

FINAL PLAT OF GOLDEN POND ESTATES

PORTION OF SW1/4 OF SECTION 12, T26N, R42E, W.M.
SPOKANE COUNTY, WASHINGTON

AUDITORS CERTIFICATE 4628248
Filed for record this 4th day of September 2001 at 2:59 P.M. in book 47 of final plats at page 33 at the request of RAMER & ASSOCIATES, L.L.C. sheet 1 of 2

SPOKANE COUNTY COMMISSIONER
Examined and approved this 4th day of September 2001.
SPOKANE COUNTY COMMISSIONER

SPOKANE COUNTY DIVISION OF PLANNING
Examined and approved this 28th day of August 2001.
DIRECTOR OF PLANNING

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS
Examined and approved this 27th day of August 2001.
SPOKANE COUNTY ENGINEER

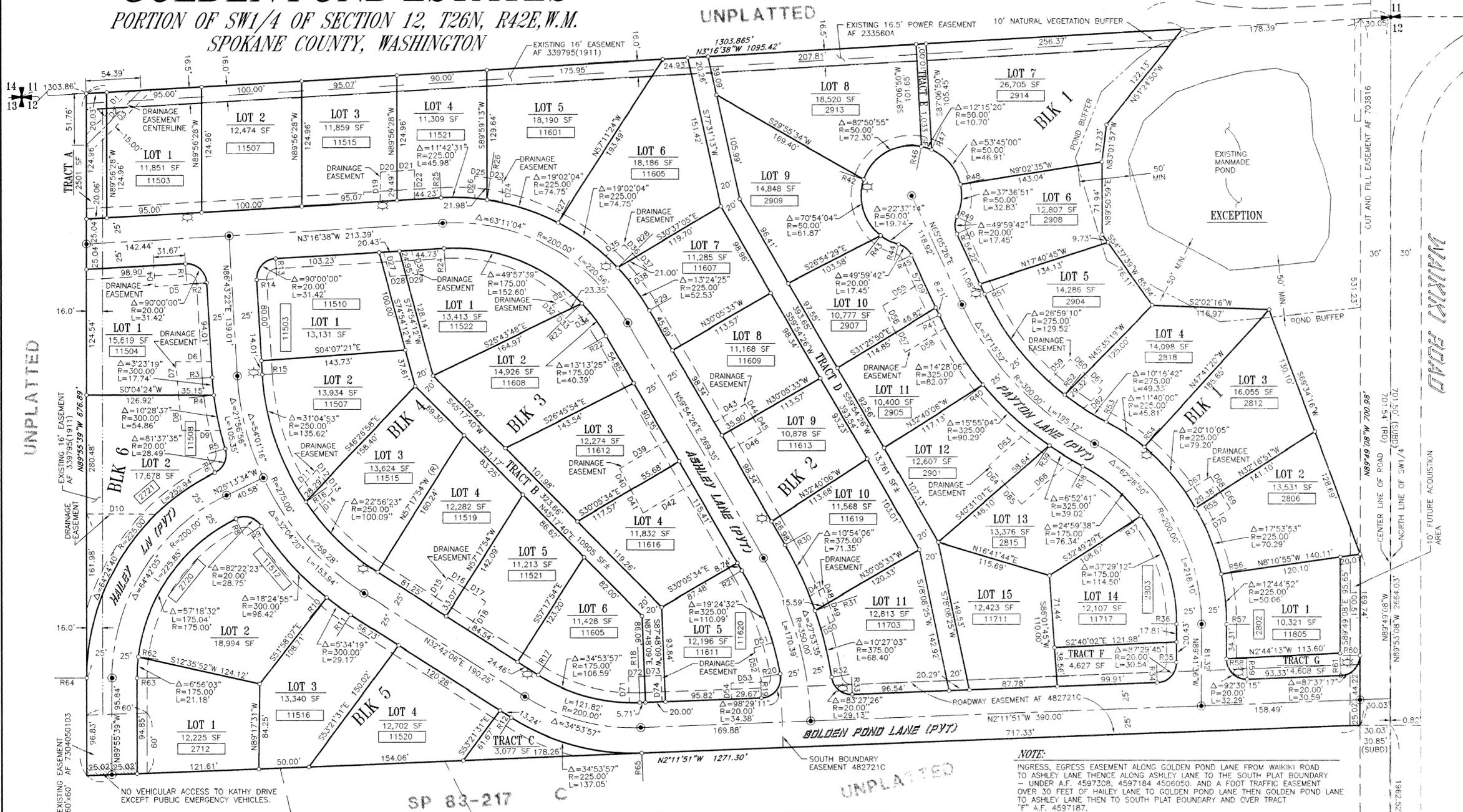
SPOKANE COUNTY DIVISION OF UTILITIES
Examined and approved this 29th day of August 2001.
SPOKANE COUNTY UTILITIES

