5831032 35/81

PLAT 4063

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS, that LATAH PROPERTIES, LLC, a Washington Limited Liabilty Company has caused to be platted into Lots the land shown hereon to be known as LATAH HILLS, located in the Southwest Quarter of the Southwest Quarter of Section 9, Township 24 North, Range 43 East, W.M. and being described as follows:

Tract 4 of Short Plat No. 1333-03 according to the plat thereof recorded in Book 21 of Short Plats, pages 95 and 96, records of Spokane County, Washington

Containing 19.95 acres more or less

Lot 4, the Remainder Parcel is an open space parcel reserved for future develpment when the Urban Growth boundary is expanded to include this open space parcel. Future development of this parcel may include small lot residential uses and/or commercial/industrial uses commonly found in an urban area. The open space parcel is not intended to be perserved in perpetuity

Lot 4, the Remainder Parcel, as shown hereon is subject to the Open Space Management Plan recorded August 7, 2009 under Auditor's File No. 5822504.

The use of the remainder parcel shall be consistent with the purpose and intent of Chapter 14.820 of the Spokane County Zoning Code, as amended, and only those uses defined within the Open Space Management Plan and underlying zone are permitted on the remainder parcel.

Setbacks shall be determined at the time of building permits issuance.

The sponsor will be responsible for assessing the adequacy and potability of domestic-use water for the plat

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 disposal may be required.

The private road easement and Easements No. 9, drainage easement as shown hereon are hereby reserved across Lot 4 and granted to Lots 1 through 4 for the purpose of conveying and storing stormwater runoff, and for installing, operating and maintaining drainage ditches and drainage facilities that dispose of and treat stormwater runoff. The right to ingress/egress is granted to Spokane County over said private road easement and drainage easement for inspection and emergency maintenance of the stormwater facilities. Easements No. 10, 11, and 12 drainage easements as shown hereon are hereby reserved across Lot 4 and granted to Lots 1 through 4 and Spokane County for the purpose of conveying and storing stormwater runoff, and for installing, operating and maintaining drainage ditches and drainage facilities that dispose of and treat stormwater runoff. The lots within this plat are subject to separate Declaration of Drainage/ Maintenance Covenant recorded February 24, 2009 under Auditor's File No. 5761839.

The lots within this plat are subject to the recommendations regarding basements found in the geotechnical study dated October 16, 2008, prepared by AllWest, recorded under Auditors Document Number 5761840 which by reference becomes part of.

Lot 3 and Lot 4, remainder parcel, contain Geo-hazards, as defined by the Spokane County Critical Areas Ordinance, in the form of slopes greater than 30%. All construction activities shall follow the recommendations contained within Allwest's April 4, 2008 geo-hazard evaluation and shall comply with the County's Critical Areas Ordinance.

The private road, as shown hereon, is an easement which provides a means of ingress and egress for the lots within this plat.

The owner(s) of Lots 1,2,3 and 4 shall be responsible for the maintenance of said private road, including assiciated drainage facilities in conformance with approved plans on file with the County Engineers Office. Maintenance financing of the private road and associated drainage facilities shall be in a manner determined by the owners of the majority of lots served by such private road

In the event such private road, including assiciated drainage facilities is improved to Spokane County standards for public streets, and the County is willing to accept the dedication of such road and facilities, lot owner shall execute any documents necessary to accomplish such dedication.

Owners of Lots 1,2,3 and 4 may sue and recover damages and attorney's fees from any owner of any lot or tract which is similarly served who refuses to participate in the road and drainage facilities, construction, financing and maintenance.

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 provide herein.

