

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that NORTH DIVISION COMPLEX, L.L.C., a Washington Limited Liability Company, and WASHINGTON TRUST BANK, have caused to be platted into Lots, Blocks, Tracts and Streets, the land shown hereon, to be known as GRANGER TERRACE, located in the Southeast Quarter of Section 14, Township 26 North, Range 42 East, W.M., Spokane County, Washington being more particularly described as follows:

Commencing at the northeast corner of said southeast quarter; thence North 89°53'30" West along the north line of said southeast quarter a distance of 30.00 feet; thence South 00°00'07" West along a line which is 30.00 feet west of and parallel with the east line of said southeast quarter, a distance of 30.00 feet, which point is on the south line of Hawthorne Road, being the TRUE POINT OF BEGINNING; thence continuing South 00°00'07" West a distance of 833.31 feet; thence South 90°00'00" West a distance of 283.94 feet; thence South 00°00'00" East a distance of 381.44 feet; thence North 89°45'50" West a distance of 728.05 feet; thence North 34°23'11" West a distance of 794.26 feet; thence North 00°00'10" East a distance of 559.05 feet to a point on the south line of Hawthorne Road; thence South 89°53'30" East along said south line a distance of 1460.56 feet to the TRUE POINT OF BEGINNING;

Containing 34.86 acres more or less.

No direct access shall be allowed from any lot within this subdivision to Five Mile Road.

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 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.

Side yard and rear yard setbacks are specifically drafted on this final plat. The setbacks indicated on this subdivision may be varied from if proper zoning approvals are obtained.

The owners of all lots within this subdivision shall be members of the GRANGER TERRACE HOMEOWNERS ASSOCIATION a homeowners association created by document recorded May 31, 2002 by the Secretary of State of the State of Washington under U.B.I. Number 602 207 907, and subject to the Articles of Incorporation and Bylaws thereof.

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 Granger Terrace Homeowners' Association. Tracts A, B, C, and D are hereby dedicated to the Granger Terrace Homeowners' Association 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. A drainage easement is granted to Spokane County over Tracts A, B, C, and D 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 swales, ponds, ditches, culverts and other drainage facilities, if not properly maintained by the property owner(s) or the Granger Terrace 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 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 unroofed 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.

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.

The Granger Terrace Homeowners' Association or its successors in interest shall maintain any drainage facilities, located in Tracts A, B, C, and D, 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 Granger Terrace Homeowners' Association shall be responsible for payment of all claims and other liabilities which may become due for said maintenance responsibilities.

If the Granger Terrace 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 Engineer's Office, a notice of such failure may be given to the Granger Terrace 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 Granger Terrace Homeowners' Association, or their successors in interest.

Should the Granger Terrace 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 Granger Terrace 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.

Tracts "A", "B", "C" and "D" as platted and shown hereon are hereby dedicated to the GRANGER TERRACE HOMEOWNERS ASSOCIATION. Tracts "A", "B", "C" and "D" 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. Should the GRANGER TERRACE HOMEOWNERS ASSOCIATION be terminated for any reason, the successors in interest for Tracts "A", "B", "C", and "D" shall be the individual lot owners of lots within this plat, or their successors in interest, who are members of the GRANGER TERRACE HOMEOWNERS ASSOCIATION at the time of said termination.

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 as shown hereon, are easements which provide a means of ingress and egress for those lots within the plat having frontage thereon.

The private roads easements are subject to the separate DECLARATION OF COVENANT as recorded June 27, 2002 under Auditor's Document No. 4743416 which by reference is made a part hereof.

The public water system, pursuant to the WATER PLAN approved by County and State Health authorities, the local fire protection district, County Building & Safety Department 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 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.

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 sewage disposal systems shall not be authorized.