SPOKANE REGIONAL HEALTH DISTRICT
Examined and approved this 29th day of August 2001.
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 4th day of September 2001.
SPOKANE COUNTY TREASURER

SPOKANE COUNTY ASSESSOR
Examined and approved this 4th day of September 2001.
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
September 4, 2001
LAWRENCE E. BENSON, L.S. #18076



DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	LENGTH									
D1	S45°15'45"E	61.32'	D22	N89°56'28"W	29.49'	D43	S30°05'33"E	35.90'	D64	N49°28'59"E	24.54'
D2	S45°15'45"E	77.24'	D23	S08°04'13"W	15.59'	D44	S89°54'27"W	15.20'	D65	N49°28'59"E	25.70'
D3	S45°15'45"E	93.16'	D24	S89°56'28"W	12.24'	D45	S89°54'27"W	16.84'	D66	S40°31'01"E	66.56'
D4	S86°43'22"W	20.67'	D25	S08°04'13"W	12.24'	D46	S30°05'33"E	35.90'	D67	N37°16'51"W	29.50'
D5	N00°04'24"E	51.67'	D26	S89°56'28"W	22.24'	D47	N30°05'33"E	15.83'	D68	N57°43'09"E	18.13'
D6	N00°04'24"E	35.56'	D27	S74°54'12"W	24.95'	D48	S70°33'09"W	15.08'	D69	N57°43'09"E	18.78'
D7	S85°07'50"W	33.77'	D28	N03°16'38"W	12.07'	D49	S70°33'09"W	18.69'	D70	N37°16'51"W	30.81'
D8	S85°07'50"W	35.34'	D29	N03°16'38"W	12.07'	D50	N30°05'33"E	16.15'	D71	N87°48'09"E	25.63'
D9	S00°04'24"W	38.41'	D30	S74°54'12"W	24.95'	D51	N16°21'31"W	19.63'	D72	S02°11'30"E	16.05'
D10	S00°04'24"W	68.81'	D31	S25°43'48"E	23.35'	D52	S77°02'01"W	34.70'	D73	S02°11'30"E	16.63'
D11	S46°26'58"E	27.08'	D32	S44°41'34"W	12.12'	D53	S02°11'30"E	30.58'	D74	N87°48'30"E	25.94'
D12	N52°23'33"E	13.90'	D33	S44°41'34"W	13.25'	D54	N87°48'30"E	15.62'			
D13	N52°23'33"E	12.49'	D34	S25°43'48"E	22.36'	D55	S31°25'50"E	47.14'			
D14	S46°26'58"E	28.69'	D35	S30°37'05"E	21.84'	D56	N64°28'12"E	29.20'			
D15	S57°17'54"E	33.07'	D36	N47°09'23"E	16.63'	D57	N64°28'12"E	22.07'			
D16	S32°42'06"W	19.08'	D37	N47°09'23"E	15.88'	D58	S31°25'50"E	46.88'			
D17	S32°42'06"W	25.57'	D38	S30°37'05"E	21.38'	D59	N48°58'19"W	30.82'			
D18	S57°17'54"E	33.07'	D39	N30°05'33"W	54.76'	D60	N44°24'41"E	20.86'			
D19	S89°56'28"E	29.49'	D40	N62°08'11"E	25.77'	D61	N44°24'41"E	23.16'			
D20	S03°16'38"E	16.79'	D41	N62°08'11"E	25.70'	D62	N45°35'19"W	25.75'			
D21	S03°16'38"E	17.48'	D42	N30°05'33"W	56.68'	D63	S40°31'01"E	53.17'			

