

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT TOMLINSON BLACK VALLEY, INC., A WASHINGTON CORPORATION AND WASHINGTON TRUST BANK, HAVE CAUSED TO BE PLATTED INTO TRACTS THE LAND SHOWN HEREON, TO BE KNOWN AS MICA VIEW ESTATES, LOCATED IN SECTION 4, TOWNSHIP 24 NORTH, RANGE 44 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON STATE, DESCRIBED AS FOLLOWS:

THAT PORTION OF GOVERNMENT LOTS 8 AND 9 OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 44 EAST, W.M., LYING SOUTHERLY AND EASTERLY OF PONDEROSA DRIVE AND WESTERLY OF THE UNION PACIFIC RAILROAD RIGHT OF WAY;

EXCEPT ANY PORTION OF SHORT PLAT 78-042, AS RECORDED IN BOOK 1 OF SHORT PLATS, PAGE 19, IN THE SPOKANE AUDITOR'S OFFICE;

ALSO EXCEPT THAT PORTION OF SAID GOVERNMENT LOT 8 DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 4, SHORT PLAT NO. 78-042, AS RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 19, IN SPOKANE COUNTY, WASHINGTON; THENCE NORTH 24°29'20" WEST, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 103.35 FEET TO THE SOUTHERLY RIGHT OF WAY OF PONDEROSA DRIVE AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 330.00 FEET, A RADIAL BEARING OF NORTH 44°59'46" WEST, AND A CENTRAL ANGLE OF 12°09'13"; THENCE SOUTHWESTERLY, ALONG THE ARC AND SAID RIGHT OF WAY, A DISTANCE OF 70.00 FEET; THENCE SOUTH 01°04'18" WEST, A DISTANCE OF 67.60 FEET TO A POINT LYING 100.00 FEET SOUTHWESTERLY OF THE POINT OF BEGINNING; THENCE NORTHEASTERLY 100.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT ANY PORTION OF THE FINAL PLAT OF VALLEY VISTA ESTATES, AS RECORDED IN BOOK 17 OF PLATS, PAGE 66, IN THE SPOKANE COUNTY AUDITOR'S OFFICE;

ALSO EXCEPT ANY PORTION OF THE FINAL PLAT OF GUTHRIE FAMILY TRACTS, AS RECORDED IN BOOK 20 OF PLATS, PAGE 86, IN THE SPOKANE COUNTY AUDITOR'S OFFICE;

ALSO EXCEPT THAT PORTION OF SAID GOVERNMENT LOTS 8 AND 9 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 44 EAST, W.M., THENCE SOUTH 00°19'30" EAST, 2817.83 FEET ALONG THE QUARTER SECTION LINE; THENCE DUE WEST, 1162.08 FEET TO THE NORTHWEST CORNER OF LOT BEING DESCRIBED AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 36°04'24" WEST, 80.00 FEET; THENCE SOUTH 27°10'45" EAST, 303.45 FEET; THENCE DUE EAST, 100.00 FEET; THENCE NORTH 12°12'20" EAST, 328.12 FEET; THENCE NORTH 86°56'58" WEST, 281.24 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

ALSO EXCEPT THAT PORTION OF SAID GOVERNMENT LOT 9 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF GUTHRIE FAMILY TRACTS, AS RECORDED IN BOOK 20 OF PLATS, PAGE 86, IN THE SPOKANE COUNTY AUDITOR'S OFFICE; THENCE NORTH 88°38'57" WEST, ALONG THE NORTHERLY BOUNDARY OF SAID PLAT A DISTANCE OF 341.98 FEET TO THE SOUTHEAST CORNER OF LOT 6, BLOCK 1 OF VALLEY VISTA ESTATES, AS RECORDED IN BOOK 17 OF PLATS, PAGE 66; THENCE NORTH 23°46'32" WEST, ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 220.90 FEET; THENCE SOUTH 88°38'57" EAST, PARALLEL WITH THE NORTHERLY BOUNDARY OF GUTHRIE FAMILY TRACTS, A DISTANCE OF 435.78 FEET; THENCE SOUTH 01°21'03" WEST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

AND THEY DO HEREBY DEDICATE TO PUBLIC USE FOREVER GERTRUDE DRIVE AND BATES DRIVE, AS SHOWN ON THIS PLAT

THE PRIVATE ROADS AND COMMON AREAS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE MICA VIEW HOMEOWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED AUGUST 23, 2004 UNDER STATE DOCUMENT NO. 602 423 041.

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.

THE PRIVATE ROADS AND DRAINAGE EASEMENTS ARE SUBJECT TO THE SEPARATE DECLARATION OF COVENANT AS RECORDED MAY 13, 2005, UNDER AUDITOR'S FILE NO. 5215987 WHICH BY REFERENCE IS MADE A PART THEREOF.

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, CONSTRUCTION, MAINTAINING OR OPERATION OF STORMWATER CONTROL FACILITIES.

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 HEREON.

SETBACKS ARE SPECIFICALLY DRAFTED ON THIS PLAT, SEE BUILDING SETBACK DETAIL IN SHEET 2 OF 6. THE SETBACKS INDICATED ON THIS PLAT MAY BE VARIED FROM PROPER ZONING APPROVALS ARE OBTAINED.

PUBLIC SEWER SHALL BE CONSTRUCTED TO PROVIDE FOR THE CONNECTION OF EACH PARCEL TO THE COUNTY'S SYSTEM OF SEWERAGE. USES ON PROPERTIES WITHIN THE PROJECT SHALL BE REQUIRED TO CONNECT TO THE SEWER AND PAY APPLICABLE CHARGES PER THE COUNTY SEWER ORDINANCE. SEWER CONNECTION PERMITS SHALL BE REQUIRED.

