a central angle of 24°00'00" an arc length of 115.19 feet; thence S55°29'07"E 8.66 feet to the terminus of this centerline; the outer boundaries of said easement are lengthened or shortened to intersect the West line extended of said Lot 1, Block 9 and the West line of Wildwood Court extended as per said Plat of FOREST HILLS 2ND ADDITION;

AND an easement being 50.00 feet in width, 25.00 feet each side of the following described centerline:

BEGINNING at said Point "B", being the easterly terminus of a non-exclusive easement as described in FOREST HILLS 3RD ADDITION, PHASE I, as recorded in Book 19 of Plats, page 64, records of Spokane County, Washington; thence along a curve to the northwest, the center of which bears N10°30'53"E 475.00 feet distant through a central angle of 29°35'36" and an arc length of 245.34 feet; thence tangent to the preceding curve N49°53'31"W 35.18 feet to Point "C" and terminus of said easement centerline, the outer boundaries of which are lengthened or shortened to the westerly line of said Lot 1, Block 9 extended;

AND BEGINNING at said Point "C"; thence S40°06'29"W 25.00 feet; thence N49°53'31"W 92.42 feet; thence N0°40'45"W 23.41 feet to the southerly right-of-way of Five Mile Road, a county road 60.00 feet in width; thence N53°48'00"E along the southerly right-of-way of said Five Mile Road 33.22 feet; thence leaving said right-of-way S49°53'31"E 99.85 feet; thence S40°06'29"W 25.00 feet to the point of beginning.

SUBJECT TO and TOGETHER WITH easements, restrictions, and reservations of record.

- 1. Side yard and rear yard 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 plat may be varied from, if proper zoning approvals are obtained.
2. The public water system, pursuant to the Water Plan as approved by County and State health authorities, the local fire protection district, Spokane County Division of Building and Planning, and water purveyor, shall be installed within this plat, and 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.
Use of private wells and water systems is prohibited.
3. 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 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.
4. No more than one dwelling structure shall be placed on any lot nor shall any lot be further subdivided for the purpose of creating additional lots, ownerships or building sites without first filing a replat.
5. All residential structures built on any lots within this plat shall be constructed with fire resistant roofs.
6. 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 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. The requirement is and shall run with the land and shall be binding upon the owners, their heirs, successors or assigns, including the obligation to participate in the maintenance of the private road as provided herein.
7. The private road as shown hereon is an easement which provides a means of ingress and egress for those lots within the subdivision having frontage thereon, and is subject to the separate declaration of Covenant as recorded October 05, 2004 under Spokane County Auditor's Document No. 5131164 which by reference is made a part hereof.
8. Public sewers shall be constructed to provide for the connection of each parcel to the County's system of sewage. Uses on properties within the project shall be required to connect to the sewer and pay applicable charges per the County sewer ordinance. Sewer connection permits shall be required.
9. A public sewer system will be made available for the plat, and individual services will be provided to each lot prior to sale. Use of individual on-site disposal systems shall not be authorized. Individual tracts shall be subject to payment of current applicable sewer connection charges and/or general facilities charges prior to the issuance of a sewer connection permit.
10. The owners of all lots within this subdivision shall be members of the FOREST HILLS 4TH ADDITION HOMEOWNERS ASSOCIATION, a homeowners association created by document recorded by the Secretary of State of the State of Washington under U.B.I. Number 602-364-016 and subject to the Articles of Incorporation and Bylaws thereof.
11. Tracts 2 and 3, as platted and shown hereon, which are for the purpose of installing, operating and maintaining drainage ponds and drainage facilities to dispose of runoff are hereby dedicated to the FOREST HILLS 4TH ADDITION HOMEOWNERS ASSOCIATION.
12. The private driveway easement, Tract 4, as platted and shown hereon is a means of ingress and egress for Lots 6 and 7, Block 2 and the adjacent property to the west only and is hereby dedicated to the FOREST HILLS 4TH ADDITION HOMEOWNERS ASSOCIATION.
13. The private driveway easement, Tract 5, as platted and shown hereon is a means of ingress and egress for Lots 9, 10 and 12, Block 2 only and is hereby dedicated to the FOREST HILLS 4TH ADDITION HOMEOWNERS ASSOCIATION.

