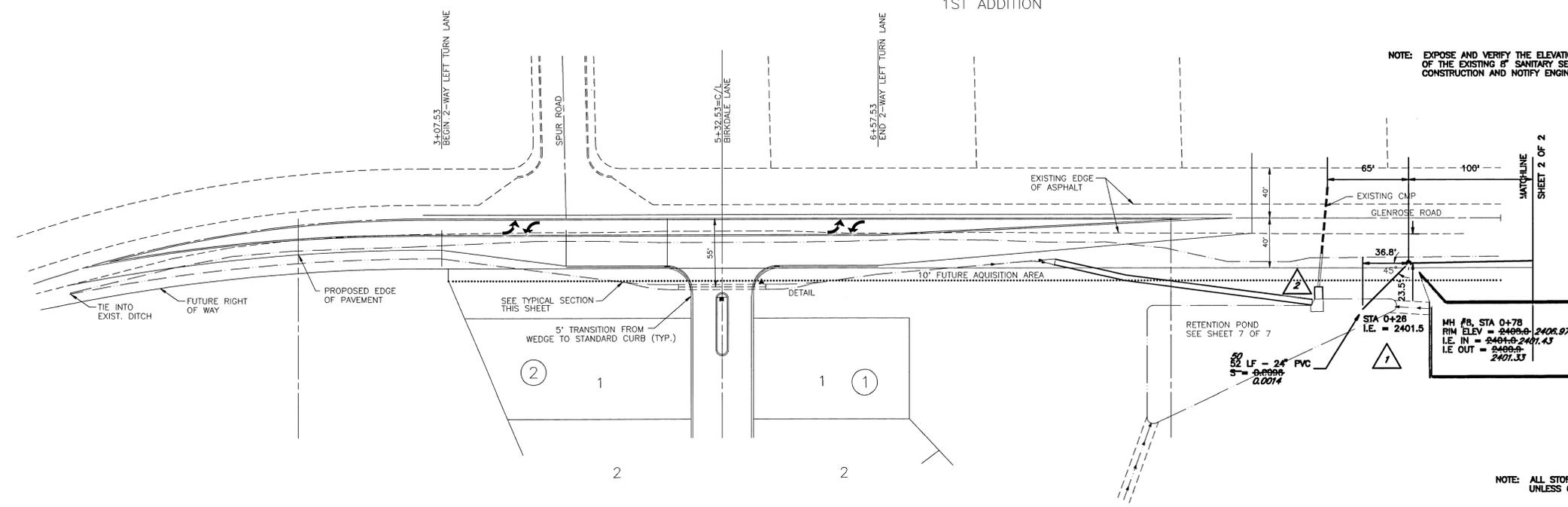


GLENNAIRE NINE  
1ST ADDITION



NOTE: EXPOSE AND VERIFY THE ELEVATION AND LOCATION OF THE EXISTING 8" SANITARY SEWER PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER.

THE VERTICAL INFORMATION PRESENTED ON THESE PLANS IS BASED ON THE LOCATION OF THESE STORMWATER FACILITIES HAS OBSERVED DURING CONSTRUCTION. THE HORIZONTAL ALIGNMENT APPEARS TO CONFORM TO THE ORIGINAL DESIGN. THESE PLANS IS RESPONSIBLE TO FIELD VERIFY THAT ALL THE INFORMATION PRESENTED IS ACCURATE AND RELIABLE.

NOTE: ALL STORM SEWER PIPE SHALL BE 24" PVC UNLESS OTHERWISE NOTED.

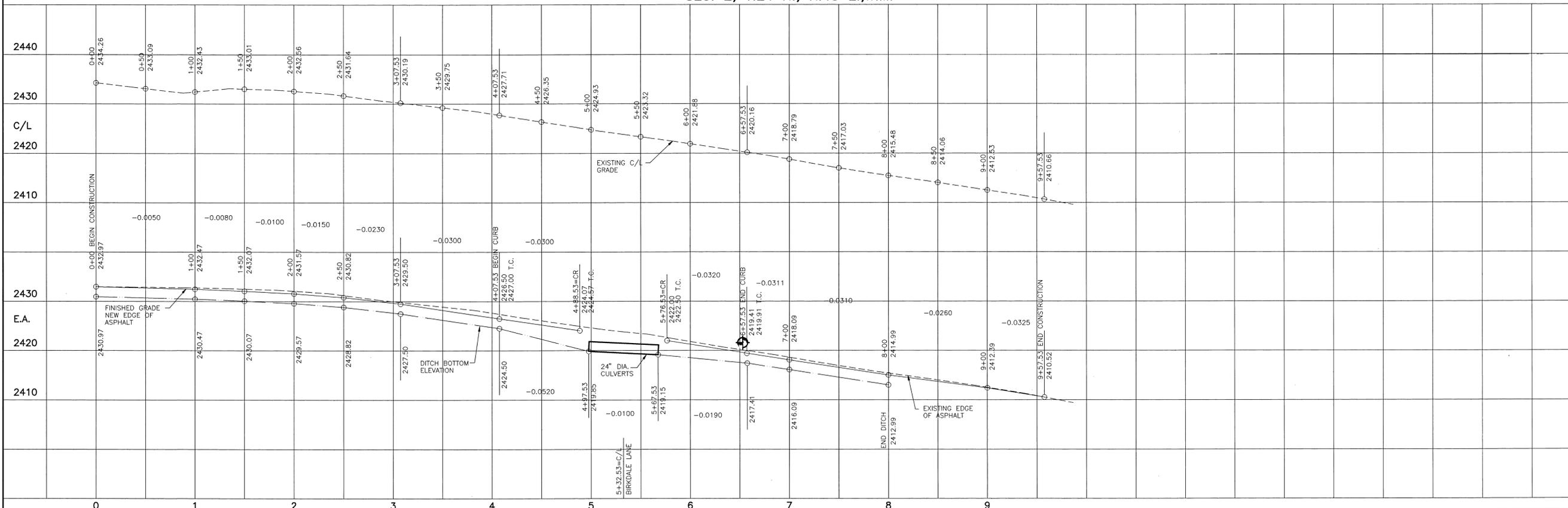
INVERNESS P.U.D.

