

PLAT # 3944

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that T.J.L Land Company, AmericanWest Bank and Citrus Group Defend Benefit Plan and Trust Agreement has caused to be platted into Lots and private roads the land shown hereon as MOUNT VIEW ESTATES and described as follows:

Lot 9 of MOODY'S SUBDIVISION of the NE 1/4 of Section 34, T. 27 N., R. 43 E.W.M, as per plat thereof recorded in Volume "M" of Plats, Page 2;

Situate in the County of Spokane, State of Washington.

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

No direct access is allowed from lots to Yale Road, until such time as authorized by the County Engineer.

WARNING: Spokane County has no responsibility to build, improve, maintain or other wise service the private roads contained within or providing service to the property described in this plat. By accepting this plat or subsequently by allowing a building permit to be issued on property on a private road, Spokane County assumes no obligation for said private road and the owners hereby acknowledge that the County has no obligation of any kind or nature whatsoever to establish, examine, survey, construct, alter, repair, improve, maintain, provide drainage or snow removal on a private road. This requirement is and shall run with the land and shall be binding upon the owner, their heirs, successors or assigns including the obligation to participate in the maintenance of the private road as provided herein.

To facilitate connection to the future public sewer system, each new building shall be double-plumbed with a dry side sewer for connection to future area-wide wastewater collection systems. NOTE: Plans acceptable to the Division of Utilities may be required.

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 Department and water purveyor, 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.

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 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.

Subject to specific application approval and issuance of permit by The Health Officer, the use of an individual on-site sewage disposal system may be authorized.

The private roads and/or common areas shown on this plat are hereby dedicated to the Mount View Estates Homeowners Association created by document recorded April 18, 2007 under State UBI number 602-717-904.

The Private roads and/or 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 with out filing a replat.

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.

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 Mount View Estates Homeowners Association.

All drainage tracts are hereby dedicated to the Mount View Estates 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. The right to ingress/egress is granted to Spokane County over all tracts for inspection and emergency maintenance of the stormwater facilities.

The drainage easements, lots, common areas and tracts are subject to the separate Drainage Declaration of Covenant as recorded May 22, 2007 under Auditor's Document No. 5539117 that by reference is made a part hereof.

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 over installed underground facilities, the right to trim and/or remove trees, bushes, landscaping, and the right to prohibit structures that may interfere with the construction, reconstruction, reliability, maintenance, and safe operation of same. Serving utilities reserve the right to cross Border easements or Future right-of-way acquisition areas.

The subdivider/sponsor will construct the private roads and associated drainage facilities in conformance with the approved plans on file in the County Engineer's Office.

A lot is served by a private road when: a. the only road frontage for the lot in the Development is on the private road, or; b. a lot having frontage on more than one road (public or private) constructs an approach to the private road.

The Mount View Estates Homeowners Association or their successors in interest shall maintain the private roads and associated drainage facilities in conformance with the approved plans on file in the County Engineer's Office.

The owner(s) of any lot created by the Development or alternation thereof and served by a private road shall be responsible for maintenance of said private road, including associated drainage facilities.

Maintenance financing of the private roads and associated drainage facilities shall be in a manner determined by the Mount View Estates Homeowners Association or their successors in interest.

Should the Mount View Estates Homeowners Association be terminated for any reason, the successors in interest shall be the individual lot owners, or their successors in interest, who are members of the Mount View Estates Homeowners Association at the time of said termination.

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

Owners of lots within the Development who are served by such roads, may sue and recover damages and attorneys' fees from any owner of any lot within the Development which is similarly served who refuses to participate in the road and drainage facilities construction, financing, and maintenance.

Whenever the Mount View Estates Homeowners Association or their successors in interest fail to maintain the drainage facilities in conformance with the approved drainage plan, a notice will be given to the Mount View Estates Homeowners Association or their successors in interest by the County. If not corrected after 10 days, the County has the right to correct the maintenance failure or have it corrected at the expense of the Mount View Estates Homeowners Association, their successors in interest, or lots in the development.

Spokane County does not accept the responsibility of maintaining the drainage course on private lots within drainage easements or floodplain areas, no 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.