A perpetual 20 foot wide sewer line easement for the installation, operation and maintenance of sanitary sewer over a portion of Tract "B" and Lot 5, Block 3 as platted and shown hereon is hereby granted to Spokane County, its successors and/or assigns for the sole purpose of construction, installing, operating, maintaining, repairing, altering, replacing, removing and all other uses or purpose which are or may be related to a sewer system. Spokane county, its successors and/or assigns at all times hereafter at their own cost and expense, may remove all 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 or may be related to a sewer system. The grantors reserve the right to use and enjoy that property which is subject to this easement for purposes which will not interfere with the county's full enjoyment of the rights hereby granted. PROVIDED the grantors 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 above is to, and shall run with the land.

Utility easements are hereby granted to the serving utility companies over the private roads and over ten foot (10') and nineteen foot (19') wide strips adjoining the private roads as shown hereon 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 the same, together with the right to access said utility easements through any sidewalk easements shown hereon.

Easements for sidewalks over nine foot (9') wide strips adjoining the private roads as shown hereon are hereby granted to the GRANGER TERRACE HOMEOWNERS ASSOCIATION. The five foot (5') wide strip adjoining Five Mile Road is hereby granted to the public and GRANGER TERRACE HOMEOWNERS ASSOCIATION. The sidewalks are to be maintained by the GRANGER TERRACE HOMEOWNERS ASSOCIATION or their successors in interest.

The temporary turnaround easement across Lot 4, Block 1, as shown hereon is hereby granted to Spokane County and its authorized agents for the purposes of providing an area for emergency or other vehicles to safely navigate or turn around. This easement will terminate at such time as Hawthorne Road is continued as a full width County Road and accepted by Spokane County for maintenance. At such time, the property subject to said easement shall revert to the owner(s) of said Lot, free and clear of any claim by Spokane County and its assigns to the continued right to use the property subject to the easement.

IN WITNESS WHEREOF, the aforesaid owners have caused their names to be hereunto subscribed this 22nd day of October, 2002.

NORTH DIVISION COMPLEX, L.L.C.
A Washington Limited Liability Company

By: Robert Heitman

Its: member

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF SPOKANE) ss

I certify that I know or that I have satisfactory evidence that Robert Heitman is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the member of NORTH DIVISION COMPLEX, L.L.C., a Washington Limited Liability Company to be the free and voluntary act of such partnership, for the uses and purposes stated in the instrument.

DATED this 22nd day of October, 2002

Chandler J. Flood
NOTARY PUBLIC, in and for the State of Washington residing at Spokane, My Commission expires Nov 1, 2008



IN WITNESS WHEREOF, the aforesaid owners have caused their names to be hereunto subscribed this 22nd day of October, 2002.

WASHINGTON TRUST BANK

By: Connie Bischoff

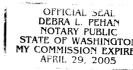
Its: Senior Vice President

STATE OF WASHINGTON)
COUNTY OF SPOKANE) ss

I certify that I know or that I have satisfactory evidence that Connie Bischoff is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Senior Vice Pres. of WASHINGTON TRUST BANK, to be the free and voluntary act of such corporation, for the uses and purposes stated in the instrument.

DATED this 22nd day of October, 2002

Debra L. Pehan
NOTARY PUBLIC, in and for the State of Washington residing at Spokane, My Commission expires 4-29-05



4832312
Bk 28
Pg 45
sheet 1 of 2
3591

SPOKANE COUNTY AUDITOR'S CERTIFICATE

Filed for record this 17th day of January, 2003 at 9:12 A.M., in Book 28 of Plats at Page 45 at the request of North Division Complex, L.L.C.

J. Higden
Spokane County Auditor by Deputy

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.

Kerrel Bell, PLS
Certificate Number 29286



10-22-02

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 11th day of January, 2003

Eugene A. Rupp
Spokane County Division of Utilities
FOR: KEVIN COOME

SPOKANE COUNTY ENGINEER

Examined and approved this 7th day of January, 2003

Rob Kelly
Spokane County Engineer

SPOKANE COUNTY DIVISION OF PLANNING

Examined and approved this 14th day of January, 2003

James Richardson FOR
Director, Spokane County Division of Planning

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 12th day of January, 2003

Don Coyne
for Spokane Regional Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 13th day of January, 2003

