

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT NORTHWEST DIVISION COMPLEX, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY AND WASHINGTON TRUST BANK, A WASHINGTON CORPORATION, HAVE CAUSED TO BE PLATTED INTO LOTS, BLOCKS, AND STREETS, THE LAND SHOWN HEREON, TO BE KNOWN AS JESSE'S BLUFF FIRST ADDITION, LOCATED IN THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M., SPOKANE COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE QUARTER CORNER OF SAID SECTION 13; THENCE SOUTH 89°01'21" EAST ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER A DISTANCE OF 30.69 FEET TO THE NORTHWEST CORNER OF JESSE'S BLUFF RECORDED IN BOOK 26, PAGES 87 AND 88 RECORDS OF SPOKANE COUNTY; THENCE SOUTH 89°01'21" EAST ALONG SAID NORTH LINE AND THE NORTH BOUNDARY OF SAID JESSE'S BLUFF A DISTANCE OF 665.36 FEET TO THE NORTHEAST CORNER OF TRACT "A" OF SAID JESSE'S BLUFF, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°01'21" EAST A DISTANCE OF 277.87 FEET; THENCE NORTH 0°38'39" EAST A DISTANCE OF 1106.81 FEET TO THE SOUTHERLY LINE OF NORTH FIVE MILE ROAD RIGHT-OF-WAY (30 FEET FROM CENTERLINE) AS SHOWN ON A RECORD OF SURVEY RECORDED IN BOOK 92, PAGES 92 AND 93; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING THREE COURSES: (1) NORTH 82°19'45" EAST A DISTANCE OF 159.02 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 824.93 FEET; (2) THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 254°45'0" AN ARC DISTANCE OF 415.68 FEET; (3) SOUTH 71°55'45" EAST A DISTANCE OF 223.90 FEET; THENCE SOUTH 0°07'39" WEST A DISTANCE OF 738.42 FEET; THENCE SOUTH 0°23'01" EAST A DISTANCE OF 296.28 FEET TO THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER; THENCE NORTH 89°01'21" WEST ALONG SAID NORTH LINE A DISTANCE OF 5.36 FEET; THENCE SOUTH 0°00'00" WEST A DISTANCE OF 272.54 FEET; THENCE NORTH 89°01'21" WEST A DISTANCE OF 656.76 FEET; THENCE SOUTH 0°01'26" WEST A DISTANCE OF 160.02 FEET; THENCE SOUTH 34°24'23" WEST A DISTANCE OF 115.95 FEET; THENCE NORTH 89°00'51" WEST A DISTANCE OF 276.51 FEET; THENCE NORTH 00°58'39" EAST A DISTANCE OF 386.72 FEET; THENCE NORTH 89°01'21" WEST A DISTANCE OF 74.37 FEET; THENCE NORTH 00°58'39" EAST A DISTANCE OF 142.50 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINING 1,237,001 SQUARE FEET OR 28.40 ACRES.

AND THEY DO HEREBY DEDICATE TO PUBLIC USE FOREVER THE PUBLIC STREETS AND ROADS SHOWN WITHIN THIS PLAT. LOT 9 BLOCK 1, LOT 3, BLOCK 2, LOT 2, BLOCK 3, LOT 24, BLOCK 4 AND LOT 10, BLOCK 5, BEING ONE-FOOT (1') WIDE STRIPS AS SHOWN HEREON, ARE HEREBY DEDICATED TO SPOKANE COUNTY AS GENERAL COUNTY PROPERTY, TO BE DEDICATED FOR ROAD PURPOSES FOREVER, AT SUCH TIME AS THE ROAD IS CONTINUED AS A FULL WIDTH RIGHT OF WAY, OR UNTIL ADJACENT LANDS ARE PLATTED.

NO DIRECT ACCESS SHALL BE ALLOWED FROM ANY LOT WITHIN THIS SUBDIVISION TO NORTH FIVE MILE ROAD.

THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION SHALL BE MEMBERS OF THE JESSE'S BLUFF HOMEOWNERS ASSOCIATION A HOMEOWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED DECEMBER 29, 2000 BY THE SECRETARY OF STATE OF THE STATE OF WASHINGTON UNDER U.B.I. NUMBER 602 079 991, AND SUBJECT TO THE ARTICLES OF INCORPORATION AND BYLAWS THEREOF. SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR JESSE'S BLUFF HOMEOWNERS ASSOCIATION AS RECORDED UNDER AUDITOR'S FILE NO. 4531642, WHICH BY REFERENCE IS MADE PART HEREOF.