RADIAL BEARING TABLE

LINE	BEARING	LINE	BEARING	LINE	BEARING
R1	N86°43'22"E	R22	S30°05'34"E	R43	N52°17'02"W
R2	S3°16'38"E	R23	S43°18'59"E	R44	S74°54'16"E
R3	N3°16'38"W	R24	N86°43'22"E	R45	S24°54'34"E
R4	N6°39'57"W	R25	N86°43'22"E	R46	S78°32'03"E
R5	S17°08'34"E	R26	S81°34'07"E	R47	S66°16'43"E
R6	S64°29'02"W	R27	S62°32'03"E	R48	S12°31'43"E
R7		R28	S43°29'59"E	R49	N25°05'08"E
R8	N64°18'57"E	R29	S30°05'34"E	R50	N24°54'34"W
R9	S33°18'40"E	R30	S30°05'34"E	R51	N24°54'34"W
R10	N51°43'35"W	R31	S19°11'28"E	R52	N51°53'44"W
R11	N57°17'54"W	R32	N8°44'25"W	R53	S62°10'26"E
R12	N57°17'54"W	R33	N8°44'25"W	R54	S50°30'26"E
R13	N86°43'22"E	R34	S87°48'09"W	R55	S30°20'21"E
R14	N3°16'38"W	R35	S0°18'24"W	R56	S12°26'28"E
R15	N3°16'38"W	R36	S0°18'24"W	R57	S0°18'24"W
R16	N34°21'31"W	R37	S37°10'48"E	R58	N0°18'24"E
R17	N57°17'54"W	R38	S62°10'26"E	R59	S87°48'09"W
R18	S87°48'09"W	R39	N55°17'45"W	R60	S0°18'24"W
R19	S87°48'09"W	R40	N39°22'41"W	R61	S87°48'09"W
R20	S10°41'02"E	R41	N24°54'34"W	R62	N7°00'24"E
R21	S30°05'34"E	R42	N18°37'02"E	R63	N0°04'21"E
				R64	N0°04'21"E
				R65	N87°48'09"E

LEGEND

- PROPERTY LINE
- SECTION LINES
- RIGHT OF WAY
- ADJOINING PROPERTIES
- CENTER LINE
- RIGHT-OF-WAY
- EASEMENTS
- DRAINAGE EASEMENTS
- NATURAL VEGETATION BUFFER
- POND BUFFER
- EXISTING EASEMENTS

NOTE:
INGRESS, EGRESS EASEMENT ALONG GOLDEN POND LANE FROM WAIKIKI ROAD TO ASHLEY LANE THENCE ALONG ASHLEY LANE TO THE SOUTH PLAT BOUNDARY - UNDER A.F. 4597308, 4597184, 4596050, AND A FOOT TRAFFIC EASEMENT OVER 30 FEET OF HAILEY LANE TO GOLDEN POND LANE THEN GOLDEN POND LANE TO ASHLEY LANE THEN TO SOUTH PLAT BOUNDARY AND OVER TRACT "F" A.F. 4597187.
AREA OF PRIVATE ROADS = 3.9547 AC±

BASIS OF BEARINGS
N3°16'38"W ASSUMED ON WESTERLY LINE OF THE SW1/4 OF SECTION 12, T26N, R42E, W.M.

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.

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: 08/22/01
SCALE: 1"=50'
DRAWN BY: WJH/JPP
CHECKED BY: LEB
FIELD BOOK:

PROJECT NO. 98294
SHT 1 OF 2

AUDITORS CERTIFICATE
 Filed for record this 15 day of SEPTEMBER, 2001 at 2:59 P.M. in book 27 of final plots at page 34 of the request of RAMER & ASSOCIATES, L.L.C.
J. Hagem
 COUNTY AUDITOR

4628248
 #3523
 sheet 2 of 2

FINAL PLAT
OF
GOLDEN POND ESTATES
 PORTION OF SW1/4 OF SECTION 12, T26N, R42E, W.M.
 SPOKANE COUNTY, WASHINGTON

DEDICATION

BE IT KNOWN BY THESE PRESENTS that HOWES QUALITY DEVELOPMENT CO., INC., a Washington corporation, and BANK OF WHITMAN have caused to be platted into lots the lands shown hereon to be known as THE PLAT OF GOLDEN POND ESTATES, and being legally described as follows:
 That portion of the SW1/4 of Section 12, T26N, R42E, W.M., in Spokane County, Washington, described as follows:
 The NW1/4 of the SW1/4 of said Section 12;
 EXCEPT the East 630.00 feet;
 ALSO EXCEPT County road;
 AND EXCEPT the following described parcel:

COMMENCING at the northwest corner of said SW1/4; thence S3°16'35"E along the westerly line of said SW1/4 a distance of 30.05 feet to the southerly right-of-way of Waikiki Road and POINT OF BEGINNING; thence continuing S3°16'38"E along the westerly line of said SW1/4 a distance of 178.39 feet; thence S51°24'50"E 122.13 feet; thence S83°01'57"E 37.23 feet; thence N89°50'59"E 71.94 feet; thence N54°37'39"E 85.84 feet; thence N2°02'16"E 116.97 feet; thence N69°34'16"E 258.79 feet to the southerly right-of-way of said Waikiki Road; thence N89°49'08"W along said right-of-way 531.23 feet to the point of beginning.

