

FINAL PLAT OF FOREST HILLS 5TH ADDITION

PORTION OF NE1/4 & SE1/4 OF SECTION 13, T26N, R42E, W.M.
SPOKANE COUNTY, WASHINGTON

AUDITORS CERTIFICATE PLAT 4135
 Filed for record this 27th day of FEBRUARY 2013 at 9:43 A.M. in book 36 of Plots at page 27-80 at the request of RAMER & ASSOCIATES, L.L.C.
 COUNTY AUDITOR SAFETY

SPOKANE COUNTY COMMISSIONER
 Examined and approved this 27th day of FEBRUARY 2013.
Shirley Ann
 SPOKANE COUNTY COMMISSIONER

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING
 Examined and approved this 27th day of FEBRUARY 2013.
John Peterson
 DIRECTOR OF BUILDING AND PLANNING

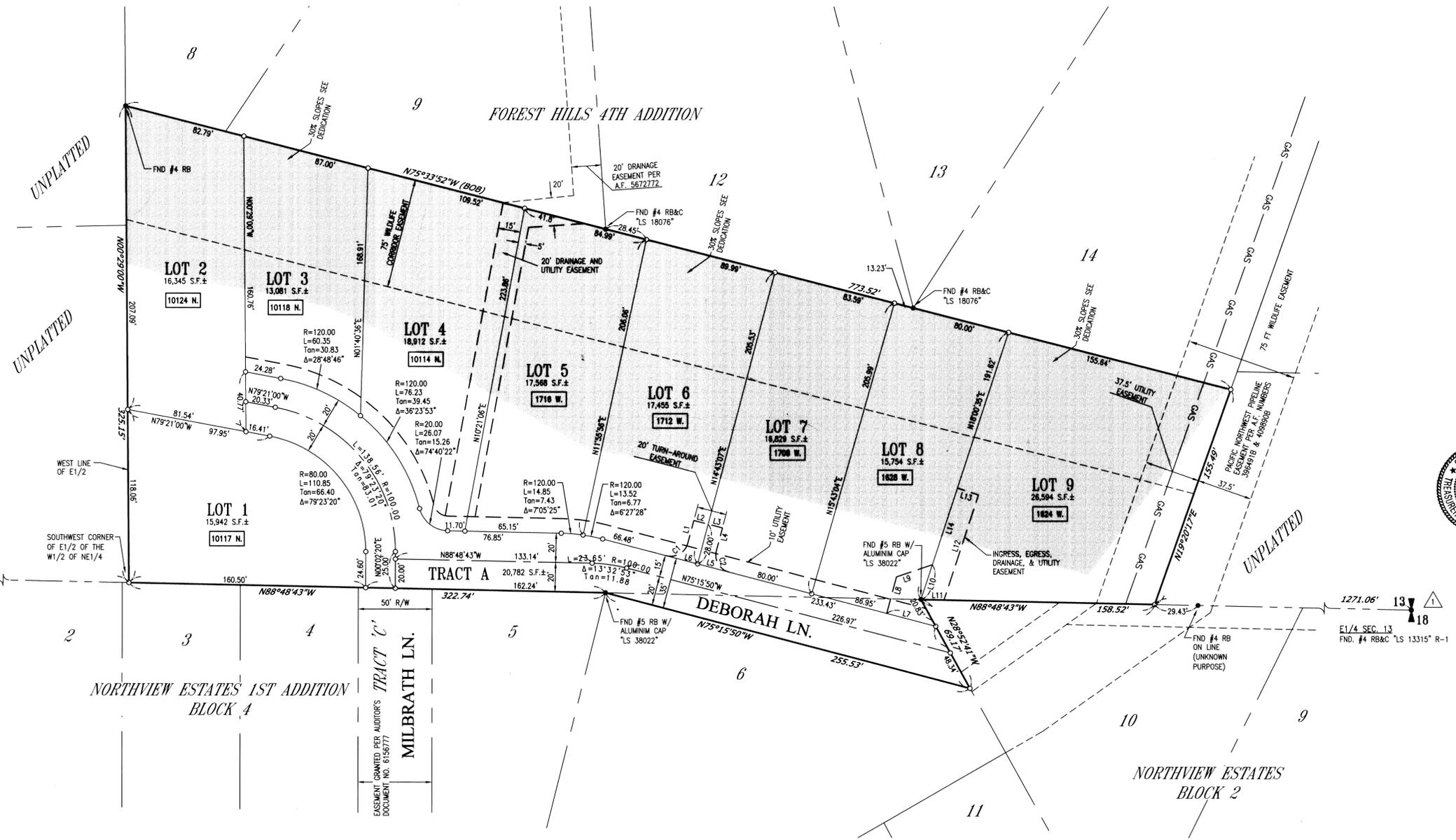
SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS
 Examined and approved this 27th day of FEBRUARY 2013.
Richard
 SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DIVISION OF UTILITIES
 Examined and approved this 20th day of FEBRUARY 2013.
Frank
 SPOKANE COUNTY UTILITIES

