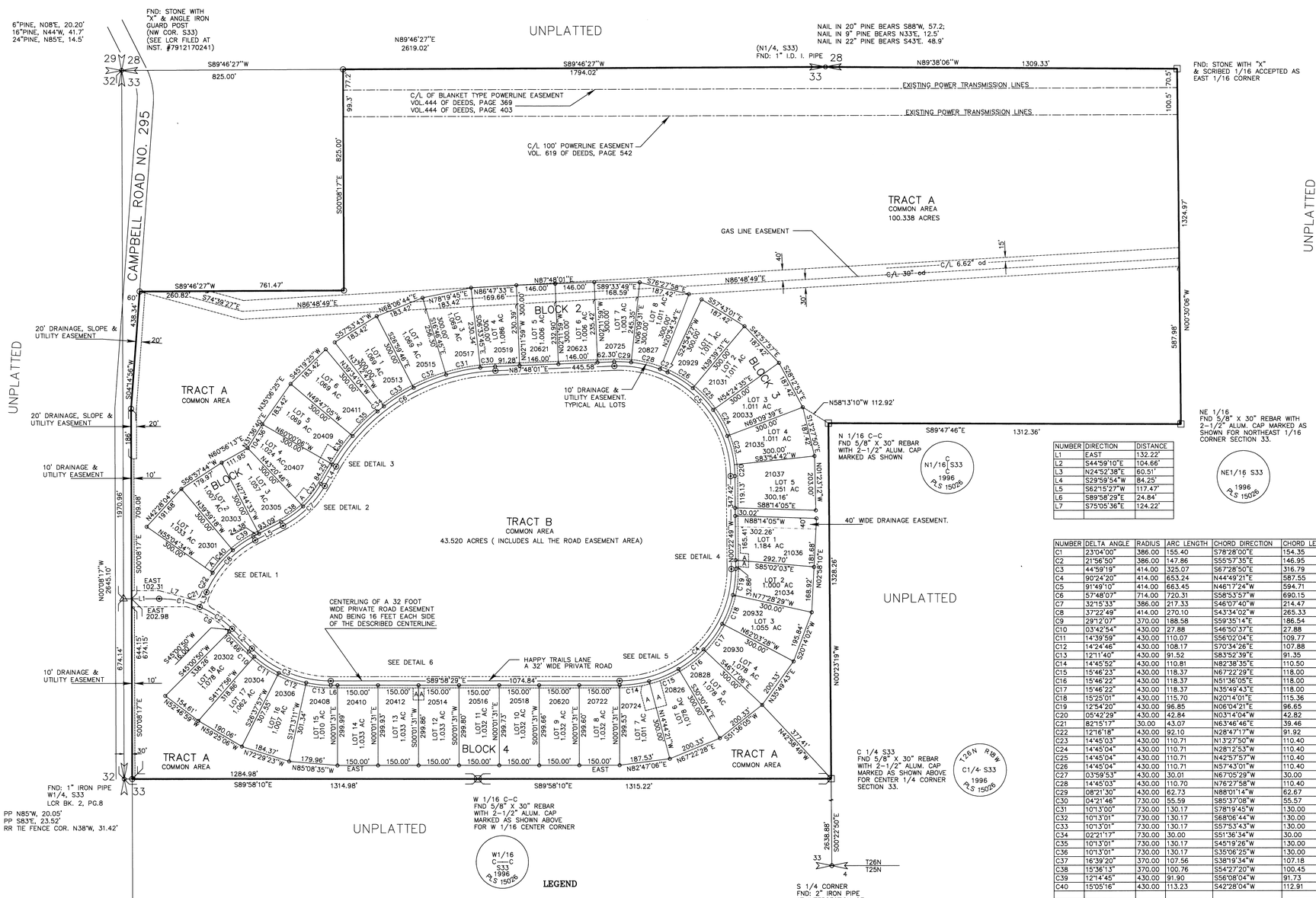
5129178 30/32

Plat #3689

HAPPY TRAILS RANCH

A PLANNED UNIT DEVELOPMENT

A PORTION OF SECTION 33, T26N, R45E, W.M.
SPOKANE COUNTY, STATE OF WASHINGTON



NUMBER	DIRECTION	DISTANCE
L1	EAST	132.22'
L2	S44°59'10"E	104.66'
L3	N24°52'38"E	60.51'
L4	S29°59'54"W	84.25'
L5	S62°15'27"W	117.47'
L6	S89°58'29"E	24.84'
L7	S75°05'36"E	124.22'

