

FINAL PLAT FOR GOLDEN EAGLE ESTATES (A PLANNED UNIT DEVELOPMENT) A PORTION OF THE NW 1/4 OF SECTION 29, T27N, R43E, W.M. SPOKANE COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE

AT 3:28 P.M. IN BOOK 30 OF PLATS AT PAGE 62 FILED FOR RECORD THIS 14 DAY OF DECEMBER 2004 AT THE REQUEST OF J. Michael Blair COUNTY AUDITOR [Signature] Deputy

PLAT # 3703

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

EXAMINED AND APPROVED THIS 7TH DAY OF DECEMBER, 2004 [Signature] SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 7TH DAY OF DECEMBER, 2004 [Signature] SPOKANE COUNTY UTILITIES

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

EXAMINED AND APPROVED THIS 14TH DAY OF DEC., 2004 [Signature] DIRECTOR SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

SPOKANE COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON ON THIS 14th DAY OF December, 2004 [Signature] SPOKANE COUNTY COMMISSIONERS

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 14th DAY OF December, 2004 [Signature] SPOKANE REGIONAL HEALTH OFFICER

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 14th DAY OF DECEMBER, 2004 [Signature] 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 FULLY PAID, SATISFIED, AND DISCHARGED. DATED THIS DAY OF Dec 14, 2004 [Signature] 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 SPOKANE COUNTY SUBDIVISION ORDINANCE. [Signature] MICHAEL E. MOORE, P.L.S., CERT. NO. 35157



DEDICATION

KNOW ALL MEN BY THESE PRESENTS that J. Michael Blair L.L.C., a Washington Limited Liability Company and Wheatland Bank have caused to plat into Lots, the land shown hereon to be known as GOLDEN EAGLE ESTATES in the County of Spokane, State of Washington, more particularly described as follows:

The East 650.19 feet of the North Half of the North Half of the South Half of the Northwest Quarter of Section 29, Township 27 North, Range 43 East, Willamette Meridian in Spokane County, Washington; EXCEPT the North 200 feet of the West 200 feet thereof; AND EXCEPT Hatch Road.

"Building Setbacks are specifically drafted on this final plat. The setbacks indicated on this plat may be varied from if proper zoning or variance approvals are obtained. There shall be no direct access allowed from lots to Hatch Road, until such time as authorized by the County Engineer.

"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."

"Public sewers shall be constructed to provide for the connection of each parcel to the County system of sewage. The uses on properties within the project shall be required to connect to the sewer and pay applicable charges per the Spokane County Sanitary Sewer Ordinance. Sewer connections permits shall be required."

"The perpetual easement granted to Spokane County, its successors and assigns is for the sole purpose of constructing, installing, operating, maintaining, repairing, altering, replacing, removing, and all other uses or purposes which are or may be related to a sewer system. Spokane County, its successors and assigns at all times hereinafter, at their own cost and expense, may remove all crops, brush, grass or trees that may interfere with the construction, installing, operating, maintaining, repairing, altering, replacing, removing and all other uses or purposes which are related to a sewer system. The Grantor(s) reserves the right to use and enjoy that property which is the subject of this easement for purposes which will not interfere with the County's full enjoyment of the rights hereby granted; provided, the Grantor(s) shall not erect or construct any building or other structure or drill on the easement, or diminish or substantially add to the ground cover over the easement. The easement described herein is to and shall run with the land."

"A public sewer system will be made available for the plot and individual service will be provided to each lot prior to sale. The use of individual on-site sewage disposal systems shall not be authorized."

"The use of private wells and water systems is prohibited."

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

"The common areas shown on this plat are hereby dedicated to the GOLDEN EAGLE ESTATES HOMEOWNERS ASSOCIATION created by document recorded September 30, 2004 under State document no. 602-433-442."

The common areas shall be considered subservient estates for tax purposes to the other lots created herein.