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 ULD BY PETITION METHOD PURSUANT TO RCW 36.94, WHICH PETITION INCLUDES TO OBJECT BY THE SIGNING OF A PROTEST PETITION AGAINST THE FORMATION OF A ULD BY RESOLUTION METHOD PURSUANT TO RCW 36.94, AND FURTHER NOT TO OBJECT BY THE SIGNING OF A PROTEST PETITION AGAINST THE FORMATION OF A ULD BY RESOLUTION METHOD PURSUANT TO RCW 36.94, WHICH INCLUDES THE OWNER(S) PROPERTY. PROVIDED THIS CONDITION SHALL NOT PROHIBIT THE OWNER(S) OR SUCCESSOR(S) FROM OBJECTING TO ANY ASSESSMENT(S) ON THE PROPERTY AS A RESULT OF IMPROVEMENTS CALLED FOR IN CONJUNCTION WITH THE FORMATION OF A ULD BY EITHER PETITION OR RESOLUTION METHOD UNDER RCW CHAPTER 36.94.

THE COUNTY OF SPOKANE IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS TO ALL COMMON AREAS AND/OR DRAINAGE EASEMENTS.

THE LAND ENCOMPASSED WITHIN THE BOUNDARIES OF THE FINAL PLAT CONTAIN GEO-HAZARDOUS AREAS, SPECIFICALLY UHLG VARIANT SILT LOAM SOILS. THIS SOILS TYPE IS IDENTIFIED AS HAVING THE POTENTIAL FOR SEVERE EROSION. THOSE MITIGATING MEASURES IDENTIFIED IN THE GEOTECHNICAL REPORT PRODUCED BY STI NORTHWEST DATED APRIL 28, 2000 SHALL BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT. LAND USES ACTIVELY WITHIN THE GEO-HAZARDOUS AREAS SHALL BE AS REGULATED BY THE SPOKANE COUNTY CRITICAL AREAS ORDINANCE, AS AMENDED.

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.

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.

TEN FOOT (10') AND ELEVEN FOOT (11') WIDE BORDER EASEMENTS ARE HEREBY GRANTED AS SHOWN HEREON 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 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.

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, 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 WET (LIVE) SEWER CONNECTION TO AN AREA-WIDE PUBLIC SYSTEM IS TO BE CONSTRUCTED. A SEWER CONNECTION PERMIT IS REQUIRED.

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.

UTILITY EASEMENTS ARE HEREBY GRANTED TO THE SERVING UTILITY COMPANIES OVER TEN FOOT (10') WIDE STRIPS ADJOINING ALL PUBLIC ROAD RIGHT OF WAYS 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 AND TOGETHER WITH THE RIGHT TO ACCESS SAID UTILITY EASEMENTS THROUGH ANY BORDER EASEMENT SHOWN HEREIN.

SIGHT DISTANCE EASEMENTS IN LOTS 1, 7, AND 8, BLOCK 1, LOTS 1 AND 2, BLOCK 2, LOT 1, BLOCK 3, LOT 8, BLOCK 4, AND LOT 18, BLOCK 6 AS PLATTED AND SHOWN HEREON, ARE HEREBY GRANTED TO SPOKANE COUNTY AND ITS AUTHORIZED AGENTS FOR THE PURPOSE OF ALLOWING A CLEAR VIEW TRIANGLE OVER AND ACROSS THE EASEMENTS. THE OWNERS OF SAID LOTS AGREE NOT TO OBSTRUCT OR IN ANY MANNER ALLOW ANY OBSTACLE TO BLOCK THIS CLEAR VIEW TRIANGLE BETWEEN A HEIGHT OF THREE (3) FEET AND A HEIGHT OF SEVEN (7) FEET ABOVE THE ROAD PAVEMENT ELEVATION ADJACENT TO SAID LOTS. SPOKANE COUNTY AND ITS AUTHORIZED AGENTS ARE HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS TO, OVER AND FROM SAID EASEMENTS FOR THE PURPOSE OF INSPECTION AND EMERGENCY MAINTENANCE OF THE SIGHT DISTANCE AREA. IF THE PROPERTY OWNER FAILS TO MAINTAIN THE SIGHT DISTANCE AREA IN REASONABLE CONFORMANCE WITH THE APPROVED PLANS ON FILE IN THE OFFICE OF THE SPOKANE COUNTY ENGINEER, A NOTICE WILL BE GIVEN TO THE PROPERTY OWNER. IF NOT CORRECTED AFTER TEN (10) DAYS, SPOKANE COUNTY HAS THE RIGHT TO RESTORE THE SIGHT DISTANCE AREA TO THAT OF THE APPROVED PLANS ON FILE, OR HAVE IT RESTORED BY OTHERS. ALL COSTS INVOLVED WILL BE CHARGED TO THE PROPERTY OWNER.