Sharon Emmons by M. K. Watt
Spokane County Assessor by Deputy

THE BOARD OF COUNTY COMMISSIONERS OF SPOKANE, WASHINGTON

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on the ___ day of _____, 20__

John Pashulley
Chairman, Spokane County Commissioners

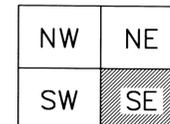
SPOKANE COUNTY TREASURER

I do hereby certify that all taxes which have been levied and become chargeable against the land shown within this map have been fully paid this 7th day of January, 2003

Linda M. Johnston by M.C. Emer
Spokane County Treasurer by Deputy

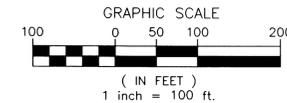
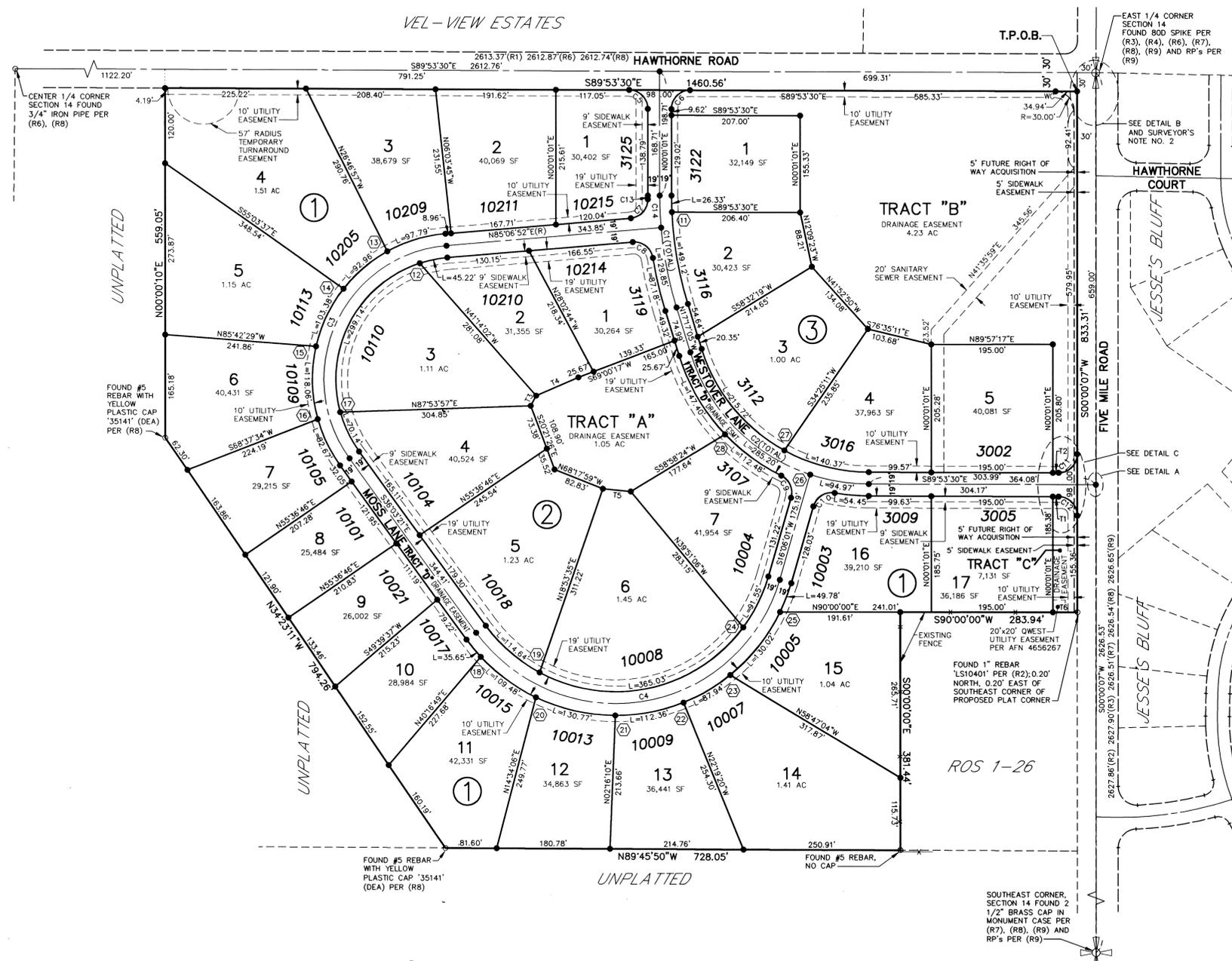