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	23°04'00"	386.00	155.40	S78°28'00"E	154.35
C2	21°56'50"	386.00	147.86	S55°57'35"E	146.95
C3	44°59'19"	414.00	325.07	S67°28'50"E	316.79
C4	90°24'20"	414.00	653.24	N44°49'21"E	587.55
C5	91°49'10"	414.00	663.45	N46°17'24"W	594.71
C6	57°48'07"	714.00	720.31	S58°53'57"W	690.15
C7	32°15'33"	386.00	217.33	S46°07'40"W	214.47
C8	37°22'49"	414.00	270.10	S43°34'02"W	265.33
C9	29°12'07"	370.00	188.58	S59°35'14"E	186.54
C10	03°42'54"	430.00	27.88	S46°50'37"E	27.88
C11	14°39'59"	430.00	110.07	S56°02'04"E	109.77
C12	14°24'46"	430.00	108.17	S70°34'26"E	107.88
C13	12°11'40"	430.00	91.52	S83°52'39"E	91.35
C14	14°45'52"	430.00	110.81	N82°38'35"E	110.50
C15	15°46'23"	430.00	118.37	N67°22'29"E	118.00
C16	15°46'22"	430.00	118.37	N51°36'05"E	118.00
C17	15°46'22"	430.00	118.37	N35°49'43"E	118.00
C18	15°25'01"	430.00	115.70	N20°14'01"E	115.36
C19	12°54'20"	430.00	96.85	N06°04'21"E	96.65
C20	05°42'29"	430.00	42.84	N03°14'04"W	42.82
C21	82°15'17"	30.00	43.07	N63°46'46"E	39.46
C22	12°16'18"	430.00	92.10	N28°47'17"W	91.92
C23	14°45'03"	430.00	110.71	N13°27'50"W	110.40
C24	14°45'04"	430.00	110.71	N28°12'53"W	110.40
C25	14°45'04"	430.00	110.71	N42°57'57"W	110.40
C26	14°45'04"	430.00	110.71	N57°43'01"W	110.40
C27	03°59'53"	430.00	30.01	N67°05'29"W	30.00
C28	14°45'03"	430.00	110.70	N76°27'58"W	110.40
C29	08°21'30"	430.00	62.73	N88°01'14"W	62.67
C30	04°21'46"	730.00	55.59	S85°37'08"W	55.57
C31	10°13'00"	730.00	130.17	S78°19'45"W	130.00
C32	10°13'01"	730.00	130.17	S68°06'44"W	130.00
C33	10°13'01"	730.00	130.17	S57°53'43"W	130.00
C34	02°21'17"	730.00	30.00	S51°36'34"W	30.00
C35	10°13'01"	730.00	130.17	S45°19'26"W	130.00
C36	10°13'01"	730.00	130.17	S35°06'25"W	130.00
C37	16°39'20"	370.00	107.56	S38°19'34"W	107.18
C38	15°36'13"	370.00	100.76	S54°27'20"W	100.45
C39	12°14'45"	430.00	91.90	S56°08'04"W	91.73
C40	15°05'16"	430.00	113.23	S42°28'04"W	112.91

SCALE 1"=200'
0 100 200 400

SPOKANE COUNTY AUDITOR

FILED FOR RECORD THIS 24th DAY OF SEPT 2004 AT 3:47 PM IN BOOK 30 OF PLATS AT PAGE 32-33 AT THE REQUEST OF FRED & LOIS ROGERS

SPOKANE COUNTY AUDITOR Deputy

DETAIL 1
LOT 1, BLOCK 1
A. DRAINAGE EASEMENT
1=31.35'
2=56'
3=33'

DETAIL 2
LOT 4, BLOCK 1
A. DRAINAGE EASEMENT

DETAIL 3
LOT 4&5, BLOCK 1
A. DRAINAGE EASEMENTS
1=19.3'
2=40'
3=19.3'
4=53.7'
5=45'
6=53.7'

DETAIL 4
LOTS 2&3 , BLOCK 4
A. DRAINAGE EASEMENT
LOT 1
LOT 2

DETAIL 5
LOTS 6&7 BLOCK 4
A. DRAINAGE EASEMENT
1=30.44'
2=39.96'
3=94.32'
4=39.9'
5=41.1'
6=69'
7=25.64'