SPOKANE REGIONAL HEALTH DISTRICT
 Examined and approved this 27th day of FEBRUARY 2013.
Donald J. Copley
 SPOKANE REGIONAL HEALTH OFFICER

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 27th day of FEBRUARY 2013
Rob Chase by W. Decker
 SPOKANE COUNTY TREASURER

SPOKANE COUNTY ASSESSOR
 Examined and approved this 27th day of FEBRUARY 2013.
Paul
 SPOKANE COUNTY ASSESSOR



BASIS OF BEARINGS
 THE SOUTHWESTERLY LINE OF THE FINAL PLAT OF FOREST HILLS 4TH ADDITION BEING N75°33'52"W

LINE	LENGTH	BEARING
L1	15.99'	N14°43'07"E
L2	10.00'	N75°16'53"W
L3	10.00'	N75°16'53"W
L4	16.01'	N14°43'07"E
L5	22.00'	N75°15'50"W
L6	22.00'	N75°15'50"W
L7	34.36'	N75°15'50"W
L8	25.79'	N14°44'10"E
L9	25.74'	N71°05'33"E
L10	25.02'	N18°00'35"E
L11	15.67'	N88°48'43"W
L12	75.47'	N18°00'35"E
L13	15.00'	N71°59'25"W
L14	54.98'	N18°00'35"E

CURVE	LENGTH	RADIUS	DELTA
C1	18.85'	12.00'	90°01'03"
C2	18.85'	12.00'	89°58'57"

- LEGEND**
- FOUND MONUMENTS AS NOTED
 - SET 1/2" REBAR W/ CAP MARKED "LS 18076"
 - ⊕ SECTION CORNER
 - ⊕ 1/4 SECTION
 - ⊕ CENTER SECTION
 - ⊕ NOT VISITED THIS SURVEY
 - 12345 E ADDRESS BLOCK
 - — — — — PROPERTY LINE
 - — — — — SECTION LINES
 - — — — — RIGHT OF WAY
 - — — — — ADJOINING PROPERTIES
 - — — — — CENTER LINE
 - — — — — EASEMENTS
 - x — x — x — x — FENCE
 - ▨ BUILDING
 - ▨ SLOPES EXCEEDING 30%

ABBREVIATIONS
 RB&C = REBAR AND CAP
 FND = FOUND
 RB = REBAR
 I.P. = IRON PIPE
 T&T = TAG & TACK

REFERENCES
 R-1 = PLAT OF FOREST HILLS 4TH ADDITION, BK. 30, PG. 38
 R-2 = PLAT OF NORTHVIEW ESTATES, BK. 30, PG. 28
 R-3 = PLAT OF NORTHVIEW ESTATES 1ST ADDITION, BK. 32, PG. 20
 R-4 = PLAT OF FOREST HILLS 3RD ADDITION, BK. 32, PG. 13
 R-5 = ROS BK 52 P 13

EQUIPMENT & PROCEDURES
 THE SURVEY PERFORMED HEREON WAS BY USE OF A S SECOND THEODOLITE, DISTANCE METER, SURVEY TAPE AND PLUMB BOBS. THE PROCEDURE WAS BY FIELD TRAVERSE. CLOSURE WAS WITHIN LEGAL LIMITS.