DRAINAGE EASEMENTS AND TRACTS 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 JESSE'S BLUFF HOMEOWNERS ASSOCIATION. THE TRACTS ARE HEREBY DEDICATED TO THE JESSE'S BLUFF 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 THE 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 INCLUDED THE OFFSITE EASEMENTS PER RECORDED DOCUMENTS NO. 4961899 AND 4961900 FOR THE PURPOSES OF INSPECTION AND EMERGENCY MAINTENANCE OF THE DRAINAGE FACILITIES, IF NOT PROPERLY MAINTAINED BY THE PROPERTY OWNER(S) OR THE JESSE'S BLUFF 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 JESSE'S BLUFF HOMEOWNERS ASSOCIATION OR 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) FAILS 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 OR FACILITIES IN TRACTS OR 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 B) DRAINAGE INTERCEPTED ON THE LOT IS DISPOSED OF ON THE LOT IN AN APPROVED DRAINAGE FACILITY. ALL DRAINAGE FACILITIES FOR THIS PLAT, 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 DURING SHOWERS OR WET 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 (20" SWALES) SITUATED ON THEIR RESPECTIVE PROPERTIES, AND ANY PORTION OF 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 ROW 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 BE 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 JESSE'S BLUFF HOMEOWNERS ASSOCIATION OR ITS SUCCESSORS IN INTEREST SHALL MAINTAIN ANY DRAINAGE FACILITIES AND STRUCTURES, LOCATED IN THE TRACTS, ON-SITE DRAINAGE EASEMENTS OR WITHIN PRIVATE OFFSITE EASEMENTS PER RECORDED DOCUMENTS NO. 4961899 AND 4961900, 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 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 DRAINAGE FACILITIES LOCATED IN COMMON AREAS, TRACTS, OR OFFSITE EASEMENTS, 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 JESSE'S BLUFF HOMEOWNERS ASSOCIATION IS ALSO RESPONSIBLE FOR REMOVING, DISPOSING, AND REPLACING OF THE SOIL AND GRASS SOD AND POND LINER LOCATED IN DRAINAGE FACILITIES SITUATED WITHIN COMMON AREAS, TRACTS, PRIVATE LOTS, OR OFFSITE EASEMENTS AT SUCH TIME SPOKANE COUNTY DEEMS NECESSARY. THE JESSE'S BLUFF HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

IF THE JESSE'S BLUFF 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 JESSE'S BLUFF 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 JESSE'S BLUFF HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST.

SHOULD THE JESSE'S BLUFF 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 JESSE'S BLUFF 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.

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE HEREUNTO SET THEIR HAND THIS 8th DAY OF October 2003

NORTH DIVISION COMPLEX, L.L.C. A WASHINGTON LIMITED LIABILITY COMPANY

By: *Robert H. Hartman*

ITS: *Member*

ACKNOWLEDGMENTS

STATE OF WASHINGTON )  
                                  ) SS  
COUNTY OF SPOKANE )

ON THIS 8th DAY OF October 2003 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED *Robert H. Hartman, Sr.* TO ME KNOWN TO BE THE *member* OF NORTH DIVISION COMPLEX, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY 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 LAST ABOVE WRITTEN.