**FINAL PLAT
OF
GRANGER TERRACE**
LOCATED IN THE SOUTHEAST 1/4
SECTION 14, TOWNSHIP 26 NORTH,
RANGE 42 EAST W.M. SPOKANE
COUNTY, WASHINGTON



SHEET 1 OF 2

CLC Associates, Inc. Planning - Engineering - Land Surveying Architecture - Landscape Architecture 707 West 7th, Suite 200 Spokane, WA 99204 (509) 458-6840 FAX: (509) 458-6844



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1(TOTAL)	600.00'	181.18'	91.29'	180.50'	171°06'
C2(TOTAL)	300.00'	380.17'	220.40'	355.24'	72°36'25"
C3	215.00'	454.69'	381.33'	374.57'	121°10'13"
C4	275.00'	613.61'	561.89'	494.01'	127°50'38"
C5	30.00'	47.08'	29.95'	42.39'	89°54'31"
C6	30.00'	47.17'	30.05'	42.46'	90°05'29"
C7	30.00'	44.86'	27.81'	40.79'	85°40'12"
C8	30.00'	44.86'	27.81'	40.79'	85°40'12"
C9	30.00'	41.92'	25.20'	38.59'	80°03'41"
C10	30.00'	43.87'	26.91'	40.07'	83°47'17"
C11	30.00'	42.18'	30.06'	42.47'	90°06'23"
C12	30.00'	47.07'	29.94'	42.39'	89°53'37"
C13	619.00'	6.18'	3.09'	6.18'	0°34'21"
C14	600.00'	51.34'	25.68'	51.32'	4°54'09"

RADIAL BEARINGS

LINE	BEARING
11	N87°25'15"E
12	S18°06'16"E
13	N28°49'42"W
14	S51°35'31"E
15	N76°54'22"W
16	N74°11'08"E
17	S74°26'56"W
18	N46°59'49"E
19	S28°17'14"W
20	N25°39'39"E
21	S00°10'32"W
22	N21°31'17"W
23	S38°51'33"E
24	N53°24'38"W
25	S64°11'55"E
26	N18°14'48"E
27	S28°43'44"W
28	N46°14'27"E

LINE TABLE

LINE	BEARING	LENGTH
T1	S89°53'30"E	9.54'
T2	S89°53'30"E	9.42'
T3	N27°39'22"E	18.39'
T4	S66°17'41"W	73.52'
T5	N84°34'32"W	44.85'
T6	S90°00'00"W	39.54'