DETAIL 6
LOTS 12&13 BLOCK 4
A. DRAINAGE EASEMENT
LOT 13
LOT 12

LEGEND

- SECTION CORNER MONUMENT AS NOTED
- QUARTER CORNER MONUMENT AS NOTED
- O SET 1/2"x 24" I.PIN W/YPC 18740
- ◉ SET 5/8"x30" I.PIN W/YPC 18740
- □ FOUND AS NOTED
- △ CALCULATION POINT (NOTHING FOUND OR SET)
- STREET LIGHT

REFERENCES

RECORD OF SURVEY INST. NO. 7912170031
RECORD OF SURVEY BOOK 37, PAGE 03
RECORD OF SURVEY BOOK 40, PAGE 40
RECORD OF SURVEY INST. NO. 9109190272
RECORD OF SURVEY BOOK 69, PAGE 92
RECORD OF SURVEY BOOK 80, PAGE 13
RECORD OF SURVEY BOOK 18, PAGE 18
RECORD OF SURVEY BOOK 27, PAGE 53
RECORD OF SURVEY, BOOK 39. PAGE 88
COUNTY ROAD MAP

EQUIPMENT & PROCEDURES

A 10" Total Station with a Std. Dev. of 3mm and a PPM Prec. of 3 were used for measurements. Radial Procedures were used which normally produce accuracy better than 1:5,000

BASIS OF BEARING

N00°08'17"W FROM THE WEST QUARTER CORNER SECTION 33, T26N. R45E W.M., SPOKANE COUNTY, WASHINGTON TO THE NORTHWEST CORNER OF SECTION 33.

SURVEYOR'S CERTIFICATION

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AND THE SPOKANE COUNTY SUBDIVISION ORDINANCE AT THE REQUEST OF FRED & LOIS ROGERS.
EARL E. SANDERS, PLS CERTIFICATE NO. 18740

EARL E. SANDERS REGISTERED PROFESSIONAL LAND SURVEYOR 18740 EXPIRES: 01-06-2005

SHEET 1 OF 2	DATE: 05/10/ 2004	JOB.#3202	
PORTIONS OF THE NW4 & NE4			
SEC.33, T.26N., R.45E., W.M.			
SPOKANE COUNTY, WASHINGTON			

DURTSCHI & ASSOC., INC.
SURVEYING-PLANNING
P.O. BOX 700
9751 GOVERNMENT WAY, SUITE 5
HAYDEN LAKE, ID 83835
PHONE: (208) 772-2233
FAX: (208) 772-9231
E-MAIL: budeesy@aol.com

Plat 1793-A

30/32

5129178 30/33

HAPPY TRAILS RANCH

A PLANNED UNIT DEVELOPMENT

A PORTION OF SECTION 33, T26N, R45E, W.M.
SPOKANE COUNTY, STATE OF WASHINGTON

OWNERS CERTIFICATE OF DEDICATION

BE IT KNOWN BY ALL PERSONS THAT HAPPY TRAILS LLC, A WASHINGTON LIMITED LIABILITY COMPANY, MANAGERS FRED A. ROGERS AND LOIS I. ROGERS, IS THE OWNER OF CERTAIN LANDS IN SECTION 33, T26N, R45E, W.M., SPOKANE COUNTY, WASHINGTON, AND HAVE CAUSED IT TO BE LAID OFF INTO BLOCKS, LOTS, COMMON AREAS AND ROADWAYS TO BE KNOWN AS "HAPPY TRAILS RANCH" A PLANNED UNIT DEVELOPMENT WHICH IS FURTHER DESCRIBED AS FOLLOWS.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 33 WHICH BEARS S00°08'17"E A DISTANCE OF 2645.10 FEET FROM THE NORTHWEST CORNER OF SECTION 33; THENCE S89°58'10"E ALONG THE EAST-WEST CENTERLINE OF SECTION 33 A DISTANCE OF 30.00 FEET TO THE EAST RIGHT-OF-WAY OF CAMBELL ROAD NO. 295 AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING S89°58'10"E A DISTANCE OF 2600.19 FEET TO THE CENTER QUARTER CORNER OF SECTION 33; THENCE N00°23'19"W A DISTANCE OF 1328.26 FEET TO THE CENTER NORTH SIXTEENTH CORNER OF SECTION 33; THENCE S89°47'46"E A DISTANCE OF 1312.36 FEET TO THE NORTHEAST SIXTEENTH CORNER OF SECTION 33; THENCE N00°30'06"W A DISTANCE OF 1324.97 FEET TO THE EAST SIXTEENTH CORNER ON THE NORTH LINE OF THE NORTHEAST QUARTER SAID SECTION 33; THENCE N89°38'06"W A DISTANCE OF 1309.33 FEET TO THE NORTH QUARTER CORNER OF SECTION 33; THENCE S89°46'27"W ALONG THE NORTH LINE OF THE NORTHWEST QUARTER SECTION 33 A DISTANCE OF 1794.02 FEET; THENCE S00°08'17"E PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 825.00 FEET; THENCE S89°46'27"W PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 761.47 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF CAMBELL ROAD NO. 295; THENCE S04°14'56"W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 438.34 FEET; THENCE S00°08'17"E ALONG THE RIGHT-OF-WAY A DISTANCE OF 1383.23 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINS 182.60 ACRES MORE OR LESS.