LAND ACTION #PN-1507-85

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 AT THE REQUEST OF



BENJAMIN MILBRATH
 Feb 12 2013
 LAWRENCE E. BENSON, L.S. #18076

THIS STAMP IS NOT VALID UNLESS SIGNED BY AN ORIGINAL SIGNATURE AND DATE

Ramer & Associates, L.L.C.
 CIVIL ENGINEERS AND LAND SURVEYORS
 14 W. GRAVES ROAD, SPOKANE, WASHINGTON 99218 (509) 467-5261

DATE: 02/07/13
 SCALE: 1" = 40'
 DRAWN BY: SWF
 CHECKED BY: LEB
 POINT FILE:

BENJAMIN MILBRATH
 PO BOX 1133
 SPOKANE, WA 99210

PROJECT NO. 12030
 SHT 1 OF 2

FINAL PLAT OF
FOREST HILLS 5TH ADDITION
 PORTION OF NE1/4 & SE1/4 OF SECTION 13, T26N, R42E, W.M.
 SPOKANE COUNTY, WASHINGTON

G181036 36/90
AUDITORS' CERTIFICATE 847 4/35
 Filed for record this 27th day of
 FEBRUARY 2012 at
 9:43 A.M. in book 36 of Plats
 at page 79-80 at the request of
 RAMER & ASSOCIATES, LLC.
 COUNTY AUDITOR DEB277

DEDICATION

BE IT KNOWN BY THESE PRESENTS THAT BENJAMIN MILBRATH AND KAREN MILBRATH, HUSBAND AND WIFE, AND STATE BANK NORTHWEST, A WASHINGTON CORPORATION, HAVE CAUSED TO BE PLATTED INTO LOTS, BLOCKS AND STREETS THE LANDS SHOWN HEREON TO BE KNOWN AS FOREST HILLS FIFTH ADDITION, AND BEING LEGALLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M., SPOKANE COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 13; THENCE NORTH 88°48'43" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, 1271.06 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING NORTH 88°48'43" WEST 695.02 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13 TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE NORTH 00°29'00" WEST 325.15 FEET TO THE SOUTHWEST CORNER OF LOT 8, BLOCK 2 ACCORDING TO THE FINAL PLAT OF FOREST HILLS 4TH ADDITION AS RECORDED IN BOOK 30 OF PLATS AT PAGE 40; RECORDS AT SPOKANE COUNTY, WASHINGTON; THENCE SOUTH 75°33'52" EAST 773.52 FEET ALONG THE SOUTH LINE OF SAID FINAL PLAT OF FOREST HILLS; THENCE SOUTH 19°20'17" WEST 155.49 FEET TO THE TRUE POINT OF BEGINNING.

AND THAT PORTION OF LOT 6, BLOCK 4 ACCORDING TO THE FINAL PLAT OF NORTHVIEW ESTATES 1ST ADDITION, SITUATE IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M., RECORDED IN BOOK 32 OF PLATS AT PAGE 23, RECORDS OF SPOKANE COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 13; THENCE NORTH 88°48'43" WEST (NORTH 88°37'03" WEST ACCORDING TO SAID FINAL PLAT OF NORTHVIEW ESTATES 1ST ADDITION) ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13 TO THE NORTHEAST CORNER OF SAID LOT 6 AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°48'43" WEST 213.77 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 75°15'50" EAST 255.53 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 6; THENCE NORTH 28°52'41" WEST (NORTH 28°41'01" WEST ACCORDING TO SAID FINAL PLAT OF NORTHVIEW ESTATES 1ST ADDITION) 69.17 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.

SAID PARCEL EMBRACES 179,261 SQ. FT. OR 4.12 ACRES MORE OR LESS

SIDE YARD AND REAR YARD SETBACKS SHALL BE DETERMINED AT THE TIME BUILDING PERMITS ARE REQUESTED.

THE PUBLIC WATER SYSTEM, PURSUANT TO THE WATER PLAN AS APPROVED BY COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, COUNTY DIVISION OF BUILDING AND CODE ENFORCEMENT, 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.

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 AND THE RIGHT TO TRIM AND/OR REMOVE TREES, BUSHES, LANDSCAPING AND TO RIGHT TO PROHIBIT STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE AND SAFE OPERATION OF SAME. IF THE DEVELOPER OR SUBCONTRACTOR SHOULD DITCH BEYOND THE LIMITS OF THE PLATTED EASEMENT STRIPS SHOWN HEREON, THE EASEMENT SHALL BE IDENTIFIED BY THE ACTUAL PHYSICAL LOCATION OF THE INSTALLED UTILITIES.