AS - CONSTRUCTED

**BENCHMARK**  
USED TBM - TOP OF CURB AT STA 6+57.53  
ON SOUTH SIDE OF GLENROSE ROAD.  
ELEVATION = 2419.91

SEC. 2, T.24 N., R.43 E., W.M.

CALL BEFORE YOU DIG 456-8000



DATE	12/15/94	
SCALE	HORIZONTAL 1" = 50'	
VERTICAL	1" = 10'	
OWN	CUR	
CHK	WHH	
APP	WHH	
8" ORANGE STRUCTURE PLACED ON EXISTING 18" CULVERT RAISED MANHOLE TO ALSO SEWER LINE		
NO.	DATE	BY
1		
2		



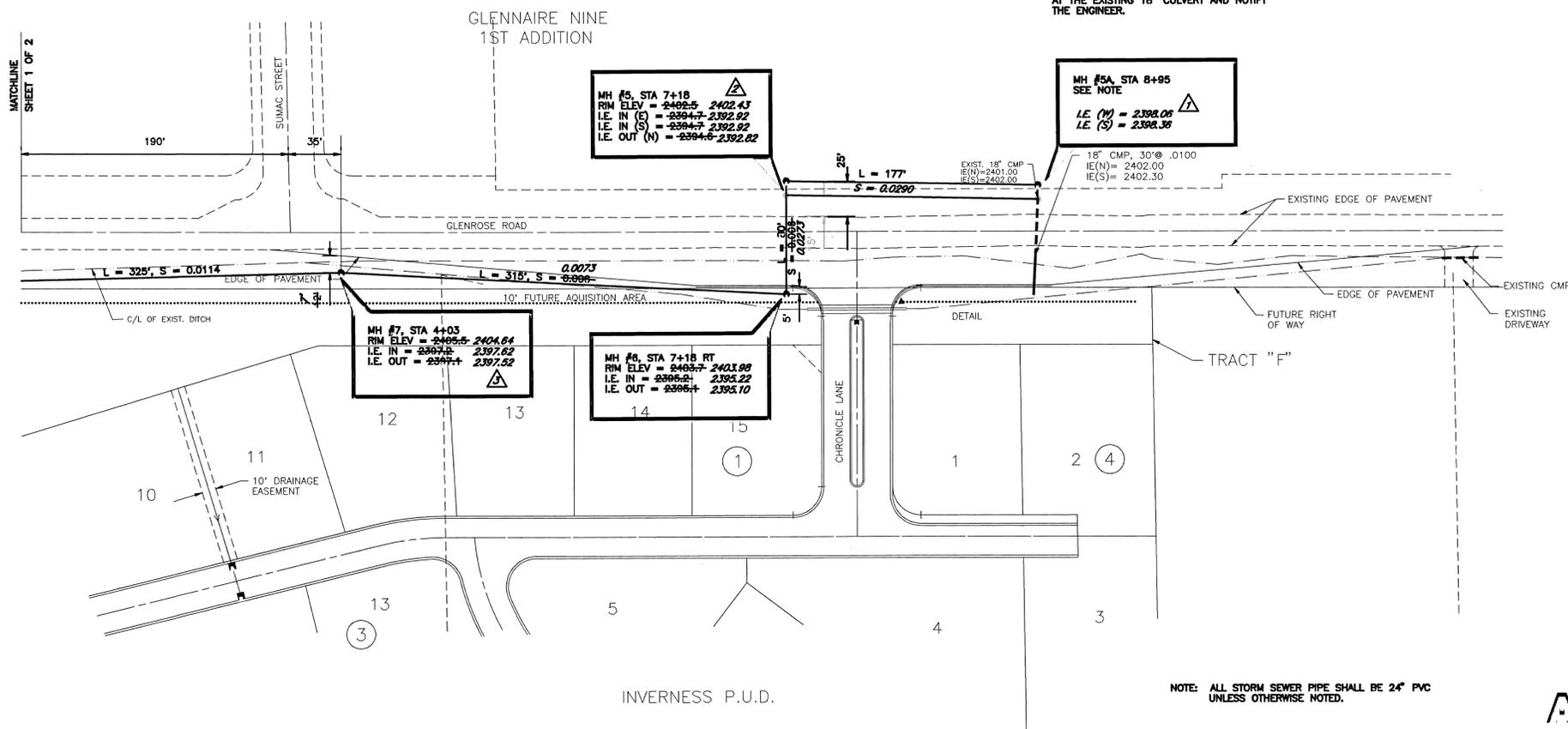
**SPOKANE COUNTY  
ENGINEERS**  
1026 W. Broadway Avenue Spokane, WA 99260  
(509) 456-3600