BE IT FURTHER KNOWN THAT:

1. THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN SPOKANE COUNTY RECORDS , INSTRUMENT NO. 5122558 DATED 9/14/2004 , 2004
2. THE PRIVATE ROAD(S) AND COMMON AREAS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE "HAPPY TRAILS RANCH HOMEOWNER'S ASSOCIATION CREATED BY DOCUMENT RECORDED 9/13/2004 UNDER STATE DOCUMENT NO. 602 428 497.
3. THE PRIVATE ROAD(S) AND COMMON AREAS SHALL BE CONSIDERED SUBSERVIENT ESTATES FOR TAX PURPOSES TO THE OTHER LOTS CREATED HEREIN, AND CANNOT BE SOLD OR TRANSFERRED. THE STATUS OF THE AREAS DESIGNATED AS SUBSERVIENT ESTATES, FOR TAX PURPOSES, CANNOT BE CHANGED WITHOUT FILING A REPLAT.
4. 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. AN EASEMENT IN GROSS OVER THE PRIVATE ROADWAY AND PRIVATE DRIVEWAY EASEMENT AREAS IS HEREBY GRANTED TO ALL PRIVATE AND PUBLIC UTILITIES.
5. THE MAXIMUM BUILDING COVERAGE IS 35% PER LOT.
6. THE BORDER EASEMENT AS SHOWN HEREON ARE HEREBY GRANTED TO SPOKANE COUNTY AND 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 THE BORDER EASEMENT AREA WILL BE SUBORDINATE TO THE RIGHTS CREATED BY THE EASEMENT AND ARE SUBJECT TO SPOKANE COUNTY ENGINEERS PERMIT PROCESS PRIOR TO USAGE.
7. 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.
8. SUBJECT TO SPECIFIC APPLICATION APPROVAL AND ISSUANCE OF PERMITS BY THE HEALTH OFFICER, THE USE OF INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS MAY BE AUTHORIZED. ALTERNATIVE METHODS OF SEWAGE/SEPTIC DISPOSAL SYSTEMS MAY BE REQUIRED.
9. THE USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED.
10. THE PUBLIC WATER SYSTEM, PURSUANT TO THE WATER PLAN APPROVED BY COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, THE COUNTY DIVISION OF CURRENT PLANNING, AND THE WATER PURVEYOR, SHALL BE INSTALLED WITHIN THIS SUBDIVISION. THE APPLICANT SHALL PROVIDE 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.
11. "UTILITY EASEMENTS" SHOWN ON THE PLAT OR DESCRIBED HEREIN, ARE HEREBY DEDICATED FOR THE EXCLUSIVE USE OF SERVING UTILITY COMPANIES, "UTILITIES," WHICH HOLD A FRANCHISE OR PERMIT GRANTED BY SPOKANE COUNTY OR OTHER GOVERNMENTAL ENTITY. USES ARE LIMITED TO THOSE WHICH ARE CONSISTENT WITH THE CONSTRUCTION, RECONSTRUCTION, PROTECTION, MAINTENANCE AND OPERATION OF UTILITIES' FOR: NATURAL GAS, ELECTRIC, WATER, TELEPHONE, TELECOMMUNICATIONS, AND CABLE TV FACILITIES. TOGETHER WITH THE RIGHT TO INSPECT SAID FACILITIES, RESTRICT MATERIAL CHANGES IN GRADE WITHIN SAID EASEMENT, AND TO TRIM AND/OR REMOVE BRUSH AND TREES OR OBSTACLES WHICH MAY INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OPERATIONS AND SAFETY OF THE UTILITIES FACILITIES."
12. SETBACKS SHALL BE DETERMINED AT THE TIME BUILDING PERMITS ARE REQUESTED UNLESS THESE SETBACKS ARE SPECIFICALLY DRAFTED ON THIS PLAT. THE SETBACKS INDICATED ON THIS PLAT MAY BE VARIED FROM IF PROPER ZONING APPROVALS ARE OBTAINED.