NO MORE THAN ONE DWELLING STRUCTURE SHALL BE PLACED ON ANY LOT NOR SHALL ANY LOT BE FURTHER SUBDIVIDED FOR THE PURPOSE OF CREATING ADDITIONAL LOTS, OWNERSHIPS OR BUILDING SITES WITHOUT FIRST FILING A REPLAT.

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.

PUBLIC SEWERS SHALL BE CONSTRUCTED TO PROVIDE FOR THE CONNECTION OF EACH PARCEL TO THE COUNTY'S SYSTEM OF SEWAGE 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.

A PUBLIC SEWER SYSTEM WILL BE MADE AVAILABLE FOR THE PLAT, AND INDIVIDUAL SERVICES WILL BE PROVIDED TO EACH LOT PRIOR TO SALE. USE OF INDIVIDUAL ON-SITE DISPOSAL SYSTEMS SHALL NOT BE AUTHORIZED. INDIVIDUAL TRACTS SHALL BE SUBJECT TO PAYMENT OF CURRENT APPLICABLE SEWER CONNECTION CHARGES AND/OR GENERAL FACILITIES CHARGES PRIOR TO THE ISSUANCE OF A SEWER CONNECTION PERMIT.

THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION SHALL BE MEMBERS OF THE NORTHVIEW ESTATES HOMEOWNERS ASSOCIATION, A HOMEOWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED BY THE SECRETARY OF STATE OF THE STATE OF WASHINGTON UNDER U.B.I. NUMBER 602-364-017 AND SUBJECT TO THE ARTICLES OF INCORPORATION AND BYLAWS THEREOF.

THIS PLAT IS SUBJECT TO AN EASEMENT IN FAVOR OF WASHINGTON WATER POWER COMPANY, RECORDED UNDER SPOKANE COUNTY AUDITOR'S DOCUMENT NO. 472530A, WHICH BY REFERENCE IS MADE A PART HEREOF.

THIS PLAT IS SUBJECT TO AN EASEMENT IN FAVOR OF WASHINGTON WATER POWER COMPANY, RECORDED UNDER SPOKANE COUNTY AUDITOR'S DOCUMENT NO.878693A, WHICH BY REFERENCE IS MADE A PART HEREOF.

THIS PLAT IS SUBJECT TO AN EASEMENT IN FAVOR OF WASHINGTON WATER POWER COMPANY, RECORDED UNDER SPOKANE COUNTY AUDITOR'S DOCUMENT NO.53697B, WHICH BY REFERENCE IS MADE A PART HEREOF.

THIS PLAT IS SUBJECT TO AN EASEMENT IN FAVOR OF PACIFIC NORTHWEST PIPELINE CORPORATION, RECORDED UNDER SPOKANE COUNTY AUDITOR'S DOCUMENT NO.409890B, WHICH BY REFERENCE IS MADE A PART HEREOF.

THIS PLAT IS SUBJECT TO AN EASEMENT IN FAVOR OF WASHINGTON WATER POWER COMPANY, RECORDED UNDER SPOKANE COUNTY AUDITOR'S DOCUMENT NO. 946942B,, WHICH BY REFERENCE IS MADE A PART HEREOF.

DRAINAGE EASEMENTS AS PLATTED AND SHOWN HEREON, WHICH ARE FOR THE PURPOSE OF CONVEYING 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 FOREST HILLS 4TH ADDITION HOMEOWNER'S ASSOCIATION AND NORTHVIEW ESTATES 1ST ADDITION HOMEOWNER'S ASSOCIATION. 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 NORTHVIEW ESTATES HOMEOWNER'S ASSOCIATION. SPOKANE COUNTY DOES NOT ACCEPT THE RESPONSIBILITY TO INSPECT OR MAINTAIN ANY OF THE DRAINAGE FACILITIES FOR THIS DEVELOPMENT (ONSITE OR OFFSITE) EVEN WHEN LOCATED WITHIN THE PUBLIC RIGHT-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 FOREST HILLS 4TH ADDITION HOMEOWNER'S ASSOCIATION TO PROPERLY MAINTAIN SUCH AREAS. THE RUNOFF FROM FOREST HILLS 5TH ADDITION DEVELOPMENT IS CONVEYED THROUGH A STORM PIPE SYSTEM LOCATED ALONG NORTH FIVE MILE ROAD TO A DRAINAGE FACILITY LOCATED OFF WAIKIKI ROAD (OFFSITE EASEMENT RECORDED UNDER AUDITOR NUMBER 5113635 ON AUGUST 20, 2004). THE FOREST HILLS 4TH ADDITION HOMEOWNER'S ASSOCIATION TOGETHER WITH THE NORTHVIEW ESTATES HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS IN INTEREST ARE RESPONSIBLE FOR MAINTAINING THE STORM PIPE SYSTEM LOCATED WITHIN THE COUNTY ROW AND THE OFFSITE DRAINAGE EASEMENT.