**GLENROSE STORM SEWER**

SHEET  
1 OF 3  
CRP  
2589

2150 Plat 1637

NOTE: EXPOSE AND VERIFY THE INVERT ELEVATION AT THE EXISTING 18" CULVERT AND NOTIFY THE ENGINEER.



THE VERTICAL INFORMATION PRESENTED ON THESE PLANS HAS BEEN FIELD-VERIFIED BY SPOKANE COUNTY PERSONNEL. THE LOCATION OF THESE UTILITIES WAS DETERMINED BY FIELD SURVEYING CONSTRUCTION. THE ORIGINAL DESIGN APPEARS TO CONFORM TO THE ORIGINAL DESIGN BUT WAS NOT FIELD-VERIFIED. ANY USE OF THESE PLANS IS RESPONSIBLE TO FIELD-VERIFY ALL INFORMATION PRESENTED IS ACCURATE AND RELIABLE.

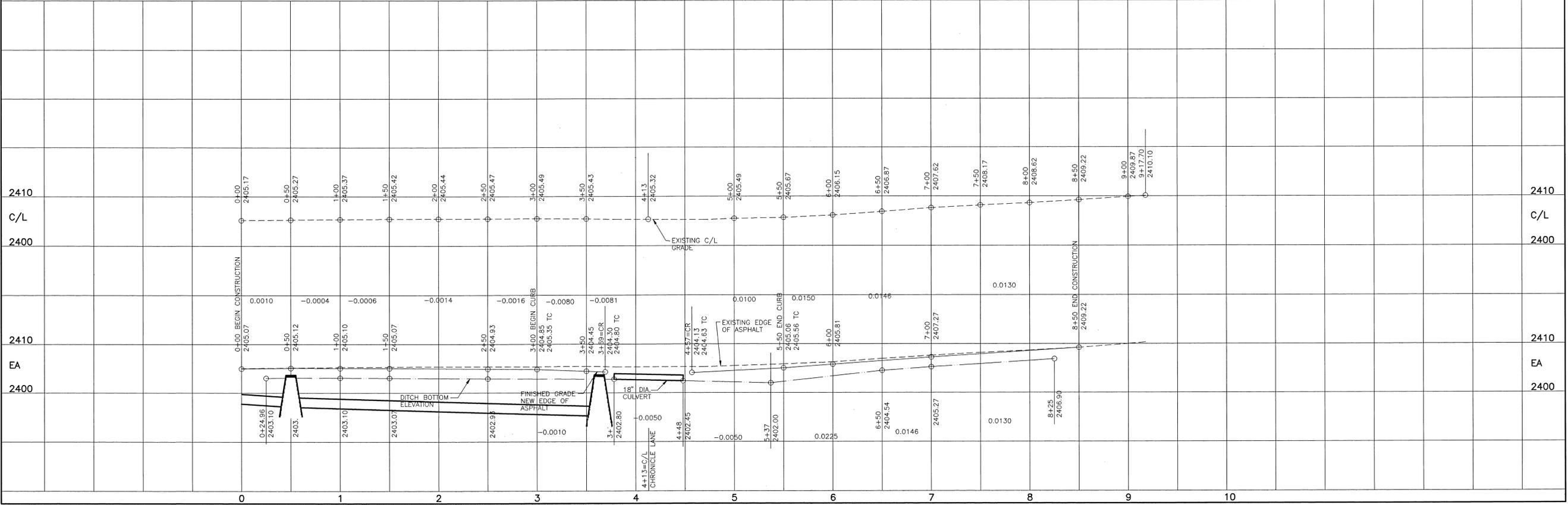
NOTE: ALL STORM SEWER PIPE SHALL BE 24" PVC UNLESS OTHERWISE NOTED.

