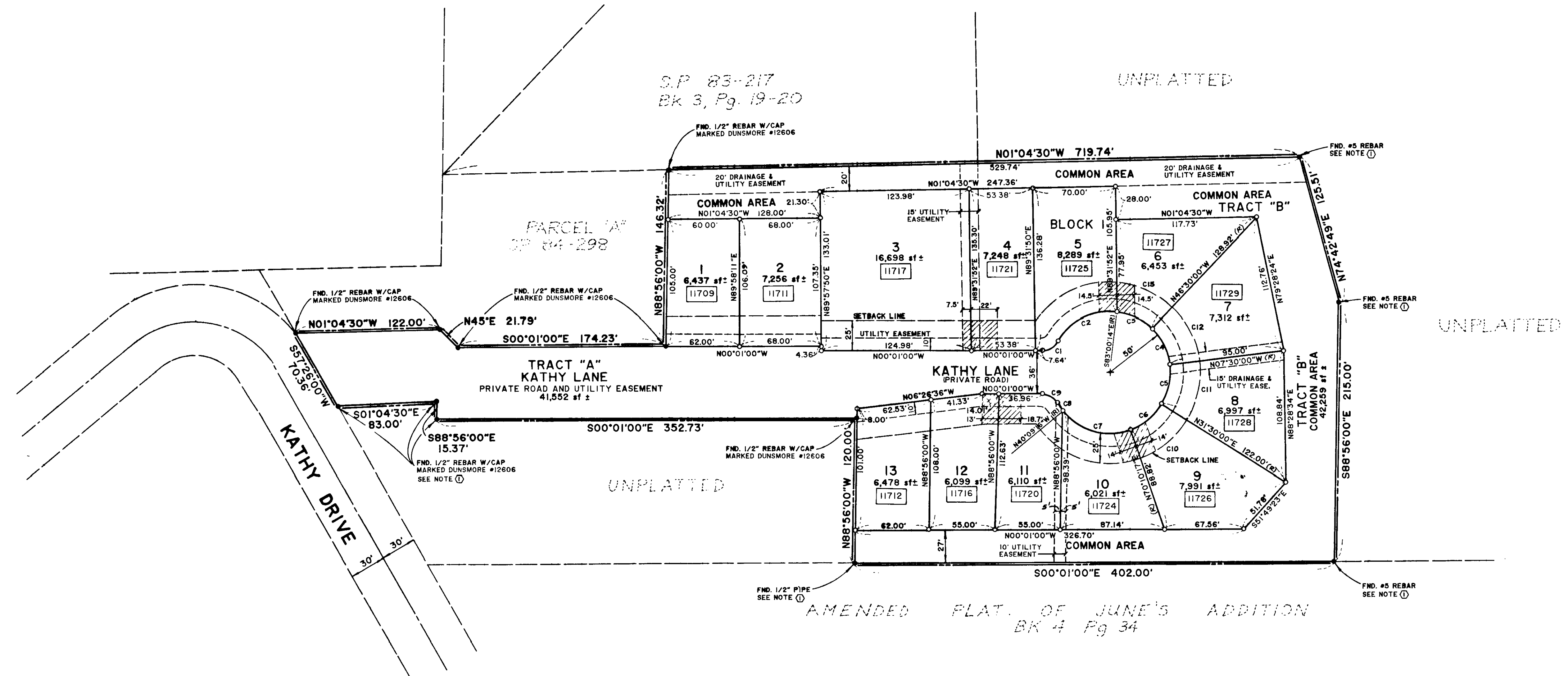


Final Plat
of
NEIGHBORHOOD NORTH
(A Planned Unit Development)
A Replat of Parcel "B" of Short Plat 84-298
Being a portion of the NE1/4 of the SW1/4 of
Section 12, T26N, R42E, W.M.
Spokane County, Washington
Scale: 1" = 50'
SHEET 1 of 2