The owners of all lots within this subdivision shall be members of the GOLDEN EAGLE ESTATES HOMEOWNERS ASSOCIATION, a homeowners association created by document recorded September 30, 2004 by the Secretary of State of the State of Washington under U.B.I. Number 602-433-442, and subject to the Articles of Incorporation and Bylaws thereof. Subject to the DECLARATION OF PROTECTIVE COVENANTS FOR GOLDEN EAGLE ESTATES HOMEOWNERS ASSOCIATION as recorded under Auditor's Document No. 5110602, which by reference is made a part hereof.

The private roads and driveways 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 DECLARATION OF COVENANT as recorded August 12, 2004 under Auditor's Document No. 5110602, which by reference is made a part hereon. Lots 8 and 13 of Block 1 have direct access from Eagles Nest Lane only, access from the private driveway is prohibited. No Direct access will be allowed from Lots or Tracts to Hatch Road until such time as authorized by The Spokane County Engineer.

"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."

"The Private Roads and Driveways as shown hereon are dedicated for utility purposes in addition to ingress and egress as stated."

The Border Easements as shown hereon are hereby granted to Spokane County, 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 easement without permission of the Spokane County Engineer, nor will any objects be placed in said easement that would obstruct the sight distance necessary for safe and efficient vehicular movement. Any other easements granted or dedicated within this Border Easement area will be subordinate to the rights created by this easement and are subject to Spokane County Engineers permit process prior to usage.

IN WITNESS WHEREOF THE FOREMENTIONED PERSONS DO HEREBY AFFIX THEIR SIGNATURES: J. Michael Blair L.L.C. a Washington Limited Liability Company

[Signature] Its Authorized Agent

STATE OF WASHINGTON))ss County of Spokane)

I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose signature appears on this document. On this 14 day of December 2004, before me personally appeared J. Michael Blair, to me known to be the person that executed the within and foregoing instrument, and acknowledged the said instrument to be free and voluntary act and deed of said person, for the uses and purposes herein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.

NOTARY PUBLIC, in the State of Washington, residing at Spokane My commission expires Feb. 7, 2005



[Signature]

IN WITNESS WHEREOF THE FOREMENTIONED PERSONS DO HEREBY AFFIX THEIR SIGNATURES: Wheatland Bank

[Signature] Its Authorized Agent

STATE OF WASHINGTON))ss County of Spokane)

I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose signature appears on this document. On this 14 day of December 2004, before me personally appeared Trevor T. Shelley, to me known to be the person that executed the within and foregoing instrument, and acknowledged the said instrument to be free and voluntary act and deed of said person, for the uses and purposes herein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.

NOTARY PUBLIC, in the State of Washington, residing at Spokane My commission expires Feb. 7, 2005



[Signature]

DRAINAGE LANGUAGE:

Blanket drainage easements within Tracts "A" and "B" which are 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 are hereby dedicated to the Golden Eagle Estates Homeowners Association. A drainage easement is granted to Spokane County over all tracts 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 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 Golden Eagle Estates Homeowners Association. Spokane County does not accept the responsibility to inspect or maintain drainage facilities located outside of public rights-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 Golden Eagle 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 unprotectd 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.

If groundwater or mottled soil is encountered during basement excavation, it is Spokane County's recommendation that protective measures that meet the requirements of the current UBC code with respect to dampproofing and waterproofing be implemented as part of the basement foundation construction.

The Regulations of the National Flood Insurance program shall be observed as this plat is affected by a flood hazard zone. A floodplain development permit shall be obtained from the County Engineer before construction or development begins within any area of special flood hazard (ref. Chapter 3.20 of the Spokane County Code - Flood Damage Protection) or within any lot all or a portion of which includes a special flood hazard. This includes any structures, excavation, fill placement, paving, etc. and is applicable also to driveways, roads, and approaches.

The Golden Eagle Estates Homeowners Association or its successors in interest shall maintain all drainage facilities located in the common areas or tracts in conformance with the accepted plans and the Operations and Maintenance Manual as prepared by the design engineer, Hahn Engineering Inc., 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 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 common areas and tracts at such time Spokane County deems necessary, and replacing the soil and grass sod. Spokane County is only responsible for maintaining the stormwater structures located within the public right-of-way as shown in the final plat documents. The Golden Eagle Estates Homeowners Association shall be responsible for payment of all claims and other liabilities, which may become due for said maintenance responsibilities.