AS - CONSTRUCTED

BENCHMARK  
USED TBM - TOP OF CURB AT STA 6+57.53  
ON SOUTH SIDE OF GLENROSE ROAD.  
ELEVATION = 2419.91

SEC. 2, T.24 N., R.43 E., W.M.

CALL BEFORE YOU DIG 456-8000



SPOKANE COUNTY ENGINEERS  
1026 W. Broadway Avenue Spokane, WA 99260  
(509) 456-3600

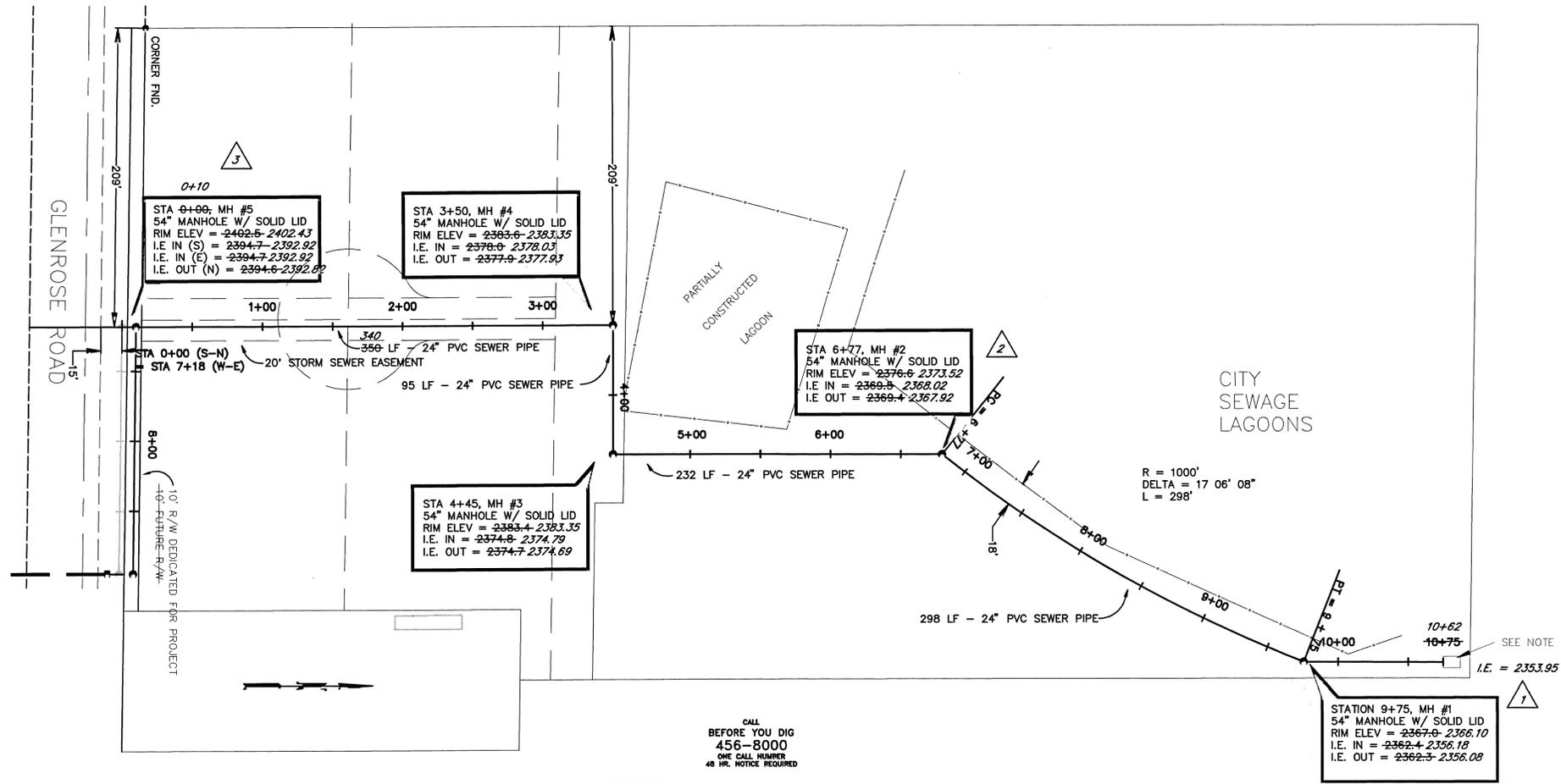
GLENROSE STORM SEWER

SHEET 2 OF 3  
CRP 2589

SCALE: HORIZONTAL 1"=50', VERTICAL 1"=10'  
DATE: 12/15/94  
DWN: CJR, CHK: WHH, APP: WHH

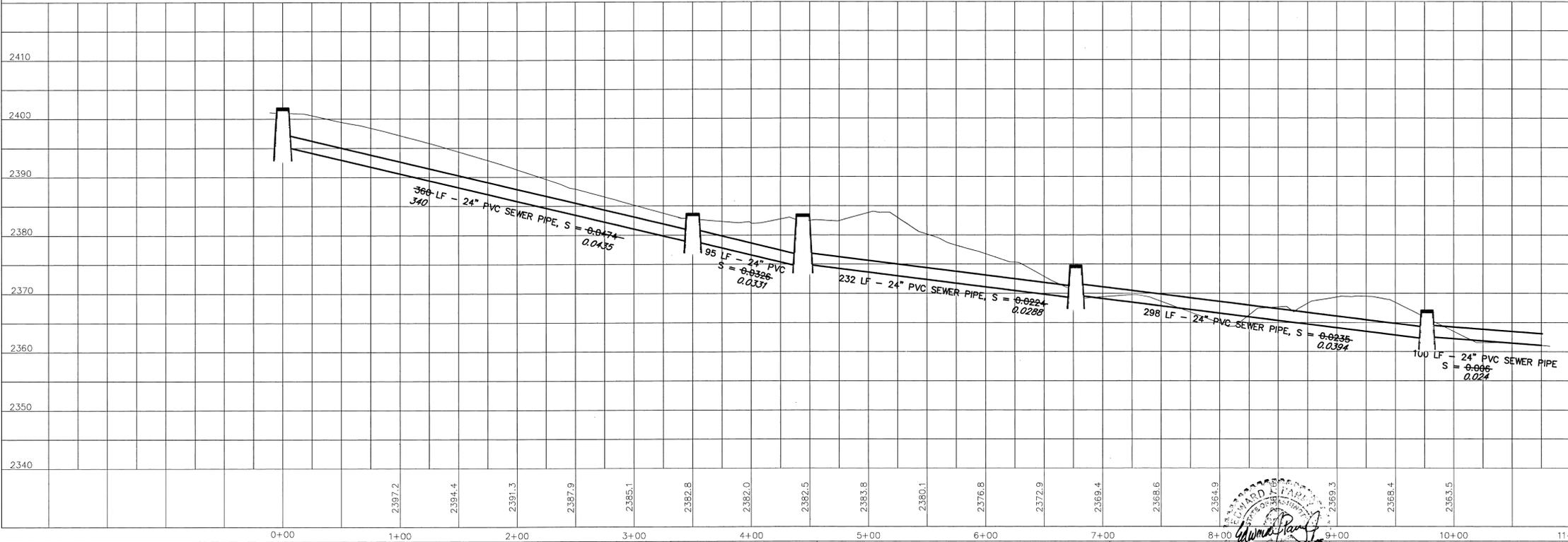
NO.	DATE	BY	REVISIONS
1			MANHOLE RAISED TO AVOID EXISTING SEWER
2			MANHOLE MOVED 10' NORTH TO AVOID EXISTING UTILITIES
3			CONTRACTOR EXPOSED EX. CULVERT. MANHOLE CONSTRUCTED TO MATCH

NOTE: THE BEARING OF THE LINE FROM 0+00 TO 3+50 IS PARALLEL TO THE EASTERN PLAT BOUNDARY OF GLENNAIRE NINE 1ST ADDITION.



- CONSTRUCTION NOTES
- CONSTRUCT 8' X 12' RIP-RAP OUTFALL PAD, MINIMUM 1" THICK OVER AMOCO #4545 FILTER FABRIC ACCORDING TO THE FOLLOWING SPECIFICATIONS:
    - 4" MINIMUM
    - 16" MEDIAN
    - 24" MAXIMUM
  - ALL MANHOLE LIDS SHALL BE LOCKING TYPE.
  - PIPE OUTFALL AT STATION 10+75 SHALL HAVE CONCRETE HEADWALL WITH TRASH RACK.

AS - CONSTRUCTED



THE VERTICAL INFORMATION PRESENTED ON THESE PLANS HAS BEEN FIELD-VERIFIED BY SPOKANE COUNTY PERSONNEL. THE LOCATION OF THESE STORMWATER FACILITIES WAS OBSERVED DURING CONSTRUCTION; THE HORIZONTAL ALIGNMENT APPEARS TO CONFORM TO THE ORIGINAL DESIGN, BUT WAS NOT FIELD-VERIFIED. ANY USER OF THESE PLANS IS RESPONSIBLE TO FIELD-VERIFY THAT ALL THE INFORMATION PRESENTED IS ACCURATE AND RELIABLE.