1. Setbacks shall be determined at the time building permits are requested. The setbacks may be varied from if proper zoning or variance approvals are obtained.
 2. The public water system, pursuant to the Water Plan as approved by County and State health authorities, the local Fire District, Spokane County Division of Building Code Enforcement, 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 tract prior to sale of each tract and prior to issuance of a building permit for each tract. Use of private wells and water systems is prohibited.

3. Utility easements shown on the herein described plat are hereby dedicated to the serving utility companies for construction, reconstruction, maintenance and operation of utilities, together with the right to inspect said utilities and to trim and/or remove brush and trees that may interfere with the construction, maintenance and operation of same, and together with the right to access said utility easements through any Future Right-of-Way Acquisition areas shown herein. Said access through any future right-of-way acquisition area shall terminate upon said areas becoming County public road rights-of-way.
 4. A public sewer system will be made available for the plat, and individual service will be provided to each lot prior to sale. Use of individual on-site disposal systems shall not be authorized.

5. Drainage easements, as platted and shown hereon, which are for the purposes of installing, operating, and maintaining drainage ponds and drainage facilities to dispose of runoff, are hereby granted to Spokane County and the Golden Pond Estates Homeowners Association.
 Tracts B, C, F, and G, which are for the purposes of installing, operating, and maintaining drainage ponds and drainage facilities to dispose of runoff, are hereby dedicated to the Golden Pond Estates Homeowners Association. A drainage easement over Tracts B, C, F, and G is hereby dedicated to Spokane County and the Golden Pond Estates Homeowners Association.

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 swales, ponds, ditches, culverts and other drainage facilities, if not properly maintained by the property owner(s) or the Golden Pond 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) 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 or floodplain areas within 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 water quality swales (208' swales) and drainage ditches situated on their respective properties, and any portion of a 208' swale situated in a public right-of-way adjacent to their respective properties, with a permanent ground cover as specified in the currently approved and accepted plans on file at Spokane County Engineer's Office. No structures, including fences, shall be constructed directly over or within a 208' swale 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 or drainage swales, nor does Spokane County accept any liability for any failure by the lot owner(s) to properly maintain such areas.

The Golden Pond Estates Homeowners Association or its successors in interest shall maintain the drainage facilities located in common areas and tracts in conformance with the approved plans on file at the Spokane County Engineer's Office. Maintenance of drainage facilities includes, but is not limited to, keeping open and cleaning storm pipes, ditches, drainage ponds, swales, etc., replacement of drainage facilities as needed, and maintaining live native-type dryland grasses or lawn turf in the 208' swales 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. The Golden Pond 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 Pond Estates Homeowners Association, or their successors in interest, fails to maintain the drainage facilities in conformance with the accepted drainage plan on file at the Spokane County's Engineer's Office, a notice of such failure may be given to the Golden Pond 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 Pond Estates Homeowners Association, or their successors in interest.

Should the Golden Pond 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 Pond 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.
 These covenants 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 as provided herein.

6. The private roads and tracts shown on this plat are hereby dedicated to the Golden Pond Estates Homeowners Association created by document recorded July 18, 2001 under State Document No. 608-139-137

7. The private roads 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 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 Conditions of Covenant and Restrictions recorded AUG 29, 2001 under Auditor's Document No. 4626136 which by reference is made a part hereof.

8. 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, or to provide drainage or snow removal on a private road. This 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.