That in consideration of Mutual Benefits now or to be hereafter derived, do for themselves, their heirs, grantees, assigns, and successor(s) in interest do hereby request and authorize Spokane County to include the above described property in a Road Improvement District (RID) and to support the formation of a Road Improvement District for improvement of the road(s) described below by requesting and authorizing Spokane County to place their name(s) on a petition for the formation of a Road Improvement District pursuant to RCW 36.88.050, or by requesting and authorizing Spokane County to cast their ballot in favor of a RID being formed under the resolution method pursuant to RCW 36.88.030, and/or by not filing a protest against the formation of a RID being formed under the alternative resolution method provided for in RCW 36.88.065 and Chapter 35.43 RCW.
If a RID is proposed for improvement of the road(s) described below, said owner(s) and successor(s) further agree: (1) that the improvements or construction contemplated within the proposed RID are feasible and (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, exceeds the cost and expense of formation of the RID, and (3) that the property within the proposed RID is sufficiently developed; provided, themselves, their heirs, grantees, assigns and successor(s) shall retain the right, as authorized under RCW 36.88.090, to object to any assessment(s) on the property as a result of the improvements called for in conjunction with the formation of a RID by either the petition or resolution method under Chapter 36.88 RCW and to appeal to the Superior Court the decision of the Board of County Commissioners confirming the final assessment rolls; provided further, it is recognized that actual assessments may vary from assessment estimate so long as they do no exceed a figure equal to the increased true and fair value improvement(s) add(s) to the property.

It is further acknowledged and agreed that at such time as a RID is created or any County Road Improvement project is authorized by Spokane County, the improvements required shall be at the sole expense of the owner(s) of property within the RID or served by the improvements without any monetary participation by Spokane County. The RID waiver contained in this agreement shall expire after 10 years from the date of execution below. This provision is applicable to Hangman Valley Road.

Utility easements being a part of the 50' wide private road easement and part of the 40' wide access and utiltiy easements (Easement No. 1, 2 and 3) as shown on the herein described plat are hereby dedicated for the use of serving utility companies for the construction, reconstruction, maintenance, protection, inspection and operation of their respective facilities (i.e. fiber optic, cable, phone, natural gas and electric), together with the right to prohibit changes in grade over installed underground facilities, the right to trim and/or permanently remove trees, bushes, landscaping situated within said easement and the right to prohibit structures that may interfere with the construction, reconstruction, reliability, maintenance and safe operation of the same.

Easement No. 3, driveway and utility easement, and Easement No. 4, drainfield easement, as shown hereon are hereby granted to Lot 1.

Easement No. 2, driveway and utility easement, and Easement No. 7, drainfield easement, and Easement No. 8, sewer line easement as shown hereon are hereby granted to Lot 2.

Easement No. 5, sewer line easement, and Easement No. 6, drainfield easement, as shown hereon are hereby granted to Lot 3

Easement No. 1, driveway and utility easement, as shown hereon is hereby granted to Lots 2, 3 and 4.

IN WITNESS WHEREOF, the aforesaid owners have caused their names to be hereunto subscribed this 12 day of AUGUST, 2009.

LATAH PROPERTIES, LLC

By: [signature]

Its: Managing Member

ACKNOWLEDGMENT:
STATE OF WASHINGTON)
) ss
COUNTY OF SPOKANE)

I certify that I know or that I have satisfactory evidence that Michael Chadduck, president of Latah Properties, LLC appeared before me, and acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the free and voluntary act and deed of said Limited Liabilty Company, for the uses and purposes stated in the instrument.

DATED this 12 day of AUGUST, 2009.

NOTARY PUBLIC, in and for the State of Washington residing at Spokane,
My Commission expires July 6, 2013

AMANDA RAE MOORE
COMMISSION EXPIRES
NOTARY
PUBLIC
JULY 06, 2013
STATE OF WASHINGTON

SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 2nd DAY OF SEPTEMBER 2009
AT 1:26 PM IN BOOK 35 OF PLATS AT PAGE 81-82 AT THE REQUEST
OF LATAH PROPERTIES, LLC
COUNTY AUDITOR: _____ DEPUTY

SPOKANE COUNTY DIVISION OF UTILITIES
Examined and approved this 25TH day of AUGUST, 2009
Spokane County Utilities

SPOKANE COUNTY DIVISION OF ENGINEERING
Examined and approved this 25TH day of AUGUST, 2009
Spokane County Engineer

SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING
Examined and approved this 27TH day of August, 2009
Spokane County Department of Building and Planning

SPOKANE REGIONAL HEALTH DISTRICT
Examined and approved this 27th day of August, 2009
For Spokane Regional Health Officer

SPOKANE COUNTY ASSESSOR
Examined and approved this 1st day of September, 2009
Desiree Dally, deputy
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, this 1st day of SEPTEMBER, 2009
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 the 2nd day of September, 2009.
D E "Skip" Chelberg by M Lenker
Spokane County Treasurer, by Deputy

OFFICIAL SEAL * WASHINGTON * TREASURER SPOKANE COUNTY

SURVEYOR'S CERTIFICATE:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.