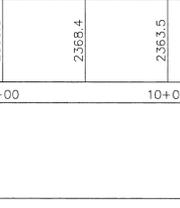
No.	Date	By	Ckd.	Appr.	Revision
3					MOVED MANHOLE 10' NORTH TO AVOID EXISTING UTILITIES
2					LOWERED MANHOLE DUE TO UNACCEPTABLE MATERIAL
1					LOWERED OUTLET I.E. TO MATCH EXISTING GROUND

Drawn By: CJR  
 Date: 10-20-94  
 Designed By: CJR, WHH  
 Date: 10-20-94  
 Checked By: WHH  
 Date: 11-8-94

SCALE  
 HORIZONTAL: 1" = 50'  
 VERTICAL: 1" = 10'

OFFICE OF  
 SPOKANE COUNTY ENGINEERS  
 W. 1026 BROADWAY AVE.  
 SPOKANE, WA. 99260  
 456-3600

APPROVED:  
 CIVIL ENGINEER  
 Date: 11/25/96



COUNTY ROAD PROJECT No. 2589  
 GLENROSE STORM SEWER  
 NORTH ALIGNMENT

FILE No.: C2589S04.DWG  
 SHEET  
 3 of 3  
 PLOT DATE: 12-15-94

Plat Book 20  
page 67 (10f3)  
# 3081

9208050442

Co. Planning  
Aug 5 1992

KNOW ALL MEN BY THESE PRESENTS, that GREENSTONE CORPORATION, a Washington corporation, and PIERRE P. LEIMGRUBER and CHERYL J. LEIMGRUBER, husband and wife, and WASHINGTON TRUST BANK, a Washington corporation, and U.S. BANK OF WASHINGTON, a National Association, have caused to be plotted into Lots, Blocks, Streets, and Private Roads, the land shown hereon, to be known as INVERNESS P.U.D., being portions of Government Lots 5, 6, 11, and 12 in Section 2, T.24 N., R.43 E., W.M. in the County of Spokane, State of Washington and consisting of the following described three parcels:

PARCEL "A"  
The unplatted portions of said Government Lots 5, 6, and 11, and 12, lying southerly of Glenrose Road - C.P.H. 59, and Westerly of the Northern prolongation of the East line of Lot 1, Block 1 of GLENNAIRE TERRACE FOURTH ADDITION, as per plat thereof recorded in Volume 8 of Plats, page 97, in the Spokane County Auditor's Office, and Northern of said GLENNAIRE TERRACE FOURTH ADDITION, and Easterly of the following described line:

Beginning at the northwest corner of Lot 1, Block 4, of said GLENNAIRE TERRACE FOURTH ADDITION; thence N.11°02'00"W., 281.33 feet (Record N.111°03'00"W., 281.33 feet); thence N.22°17'55"W., 431.68 feet; thence N.00°58'00"E., 19.06 feet, (Record N.00°49'30"E., 20.00 feet), to the south line of Glenrose Road and the terminus of this line description.

EXCEPT that portion of said Government Lot 11 described as follows:  
Beginning at the Northeast corner of Lot 1, Block 1 of said GLENNAIRE TERRACE FOURTH ADDITION; thence N.11°02'00"W., 281.33 feet (Record N.111°03'00"W., 281.33 feet); thence N.22°17'55"W., 431.68 feet; thence S.86°04'36"W., parallel with the North line of said lot, a distance of 80.32 (Record S.86°10'00"W., 80.18 feet) to its intersection with the northern prolongation of the West line of said lot; thence S.00°02'54"E. (Record S.00°02'00"W.), along said line, a distance of 30.00 feet to the northwest corner of said lot; thence N.86°04'36"E., along the North line of said lot, a distance of 80.32 feet (Record N.86°10'00"E., 80.18 feet) to the point of beginning.

PARCEL "B"  
That portion of the Westerly 406.50 feet of the Easterly 500.00 feet of said Government Lot 6, lying southerly of Glenrose Road  
TOGETHER WITH that portion the Westerly 406.50 feet of the Easterly 500.00 feet of said Government Lot 11 lying northerly of the following described line:

Beginning at a point on the West line of said Easterly 500.00 feet of said Government Lot 11 from which the southwest corner of said Easterly 500.00 feet of said Government Lot 11 bears S.00°02'54"E. (Record S.00°05'E.), 690.58 feet; thence from said point of beginning, S.50°02'09"E., 440.06 feet (Record S.50°05'31"E., 440.00 feet); thence S.37°10'32"W., 115.00 feet (Record S.37°13'36"E., 115.01 feet) to the terminus of the herein described line.

PARCEL "C"  
That portion of the Easterly 93.50 feet of said Government Lot 6, lying southerly of Glenrose Road  
TOGETHER WITH the North 180.00 feet of the Easterly 93.50 feet of said Government Lot 11

And they do hereby dedicate to public use forever a ten (10') of additional right of way along Glenrose Road. Direct access from individual lots to Glenrose Road is hereby prohibited.

This subdivision has been approved as a P.U.D. development. 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 subdivision may be varied from if proper zoning approvals are obtained.

The owners of all lots within this subdivision shall be members of the INVERNESS P.U.D. HOMEOWNER'S ASSOCIATION and subject to the Articles of Incorporation and Bylaws thereof. SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR INVERNESS P.U.D., as recorded under Auditor's Document No. 920710018, which by reference is made a part hereof.