SHALL NOT SUBJECT TO SPECIFIC JUDICIAL APPROVAL AND ISSUANCE OF PERMITS BY THE HEALTH DEPARTMENT, THE USE OF INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL BE AUTHORIZED. A PUBLIC SEWER SYSTEM WILL BE MADE AVAILABLE FOR THIS PLAT AND INDIVIDUAL SERVICE WILL BE PROVIDED TO EACH LOT PRIOR TO SALE. THE USE OF PRIVATE WELLS 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, THE COUNTY BUILDING AND PLANNING DIVISION AND WATER PURVEYOR, SHALL BE INSTALLED WITHIN THIS SUBDIVISION AND THE APPLICANT SHALL PROVIDE FOR INDIVIDUAL DOMESTIC WATER SERVICES 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 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, TOGETHER WITH THE RIGHT TO PROHIBIT CHANGES IN GRADE THAT WILL REDUCE THE EXISTING COVERAGE OVER INSTALLED UNDERGROUND FACILITIES AND THE RIGHT TO TRIM AND/OR REMOVE TREES, BUSHES, LANDSCAPING AND TO PROHIBIT STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE, AND SAFE OPERATION OF SAME.

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 MICA VIEW HOMEOWNERS ASSOCIATION. ALL TRACTS ARE HEREBY DEDICATED TO THE MICA VIEW 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 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 AND TRACTS FOR THE PURPOSES OF INSPECTION AND EMERGENCY MAINTENANCE OF THE DRAINAGE FACILITIES, IF NOT PROPERLY MAINTAINED BY THE PROPERTY OWNER(S) OR THE MICA VIEW 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) OR THE MICA VIEW HOMEOWNERS ASSOCIATION 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 5% 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 ACCEPTED PLANS ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE. ANY PROPOSED CHANGES TO THE ACCEPTED ROAD AND DRAINAGE PLANS MUST BE ACCEPTED 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 LOTS WITHIN THIS PLAT ARE SUBJECT TO THE RECOMMENDATIONS REGARDING BASEMENTS FOUND IN THE GEOTECHNICAL STUDY DATED OCTOBER 4, 2004, PREPARED BY ALL WEST GEOTECHNICAL ENGINEERING, RECORDED UNDER AUDITORS DOCUMENT NUMBER 5136981 WHICH BY REFERENCE BECOMES A PART HEREOF.

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 SUCH AS LIVE NATIVE-TYPE DRYLAND GRASSES OR LAWN TURF 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 WATER QUALITY SWALE, NATURAL DRAINAGE CHANNEL OR DRAINAGE DITCH WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SPOKANE COUNTY ENGINEER. PROPERTY OWNER(S) MAINTENANCE RESPONSIBILITIES SHALL INCLUDE, BUT IS NOT LIMITED TO MOWING, IRRIGATING AND KEEPING THE AREA FREE OF DEBRIS. THE MICA VIEW HOMEOWNERS ASSOCIATION IS RESPONSIBLE TO KEEP OPEN AND CLEAN RELATED STORMWATER PIPES AND/OR STRUCTURES; REPLACEMENT OF DRAINAGE FACILITIES AS NEEDED; REMOVING AND DISPOSING OF THE SOIL AND GRASS SOD LOCATED IN DRAINAGE FACILITIES SITUATED WITHIN EASEMENTS ON PRIVATE LOTS AT SUCH TIME SPOKANE COUNTY DEEMS NECESSARY, AND REPLACING THE SOIL AND GRASS SOD. 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) OR THE MICA VIEW HOMEOWNERS ASSOCIATION TO PROPERLY MAINTAIN SUCH AREAS. SPOKANE COUNTY IS ONLY RESPONSIBLE FOR MAINTAINING THE STORMWATER STRUCTURES LOCATED WITHIN THE PUBLIC ROW AS SHOWN IN THE FINAL PLAT DOCUMENTS. THE PROPERTY OWNER(S) AND/OR MICA VIEW HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES, WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

THE MICA VIEW HOMEOWNERS ASSOCIATION OR ITS SUCCESSORS IN INTEREST SHALL MAINTAIN ALL DRAINAGE FACILITIES, LOCATED IN THE PRIVATE TRACTS OR COMMON AREAS IN CONFORMANCE WITH THE ACCEPTED PLANS AND THE OPERATIONS AND MAINTENANCE MANUAL AS PREPARED BY THE DESIGN ENGINEER, CLC ASSOCIATES, BOTH OF WHICH ARE ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE. MAINTENANCE OF DRAINAGE FACILITIES INCLUDES, BUT IS NOT LIMITED TO, KEEPING OPEN AND CLEANING STORMWATER PIPES, STRUCTURES, DITCHES, DRAINAGE PONDS, SWALES; REPLACEMENT OF DRAINAGE FACILITIES AS NEEDED; MAINTAINING LIVE NATIVE-TYPE DRYLAND GRASSES OR LAWN TURF IN THE POND FACILITIES 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, MOWING, IRRIGATING AND KEEPING THE AREA FREE OF DEBRIS; REMOVING AND DISPOSING OF THE SOIL AND GRASS SOD LOCATED IN DRAINAGE FACILITIES SITUATED WITHIN TRACTS OR COMMON AREAS AT SUCH TIME SPOKANE COUNTY DEEMS NECESSARY, AND REPLACING THE SOIL AND GRASS SOD. THE MICA VIEW HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES, WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

IF THE MICA VIEW HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST, FAILS TO MAINTAIN THE DRAINAGE FACILITIES IN CONFORMANCE WITH THE ACCEPTED DRAINAGE PLANS AND THE OPERATIONS AND MAINTENANCE MANUAL AS PREPARED BY THE DESIGN ENGINEER ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE, A NOTICE OF SUCH FAILURE MAY BE GIVEN TO THE MICA VIEW 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 MICA VIEW HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST.

SHOULD THE MICA VIEW 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 MICA VIEW 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.