13. SLOPE EASEMENTS AS NECESSARY FOR THE CONSTRUCTION OR RECONSTRUCTION OF CAMBELL ROAD ARE HEREBY GRANTED TO SPOKANE COUNTY.
14. LOTS 2 THROUGH 8, BLOCK 2 AS SHOWN HEREIN ARE SUBJECT TO A PORTION OF A GAS LINE EASEMENT. NO PERMANENT STRUCTURES WILL BE BUILT WITHIN THIS EASEMENT.
15. A STRIP OF LAND 10.00 FEET IN WIDTH WITHIN EACH LOT THAT LIES PARALLEL TO AND ADJOINS THE ROADSIDE PROPERTY LINE IS HEREBY RESERVED FOR DRAINAGE AND UTILITY PURPOSES.
16. TRACTS A AND B AS SHOWN HEREIN ARE COMMON AREAS, SUBJECT TO THE CONDITIONS SET FORTH IN THE CC&Rs.
17. DRAINAGE EASEMENTS AND COMMON AREA TRACTS AS PLATTED AND SHOWN HEREON, WHICH ARE FOR THE PURPOSE OF CONVEYING AND STORING STORM 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 HAPPY TRAILS RANCH HOMEOWNERS 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 EMERGENCE 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 PURPOSE OF INSPECTION AND AND EMERGENCY MAINTENANCE OF THE DRAINAGE FACILITIES, IF NOT PROPERLY MAINTAINED BY THE PROPERTY OWNER(S) OR THE HAPPY TRAILS RANCH 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 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 NATURAL DRAINAGE CHANNELS, DRAINAGE DITCHES, AND ALL WATER QUALITY SWALES ('208' SWALES SITUATED ON THEIR RESPECTIVE PROPERTIES, AND ANY PORTION OF A '208' SWALE OR DRAINAGE CONVEYANCE DITCH SITUATED IN A PUBLIC RIGHT-OF-WAY ADJACENT TO THEIR RESPECTIVE PROPERTIES, WITH A PERMANENT GROUND COVER 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 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. SPOKANE COUNTY IS RESPONSIBLE FOR MAINTAINING THE STORMWATER FACILITIES LOCATED WITHIN THE PUBLIC ROWS AS SHOWN IN THE FINAL PLAT DOCUMENTS. MAINTENANCE SHALL INCLUDE CLEANING THE STRUCTURES, PIPES, ETC., REMOVING AND DISPOSING OF THE SOIL AND GRASS SOD AT SUCH A TIME THAT SPOKANE COUNTY DEEMS NECESSARY, AND REPLACING THE SOIL AND GRASS SOD. SPOKANE COUNTY SHALL NOT RE RESPONSIBLE FOR MAINTAINING THE LAWN TURF WITHIN SAID TRACTS, WHICH INCLUDES BUT IS NOT LIMITED TO MOWING, IRRIGATING, AND KEEPING THE AREA FREE OF DEBRIS.

THE HAPPY TRAILS RANCH HOMEOWNERS ASSOCIATION OR ITS SUCCESSORS IN INTEREST SHALL MAINTAIN ALL DRAINAGE FACILITIES LOCATED IN THE DRAINAGE EASEMENTS AND COMMON AREA TRACTS IN CONFORMANCE WITH THE ACCEPTED PLANS ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE. MAINTENANCE OF DRAINAGE FACILITIES INCLUDES, BUT IS NOT LIMITED TO, KEEPING OPEN AND CLEARING 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 HAPPY TRAILS RANCH HOMEOWNERS ASSOCIATION IS ALSO RESPONSIBLE FOR REMOVING AND DISPOSING OF THE SOIL AND GRASS SOD LOCATED IN DRAINAGE FACILITIES SITUATED WITHIN COMMON AREAS, TRACTS, OR PRIVATE LOTS AT SUCH TIME SPOKANE COUNTY DEEMS NECESSARY, AND REPLACING THE SOIL AND GRASS SOD. THE HAPPY TRAILS RANCH HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES, WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