Under the terms of the above referenced Declaration of Covenants, the INVERNESS P.U.D. HOMEOWNER'S ASSOCIATION shall be responsible for the maintenance of all private sewer, water and road way systems.

The private roads and/or common areas shown on this plat are hereby dedicated to the INVERNESS P.U.D. HOMEOWNER'S ASSOCIATION, created by document recorded April 23, 1992, under State Document No. 601 386 338. The private roads and/or common areas cannot be sold or transferred, regardless of any provisions in the covenants to the contrary, and shall be considered subservient estates for tax purposes to the other lots created herein.

The private roads, as shown hereon, are easements which provide a means of ingress and egress for those lots within the drainage thereon. Private road and drainage easements are subject to the separate DECLARATION OF COVENANT as recorded July 22, 1992, under Auditor's Document No. 920720189, which by reference is made a part hereof.

The County of Spokane is hereby granted the right of ingress and egress to all private roads, common areas and/or drainage easements.

The owner(s) or successor(s) in interest agree to authorize the County to place their name(s) on a petition for the formation of a Road Improvement District (RID) by the petition method pursuant to Chapter 36.88 RCW, which petition includes the owner(s) property, and further not to object, by the signing of a ballot, to the formation of an RID by the resolution method pursuant to Chapter 36.88 RCW, which resolution includes the owner(s) property. If an RID is formed by either the petition or resolution method as provided for in Chapter 36.88 RCW, the owner(s) or successor(s) further agree (1) that the improvement(s) or construction contemplated within the proposed RID is feasible (2) that the benefits to be derived from the formation of the RID by the property included therein, together with the amount of any County participation, exceed the cost and expense of formation of the RID; and (3) that the property within the proposed RID is sufficiently developed. Provided further that the owner(s) or successor(s) shall, as authorized under RCW 36.88.090, to object to an assessment(s) on the property as a result of the improvements called for in conjunction with the formation of an RID by either petition or resolution method under Chapter 36.88 RCW, and to appeal to the Superior Court the decision of the Board of County Commissioners affirming the final assessment roll.

It is further agreed that at such time as an RID is created or any Road Improvements Project is sanctioned by Spokane County, the improvements required (curb, sidewalk, drainage control and paving) will be a sole expense of the undersigned owner(s), their heirs, grantees and assigns without participation by Spokane County. The RID waiver contained in this agreement shall expire after ten (10) years from the date of execution below. However, the owner(s) or successor(s) agree that if said RID waiver expires without construction of the required improvements, the owner(s) or successor(s) agree to construct the required improvements at their own expense, pay to the Spokane County the then estimated cost of the required improvements to enable the County to complete the same, or furnish a bond or other secure method suitable to the County (which may include the execution of another RID waiver agreement) providing for or securing to the County the actual construction of the improvements. All of the requirements of this agreement shall run with the land and shall be binding upon the Owner(s), their successor(s) or assign(s). This provision is applicable to that portion of Glenrose Road which has not been addressed under other Engineering conditions of approval.

Future slope easements as required by Spokane County are hereby dedicated along Glenrose Road.  
Public drainage easements over Tracts "A", "B", "C", "D", and "E" as platted and shown hereon, for the purpose of installing, operating, and maintaining drainage swales and drainage facilities to dispose of stormwater runoff are hereby granted to the INVERNESS P.U.D. HOMEOWNER'S ASSOCIATION or successors in interest.

An access and utility easement for the benefit of Lot 6, Block 2, is hereby granted over a portion of Lot 7, Block 2 and Tract "C", as shown hereon. An access and utility easement for the benefit of Lot 14, Block 3, is hereby granted over portions of Lots 3 and 4, Block 3, as shown hereon. A community pathway easement is hereby granted over portions of Lots 6 and 7, Block 2, as shown hereon.

WARNING: Spokane County has no responsibility to build, improve, or 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 obtaining 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 owner, their heirs, successors or assigns including the obligation to participate in the maintenance of the private road as provided herein.

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, constructing, maintaining or operation of stormwater control facilities.

A sight distance easement is hereby granted to Spokane County over portions of Lots 4, 5, and 15, Block 1, and Lot 13, Block 3, and Lots 1 and 5, Block 4, and Tracts "A", "B", "E", and "F" as platted and shown hereon.

Spokane County does not accept the responsibility of maintaining the drainage course on private lots within drainage easements or floodplain areas, nor the responsibility for any drainage, 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.

A public sewer system will be made available for INVERNESS P.U.D., and individual service will be provided to each lot/tract prior to sale. Use of individual on-site sewage disposal systems shall not be authorized. The use of private well and water systems is prohibited. The public water system, pursuant to the WATER PLAN approved by County and State Health authorities, the local fire protection district, County Department of Buildings, and the water purveyor, shall be installed within this subdivision, and the subdivider/sponsor 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.