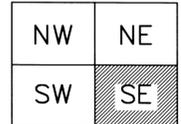
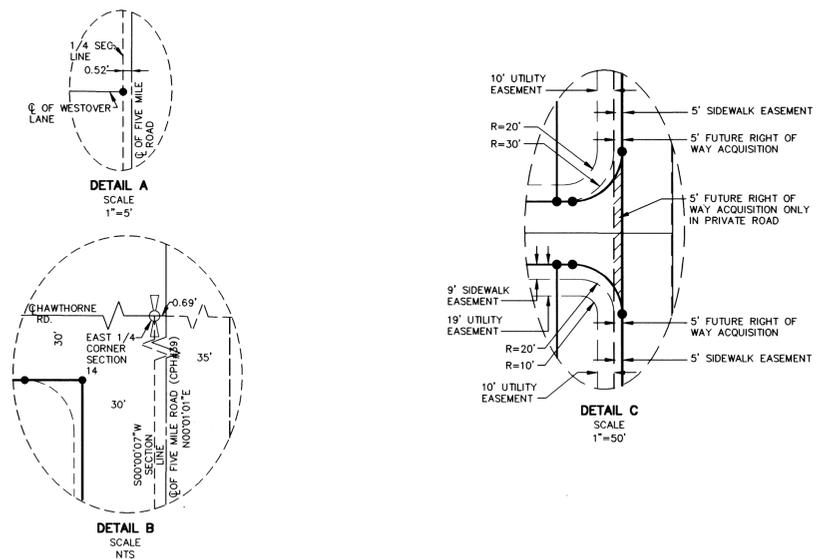
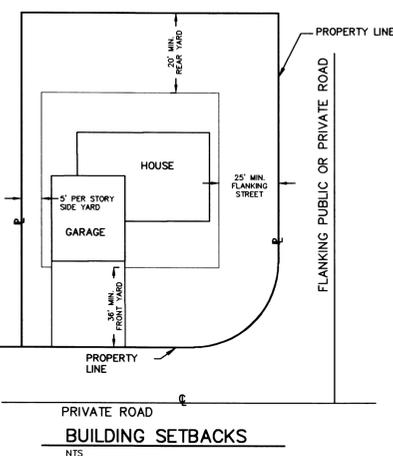
BASIS OF BEARINGS:
 THE BEARING OF S00°00'07"W ON THE EAST LINE, SE 1/4 SECTION 14, AS SHOWN ON THE PLAT OF JESSE'S BLUFF, RECORDED IN BOOK 26 OF PLATS, PAGE(S) 87 AND 88, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

REFERENCES:
 (R1) VEL VIEW ESTATES PLAT BOOK 8, PAGE 100
 (R2) RECORD OF SURVEY BOOK 1, PAGE 26
 (R3) RECORD OF SURVEY BOOK 28, PAGE 89
 (R4) RECORD OF SURVEY BOOK 41, PAGE 92
 (R5) RECORD OF SURVEY BOOK 49, PAGE 53
 (R6) SHORT PLAT 89-605 SP BOOK 7, PAGES 6 & 7
 (R7) RECORD OF SURVEY BOOK 83, PAGE 38
 (R8) RECORD OF SURVEY BOOK 91, PAGE 38
 (R9) JESSE'S BLUFF PLAT BOOK 26, PAGES 87 & 88

ACCURACY STATEMENT:
 THIS SURVEY WAS PERFORMED USING A SINGLE FREQUENCY GPS IN STATIC MODE, AND TOPCON GTS 303 TEN-SECOND THEODOLITE AND ELECTRONIC DISTANCE METER. FIELD TRAVERSE METHODS USED WERE PER WAC 332-130-90 SECTION "C"

SURVEYOR'S NOTES:
 1. THE AREA OF THE SUBDIVISION IS 34.86 ACRES.
 2. THE EAST LINE OF THE SOUTHEAST 1/4 WAS USED TO DEFINE THE WESTERLY 30 FEET OF FIVE MILE ROAD, RATHER THAN USING THE CENTERLINE PER CPH #39 AS SHOWN ON SAID PLAT OF JESSE'S BLUFF. THIS IS BASED ON THE DESCRIPTION OF THE PARENT PARCEL FOR THIS PLAT CONTAINED IN THAT QUIT CLAIM DEED OF RECORD, AUDITORS FILE NO. 4614716.

- LEGEND**
- FOUND MONUMENT AS NOTED
 - SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "29286" OR PLACED "X" IN CONCRETE SIDEWALK
 - 1234 STREET ADDRESS
 - TRACT 'D' PRIVATE ROADS 116,718.15 S.F., 2.68 ACRES
 - WC WITNESS CORNER
 - X — FENCE LINE



FINAL PLAT OF GRANGER TERRACE
 LOCATED IN THE SOUTHEAST 1/4 SECTION 14, TOWNSHIP 26 NORTH, RANGE 42 EAST W.M. SPOKANE COUNTY, WASHINGTON

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