THE BORDER EASEMENTS, 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 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 BY 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 13 FOOT WIDE SIDEWALK EASEMENTS AS PLATTED AND SHOWN HEREON ARE HEREBY DEDICATED TO THE MICA VIEW HOMEOWNER'S ASSOCIATION. THE MAINTENANCE OF SAID SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS HAVING FRONTAGE THEREON.

SIGHT DISTANCE EASEMENTS IN LOTS 31 AND 32, OF BLOCK 1 AS PLATTED AND SHOWN HEREON, ARE HEREBY GRANTED TO THE MICA VIEW HOMEOWNERS ASSOCIATION AND ITS AUTHORIZED AGENTS FOR THE SOLE PURPOSE OF ALLOWING A CLEAR VIEW SIGHT DISTANCE 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 AND/OR THE MICA VIEW HOMEOWNERS ASSOCIATION FAIL TO MAINTAIN THE SIGHT DISTANCE AREA IN REASONABLE CONFORMANCE WITH THE ACCEPTED 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 ACCEPTED PLANS ON FILE, OR HAVE IT RESTORED BY OTHERS. ALL COSTS INVOLVED WILL BE CHARGED TO THE PROPERTY OWNER.

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 18 DAY OF July 20 05

TOMLINSON BLACK VALLEY, INC. A WASHINGTON CORPORATION BY: Cynthia Walker President ITS: President

STATE OF WASHINGTON ) COUNTY OF Spokane ) SS

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT Bryan Walker 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 President OF TOMLINSON BLACK VALLEY, INC., A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 18 DAY OF July 20 05

Cynthia K. Cahoon NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON RESIDING AT Spokane MY COMMISSION EXPIRES 2-18-07

WASHINGTON TRUST BANK A WASHINGTON CORPORATION BY: Connie Bischoff RSV P ITS: RSVP

STATE OF WASHINGTON ) COUNTY OF ) 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 R.S.V.P. OF WASHINGTON TRUST BANK, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 19 DAY OF July 20 05

Kerri R. Schroeder NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON RESIDING AT Spokane MY COMMISSION EXPIRES 10-21-07

WASHINGTON TRUST BANK A WASHINGTON CORPORATION BY: Connie Bischoff RSV P ITS: RSVP

STATE OF WASHINGTON ) COUNTY OF ) 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 R.S.V.P. OF WASHINGTON TRUST BANK, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 19 DAY OF July 20 05

NEVIL R. SCHOOLCRAFT NOTARY PUBLIC, STATE OF WASHINGTON, COMMISSION EXPIRES OCTOBER 27, 2007

WASHINGTON TRUST BANK A WASHINGTON CORPORATION BY: Connie Bischoff RSV P ITS: RSVP

STATE OF WASHINGTON ) COUNTY OF ) 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 R.S.V.P. OF WASHINGTON TRUST BANK, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 19 DAY OF July 20 05

NEVIL R. SCHOOLCRAFT NOTARY PUBLIC, STATE OF WASHINGTON, COMMISSION EXPIRES OCTOBER 27, 2007

WASHINGTON TRUST BANK A WASHINGTON CORPORATION BY: Connie Bischoff RSV P ITS: RSVP

STATE OF WASHINGTON ) COUNTY OF ) 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 R.S.V.P. OF WASHINGTON TRUST BANK, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

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WASHINGTON TRUST BANK A WASHINGTON CORPORATION BY: Connie Bischoff RSV P ITS: RSVP

STATE OF WASHINGTON ) COUNTY OF ) SS

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WASHINGTON TRUST BANK A WASHINGTON CORPORATION BY: Connie Bischoff RSV P ITS: RSVP

STATE OF WASHINGTON ) COUNTY OF ) 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 R.S.V.P. OF WASHINGTON TRUST BANK, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 19 DAY OF July 20 05

NEVIL R. SCHOOLCRAFT NOTARY PUBLIC, STATE OF WASHINGTON, COMMISSION EXPIRES OCTOBER 27, 2007

WASHINGTON TRUST BANK A WASHINGTON CORPORATION BY: Connie Bischoff RSV P ITS: RSVP

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SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 28 DAY OF July 20 05

AT 10:06 A.M., IN BOOK 31 OF Plats AT PAGES 46-51

AT THE REQUEST OF TOMLINSON-BLACK VALLEY INC

William D Anderson 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.



Michael E. Moore, PLS. CERTIFICATE NUMBER 35157

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 19 DAY OF July 20 05

Spokane County Division of Utilities

SPOKANE COUNTY ENGINEER

EXAMINED AND APPROVED THIS 19 DAY OF July 20 05

Spokane County Engineer

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

EXAMINED AND APPROVED THIS 28 DAY OF July 20 05

Spokane County Department of Building and Planning

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 28 DAY OF July 20 05

Spokane Regional Health Officer

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 27 DAY OF July 20 05

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 26 DAY OF July 20 05

Chairman, Spokane County Commissioners

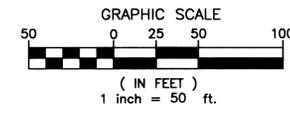
SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 28<sup>th</sup> DAY OF July 2005 AT 10:04 A.M., IN BOOK 31 OF Maps AT PAGES 46-51 AT THE REQUEST OF Tammara Black Valley INC