FINAL PLAT OF FOREST HILLS 4th ADDITION
PORTION OF NE1/4 OF SECTION 13, T26N, R42E, W.M.
SPOKANE COUNTY, WASHINGTON

- 14. The private driveway easement, Tract 6, as platted and shown hereon is a means of ingress and egress for Lots 18, 19 and 26, Block 2 only and is hereby dedicated to the FOREST HILLS 4TH ADDITION HOMEOWNERS ASSOCIATION.
15. This plat is subject to an easement in favor of Washington Water Power Company, recorded under Spokane County Auditor's Document No. 4725530A,, which by reference is made a part hereof
16. This plat is subject to an easement in favor of Washington Water Power Company, recorded under Spokane County Auditor's Document No.878693A, which by reference is made a part hereof
17. This plat is subject to an easement in favor of Washington Water Power Company, recorded under Spokane County Auditor's Document No.53697B, which by reference is made a part hereof
18. This plat is subject to an easement in favor of Pacific Northwest Pipeline Corporation, recorded under Spokane County Auditor's Document No.409890B, which by reference is made a part hereof
19. This plat is subject to an easement in favor of Washington Water Power Company, recorded under Spokane County Auditor's Document No. 946942B,, which by reference is made a part hereof
20. This plat is subject to an easement in favor of Pacific Northwest Bell Telephone Company, recorded under Spokane County Auditor's Document No52044C, which by reference is made a part hereof
21. This plat is subject to an easement in favor of Whitworth Water District, recorded under Spokane County Auditor's Document No.9111150367, which by reference is made a part hereof
22. 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 ponds and drainage facilities which dispose of and treat stormwater runoff, are hereby granted to Spokane County and the Forest Hills 4th Addition Homeowner's Association. All tracts are hereby dedicated to the Forest Hills 4th Addition Homeowner's Association for the purpose of conveying and storing stormwater runoff, and for installing, operating and maintaining drainage ponds and drainage facilities that dispose of and treat stormwater runoff. A drainage easement is granted to Spokane County over all tracts for inspection and emergency maintenance of stormwater facilities.
\*private roads
23. 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 the drainage facilities, if not properly maintained by the property owner(s) or the Forest Hills 4th Addition Homeowner's Association. Spokane County does not accept the responsibility to inspect or maintain any of the drainage facilities for this development (onsite or offsite) even when located within the 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 Forest Hills 4th Addition Homeowner's Association to properly maintain such areas. The runoff from Forest Hills 4th Addition Development in conjunction with runoff from Northview Estates PUD (P1794) is conveyed through a storm pipe system located along North Five Mile Road to a drainage facility located off Waikiki Road (Offsite Easement recorded under Auditor Number 5113635 on August 20, 2004). The Forest Hills 4th Addition Homeowner's Association together with the Northview Estates Homeowner's Association or their successors in interest are responsible for maintaining the storm pipe system located within the County ROW and the offsite drainage easement.
24. 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).
25. 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.
26. 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.
27. 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.
28. Prior to the release of a building permit for any lot proposing a basement, a site investigation and study conducted by a qualified Geotechnical Engineer shall be completed. The report shall address the feasibility of constructing basement. If basements are found to be feasible, a basement design shall be provided that meets at a minimum the requirements of the current IBC code with respect to dampproofing and waterproofing be implemented as part of the basement foundation construction.
29. 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 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 Forest Hills 4th Addition Homeowner's Association or its successor in interest, is responsible to keep open and clear related stormwater 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), the Forest Hills 4th Addition Homeowner's Association, or their successors in interest to properly maintain such areas. The property owner(s) and/or Forest Hills 4th Addition Homeowner's Association or its successors in interest shall be responsible for payment of all claims and other liabilities, which may become due for said maintenance responsibilities.
30. The Forest Hills 4th Addition Homeowner's Association or its successors in interest shall maintain all drainage facilities located in the private tracts or common areas within the Forest Hills 4th Addition development. The Forest Hills 4th Addition Homeowner's Association and the Northview Estates Homeowner's Association or their successors in interest are responsible for maintaining the pipe system located along North Five Mile road and the offsite drainage easement. Maintenance of the onsite and offsite facilities shall be in conformance with the accepted plans and the Operations and Maintenance Manual as prepared by the design engineer, Ramer & Associates, 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 stormwater 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 swales 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 Forest Hills 4th Addition Homeowner's Association, the property owners, or its successors in interest, shall be responsible for payment of all claims and other liabilities, which may become due for said maintenance responsibilities.
31. The maintenance of the offsite facilities including the North Five Mile Road pipe system and offsite drainage system is the responsibility of the Forest Hills 4th Addition Homeowner's Association and the Northview Estates Homeowner's Association or their successors in interest. Prior to conducting any work in the County ROW (i.e. maintenance, repair or replacement of the storm drain system located along North Five Mile Road), a permit to work in the County ROW will be obtained from Spokane County.
32. If the Forest Hills 4th Addition Homeowner's 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 Forest Hills 4th Addition Homeowner's 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 Forest Hills 4th Addition Homeowner's Association, or their successors in interest.
33. Should the Forest Hills 4th Addition Homeowner's 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 Forest Hills 4th Addition Homeowner's Association at the time of said termination. The successors in interest shall share equally in the responsibility and cost of maintaining said drainage facilities.
34. 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.
35. 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.
36. 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.
37. The Agreement to Implement Contingency Plan, Resolution No. 03-0780, as recorded with the Spokane County Auditor recording doc. #4975769, shall be the financial obligation and responsibility of the developer (prior to the formal establishment of a Homeowners Association) or the Forest Hills 4th and the Northview Estates Homeowners Associations.
38. This Plat and all lots and tracts shown hereon are subject to and together with Conditions, Covenants and Restrictions as set forth in Covenants recorded October 05, 2004 under Auditors recording No. 5131164.
39. The private roads and open space tracts shown hereon are hereby dedicated to the Forest Hills Homeowner's Association as created and governed by that instrument as recorded under Number 602-364-016. Each lot shall be assigned an undivided fractional interest in the dedicated common areas for tax purposes.
40. No clearing, grading, filling or construction of any kind shall be allowed within the designated open space easements shown hereon except for the removal of diseased or dangerous trees (as determined by a professional forester), and the construction of required storm drainage facilities and utility infrastructure.