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.

LOTS 2-9 ARE SUBJECT TO A 75 FOOT WILDLIFE CORRIDOR EASEMENT. NO FENCES SHALL BE CONSTRUCTED AS TO BLOCK THE CORRIDOR AND ONLY NATIVE VEGETATION MAY BE PRESENT. THE CORRIDOR IS SUBJECT TO THE WILDLIFE MANAGEMENT PLAN AS RECORDED IN AUDITORS FILE NO. 5131164 UNDER EXHIBIT D PAGES 26-63.

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 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 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.

PRIOR TO THE RELEASE OF A BUILDING PERMIT FOR ANY LOT PROPOSING A BASEMENT, A SITE INVESTIGATION AND STUDY CONDUCTED BY A QUALIFIED GEOTECHNICAL ENGINEER SHALL BE COMPLETED. THE REPORT SHALL ADDRESS THE FEASIBILITY OF CONSTRUCTING BASEMENT. IF BASEMENTS ARE FOUND TO BE FEASIBLE, A BASEMENT DESIGN SHALL BE PROVIDED THAT MEETS AT A MINIMUM THE REQUIREMENTS OF THE CURRENT IBC CODE WITH RESPECT TO DAMP PROOFING AND WATERPROOFING BE IMPLEMENTED AS PART OF THE BASEMENT FOUNDATION CONSTRUCTION.

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 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 NORTHVIEW ESTATES HOMEOWNER'S ASSOCIATION OR ITS SUCCESSOR IN INTEREST, 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), THE NORTHVIEW ESTATES HOMEOWNER'S ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST TO PROPERLY MAINTAIN SUCH AREAS. THE PROPERTY OWNER(S) AND/OR NORTHVIEW ESTATES HOMEOWNER'S ASSOCIATION OR ITS SUCCESSORS IN INTEREST SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES, WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

THE NORTHVIEW ESTATES HOMEOWNER'S ASSOCIATION OR ITS SUCCESSORS IN INTEREST SHALL MAINTAIN ALL DRAINAGE FACILITIES LOCATED IN THE PRIVATE TRACTS OR COMMON AREAS WITHIN THE FOREST HILLS 4TH ADDITION DEVELOPMENT. THE FOREST HILLS 4TH ADDITION HOMEOWNER'S ASSOCIATION AND THE NORTHVIEW ESTATES HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS IN INTEREST ARE RESPONSIBLE FOR MAINTAINING THE PIPE SYSTEM LOCATED ALONG NORTH FIVE MILE ROAD AND THE OFFSITE DRAINAGE EASEMENT. MAINTENANCE OF THE ON-SITE AND OFFSITE FACILITIES SHALL BE IN CONFORMANCE WITH THE ACCEPTED PLANS AND THE OPERATIONS AND MAINTENANCE MANUAL AS PREPARED BY THE DESIGN ENGINEER, MILLER ENGINEERING, 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 NORTHVIEW ESTATES HOMEOWNER'S ASSOCIATION, THE PROPERTY OWNERS, OR ITS SUCCESSORS IN INTEREST, SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES, WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

THE MAINTENANCE OF THE OFFSITE FACILITIES INCLUDING THE NORTH FIVE MILE ROAD PIPE SYSTEM AND OFFSITE DRAINAGE SYSTEM IS THE RESPONSIBILITY OF THE FOREST HILLS 4TH ADDITION HOMEOWNER'S ASSOCIATION AND THE NORTHVIEW ESTATES HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS IN INTEREST. PRIOR TO CONDUCTING ANY WORK IN THE COUNTY ROW (I.E. MAINTENANCE, REPAIR OR REPLACEMENT OF THE STORM DRAIN SYSTEM LOCATED ALONG NORTH FIVE MILE ROAD), A PERMIT TO WORK IN THE COUNTY ROW WILL BE OBTAINED FROM SPOKANE COUNTY.