William J. Clendenen SPOKANE COUNTY AUDITOR BY DEPUTY

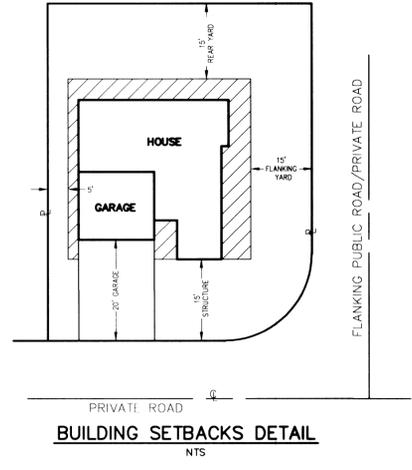
Plot #3752

SEE SHEET 6 OF 6 FOR LINE, CURVE, SPIRAL AND RADIAL TABLES

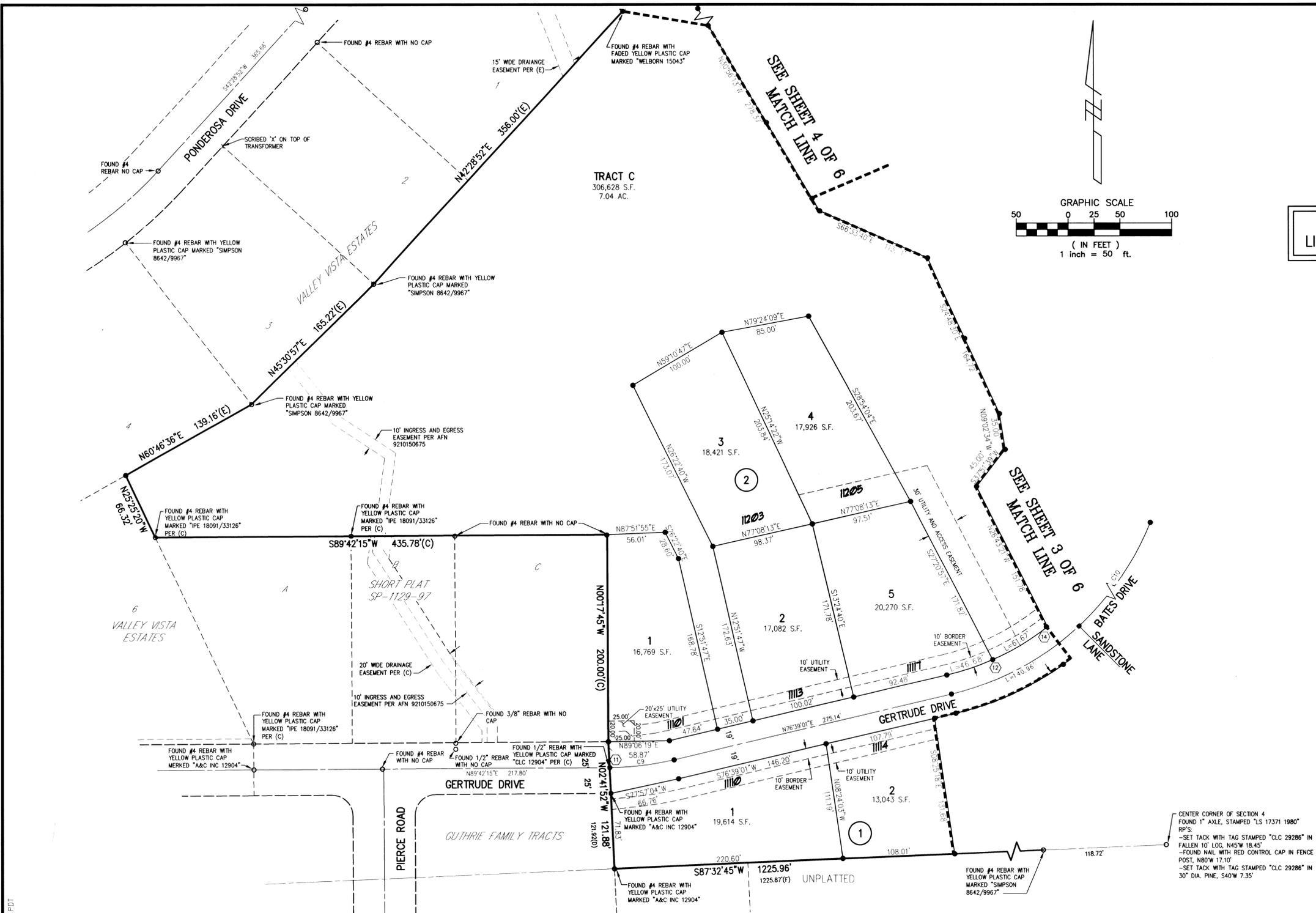
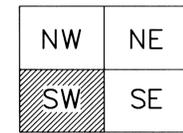


LEGEND

- FOUND PK IN ASPHALT
-FOUND MONUMENT AS NOTED.
-SET 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "MEM 35157" AT ACTUAL CORNER.
-LOT CORNERS ON PRIVATE ROAD RIGHT OF WAY LINES WERE IMPRACTICAL TO SET DUE TO IMPROVEMENTS AND HAVE BEEN REFERENCED BY A 1/2" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "MEM 35157" OFFSET 1.00 FOOT FROM THE ACTUAL FRONT LOT CORNER AS MEASURED ON THE SIDE LOT LINE. WHERE THE FRONT LOT CORNER WAS NOT AT THE INTERSECTION OF A SIDE LOT LINE, THE REFERENCE MONUMENT WAS SET 1.00 FOOT FROM THE FRONT LOT CORNER AS MEASURED PERPENDICULAR TO THE FRONT LINE OR RADIAL TO THE CURVE.
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-ADDRESSES
AFN -AUDITOR'S FILE NUMBER
1 -BLOCK NUMBER



FINAL PLAT OF MICA VIEW ESTATES (A PLANNED UNIT DEVELOPMENT) PE-1746-94 A PORTION OF GOVERNMENT LOTS 8 AND 9 OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 44 EAST, W.M., SPOKANE COUNTY, WASHINGTON



SURVEYOR'S NOTES: 1. THE AREA OF THIS SUBDIVISION IS 2,368,535 SQ. FT. OR 54.37 ACRES 2. THE TOTAL AREA OF THE PRIVATE ROADS IS 96,857 SQ. FT. OR 2.23 ACRES

BASIS OF BEARINGS THE ASSUMED BEARING OF N87°30'31"E ALONG THE NORTH LINE OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 44 EAST, W.M., WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

ACCURACY STATEMENT: THIS SURVEY WAS PERFORMED USING A TRIMBLE 5603 DR200 +3 SECOND TOTAL STATION. FIELD TRAVERSE METHODS USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".