Utility easements are hereby granted to the serving utility companies over the private road easements, and over a ten foot (10') wide strip adjoining all public road rights of way and the margins of private roads. Additional utility easements and sewer easements are hereby granted as shown hereon.

Subject to easements as recorded under Auditor's File No. 6868548, Auditor's File No. 8908140080, Auditor's File No. 9111270344, Auditor's File No. 7709090251 and an easement as recorded under Auditor's File No. 9005300032 as shown hereon.

A fifteen foot (15') wide sewer easement is hereby granted to the City of Spokane as shown hereon. The centerline of said easement is per a four foot (4') wide sewer easement as described under Auditor's File No. 6868548.

Subject to a Temporary Construction Easement over Lots 2 through 12, Block 1, inclusive, and Tracts "A" and "E", and Lot 14, Block 3 as recorded under Auditor's File No. 8908210316.  
IN WITNESS WHEREOF, the aforesaid owners have hereunto set their hand this 20th day of July, 1992.

GREENSTONE CORPORATION  
A Washington Corporation  
BY: James M. Frank, Pres.

WASHINGTON TRUST BANK  
a Washington Corporation  
BY: Robert T. Curtis  
Its: Vice President.

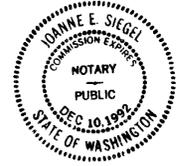
PIERRE P. LEIMGRUBER  
CHERYL J. LEIMGRUBER

U.S. BANK OF WASHINGTON,  
a National Association  
BY: John H. Buhler  
Its: Vice President.

ACKNOWLEDGMENTS

STATE OF WASHINGTON }  
COUNTY OF SPOKANE }  
On this 20th day of July, 1992, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared JAMES M. FRANK, to me known to be the President of GREENSTONE CORPORATION, the Washington corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed (if any) is the corporation seal of said corporation given under my hand and official seal the day and year first above written.

Joanne E. Siegel  
NOTARY PUBLIC, in and for the State of Washington residing at Spokane, My commission expires 12/10/92



STATE OF WASHINGTON }  
County of Spokane }  
On this 20th day of July, 1992, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared PIERRE P. LEIMGRUBER and CHERYL J. LEIMGRUBER, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Joanne E. Siegel  
NOTARY PUBLIC, in and for the State of Washington, residing at Spokane, My commission expires 12/10/92



STATE OF WASHINGTON }  
County of Spokane }  
On this 14th day of July, 1992, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared Robert T. Curtis and \_\_\_\_\_, to me known to be \_\_\_\_\_ and \_\_\_\_\_ of WASHINGTON TRUST BANK, the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed (if any) is the corporation seal of said corporation. Given under my hand and official seal the day and year first above written.

Joanne E. Siegel  
NOTARY PUBLIC, in and for the State of Washington residing at Spokane, My Commission expires 12/10/92



STATE OF WASHINGTON }  
County of Spokane }  
On this 16th day of July, 1992, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared John H. Richards and \_\_\_\_\_, to me known to be \_\_\_\_\_ and \_\_\_\_\_ of U.S. BANK OF WASHINGTON, a National Association that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed (if any) is the corporation seal of said corporation. Given under my hand and official seal the day and year first above written.

Joanne E. Siegel  
NOTARY PUBLIC, in and for the State of Washington residing at Spokane, My Commission expires 12/10/92



AUDITOR'S CERTIFICATE  
Filed for record this 5th day of August, 1992 at 3:04 PM in Book 22 of Plats at page 67 at the request of Co. Planning  
S. Clarke  
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.



Patrick J. Moore  
Patrick J. Moore, PLS  
Certificate Number 18091

SPOKANE COUNTY UTILITIES DEPARTMENT  
Examined and approved this 31st day of July, 1992

William Adair  
Director, Spokane County Utilities

SPOKANE COUNTY ENGINEER  
Examined and approved this 31st day of July, 1992

P.C. Sherman  
Spokane County Engineer

SPOKANE COUNTY PLANNING DEPARTMENT  
Examined and approved this 4th day of August, 1992

W.P. Hubbard  
Director, Spokane County Planning Department

SPOKANE COUNTY HEALTH DISTRICT  
Examined and approved this 4th day of August, 1992

Jim P. Hildy, R.S.  
for Spokane County Health Officer

SPOKANE COUNTY ASSESSOR  
Examined and approved this 4th day of Aug, 1992

Mr. Blanton  
Spokane County Assessor by Deputy

SPOKANE COUNTY COMMISSIONERS  
This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 5th day of August, 1992

Patricia A. Manning  
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 2nd day of August, 1992

De Sko'chilling by a Seach  
Spokane County Treasurer by Deputy



FINAL PLAT  
OF  
INVERNESS P.U.D.

LOCATED IN GOVERNMENT LOTS 5, 6, 11,  
AND 12 OF SECTION 2, T.24N., R.43E.W.M.  
SPOKANE COUNTY, WASHINGTON

20 (10f3)