IF THE NORTHVIEW ESTATES HOMEOWNER'S 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 NORTHVIEW ESTATES HOMEOWNER'S 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 FOREST HILLS 4TH ADDITION HOMEOWNER'S ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST.

SHOULD THE NORTHVIEW ESTATES HOMEOWNER'S 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 NORTHVIEW ESTATES HOMEOWNER'S 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 AGREEMENT TO IMPLEMENT CONTINGENCY PLAN, RESOLUTION NO. 03-0780, AS RECORDED WITH THE SPOKANE COUNTY AUDITOR RECORRING DOC. #4975769, SHALL BE THE FINANCIAL OBLIGATION AND RESPONSIBILITY OF THE DEVELOPER (PRIOR TO THE FORMAL ESTABLISHMENT OF A HOMEOWNERS ASSOCIATION) OR THE FOREST HILLS 4TH AND THE NORTHVIEW ESTATES HOMEOWNERS ASSOCIATIONS.

THIS PLAT AND ALL LOTS AND TRACTS SHOWN HEREON ARE SUBJECT TO AND TOGETHER WITH CONDITIONS, COVENANTS AND RESTRICTIONS AS SET FORTH IN COVENANTS RECORDED OCTOBER 05, 2004 UNDER AUDITORS RECORDING NO. 5131164; JANUARY 11, 2006 UNDER AUDITOR'S FILE NO. 5329369; JANUARY 12, 2006 UNDER AUDITOR'S FILE NO. 5330300; AND RECORDED UNDER AUDITORS FILE NO. 933458B.

THE PRIVATE ROADS SHOWN HEREON ARE HEREBY DEDICATED TO THE NORTHVIEW ESTATES HOMEOWNER'S ASSOCIATION AS CREATED AND GOVERNED BY THAT INSTRUMENT AS RECORDED UNDER NUMBER 602-364-017. EACH LOT SHALL BE ASSIGNED AN UNDIVIDED FRACTIONAL INTEREST IN THE DEDICATED COMMON AREAS FOR TAX PURPOSES.

SUBJECT TO NOTICE OF HEIGHT RESTRICTION AS RECORDED ON AUGUST 16, 2006 UNDER AUDITORS FILE NO. 5421975. AND AMENDED UNDER AUDITORS FILE NO. 6117057

SUBJECT TO AGREEMENT TO JOIN AND PARTICIPATE IN THE FORMATION OF A ROAD IMPROVEMENT DISTRICT (RID) PER AUDITOR'S FILE NO. 9011010324 & 9011010325 RECORDED NOVEMBER 01, 1990 AND IMPROVEMENT DISTRICT AGREEMENT AS RECORDED UNDER AUDITOR'S FILE NO. 5040651.

SUBJECT TO SPECIAL DEVELOPMENT CONDITIONS PER AUDITOR'S FILE NO. 4122640.

SUBJECT TO TITLE NOTICE RECORDED UNDER AUDITOR'S FILE NUMBERS 5096049 ON JULY 13, 2004; 5320818 ON DECEMBER 19, 2005 ; AND 5335875 ON JANUARY 27, 2006

SUBJECT TO TERMS AND CONDITIONS CONTAINED IN GROUND WATER NOTICE AS RECORDED UNDER AUDITOR'S FILE NO. 5094496 ON JULY 8, 2004.

THE PRIVATE ROADS AND DRAINAGE EASEMENTS ARE SUBJECT TO THE SEPARATE DECLARATION OF COVENANT AS RECORDED 8/9/2012 UNDER AUDITORS DOCUMENT NO. 6117056 WHICH BY REFERENCE IS MADE A PART HEREOF.

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 LAND ENCOMPASSED WITHIN THE BOUNDARIES OF THIS FINAL PLAT CONTAIN GEO-HAZARDOUS AREAS, SPECIFICALLY SPOKANE LOAM SOILS (SP C). THIS SOILS TYPE IS IDENTIFIED IN GEOENGINEERS REPORT ON MAY 23, 2003. MITIGATION SHALL BE MET PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. RECOMMENDATIONS IN BUDDINGER GEOTECHNICAL INVESTIGATION DATED JUNE 18, 1985 SHALL ALSO BE COMPLIED WITH.