PATRICK J. MOORE, PLS No. 18091

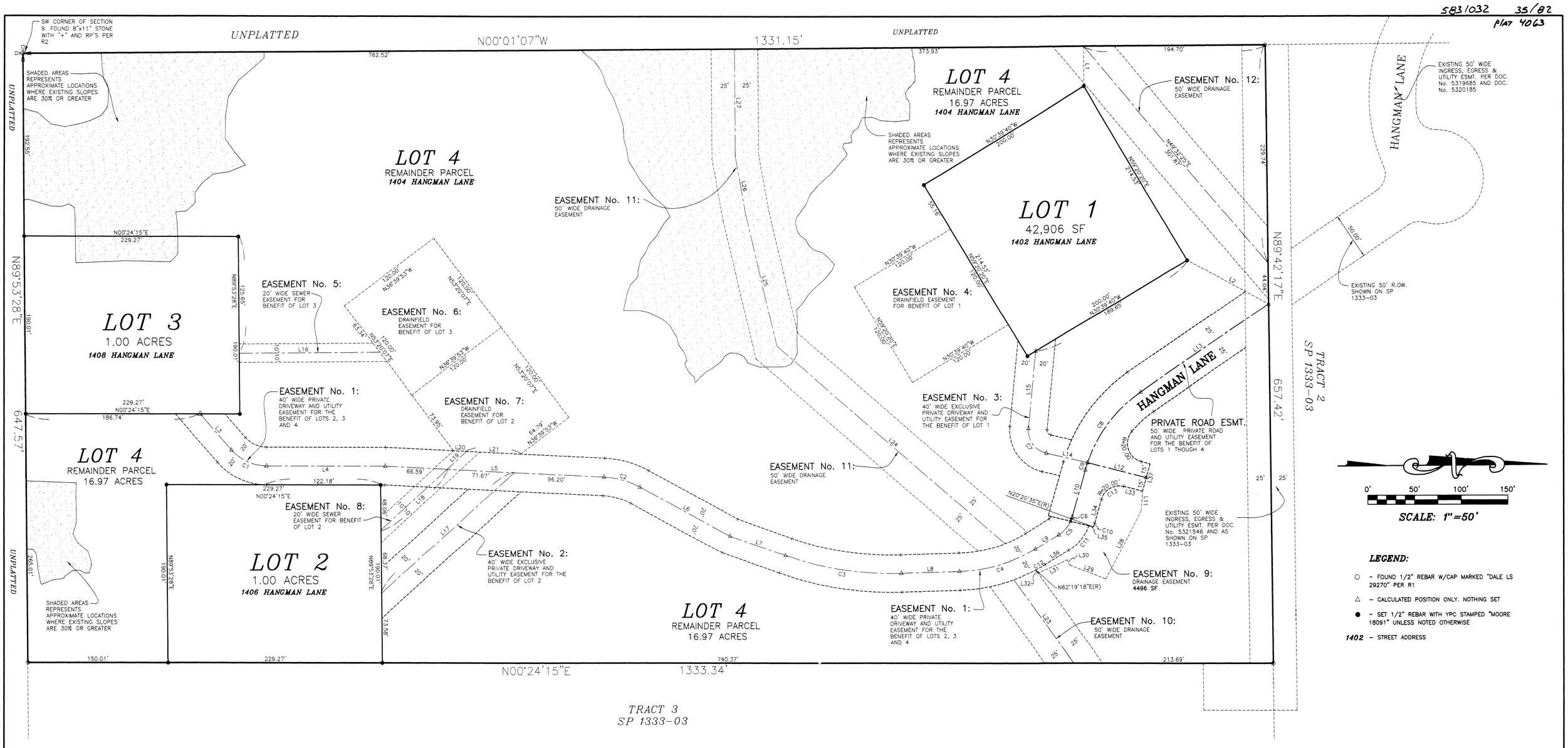
PATRICK J. MOORE
STATE OF WASHINGTON
18091
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 12/8/10

FINAL PLAT OF
LATAH HILLS
(PS-2009-08)
LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 09, T.24N.,R.43.E, W.M. SPOKANE COUNTY, WASHINGTON

PAT MOORE & ASSOCIATES, INC.
7224 W. Johannsen Avenue
Nine Mile Falls, WA 99026
1-509-328-1224