*Kelli S. Miller*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE, MY COMMISSION EXPIRES *10/11/05*

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE HEREUNTO SET THEIR HAND THIS 7th DAY OF October 2003

WASHINGTON TRUST BANK A WASHINGTON CORPORATION

By: *Connie Bischoff*

ITS: *SVP*

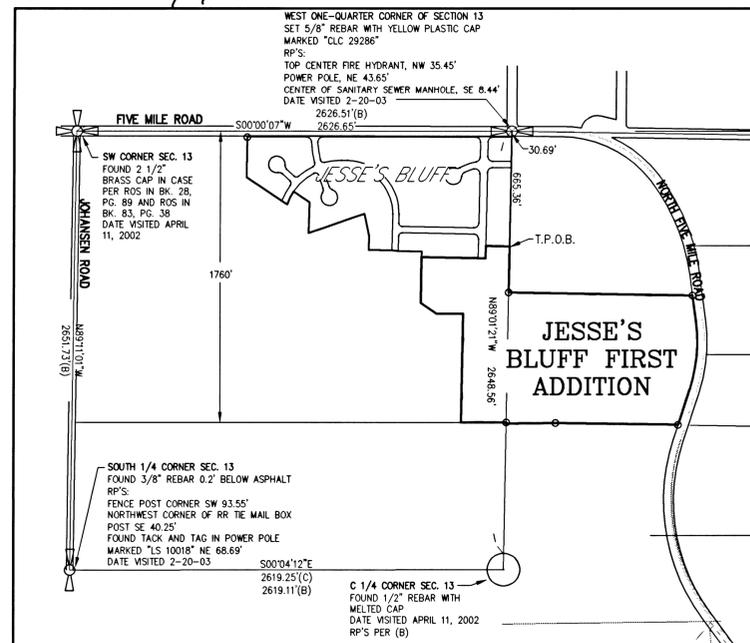
ACKNOWLEDGMENTS

STATE OF WASHINGTON )  
                                  ) SS  
COUNTY OF SPOKANE )

ON THIS 7th DAY OF October 2003 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED *Connie Bischoff* TO ME KNOWN TO BE THE *SVP* OF WASHINGTON TRUST BANK, A 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 THEY ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATION SEAL OF SAID CORPORATION.

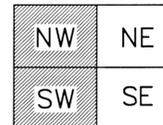
GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

*Kelli S. Miller*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE, MY COMMISSION EXPIRES *10/11/05*



SOUTHWEST 1/4 OF SECTION 13

SCALE 1"=500'



SHEET 1 OF 2

SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 15th DAY OF December 2003 AT 4:56 P.M. IN BOOK 29 OF Plats AT PAGE 29 AT THE REQUEST OF Northwest Division Complex LLC

5006989  
BK 29  
Pg 29  
sheet 1 of 2  
#3639

*J. Higdon*  
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



10-02-03

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 12th DAY OF November 2003

*[Signature]*  
SPOKANE COUNTY DIVISION OF UTILITIES

SPOKANE COUNTY ENGINEER

EXAMINED AND APPROVED THIS 20th DAY OF November 2003

*[Signature]*  
SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

EXAMINED AND APPROVED THIS 25th DAY OF November 2003

*[Signature]*  
DIRECTOR, SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 24th DAY OF November 2003

*[Signature]*  
FOR SPOKANE REGIONAL HEALTH DISTRICT

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 26th DAY OF November 2003

*[Signature]*  
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 THIS 26th DAY OF November 2003.

*[Signature]*  
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 1st DAY OF December 2003.

*[Signature]*  
SPOKANE COUNTY TREASURER BY DEPUTY



FINAL PLAT OF

JESSE'S BLUFF FIRST ADDITION  
LOCATED IN THE NW 1/4 AND THE SW 1/4 OF SECTION 13, T.26N., R.42E., W.M., SPOKANE COUNTY, WASHINGTON

CLC ASSOCIATES ARCHITECTURE ENGINEERING PLANNING LANDSCAPE ARCHITECTURE AND SURVEYING

CLC ASSOCIATES  
707 WEST 7TH AVENUE  
SUITE 200  
SPOKANE  
WASHINGTON 99204  
P 509 458 8844  
F 509 458 8844  
CLC@CLC.COM