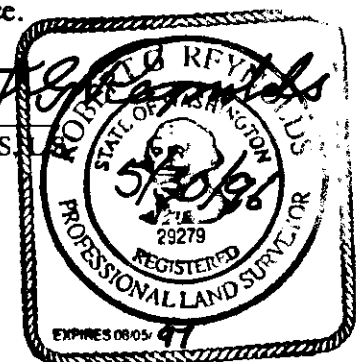
4003508
AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 12 DAY OF
JAN 19 1984 AT 11:30 AM
BOOK 23 OF PLATS AT PAGE 2
AT THE REQUEST OF Ramer



BASIS OF BEARINGS
THE BEARING OF N01°04'30"W ON THE WEST LINE OF THE NE1/4 OF THE SW1/4 AS PER RECORD OF SURVEY IN BOOK 7, PAGE 98.

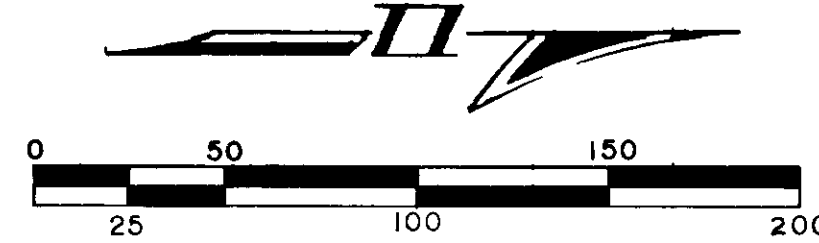
- LEGEND**
- FOUND MONUMENTS AS NOTED
 - SET 1/2" REBAR W/CAP MARKED "L.S. 29279"
 - PLAT BOUNDARY
 - UTILITY EASEMENTS
 - BUILDING SETBACK LINE
 - SET STREET MONUMENTS
 - ▨ DRAINAGE EASEMENT
 - RI RADIAL BEARING
 - 11728 LOT ADDRESS

SURVEYORS 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.
Robert G. Reynolds
Certificate #29279



CURVE DATA				
NO.	Δ	R	L	T
C1	59°29'23"	15.00'	15.57'	8.57'
C2	66°30'10"	50.00'	58.03'	32.78'
C3	36°30'14"	50.00'	31.86'	16.49'
C4	39°00'00"	50.00'	34.03'	17.71'
C5	39°00'00"	50.00'	34.03'	17.71'
C6	38°40'17"	50.00'	33.75'	17.55'
C7	69°40'27"	50.00'	60.80'	34.80'
C8	09°37'39"	50.00'	8.40'	4.21'
C9	59°29'23"	15.00'	15.57'	8.57'
C10	38°40'17"	75.00'	50.62'	26.32'
C11	39°00'00"	75.00'	51.05'	26.56'
C12	39°00'00"	75.00'	51.05'	26.56'
C13	39°00'00"	75.00'	51.05'	26.56'

NOTE: FOUND MARKERS OUT OF POSITION CONSISTENT WITH NOTATION ON SHORT PLAT 84-298



EQUIPMENT & PROCEDURES

The survey performed hereon was by use of a 10 second theodolite, distance meter, survey tape and plumb bobs. The procedure was by field traverse. Closure was within legal limits.

J PAUL RAMER & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
N. 10115 NEWPORT HWY., SPOKANE, WASHINGTON 99208 (509) 467-5261

**Final Plat
of
NEIGHBORHOOD NORTH
(A Planned Unit Development)
A Replat of Parcel "B" of Short Plat 84-298
Being a portion of the NE1/4 of the SW1/4 of
Section 12, T26N, R42E, W.M.
Spokane County, Washington
SHEET 2 of 2**

4003508 Book 23
Page 93
Plat # 3296
AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 12 DAY OF
June 1996 AT 10:30 AM IN
BOOK 23 OF PLATS AT PAGE 93 AT THE
REQUEST OF Ramer