PJM 08011

5831032 35/82
PLAT 4063



LEGEND:

- ○ – FOUND 1/2" REBAR W/CAP MARKED "DALE LS 29270" PER R1
- △ – CALCULATED POSITION ONLY. NOTHING SET
- ● – SET 1/2" REBAR WITH YPC STAMPED "MOORE 18091" UNLESS NOTED OTHERWISE
- **1402** – STREET ADDRESS

BASIS OF BEARINGS:
THE BEARING SYSTEM USED FOR FINAL SHORT PLAT 1333-03 RECORDED IN BOOK 21 OF SHORT PLATS, PAGES 95 AND 96 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP

PROCEDURES AND EQUIPMENT:
THIS SURVEY WAS PERFORMED USING A TOPCON "HYPER" RTK GPS SYSTEM, AND TDS RANGER ELECTRONIC FIELD BOOK DATA COLLECTOR. FIELD PROCEDURES WHERE USED THAT MEET OR EXCEED THE LINEAR AND ANGULAR REQUIREMENTS OF WAC 332-130-090(1)(B) CITY- RESIDENTIAL AND SUBDIVISION LOTS.

REFERENCES:
(R1) FINAL SHORT PLAT OF SP 1333-03 RECORDED IN BOOK 21 OF SHORT PLATS, PAGES 95 AND 96

(R2) SURVEY RECORDED IN BOOK 95 OF SURVEYS, PAGES 23, 24 AND 25

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°58'53"E	41.71'
L2	N28°42'07"E	98.84'
L3	N49°01'55"E	50.70'
L4	N00°24'15"E	127.00'
L5	N03°09'57"E	236.46'
L6	N28°52'42"E	109.99'
L7	N20°03'20"E	63.20'
L8	N01°30'11"W	62.28'
L9	N31°19'46"W	29.38'
L10	N73°50'49"W	52.14'
L11	N86°08'00"W	20.73'
L12	N14°25'00"E	64.82
L13	N34°09'47"W	166.52
L14	N13°30'34"E	45.02
L15	N84°07'34"W	82.12'
L16	N00°06'32"W	150.58'
L17	N42°02'29"W	192.27'
L18	N42°02'29"W	96.08'
L19	N42°02'29"W	28.18'
L20	N03°09'57"E	14.09'
L21	N03°09'57"E	57.80'
L22	N03°09'57"E	5.85'
L23	N54°28'17"E	108.96'
L24	N41°08'21"E	322.24'
L25	N77°03'33"E	143.02'
L26	N80°04'41"E	65.05'
L27	N89°58'53"E	112.25'
L28	N62°24'39"W	83.42'
L29	N21°36'47"E	41.87'
L30	N67°01'14"E	5.95'
L31	N24°28'27"W	34.21'
L32	N54°28'17"E	4.47'
L33	N14°25'00"E	20.62'
L34	N73°50'49"W	26.37'
L35	N14°25'00"E	5.03'
L36	N31°19'46"W	29.38'
L37	N73°50'49"W	30.01'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	48°37'40"	50.00'	42.44'
C2	25°42'45"	90.00'	40.39'
C3	21°33'31"	335.00'	126.05'
C4	29°49'35"	165.00'	85.89'
C5	33°48'15"	33.03'	19.49'
C6	08°42'48"	33.03'	5.02'
C7	82°21'52"	25.00'	35.94'
C8	36°40'08"	150.00'	96.00
C9	03°00'54"	150.00'	7.89'
C10	04°11'22"	58.03'	4.25'
C11	37°46'04"	53.03'	34.95'
C12	03°39'04"	185.00'	11.79'
C13	88°15'49"	20.00'	30.81'

SURVEYOR'S CERTIFICATE:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.

Patrick J. Moore

PATRICK J. MOORE, PLS No. 18091

PATRICK J. MOORE — STATE OF WASHINGTON — 18091 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 12/8/10

PAT MOORE & ASSOCIATES, INC.
7224 W. Johannsen Avenue
Nine Mile Falls, WA 99026
1-509-328-1224

PJM 08011

SHEET 2 OF 2

FINAL PLAT OF LATAH HILLS

(PS-2009-08)

LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 09, T.24N.,R.43.E, W.M.
SPOKANE COUNTY, WASHINGTON