If the Golden Eagle 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 Golden Eagle 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 Golden Eagle Estates Homeowners Association, or their successors in interest.

Should the Golden Eagle 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 Golden Eagle 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 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, 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.

CAD FILE:03-809FINAL-PLAT11-26-04

Applicant MICHAEL BLAIR SHEET 1 OF 2

Hahn Engineering 605 E. HOLLAND AVE. SUITE 112 SPOKANE, WA. 99218 (509) 487-1650 FAX (509) 487-8188 survey@hahnengr.com

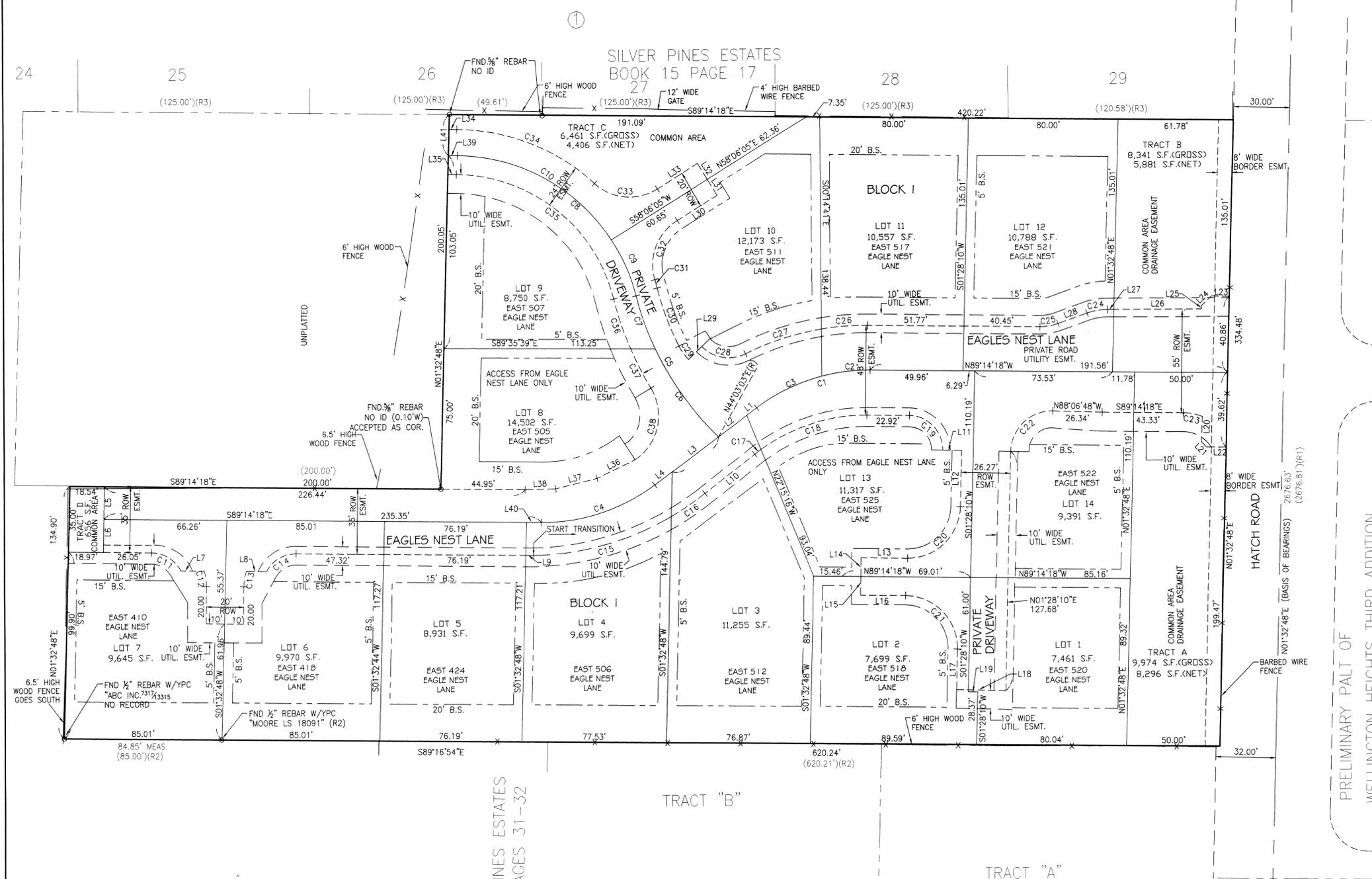
FINAL PLAT FOR GOLDEN EAGLE ESTATES

(A PLANNED UNIT DEVELOPMENT)
A PORTION OF THE NW 1/4 OF SECTION 29, T27N, R43E, W.M.
SPOKANE COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE
AT 3:28 P.M. IN BOOK 30 OF PLATS AT PAGE 63
FILED FOR RECORD THIS 14 DAY OF December, 2004
AT THE REQUEST OF J. Michael Blair
COUNTY AUDITOR Ryder-Deputy

PLAT # 3703

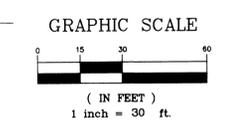
N 1/4 CORNER SECT. 29
FND. 1/2" REBAR W/YPC
"MOORE 18091"
FND. R.P.'S
TACK/TAG "20640" IN PP
N24°37'43"E-66.87'
TACK/TAG "A&C 12904" IN FENCE COR.
S39°56'13"E-37.44'
"X" IN CURB
N85°53'56"W-33.02'



LINE TABLE			CURVE TABLE				
LINE	LENGTH	BEARING	CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
L1	6.62	N53°23'14"E	C1	100.00	65.23	37°22'28"	S72°04'28"W
L2	18.92	N53°23'14"E	C2	100.00	26.24	15°02'06"	S83°14'39"W
L3	31.08	N53°23'14"E	C3	100.00	39.99	22°20'22"	S64°33'25"W
L4	11.70	N53°23'14"E	C4	100.00	65.23	37°22'28"	N72°04'28"E
L5	17.50	N00°50'31"E	C5	160.00	88.47	31°40'46"	S30°06'33"E
L6	17.50	N00°50'31"E	C6	160.00	88.47	20°51'32"	S35°31'11"E
L7	12.54	N89°10'12"W	C7	160.00	30.22	10°49'14"	S19°40'47"E
L8	10.87	N89°10'12"W	C8	100.00	130.85	74°58'08"	N51°45'14"W