IN WITNESS WHEREOF the aforementioned persons do hereby affix their signatures:
Melvin G. Leavitt 10-22-04
Carol W. Leavitt 10/22/04
Jeff Worley 10-21-04
Paula Brisker 10-21-04
Melvin G. Leavitt (Trustee) 10-27-04
Carol W. Leavitt (Trustee) 10/26/04
Paula Brisker (Trustee) 10/21/04
Stephen E. Winterer 10/27/04
Anne E. Winterer 10-27-04



State of Washington)
County of Spokane )
I certify that I know or have satisfactory evidence that Ron D. Howes signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it in his capacity as the President of Howes Quality Development Company, Inc. to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Marian Rush
Official Seal
MARIAN RUSH
NOTARY PUBLIC STATE OF WASHINGTON
COUNTY OF SPOKANE
My appointment expires: May 15, 2008

I certify that I know or have satisfactory evidence that Jeff Worley and Paula Brisker, husband and wife, signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.
Oct. 21, 2004
Cahn Tava
Notary Public in and for the State of Washington

CARLOS GARCIA
COMMISSION # 1320220
NOTARY PUBLIC - CALIFORNIA
SAN MATEO COUNTY
My Commission Expires SEP 08, 2006
Residing at: 80 Cabrillo Hwy Half Moon Bay CA
My appointment expires: Sept. 8, 2005

I certify that I know or have satisfactory evidence that Melvin G. Leavitt and Carol W. Leavitt signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it in his/her capacity as the Trustees under Declaration of Trust dated April 26, 1984, to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Corey Neagle
Official Seal
COREY NEAGLE
NOTARY PUBLIC - CALIFORNIA
SAN MATEO COUNTY
My Commission Expires SEP 08, 2006
Residing at: Brewster
My appointment expires: 9-28-05