This covenant and agreement 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 and drainage facilities as provided herein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 21 day of June, 2007

Tod J. Lasley

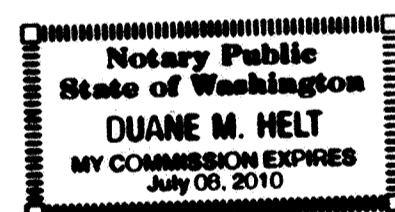
T.J.L Land Company
Tod J. Lasley, President

STATE OF WASHINGTON) SS
COUNTY OF SPOKANE)

On this 21st day of June, 2007 before me personally appeared Tod J. Lasley, known to be President of T.J.L Land Company, as the individual who executed the within and foregoing instrument and acknowledged the same to be his free and voluntary act and deed for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

My commission expires 7-8-10



Duane M. Helt

Notary Public in and for the State of Washington
Residing at Spokane Valley, Washington

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 27th day of June, 2007

Fawn Sachleben

AmericanWest Bank

STATE OF WASHINGTON) SS
COUNTY OF SPOKANE)

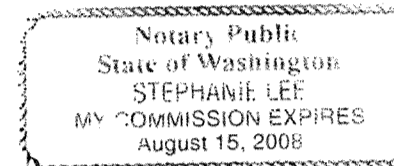
On this 27th day of June, 2007 before me personally appeared Fawn Sachleben known to be VP of AmericanWest Bank, who executed the within and foregoing instrument and acknowledged the same to be his free and voluntary act and deed for the uses and purposes herein mentioned. The officer of the above corporation on oath stated that he is authorized to execute the said instrument and that the seal (if any) is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

My commission expires 8/15/09

Stephanie Lee

Notary Public in and for the State of Washington
Residing at Spokane, Washington



IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 26 day of June, 2007

James V. Reimann

Citrus Group Defend Benefit Plan and Trust Agreement



STATE OF OREGON) SS
COUNTY OF MARION)

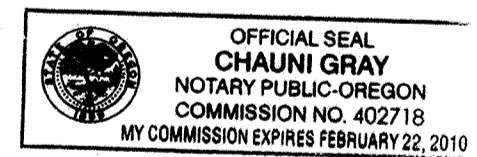
On this 26 day of June, 2007 before me personally appeared James Reimann known to be Trustee of Citrus Group Defend Benefit Plan and Trust Agreement, who executed the within and foregoing instrument and acknowledged the same to be his free and voluntary act and deed for the uses and purposes herein mentioned. The officer of the above corporation on oath stated that he is authorized to execute the said instrument and that the seal (if any) is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

My commission expires 2/22/2010

Chauhi Gray

Notary Public in and for the State of Oregon
Residing at Salem, Oregon



AUDITOR'S CERTIFICATE

Filed for record this 25th day of July, 2007, at 4:33 P.M. in Book 34 of Plats on Page 20-21 at the request of SIMPSON ENGINEERS, INC

Spokane County Auditor

COUNTY OFFICIALS

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 12th day of JULY, 2007

Spokane County Engineer

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 28th day of JUNE, 2007

Spokane County Utilities

SPOKANE COUNTY ASSESSOR

Examined and approved this 25th day of July, 2007

Spokane County Assessor

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 19th day of JULY, 2007

Spokane Regional Health Officer

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

Examined and approved this 25th day of July, 2007

Spokane County Department of Building and Planning

SPOKANE COUNTY TREASURER

I, Treasurer of Spokane County, Washington, do hereby certify that all taxes which have been levied and become chargeable against the land shown within this map and described in the dedication of this date, have been fully paid, satisfied, and discharged.

Dated this 25 day of July, 2007

Spokane County Treasurer

SPOKANE COUNTY COMMISSIONERS

This Plat was approved and accepted by the County Commissioners of Spokane County, Washington on this 24th day of July, 2007

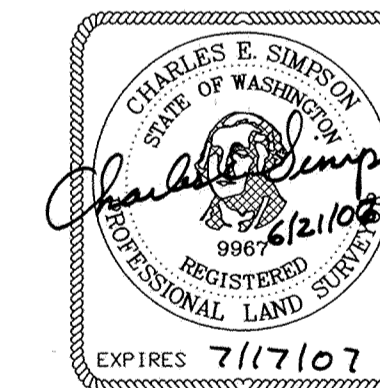
Commissioners Chairperson

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.