- REFERENCES (A) MYRON EIGHT, RECORDED IN BOOK 13 OF PLATS, PAGES 58 & 59. (B) SHORT PLAT SP-78-042, RECORDED IN BOOK 1 OF SHORT PLATS, PAGE 19. (C) SHORT PLAT SP-1129-97, RECORDED IN BOOK 15 OF SHORT PLATS, PAGES 80 & 81. (D) GUTHRIE FAMILY TRACTS, RECORDED IN BOOK 20 OF PLATS, PAGE 86. (E) VALLEY VISTA ESTATES, RECORDED IN BOOK 17 OF PLATS, PAGE 66. (F) AMENDED RECORD OF SURVEY FOR KEN KETO, RECORDED IN BOOK 86 OF SURVEYS, PAGE 22A. (G) RECORD OF SURVEY FOR INLAND POWER AND LIGHT RECORDED IN BOOK 26 OF SURVEYS, PAGE 93. (H) STATUTORY WARRANTY DEED, AUDITOR'S FILE NO. 8707060112 (I) STATUTORY WARRANTY DEED, AUDITOR'S FILE NO. 9006060243

CLC ASSOCIATES 12730 E. MIRABEAU PKWY. SUITE 100 SPOKANE VALLEY WASHINGTON 99216 P 509 458 6840 F 509 458 6844 CLCASSOC.COM ARCHITECTURE ENGINEERING PLANNING LANDSCAPE ARCHITECTURE LAND SURVEYING

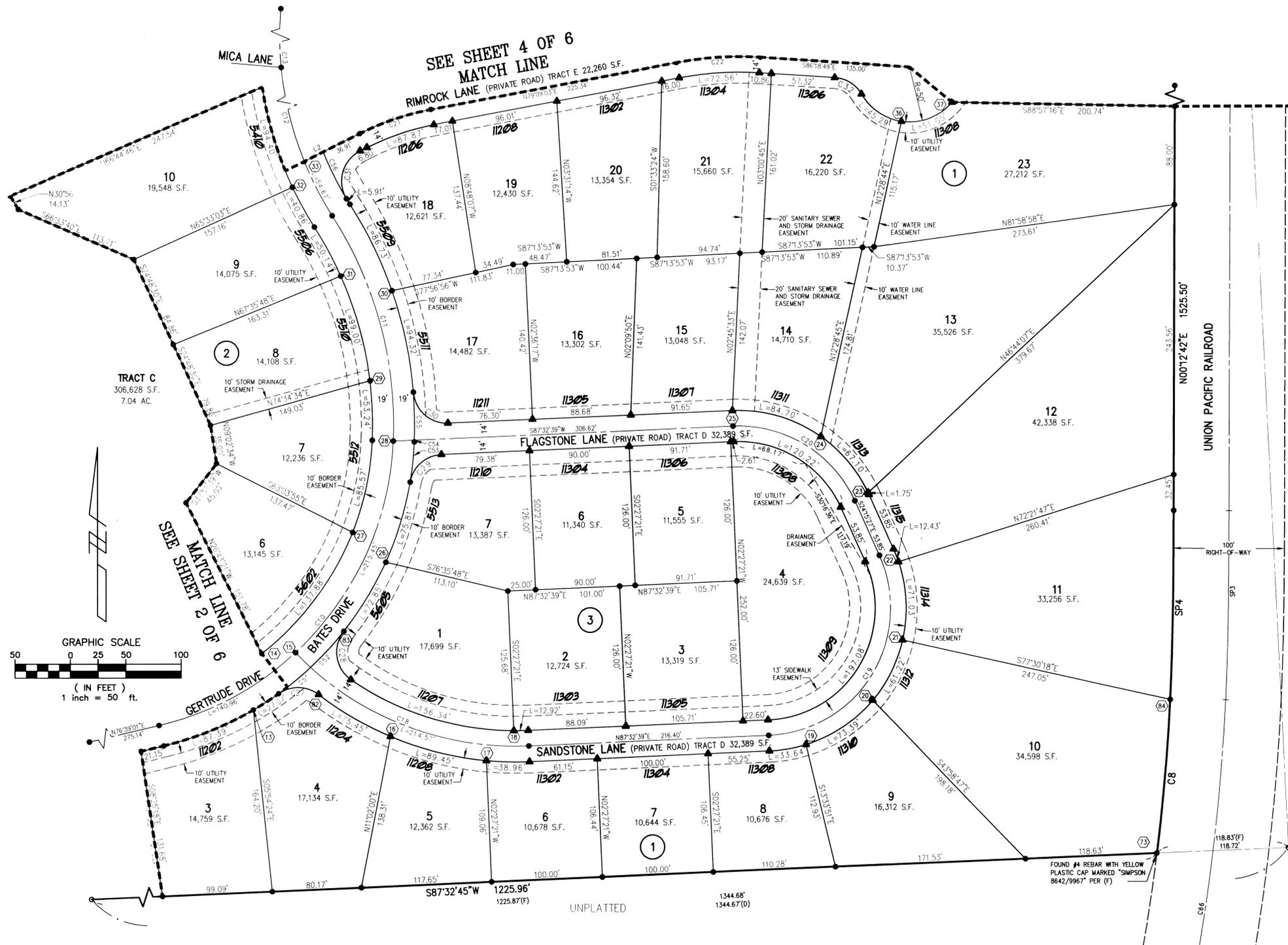
J:\2003\Land Projects\3030212\mg\PLAT 3mg 7/14/2005 4:06:23 PM.PDT