I certify that I know or have satisfactory evidence that Paula Brisker signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it in her capacity as the Trustee of the Brisker Family Exemption Trust, to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

CARLOS GARCIA
COMMISSION # 1320220
NOTARY PUBLIC - CALIFORNIA
SAN MATEO COUNTY
My Comm. Expires SEP 08, 2006
Residing at: 80 Cabrillo Hwy, Half Moon Bay, CA
My appointment expires: Sept. 8, 2005

I certify that I know or have satisfactory evidence that Melvin G. Leavitt and Carol W. Leavitt signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it in his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Patricia P. Harris
Official Seal
PATRICIA P. HARRIS
NOTARY PUBLIC - CALIFORNIA
SAN MATEO COUNTY
My Commission Expires SEP 08, 2006
Residing at: Lewiston
My appointment expires: 02/04/08

I certify that I know or have satisfactory evidence that James G. Breit signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it in his/her capacity as the owner of Sterling Savings Bank, to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

West Lane Halup
Official Seal
WEST LANE HALUP
NOTARY PUBLIC - CALIFORNIA
SAN MATEO COUNTY
My Commission Expires SEP 08, 2006
Residing at: Spokane, WA
My appointment expires: 8-31-07

I certify that I know or have satisfactory evidence that Bob Niles signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it in his/her capacity as the VP of American West Bank, to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Samuel Dilbert
Official Seal
SAMUEL DILBERT
NOTARY PUBLIC - CALIFORNIA
SAN MATEO COUNTY
My Commission Expires SEP 08, 2006
Residing at: Spokane
My appointment expires: 10-31-06

I certify that I know or have satisfactory evidence that Stephen E. Winterer and Anne E. Winterer, husband and wife, signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

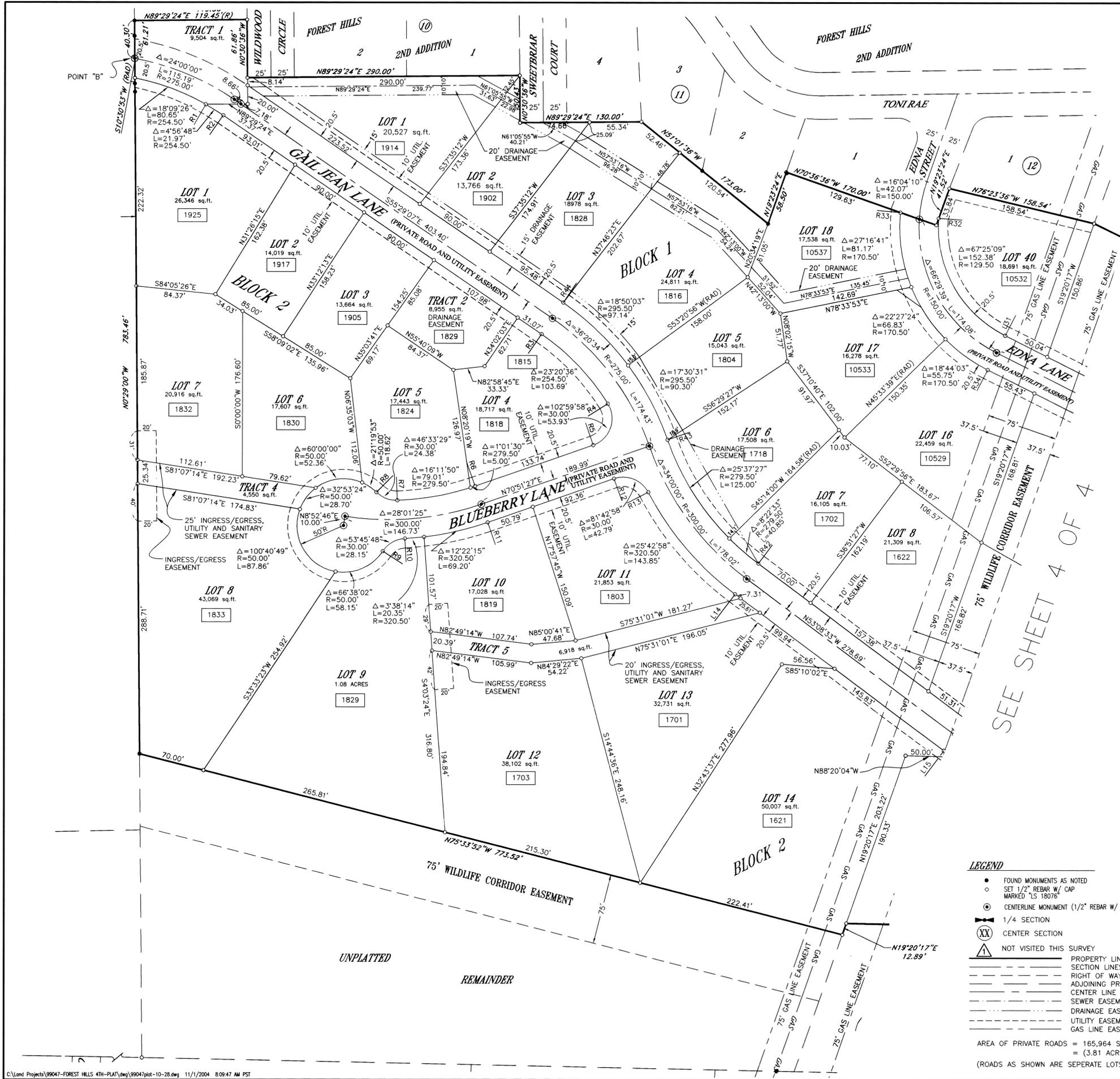
Marian Rush
Official Seal
MARIAN RUSH
NOTARY PUBLIC STATE OF WASHINGTON
COUNTY OF SPOKANE
My appointment expires: May 15, 2008