Charles E. Simpson

Charles E. Simpson P.E. & P.L.S. #9967
Professional Engineer and Land Surveyor



MOUNT VIEW ESTATES

PN-1956-05

A REPLAT OF LOT 9 OF MOODY'S SUBDIVISION

OF A PORTION OF THE

NE 1/4 OF SECTION 34, T.27 N., R.43 E.W.M.

SPOKANE COUNTY, WASHINGTON

Founded 1946
Simpson Engineers, Inc.

CIVIL ENGINEERS & LAND SURVEYORS
N. 909 ARGONNE ROAD, SPOKANE WA., 99212-2789
PHONE (509) 926-1322 FAX (509) 926-1323

AUDITOR'S CERTIFICATE
 Filed for record this 25th day of July 2007,
 at 4:33 P.M. in Book 37 of Plats on Page 20-21
 at the request of SIMPSON ENGINEERS, INC.

[Signature]
 Spokane County Auditor *[Signature]*

PLAT # 3944

EQUIPMENT & PROCEDURE

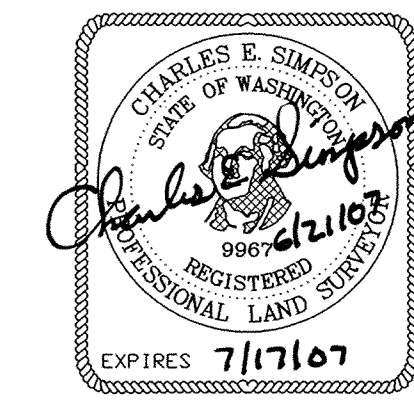
This survey was performed using a Nikon DTM-520 Total Station and Javad RTK Global Positioning System. The Field Traverse methods used are in conformance with WAC 332-130-090 and RCW 58.09.

BASIS OF BEARING

The Bearing of N00°50'47"E, along the East line of Section 34, as per Short Plat 84-338, as recorded in Book 3 of Short Plats, page 58 was used as the Basis of Bearing for this Subdivision.

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.



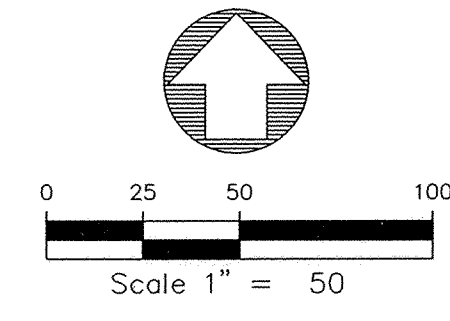
Charles E. Simpson
 Charles E. Simpson P.E. & P.L.S. #9967
 Professional Engineer and Land Surveyor

SURVEYOR'S NOTES

Railroad right of way established by best fit of existing railroad track tangents, and railroad curve data.

LEGEND

- = Set 1/2" rebar cap No. 9967 or X in concrete
- = Found as noted
- = Subdivision Boundary
- - - = Utility Easement
- = Centerline Street



FINAL PLAT OF
MOUNT VIEW ESTATES
 PN-1956-05
 A REPLAT OF LOT 9 OF MOODY'S SUBDIVISION
 OF A PORTION OF THE
 NE 1/4 OF SECTION 34, T.27 N., R.43 E.W.M.
 SPOKANE COUNTY, WASHINGTON

Founded 1946
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NE Corner Sec. 34
 Found Bolt Spike
 RP's Tk. in PP N71°E 85.26'
 Tk. in Tree S43°E 52.33'
 Tk. in PP N42°W 42.31'

E 1/4 Corner Sec. 34
 Found 3/4" Rebar
 RP's Pine Tree N25°E 107.45'
 Pine Tree N87°E 56.30'
 Pine Tree S69°E 68.80'