ALL RESIDENTIAL STRUCTURES SHALL HAVE FIRE RESISTANT ROOFS

THE COUNTY OF SPOKANE IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS TO ALL PRIVATE ROADS, COMMON AREAS AND OR DRAINAGE EASEMENT

THE PERPETUAL EASEMENT GRANTED TO SPOKANE COUNTY, ITS' SUCCESSORS AND ASSIGNS IS FOR THE SOLE PURPOSE OF CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING, ALTERING, REPLACING, REMOVING, AND ALL OTHER USES OR PURPOSES WHICH ARE OR MAY BE RELATED TO A SEWER SYSTEM. SPOKANE COUNTY, IS SUCCESSORS AND ASSIGNS AT ALL TIMES HEREINAFTER, AT THEIR OWN COST AND EXPENSE, MAY REMOVE ALL CROPS, BRUSH, GRASS OR TREES THAT MAY INTERFERE WITH THE CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING, ALTERING, REPLACING, REMOVING, AND ALL OTHER PURPOSES WHICH MAY BE RELATED TO A SEWER SYSTEM. THE GRANTOR(S) RESERVE THE RIGHT TO USE AND ENJOY THAT PROPERTY WHICH IS SUBJECT OF THIS EASEMENT FOR PURPOSE WHICH WILL NOT INTERFERE WITH COUNTY'S FULL ENJOYMENT OF THE RIGHTS HEREBY GRANTED; PROVIDED, THE GRANTORS(S)SHALL NOT ERECT OR CONSTRUCT ANY BUILDING OR OTHER STRUCTURE OR DRILL ON THE EASEMENT, OR DIMINISH OR SUBSTANTIALLY ADD TO THE GROUND COVER OVER THE EASEMENT, THE EASEMENT DESCRIBED HEREIN ABOVE IS TO AND SHALL RUN WITH THE LAND

IN WITNESS WHEREOF, THE AFOREMENTIONED PERSON DOES HEREBY AFFIX HIS SIGNATURE:

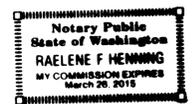
T. Milbrath 2/12/13
 STATE BANK NORTHWEST DATE

STATE OF WASHINGTON)
 COUNTY OF SPOKANE)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT J. Michael Yocum SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT IN HIS/HER CAPACITY AS THE Vice President OF STATE BANK NORTHWEST, TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

2/12/13
 DATE: Raelene F. Henning
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT: Spokane

MY APPOINTMENT EXPIRES: 3/26/15



IN WITNESS WHEREOF, THE AFOREMENTIONED PERSON DOES HEREBY AFFIX HIS SIGNATURE:

Benjamin Milbrath 2-12-13
 BENJAMIN MILBRATH DATE

Karen Milbrath 2-12-13
 KAREN MILBRATH DATE

STATE OF WASHINGTON)
 COUNTY OF SPOKANE)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BENJAMIN MILBRATH AND KAREN MILBRATH, HUSBAND AND WIFE, HAVE SIGNED THIS INSTRUMENT, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT, AND TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

2-12-13
 DATE: Kathleen A. Gossett
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT: Spokane WA

MY APPOINTMENT EXPIRES: 9-12-15

KATHLEEN A. GOSSETT
 NOTARY PUBLIC
 STATE OF WASHINGTON
 COMMISSION EXPIRES
 SEPTEMBER 12, 2015



THIS STAMP IS NOT VALID UNLESS SIGNED BY AN ORIGINAL SIGNATURE AND DATE

LAND ACTION #PN-1507-85

S13, T26 N.R42 E 13	 Ramer & Associates, L.L.C. CIVIL ENGINEERS AND LAND SURVEYORS 14 W. GRAVES ROAD, SPOKANE, WASHINGTON 99218 (509) 467-5261	PROJECT NO. 12030 SHEET 2 OF 2
DATE: 02/07/13 SCALE: 1" = 40' DRAWN BY: SWF CHECKED BY: LEB POINT FILE:	BENJAMIN MILBRATH PO BOX 1133 SPOKANE, WA 99210	