Ramer & Associates, L.P.C.
CIVIL ENGINEERS AND LAND SURVEYORS
14 W. GRAVES ROAD, SPOKANE, WASHINGTON 99218 (509) 467-5261
DATE: 10/19/04
SCALE:
DRAWN BY: MLH/GSM/REP/DJA
CHECKED BY: LEB
FIELD BOOK:
PROJECT NO. 99047
SHT 2 OF 4
30/39

**AUDITORS' CERTIFICATE**  
 Filed for record this 2<sup>nd</sup> day of November, 2004 at 3:24 P.M. in book 30 of Plats at page 30 of the request of Ramer & Associates, L.L.C.  
 William D. Anderson, Deputy COUNTY AUDITOR

# 3693

FINAL PLAT OF  
**FOREST HILLS 4th ADDITION**  
 PORTION OF NE1/4 OF SECTION 13, T26N, R42E, W.M.  
 SPOKANE COUNTY, WASHINGTON  
 SHEET 3 OF 4



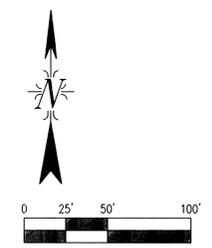
**RADIAL TABLE**

LINE	BEARING
R1	N29°34'04"E
R2	N34°30'53"E
R3	N34°30'53"E
R4	S57°51'29"W
R5	S19°08'33"E
R6	S19°08'33"E
R7	S01°55'13"E
R8	N44°38'16"E
R9	N56°53'52"W
R10	N03°08'04"W
R11	S19°08'33"E
R12	N19°08'33"W
R13	N62°34'25"E
R14	S36°51'27"W
R15	S36°51'27"W
R16	N04°23'27"E
R17	N59°02'51"E
R18	S17°47'52"W
R19	N56°59'02"W
R20	S17°47'52"W
R21	N17°47'52"E
R22	N17°42'25"W
R23	N17°42'25"W
R24	N31°11'40"E
R25	S31°11'40"W
R26	S74°01'26"E
R27	N03°57'24"E
R28	S66°30'53"W
R29	N11°48'22"E
R30	S26°49'36"W
R31	S26°49'36"W
R32	N85°45'31"W
R33	N84°42'16"W
R34	S26°49'36"W
R35	S26°49'36"W
R36	N11°48'22"E
R37	N53°34'39"E
R38	N15°30'04"W
R39	N17°42'25"W
R40	S17°42'25"E
R41	S36°51'27"W
R42	S36°51'27"W
R43	N70°51'27"E
R44	N34°30'53"E