COUNTY BUILDING AND PLANNING
EXAMINED AND APPROVED THIS 11th DAY OF
June, 1996
Stacy Birdall
COUNTY PLANNING DIRECTOR

COUNTY ENGINEER
EXAMINED AND APPROVED THIS 5th DAY OF
June, 1996
W. L. Johnson
COUNTY ENGINEER

COUNTY HEALTH DISTRICT
EXAMINED AND APPROVED THIS 7th DAY OF
June, 1996
John R. Auld
SPOKANE COUNTY HEALTH DISTRICT

COUNTY UTILITIES DIRECTOR
EXAMINED AND APPROVED THIS 6th DAY OF
June, 1996
D. J. Ragan
COUNTY UTILITIES DIRECTOR

COUNTY TREASURER
I hereby certify that the required taxes on the
herein platted land have been fully paid
this 12 day of June, 1996
Brenda M. Walston
SPOKANE COUNTY TREASURER

COUNTY ASSESSOR
EXAMINED AND APPROVED THIS 1st DAY OF
June, 1996
S. C. Cooney by C. Stolz
DEPUTY COUNTY ASSESSOR

COUNTY COMMISSIONERS
EXAMINED AND APPROVED THIS 12 DAY OF
June, 1996
[Signature]
PERSON: BOARD OF COMMISSIONERS

DEDICATION

BE IT KNOWN BY THESE PRESENTS that Clifford S. Truscott and JoAnn Marie Truscott, husband and wife, have caused to be platted into lots, blocks and streets the lands shown hereon to be known as Neighborhood North, and being legally described as follows:

Parcel "B" of Short Plat No. 84-298, according to plat recorded in Volume 3 of Short Plats, Page 42, in Spokane County, Washington.

- Side yard and rear yard setbacks shall be determined at the time building permits are requested, unless these setbacks are specifically drafted on this Final Plat. The setbacks indicated on this plat may be varied from, if proper zoning approvals are obtained.
- The public water system, pursuant to the Water Plan as approved by county and state health authorities, the local fire protection district, Spokane County Division of Building and Planning, and water purveyor, shall be installed within this plat, 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.
- The private road, Tract "A", and common area, Tract "B", shown on this plat is hereby dedicated to the Neighborhood North homeowners association created by document recorded May 6, 1996 under State U.B.I. No. 601-712-403.
- 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 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. The 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 herein.
- The private road as shown hereon is an easement which provides a means of ingress and egress for those lots within the subdivision having frontage thereon.
- 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 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 September 27, 1984 and under Auditor's Document No. 8409270118 which by reference is made a part hereof.
- All of Tracts A & B, as platted and shown hereon, which are for the purposes of installing, operating and maintaining drainage swales and drainage facilities to dispose of runoff, are hereby granted to Spokane County, the public and the Neighborhood North Homeowners Association as drainage easements. Tracts A & B, 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. No structures, including fences, shall be constructed directly over or within the 208 swales without the expressed written consent to Spokane County.
- Drainage easements, as platted and shown hereon, which are for the purposes of installing, operating and maintaining drainage swales and drainage facilities, as conditions of plat approval, are hereby granted to Spokane County, the public and the Neighborhood North Homeowners Association.
- The drainage easements and tracts are subject to the separate Declaration of Covenant as recorded November 30, 1995 under Auditor's Document number 9511300354 which by reference is made a 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 a ULID by petition method pursuant to RCW 36.94, which petition includes the owner(s) property; and further not to object by the signing of a protest petition against the formation of a ULID by resolution method pursuant to RCW Chapter 36.94 which includes the owner(s) property. PROVIDED, this condition shall not prohibit the owner(s) or successor(s) from objecting to any assessments on the property as a result of improvements called for in conjunction with the formation of a ULID by either petition or resolution method under RCW Chapter 36.94.