L9	4.27	S89°14'18"E	C9	100.00	32.74	18°45'27"	N23°38'54"W
L10	33.90	N51°58'07"E	C10	100.00	98.11	56°12'41"	N61°07'57"W
L11	10.00	S88°31'50"E	C11	18.00	19.48	62°00'21"	N58°10'01"W
L12	30.18	S01°28'10"W	C12	28.00	8.39	17°09'54"	N07°45'09"W
L13	25.21	N89°14'18"W	C13	28.00	8.39	17°09'54"	S09°24'45"W
L14	10.00	S00°45'42"W	C14	17.91	19.54	62°31'08"	S59°34'14"W
L15	10.00	S00°45'42"W	C15	152.66	77.37	29°02'11"	N74°42'36"E
L16	24.27	N89°14'18"W	C16	152.66	21.91	8°13'24"	N56°04'49"E
L17	21.53	N01°28'10"E	C17	96.00	4.19	2°29'56"	S53°13'05"W
L18	26.27	S88°31'50"E	C18	96.00	60.81	36°17'39"	S72°36'53"W
L19	5.00	N89°14'18"W	C19	18.00	28.50	90°42'28"	N43°53'04"W
L20	13.41	S03°01'30"W	C20	28.00	43.64	89°17'32"	N46°06'56"E
L21	4.00	S45°00'00"E	C21	28.00	44.33	90°42'28"	N43°53'04"W
L22	10.55	S89°30'39"E	C22	22.00	34.72	90°25'02"	S46°40'41"W
L23	9.78	S88°49'27"E	C23	28.00	10.56	21°36'59"	N78°25'48"W
L24	7.40	N46°06'14"E	C24	32.00	11.03	19°44'27"	S80°18'56"W
L25	1.76	N01°10'33"E	C25	28.00	9.93	20°19'00"	N80°36'12"E
L26	46.83	N89°48'51"W	C26	144.00	24.99	9°56'41"	S85°47'22"W
L27	3.55	N89°48'51"W	C27	144.00	42.93	17°04'49"	S72°16'37"W
L28	16.50	S70°26'42"W	C28	20.00	25.29	72°27'25"	S80°02'05"E
L29	10.00	S46°11'37"W	C29	30.00	8.98	17°08'59"	S35°13'53"E
L30	25.26	N88°06'05"E	C30	148.00	33.17	12°50'34"	S20°14'06"E
L31	10.00	S31°53'55"E	C31	112.00	4.57	2°20'09"	N14°58'53"W
L32	10.00	S31°53'55"E	C32	28.00	36.29	74°15'03"	S20°58'33"W
L33	25.26	S88°06'05"W	C33	28.00	36.29	74°15'03"	S84°46'24"E
L34	4.00	N89°14'18"W	C34	112.00	81.30	41°35'25"	N88°26'35"W
L35	4.33	S89°14'18"E	C35	88.00	115.84	75°25'29"	N51°31'34"W
L36	22.61	S63°58'46"W	C36	172.00	28.17	9°23'05"	S18°30'22"E
L37	23.06	S76°15'20"W	C37	172.00	23.72	7°54'10"	S27°08'59"E
L38	16.39	N88°48'01"E	C38	28.00	43.21	88°25'01"	N13°06'27"E
L39	4.72	N89°14'18"W					
L40	7.91	S89°14'18"E					
L41	22.00	N01°32'48"E					