SPOKANE COUNTY AUDITOR'S CERTIFICATE

Filed for record this 28<sup>th</sup> day of July, 2005 at 10:41 A.M., in Book 31 of Plats at Pages 46-51 at the request of Travis & Joyce VanDer Wal

William Anderson  
Spokane County Auditor by Deputy

Plat #  
3752



- REFERENCES**
- (A) MYRON EIGHT, RECORDED IN BOOK 13 OF PLATS, PAGES 58 & 59.
  - (B) SHORT PLAT SP-78-042, RECORDED IN BOOK 1 OF SHORT PLATS, PAGE 19.
  - (C) SHORT PLAT SP-1129-97, RECORDED IN BOOK 15 OF SHORT PLATS, PAGES 80 & 81.
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  - (G) RECORD OF SURVEY FOR INLAND POWER AND LIGHT RECORDED IN BOOK 26 OF SURVEYS, PAGE 93.
  - (H) STATUTORY WARRANTY DEED, AUDITOR'S FILE NO. 8707060112
  - (I) STATUTORY WARRANTY DEED, AUDITOR'S FILE NO. 9006060243

- LEGEND**
- ▲ - FOUND PK IN ASPHALT
  - - FOUND MONUMENT AS NOTED.
  - - SET 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "MEM 35157", OR LEAD PLUG WITH WASHER MARKED "MEM 35157" AT ACTUAL CORNER.
  - ▲ - LOT CORNERS ON PRIVATE ROAD RIGHT OF WAY LINES WERE IMPRACTICAL TO SET DUE TO IMPROVEMENTS AND HAVE BEEN REFERENCED BY A 1/2" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "MEM 35157" OFFSET 1.00 FOOT FROM THE ACTUAL FRONT LOT CORNER AS MEASURED ON THE SIDE LOT LINE. WHERE THE FRONT LOT CORNER WAS NOT AT THE INTERSECTION OF A SIDE LOT LINE, THE REFERENCE MONUMENT WAS SET 1.00 FOOT FROM THE FRONT LOT CORNER AS MEASURED PERPENDICULAR TO THE FRONT LINE OR RADIAL TO THE CURVE.
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  - 1234 - ADDRESSES
  - AFN - AUDITOR'S FILE NUMBER
  - 1 - BLOCK NUMBER

CENTER CORNER OF SECTION 4  
FOUND 1" AXLE, STAMPED "LS 17371 1980"  
RFS:  
-SET TACK WITH TAG STAMPED "CLC 29286" IN FALLEN 10' LOG, N45°W 18.45'  
-FOUND NAIL WITH RED CONTROL CAP IN FENCE POST, N80°W 17.10'  
-SET TACK WITH TAG STAMPED "CLC 29286" IN 30" DIA. PINE, S40°W 7.35'

SEE SHEET 6 OF 6 FOR  
LINE, CURVE, SPIRAL AND RADIAL TABLES

**BASIS OF BEARINGS**  
THE ASSUMED BEARING OF N87°30'31"E ALONG THE NORTH LINE OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 44 EAST, W.M., WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

**SURVEYOR'S NOTES:**  
1. THE AREA OF THIS SUBDIVISION IS 2,368,535 SQ. FT. OR 54.37 ACRES  
2. THE TOTAL AREA OF THE PRIVATE ROADS IS 96,857 SQ. FT. OR 2.23 ACRES

**ACCURACY STATEMENT:**  
THIS SURVEY WAS PERFORMED USING A TRIMBLE 5603 DR200 +3 SECOND TOTAL STATION. FIELD TRAVERSE METHODS USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".

NW	NE
SW	SE

SHEET 3 OF 6



**FINAL PLAT**  
OF  
**MICA VIEW ESTATES**  
(A PLANNED UNIT DEVELOPMENT)  
PE-1746-94  
A PORTION OF GOVERNMENT LOTS 8 AND 9 OF  
SECTION 4, TOWNSHIP 24 NORTH,  
RANGE 44 EAST, W.M.,  
SPOKANE COUNTY, WASHINGTON

**CLC ASSOCIATES**  
12730 E. MIRABEAU PKWY.  
SUITE 100  
SPOKANE VALLEY  
WASHINGTON 99216  
P 509 458 6840  
F 509 458 6844  
CLCASSOC.COM

ARCHITECTURE  
ENGINEERING PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

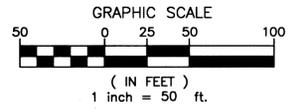
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SPOKANE COUNTY AUDITOR'S CERTIFICATE