**RADIAL BEARINGS**

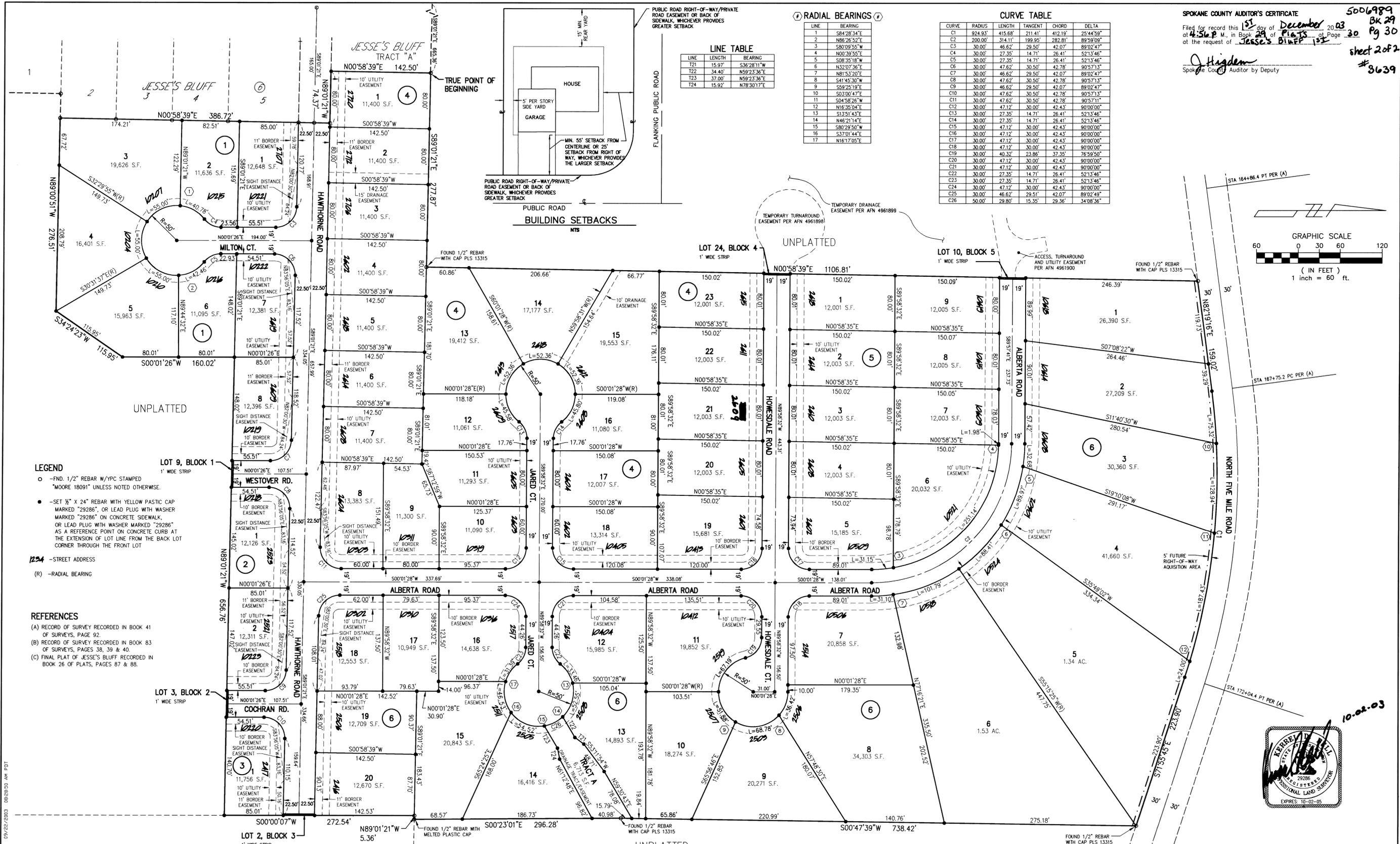
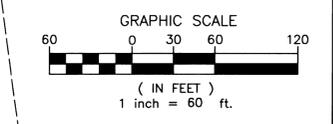
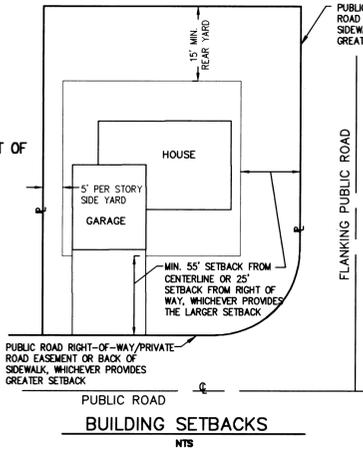
LINE	BEARING
1	S84°28'34"E
2	N86°26'52"E
3	S80°29'55"W
4	N00°39'55"E
5	S08°35'18"W
6	N32°07'36"E
7	N81°53'20"E
8	S41°45'30"W
9	S89°29'19"E
10	S03°00'47"E
11	S04°58'26"W
12	N16°35'04"E
13	S13°51'43"E
14	N46°21'14"E
15	S89°29'50"W
16	S37°01'44"E
17	N16°17'05"E