LEGEND

- FOUND MONUMENTS AS NOTED
- SET 1/2" REBAR W/YPC
- "MEM" #35157 AS:
- - ANGLE POINT IN BOUNDARY
- ⊕ - LOT CORNER
- (R1) - SHORT PLAT BK.4, PG.3
- (R2) - PLAT BK.24, PG.31
- (R3) - PLAT BK.15, PG.17
- (R4) - SPOKANE COUNTY RETRACEMENT RECORD SECTION COR. NO. 3750/1718 8-12-97 AND LCR AUD. REC #4161755
- B.S. = BUILDING SETBACK
- BUILDING SETBACK
- ⊕ FOUND AS NOTED NAVD 88 DATUM
- ⚓ FOUND QUARTER CORNERS AS NOTED
- 2000 STREET ADDRESSES



BASIS OF BEARINGS
ASSUMED BEARING OF N01°32'48"E ALONG THE CENTERLINE OF HATCH ROAD WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

EQUIPMENT AND PROCEDURES
THIS SURVEY WAS PERFORMED WITH A NIKON 450 1" TOTAL STATION USING FIELD TRAVERSE PROCEDURES. THE AMOUNT OF ERROR WAS WITHIN THE TOLERANCES PER WAC 332-130-090.

CENTER SECT. CORNER
FND. 3" BRASS CAP IN MON. CASE
W/7"X MARKED T27N R43E C1/4 29
LS25564 SPOKANE COUNTY (R4)

FND. R.P.'S
COUNTY TACK & TAG IN 30" PINE
S35°30'36"W-52.47'(S35°W-52.51'(R4)
COUNTY TACK & TAG IN 26" PINE
N87°22'01"W-29.29'(N88°W-29.37'(R4)

Applicant
MICHAEL BLAIR
SHEET 2 OF 2



Hahn Engineering
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FAX (509) 487-8189
survey@hahnengr.com

CAD FILE:03-808FINAL-PLAT11-26-04