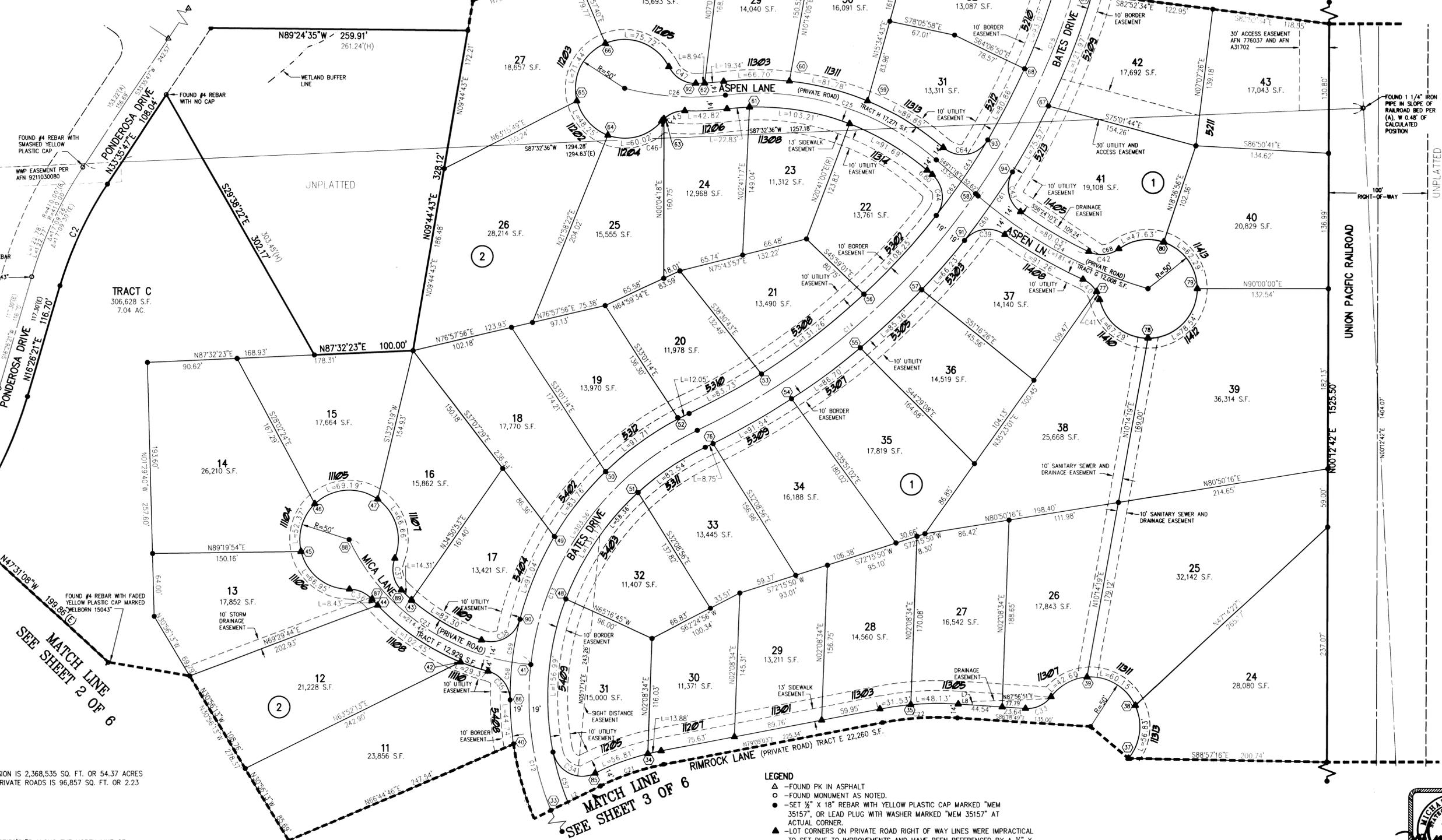
FILED FOR RECORD THIS 28<sup>th</sup> DAY OF July 20 05 AT 10:24 A.M. IN BOOK 31 OF PLATS AT PAGES 48-51 AT THE REQUEST OF *Travis and Diana Young, Inc.*

*William D. Larson*  
SPOKANE COUNTY AUDITOR BY DEPUTY

Plat # 3752



SEE SHEET 5 OF 6  
MATCH LINE



SEE SHEET 2 OF 6  
MATCH LINE

SEE SHEET 3 OF 6  
MATCH LINE

SEE SHEET 6 OF 6 FOR  
LINE, CURVE, SPIRAL AND RADIAL TABLES

**SURVEYOR'S NOTES:**  
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**BASIS OF BEARINGS**  
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**CLC ASSOCIATES**  
12730 E. MIRABEAU PKWY.  
SUITE 100  
SPOKANE VALLEY  
WASHINGTON 99216  
P 509 458 6840  
F 509 458 6844  
CLCASSOC.COM

**ACCURACY STATEMENT:**  
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  - (G) RECORD OF SURVEY FOR INLAND POWER AND LIGHT RECORDED IN BOOK 26 OF SURVEYS, PAGE 93.
  - (H) STATUTORY WARRANTY DEED, AUDITOR'S FILE NO. 8707060112
  - (I) STATUTORY WARRANTY DEED, AUDITOR'S FILE NO. 9006060243

- LEGEND**
- ▲ - FOUND PK IN ASPHALT
  - - FOUND MONUMENT AS NOTED.
  - - SET 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "MEM 35157", OR LEAD PLUG WITH WASHER MARKED "MEM 35157" AT ACTUAL CORNER.
  - ▲ - LOT CORNERS ON PRIVATE ROAD RIGHT OF WAY LINES WERE IMPRACTICAL TO SET DUE TO IMPROVEMENTS AND HAVE BEEN REFERENCED BY A 1/2" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "MEM 35157" OFFSET 1.00 FOOT FROM THE ACTUAL FRONT LOT CORNER AS MEASURED ON THE SIDE LOT LINE. WHERE THE FRONT LOT CORNER WAS NOT AT THE INTERSECTION OF A SIDE LOT LINE, THE REFERENCE MONUMENT WAS SET 1.00 FOOT FROM THE FRONT LOT CORNER AS MEASURED PERPENDICULAR TO THE FRONT LINE OR RADIAL TO THE CURVE.
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  - AFN - AUDITOR'S FILE NUMBER
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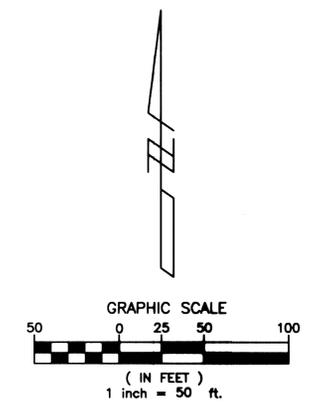
**FINAL PLAT**  
OF  
**MICA VIEW ESTATES**  
(A PLANNED UNIT DEVELOPMENT)  
PE-1746-94  
A PORTION OF GOVERNMENT LOTS 8 AND 9 OF  
SECTION 4, TOWNSHIP 24 NORTH,  
RANGE 44 EAST, W.M.,  
SPOKANE COUNTY, WASHINGTON