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	924.93'	415.68'	211.41'	412.19'	25°44'59"
C2	200.00'	314.11'	199.95'	282.81'	89°59'09"
C3	30.00'	46.62'	29.50'	42.07'	89°02'47"
C4	30.00'	27.35'	14.71'	26.41'	52°13'46"
C5	30.00'	27.35'	14.71'	26.41'	52°13'46"
C6	30.00'	47.62'	30.50'	42.78'	90°57'13"
C7	30.00'	46.62'	29.50'	42.07'	89°02'47"
C8	30.00'	47.62'	30.50'	42.78'	90°57'13"
C9	30.00'	46.62'	29.50'	42.07'	89°02'47"
C10	30.00'	47.62'	30.50'	42.78'	90°57'13"
C11	30.00'	47.62'	30.50'	42.78'	90°57'11"
C12	30.00'	47.12'	30.00'	42.43'	90°00'00"
C13	30.00'	27.35'	14.71'	26.41'	52°13'46"
C14	30.00'	47.12'	30.00'	42.43'	90°00'00"
C15	30.00'	27.35'	14.71'	26.41'	52°13'46"
C16	30.00'	47.12'	30.00'	42.43'	90°00'00"
C17	30.00'	47.12'	30.00'	42.43'	90°00'00"
C18	30.00'	47.12'	30.00'	42.43'	90°00'00"
C19	30.00'	40.32'	23.86'	37.35'	76°59'50"
C20	30.00'	47.12'	30.00'	42.43'	90°00'00"
C21	30.00'	47.12'	30.00'	42.43'	90°00'00"
C22	30.00'	27.35'	14.71'	26.41'	52°13'46"
C23	30.00'	27.35'	14.71'	26.41'	52°13'46"
C24	30.00'	47.12'	30.00'	42.43'	90°00'00"
C25	30.00'	46.62'	29.51'	42.07'	89°02'49"
C26	50.00'	29.80'	15.35'	29.36'	34°08'36"

**LINE TABLE**

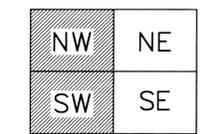
LINE	LENGTH	BEARING
T21	15.97'	S36°28'11"W
T22	34.40'	N59°23'36"E
T23	32.00'	N59°23'36"E
T24	15.92'	N78°30'17"E



- LEGEND**
- - FND. 1/2" REBAR W/ YPC STAMPED "MOORE 18091" UNLESS NOTED OTHERWISE.
  - - SET 1/2" X 24" REBAR WITH YELLOW PASTIC CAP MARKED "29286", OR LEAD PLUG WITH WASHER MARKED "29286" ON CONCRETE SIDEWALK, OR LEAD PLUG WITH WASHER MARKED "29286" AS A REFERENCE POINT ON CONCRETE CURB AT THE EXTENSION OF LOT LINE FROM THE BACK LOT CORNER THROUGH THE FRONT LOT
  - 1294 - STREET ADDRESS
  - (R) - RADIAL BEARING

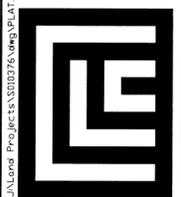
- REFERENCES**
- (A) RECORD OF SURVEY RECORDED IN BOOK 41 OF SURVEYS, PAGE 92.
  - (B) RECORD OF SURVEY RECORDED IN BOOK 83 OF SURVEYS, PAGES 38, 39 & 40.
  - (C) FINAL PLAT OF JESSE'S BLUFF RECORDED IN BOOK 26 OF PLATS, PAGES 87 & 88.

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



SHEET 2 OF 2

**FINAL PLAT OF JESSE'S BLUFF FIRST ADDITION**  
 LOCATED IN THE NW 1/4 AND THE SW 1/4 OF SECTION 13, T.26N., R.42E., W.M. SPOKANE COUNTY, WASHINGTON



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**SURVEYOR'S NOTES:**  
 1. THE AREA OF THE SUBDIVISION IS 28.40 ACRES.

**BASIS OF BEARINGS:**  
 THE BEARING OF S00°00'07"W BETWEEN THE WEST 1/4 CORNER AND SOUTHWEST CORNER OF SECTION 13, AS SHOWN ON FINAL 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.