SEE SHEET 4 OF 4

- LEGEND**
- FOUND MONUMENTS AS NOTED
  - SET 1/2" REBAR W/ CAP MARKED "LS 18076"
  - ⊙ CENTERLINE MONUMENT (1/2" REBAR W/ CAP)
  - 1/4 SECTION
  - ⊗ CENTER SECTION
  - △ NOT VISITED THIS SURVEY
  - PROPERTY LINE
  - SECTION LINES
  - RIGHT OF WAY
  - ADJOINING PROPERTIES
  - CENTER LINE
  - SEWER EASEMENT
  - DRAINAGE EASEMENTS
  - UTILITY EASEMENTS
  - GAS LINE EASEMENTS

AREA OF PRIVATE ROADS = 165,964 SQ FT  
 = (3.81 ACRES)  
 (ROADS AS SHOWN ARE SEPARATE LOTS)



THIS STAMP IS NOT VALID UNLESS SIGNED WITH AN ORIGINAL SIGNATURE AND DATE

**Ramer & Associates, L.L.C.**  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 14 W. GRAVES ROAD, SPOKANE, WASHINGTON 99218 (509) 467-5261

**RON HOWES**  
 5121 W. RIDGECREST DR.  
 SPOKANE, WA 99208

DATE: 9/28/04  
 SCALE: 1"=50'  
 DRAWN BY: WLH/GSM/REP/DJA  
 CHECKED BY: LEB  
 FIELD BOOK:

PROPERTY NO. 99047  
 SHEET 3 OF 4

FINAL PLAT  
OF  
**FOREST HILLS 4th ADDITION**  
PORTION OF NE1/4 OF SECTION 13, T26N, R42E, W.M.  
SPOKANE COUNTY, WASHINGTON  
SHEET 4 OF 4

#3693

**AUDITORS CERTIFICATE**  
Filed for record this 25 day of  
November, 2004, at  
3:04 P.M. in book 36 of Plats  
at page 38 at the request of  
RAMER & ASSOCIATES, L.L.C.  
*William D. Anderson*  
COUNTY AUDITOR - Deputy

RADIAL TABLE	
LINE	BEARING
R1	N29°34'04"E
R2	N34°30'53"E
R3	N34°30'53"E
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R13	N62°34'25"E
R14	S36°51'27"W
R15	S36°51'27"W
R16	N04°23'27"E
R17	N59°02'51"E
R18	S174°52'W
R19	N56°59'02"W
R20	S174°52'W
R21	N174°52'W
R22	N174°25'W
R23	N174°25'W
R24	N31°11'40"E
R25	S31°11'40"W
R26	S74°01'26"E
R27	N03°57'24"E
R28	S66°30'53"W
R29	N114°8'22"E
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R34	S26°49'36"W
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R36	N114°8'22"E
R37	N53°34'39"E
R38	N15°30'04"W
R39	N174°25'W
R40	S174°25'W
R41	S36°51'27"W
R42	S36°51'27"W
R43	N70°51'27"E
R44	N34°30'53"E

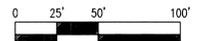
**LEGEND**

- FOUND MONUMENTS AS NOTED
- SET 1/2" REBAR W/ CAP MARKED "LS 18076"
- ⊙ CENTERLINE MONUMENT (1/2" REBAR W/ CAP)
- XX 1/4 SECTION
- ⊠ CENTER SECTION
- ⚠ NOT VISITED THIS SURVEY
- PROPERTY LINE
- - - SECTION LINES
- - - RIGHT OF WAY
- - - ADJOINING PROPERTIES
- - - CENTER LINE
- - - SEWER EASEMENT
- - - DRAINAGE EASEMENTS
- - - UTILITY EASEMENTS
- - - GAS LINE EASEMENTS

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(ROADS AS SHOWN ARE SEPARATE LOTS)