Plot #3752

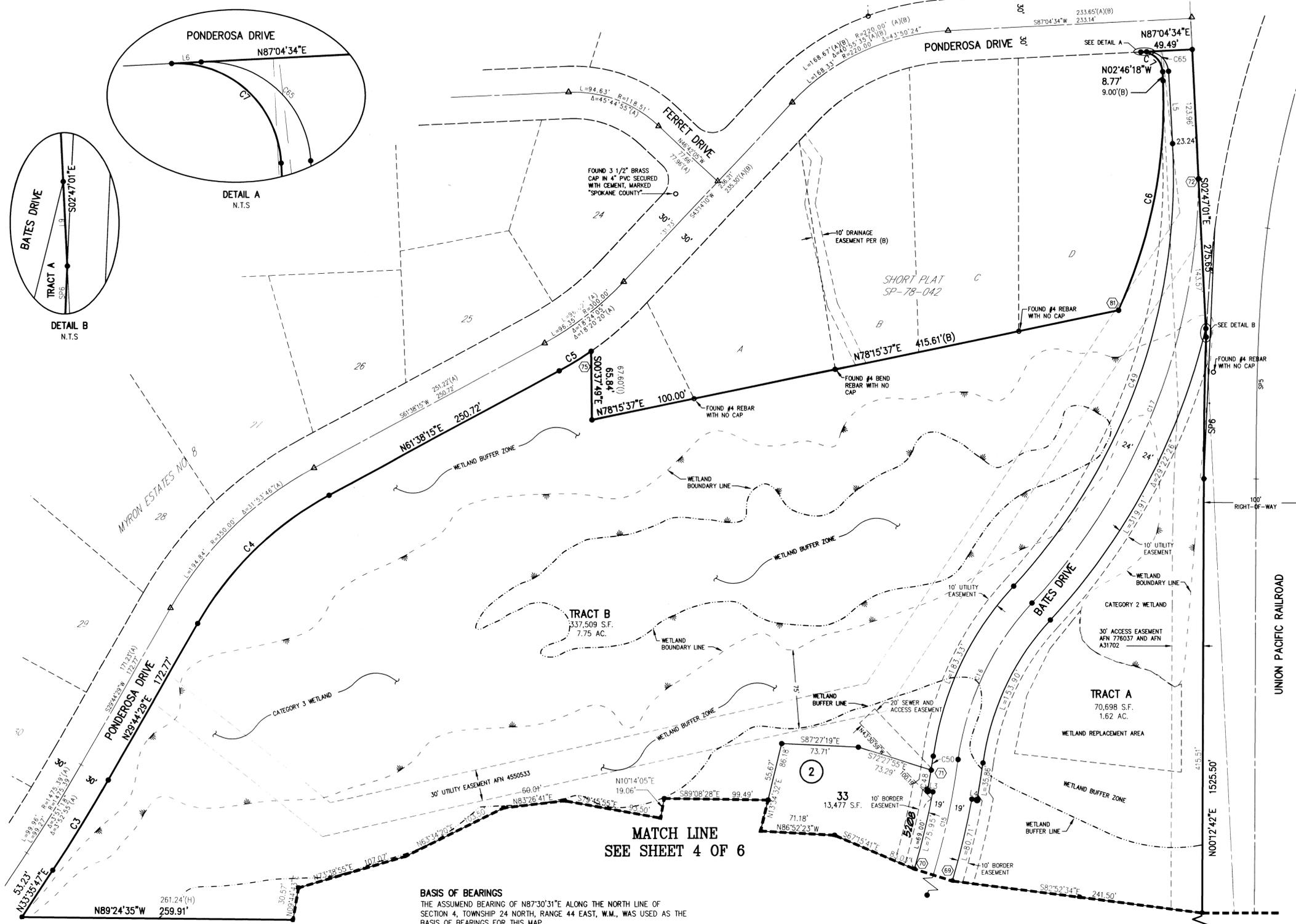
SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 28<sup>th</sup> DAY OF July, 2005 AT 10:24 A.M. IN BOOK 31 OF PLATS AT PAGES 416-51 AT THE REQUEST OF TRAILHEAD BIAMA VALLEY, INC. William Anderson SPOKANE COUNTY AUDITOR BY DEPUTY



- LEGEND
- FOUND PK IN ASPHALT
- FOUND MONUMENT AS NOTED
- SET 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "MEM 35157", OR LEAD PLUG WITH WASHER MARKED "MEM 35157" AT ACTUAL CORNER.
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1234 - ADDRESSES

SEE SHEET 6 OF 6 FOR LINE, CURVE, SPIRAL AND RADIAL TABLES



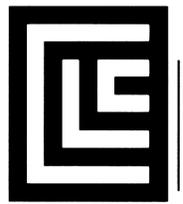
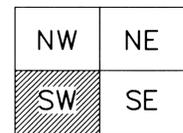
MATCH LINE SEE SHEET 4 OF 6

BASIS OF BEARINGS THE ASSUMED BEARING OF N87°30'31"E ALONG THE NORTH LINE OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 44 EAST, W.M., WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

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ACCURACY STATEMENT: THIS SURVEY WAS PERFORMED USING A TRIMBLE 5603 DR200 +3 SECOND TOTAL STATION. FIELD TRAVERSE METHODS USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".



CLC ASSOCIATES 12730 E. MIRABEAU PKWY. SUITE 100 SPOKANE VALLEY WASHINGTON 99216 P 509 458 6840 F 509 458 6844 CLCASSOC.COM ARCHITECTURE ENGINEERING PLANNING LANDSCAPE ARCHITECTURE LAND SURVEYING



FINAL PLAT OF MICAVIEW ESTATES (A PLANNED UNIT DEVELOPMENT) PE-1746-94 A PORTION OF GOVERNMENT LOTS 8 AND 9 OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 44 EAST, W.M., SPOKANE COUNTY, WASHINGTON