9. No direct access shall be allowed from lots to Kathy Drive until such time as authorized by the County Engineer.

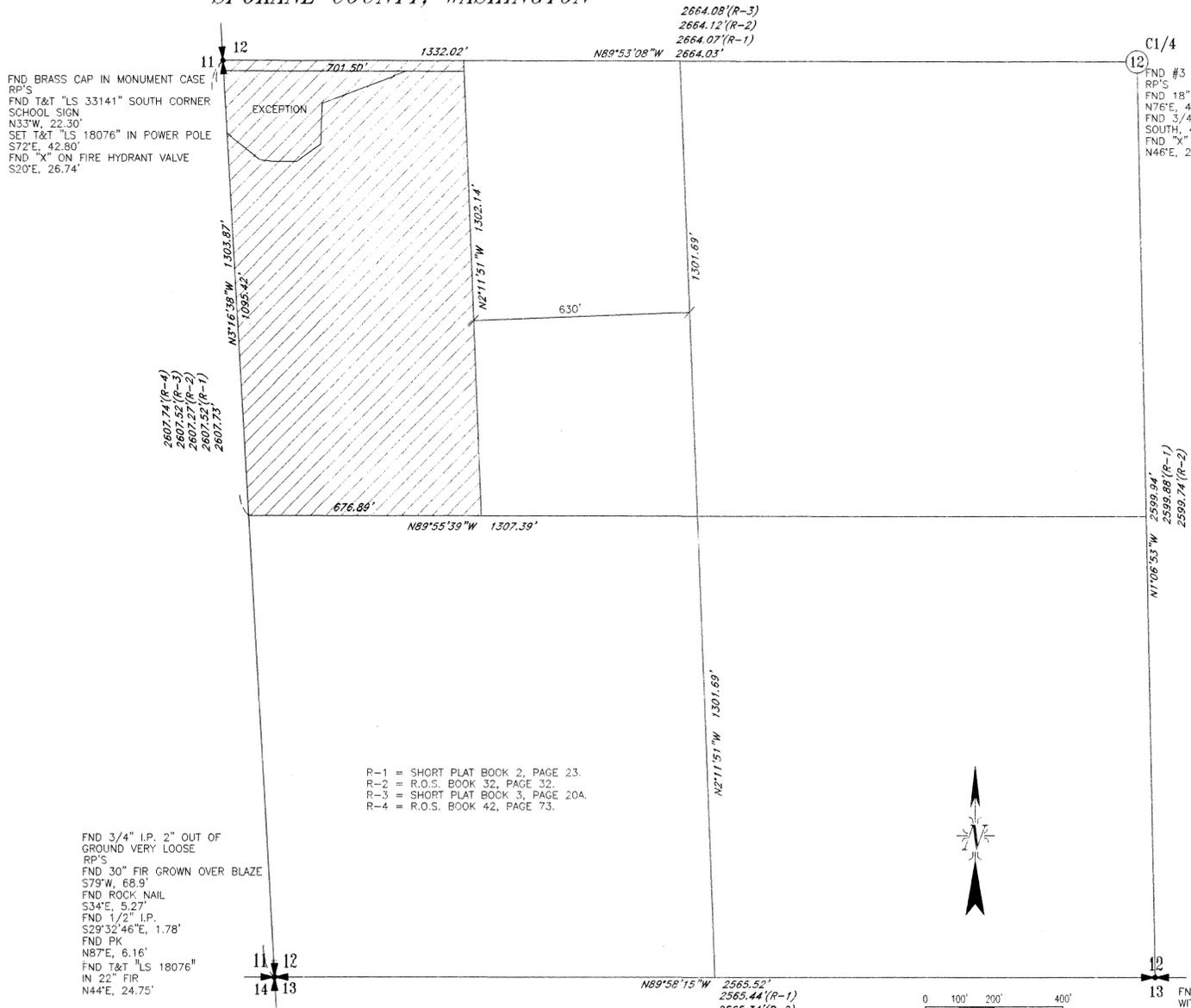
10. The owner(s) or successor(s) in interest agree to join in any County-approved stormwater management program and to pay such rates and charges as may be fixed through public hearings for service or benefit obtained by the planning, design, construction, maintaining or operation of stormwater control facilities.

11. Public sewers shall be constructed to provide for the connection of each parcel to the County's system of sewerage. Users 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.

12. 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.

13. The 10 foot wide natural vegetative buffer as shown on the west side of this plat is restricted for native vegetation only.

14. An Urban Natural Open Space critical area is located south on the subject site and the Little Spokane River Natural Area is located west of and adjacent to the development. Development of lots within the subdivision shall comply with the mitigating measures identified in the Habitat Management Plan prepared by Biology, Soil and Water in May 1999 for the protection of wildlife habitat and wetlands.



IN WITNESS WHEREOF legal representatives of the aforementioned corporation and bank do hereby affix their signatures:

HOWES QUALITY DEVELOPMENT CO., INC. BANK OF WHITMAN
Ron D. Howes Louise Robeson
 Ron D. Howes, President By: Louise Robeson, Assist. V.P.

State of Washington) State of Washington)
 County of Spokane 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 as the President of HOWES QUALITY DEVELOPMENT CO., INC., to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 8-23-01
Marian Rush
 Notary Public in and for the State of Washington
 My appointment expires: May 15, 2004



State of Washington) I certify that I know or have satisfactory evidence that Louise Robeson signed this instrument on oath stated that he/she was authorized to execute the instrument and acknowledged it in his/her capacity as Asst. Vice President of BANK OF WHITMAN, to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.
 Dated: August 23, 2001
Marian Rush Verbal Permission:
Louise Robeson
 Notary Public in and for the State of Washington
 My appointment expires: May 15, 2004



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

DATE: 08/22/01
 SCALE: 1"=200'
 DRAWN BY: WJH
 CHECKED BY: LEB
 FIELD BOOK:

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

PROJECT NO. 98294
 SHT 2 OF 2

POINT FILE: 98294.DAT