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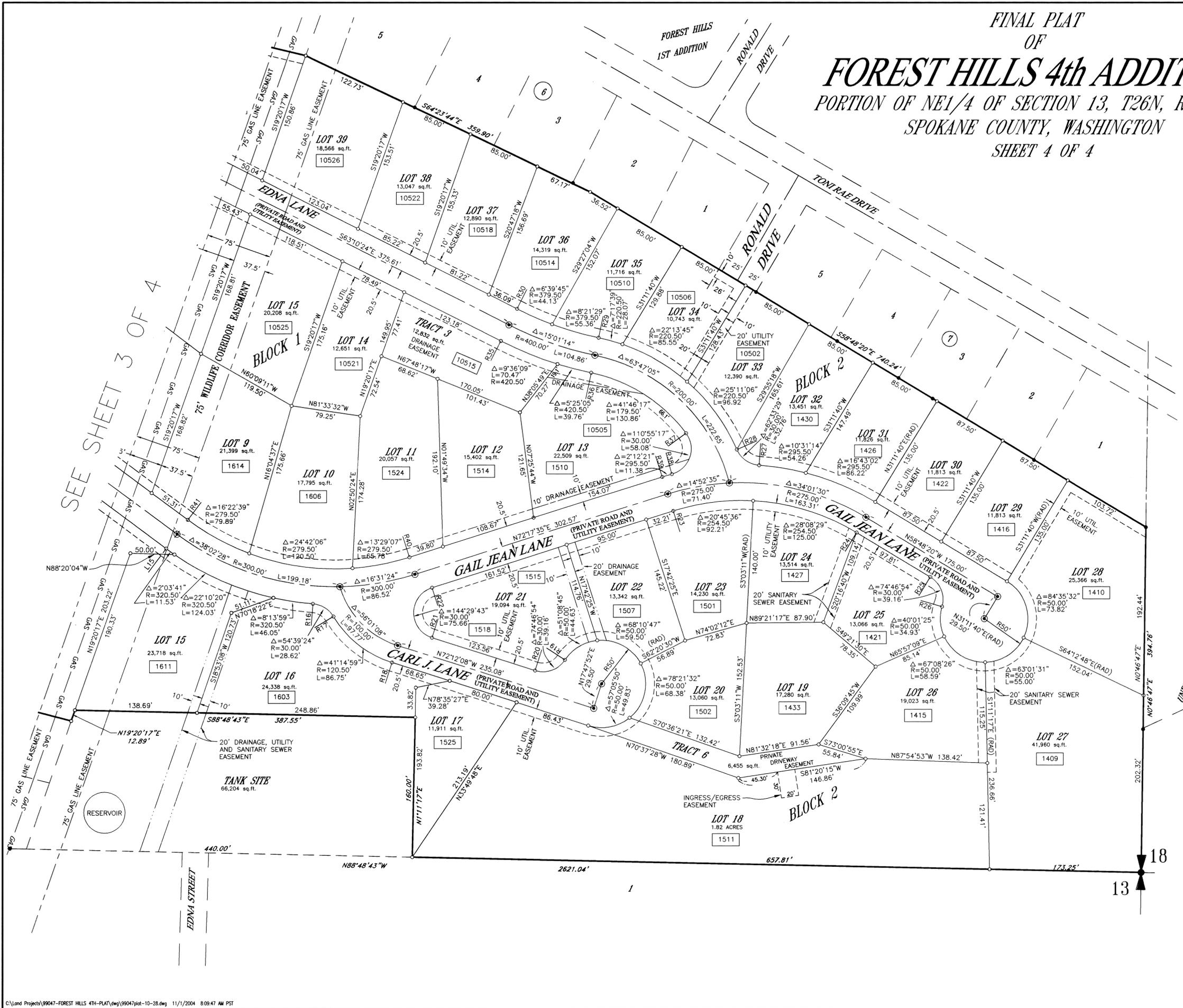


NE1/4, SEC. 13, TWP. 26, RANG. 42

**Ramer & Associates, L.L.C.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
14 W. GRAVES ROAD, SPOKANE, WASHINGTON 99218 (509) 467-5261

DATE: 9/28/04  
SCALE: 1"=50'  
DRAWN BY: M.H./G.M./R.P./D.A.  
CHECKED BY: L.E.B.  
FIELD BOOK:

PROJECT NO. 99047  
RON HOWES  
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SHT 4 OF 4



SEE SHEET 3 OF 4