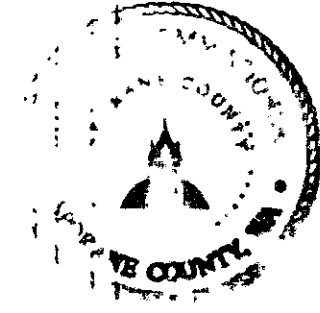
- Each new dwelling unit shall be double-plumbed for connection to future area wide collection systems.
- Subject to specific application approval and issuance of permits by the Health Officer, the use of individual on-site sewage systems may be authorized.
- Each lot ownership shall be a member of the on-site sewage management association until said association is dissolved with the consent and approval of Spokane County Health District.
- The subdivider/sponsor will construct the drainage facilities in conformance with the approved plans on file in the County Engineer's Office.
- The Neighborhood North Home Owners Association or its successors in interest shall maintain the drainage facilities within the plat in conformance with the approved plans on file in the County Engineer's Office.
Maintenance of drainage facilities include, but is not limited to, keeping open and cleaning storm pipes and ditches, cleaning drywells and grates and maintaining live grasses in the 208 swales. The Neighborhood North Homeowners Association is responsible for payment of all claims and other liabilities which may become due for said tracts/common areas, including electrical and water charges.
- Maintenance financing of the drainage facilities shall be in a manner determined by the Neighborhood North Home Owners Association or their successors in interest.
- Should the Neighborhood North Home Owners 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 Neighborhood North Home Owners Association at the time of said termination.
- Spokane County is hereby granted the right of ingress and egress to all private roads and/or drainage easements, for the purpose of inspection and emergency maintenance of drainage swales, and any other drainage facilities, if not properly maintained by the Neighborhood North Homeowners Association, or their successors in interest. Spokane County does not accept the responsibility to inspect and maintain the drainage facilities or drainage swales, nor does the County accept any liability for failure by the Neighborhood North Homeowner's Association, or their successors in interest to properly maintain such areas.
- The lot owners 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.
- The lot owner or his representative shall inform each succeeding purchaser of all drainage easements on the property and his responsibility for maintaining surface drainage paths and swales within said easements.
- The Neighborhood North Homeowner's Association, or their successors in interest, shall maintain all water quality treatment swales ("208 swales"), ditches and other drainage facilities situated within this Plat, and any portion of a 208 swale situated in the public right-of-way adjacent to this Plat, with a permanent ground cover as specified on the current approved plans on file with the County Engineer's Office. The Neighborhood North Homeowner's Association, or their successors in interest, may install approved shrubbery and/or trees which do not obstruct the flow and percolation of storm drainage water in the 208 swales and drainage ditches, as indicated by the current approved plans on file with the County Engineer's Office.
- Spokane County does not accept the responsibility of maintaining the drainage course on private lots within drainage easements or floodplain areas, nor the responsibility for any drainage, whatsoever, including but not limited to inverse condemnation to any properties due to deficient construction and/or maintenance of drainage courses in drainage easements on private property.
- Whenever the Neighborhood North Homeowner's Association, or their successors in interest, fail to maintain the drainage facilities in conformance with the approved drainage plan, a notice of such failure may be given to the Neighborhood North Homeowner's Association, or their successors in interest, by the County. If not corrected within the period indicated on said notice, the County has the right to correct the maintenance failure, or to have it corrected, at the expense of the Homeowner's Association, or their successors in interest.

- 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 approved drainage facility, or b) drainage intercepted on the lot is disposed of on the lot in an approved drainage facility. The approved drainage facility shall be constructed in accordance with the approved plans on file at the County Engineer's Office. Any revisions to the approved drainage plans must be approved by the County Engineer's Office prior to construction of said revisions.
- Utility easements shown on the herein described plat are herby dedicated to the serving utility companies for the construction, reconstruction, maintenance and operation of utilities. Together with the right to inspect said utilities and trim and or remove brush and trees which may interfere with the construction, maintenance and operation of same.

IN WITNESS WHEREOF the aforementioned persons do hereby affix their signatures:

Clifford S. Truscott JoAnn Marie Truscott
Clifford S. Truscott JoAnn Marie Truscott

State of Washington)
County of Spokane)
I certify that I know or have satisfactory evidence that Clifford S. Truscott and JoAnn Marie Truscott, husband and wife, signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.
Dated: 03 June 1996
[Signature]
Notary Public
My appointment expires: 10-1-98



J. PAUL RAMER & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
N. 10115 NEWPORT HWY., SPOKANE, WASHINGTON 99208 (509) 467-5261