IF THE HAPPY TRAILS RANCH HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST, FAILS TO MAINTAIN THE DRAINAGE FACILITIES IN CONFORMANCE WITH THE ACCEPTED DRAINAGE PLANNED ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE, A NOTICE OF SUCH FAILURE MAY BE GIVEN TO THE HAPPY TRAILS RANCH 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 HAPPY TRAILS RANCH HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST.

SHOULD THE HAPPY TRAILS RANCH 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 HAPPY TRAILS RANCH 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 PERSONAL 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.

SUBJECT TO THE SEPARATE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HAPPY TRAILS RANCH (A PLANNED UNIT DEVELOPMENT) AS RECORDED _____, UNDER AUDITOR'S FILE NO. _____ WHICH BY REFERENCE IS HEREBY MADE A PART HEREOF.

Fred A Rogers
HAPPY TRAILS LLC
FRED A. ROGERS, MANAGER

Lois I. Rogers
HAPPY TRAILS LLC
LOIS I. ROGERS, MANAGER

ACKNOWLEDGMENT

ON THIS 5 DAY OF November 2003, BEFORE ME THE UNDERSIGNED, A NOTARY IN AND FOR THE STATE OF Washington, PERSONALLY APPEARED FRED A. ROGERS AND LOIS I. ROGERS, KNOWN OR IDENTIFIED TO ME TO BE THE managers AND members OF Happy Trails Ranch LLC THAT EXECUTED THE INSTRUMENT OR THE PERSON(S) WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME BY THEIR FREE AND VOLUNTARY ACT.
WITNESS MY SIGNATURE AND OFFICIAL SEAL.

Cindy M Heiter
NOTARY FOR THE STATE OF Washington
RESIDING AT Spokane
COMMISSION EXPIRES: 10/29/05

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AND THE SPOKANE COUNTY SUBDIVISION ORDINANCE AT THE REQUEST OF FRED & LOIS ROGERS
EARL E. SANDERS, PLS CERTIFICATE NO. 18740

EARL E. SANDERS — STATE OF WASHINGTON — 18740 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES: 01-09-2004

SPOKANE COUNTY AUDITOR

FILED FOR RECORD THIS 29th DAY OF Sept., 2004 AT 3:34PM IN BOOK 30 OF plats AT PAGE 33 AT THE REQUEST OF Fred & Lois Rogers
SPOKANE COUNTY AUDITOR Deputy

SPOKANE COUNTY BUILDING AND PLANNING DEPARTMENTS

EXAMINED AND APPROVED
THIS 28th DAY OF Sept., 2004
SPOKANE COUNTY
DIRECTOR OF PLANNING

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

EXAMINED AND APPROVED
THIS 22nd DAY OF Sept., 2004
SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED
THIS 22nd DAY OF Sept., 2004
SPOKANE COUNTY UTILITIES

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED
THIS 28th DAY OF Sept., 2004
SPOKANE REGIONAL HEALTH OFFICER

SPOKANE COUNTY TREASURER

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREON PLATTED LAND HAVE BEEN FULLY PAID THIS 29th DAY OF Sept 2004
Linda M Patterson
SPOKANE COUNTY TREASURER
BY DEPUTY

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED
THIS 29 DAY OF Sept., 2004
By D Sommers by Robert Folsom
SPOKANE CO. ASSESSOR BY DEPUTY

SPOKANE COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY WASHINGTON ON THIS 29th DAY OF Sept. 2004
CHAIRPERSON
SPOKANE COUNTY COMMISSIONERS

SHEET 2 OF 2	DATE: 10/31/2003	JOB #3202
PORTIONS OF THE NW4 & NE4		
SEC.33, T.26N.,R.45E.,W.M.		
SPOKANE COUNTY, WASHINGTON		

DURTSCHI & ASSOC., INC.
SURVEYING-PLANNING
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HAYDEN LAKE, ID 83835
PHONE: (208) 772-2235
FAX: (208) 772-4651
E-MAIL: budsurv@aol.com

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