5483630 33/61

FINAL PLAT OF
PALISADES MEADOWS
LOCATED IN THE EAST ½, SECTION 9, T.25N., R.42E., WM.
SPOKANE COUNTY, WASHINGTON

DEDICATION

BE IT KNOW BY THESE PRESENT that PALISADES CONSERVATION DEVELOPMENT LLC, a Washington corporation, and WASHINGTON TRUST BANK have caused to be platted into lots, blocks and tracts the lands hereon to be known as PALISADES MEADOWS, and being legally described as follows:

That portion of the East Half of Section 9, Township 25 North. Range 42 East, W.M., in Spokane County, Washington, described as follows: The Southeast Quarter of the Northeast Quarter of said Section 9, South of the existing BNSF Railroad right-of-way, and the East half of the Southeast Quarter of said Section 9 ,excepting therefrom the South 396.16 feet of the East half of the Southeast Quarter and except roads.

The land encompassed within the boundaries of the final plat contains Geo-hazardous areas. The site will be developed in substantial conformance to the mitigating measures identified in the geo-hazard evaluation by Cummings Geotechnology dated October 18, 2001. Land use activity within the Geo-hazardous areas shall be as regulated by the Spokane County Critical Areas Ordinance, as amended.

"Dry" utility easements shown on the herein described plat are hereby dedicated to the serving utility companies for 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.

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

That in consideration of Mutual Benifits now or to be derived, do for themselves, their heirs, grantees, assigns and successors in interest hereby request and authorize Spokane County to include the above described property in a Road Improvement District (RID) and to support the formation of a Road Improvement District for improvement of the roads described below by requesting and authorizing Spokane County to place thier names on a petition for the formation of a Road Improvement District pursuant to RCW 36.88.050, or by requesting and authorizing Spokane County to cast their ballot in favor of a RID being formed under the resolution method pursuant to RCW 36.88.030, and/or by not filing a protest against the formation of a RID being formed under the alternative resolution method provided for in RCW 36.88.065 and Chapter 35.43 RCW.

If a RID is proposed for improvement of the roads described below, said owners and successors further agree:(1) that the improvements or construction contemplated within the proposed RID are feasible and (2) that the benefits to be derived from the formation of the RID by the property included therein, together with the amount of any County participation, exceeds the cost and expense of formation of the RID, and (3) that the property within the proposed RID is sufficiently developed; provided, themselves, their heirs, grantees, assigns and successor(s) shall retain the right, as authorized under RCW 36.88.090, to object to any assessment(s) on the property as a result of the improvements called for in conjunction with the formation of a RID by either the petition or resolution method under Chapter 36.88 RCW and to appeal to the Superior Court the decision of the Board of County Commissioners confirming the final assessment roll; provided further, it is recognized that actual assessments may vary from assessment estimate so long as they do not exceed a figure equal to the increased true and fair value improvement(s) add(s) to the property.

It is further acknowledged and agreed that at such time as a RID is created or any County Road Improvement Project is authorized by Spokane County, the improvements required shall be at the sole expense of the owner(s) of property within the RID or served by the improvements without any monetary participation by Spokane County.

The RID waiver contained in this agreement shall expire after ten (10) years from the date of execution below. This provision is applicable to Grove and Mission Roads.

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.

Subject to specific application approval and issuance of permits by the Health Officer, the use of individual on-site sewage disposal systems may be authorized. Said systems may be located ~~in~~ within the open space/remainder.

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

The private roads and/or common areas shown on this plat are hereby dedicated to the Palisade Meadows Homeowners Association as created under State UBI number 602658107, dated 10-09-2006 and subject to document 5456794 filed with the Spokane County Auditor on 11-03-2006.

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 fling 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, they are also easements for utility crossings for those utilities serving the lots.

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 November 3, 2006 under Auditor's Document No. 5456794 which by reference is made a part hereof.

The Open Space Plan as recorded December 27, 2006 under Auditor's Document No. 5478138 which by reference is made a part hereof.

The access and utility easement shown on the Plat in lots 3, 4 & 5 is for the use exclusive use of those lots.

Lots 1,2 & 3 contain areas with slopes equal to or exceeding 30%.

This plat contains four (4) wetlands, and portions of the buffers required for adjacent wetlands. Any uses or activities within the wetlands and required buffers shall be consistent with the Spokane County Critical Areas Ordinance.

DEDICATION

Drainage easements as platted and shown hereon, which are for the purpose of conmveying 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 Palisades Meadows Homeowners Association. All tracts are hereby dedicated to the Palisades Meadows 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 Palisades Meadows 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 Palisades Meadows 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 accross 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 time 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 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 meet the minimum requirements as set forth in the current building code. 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 Engineers Office prior to construction of said changes.

There may exist properties located uphill and ajacent 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.

If groundwater or mottled soil is encountered during basement excavation, it is Spokane County's recommendation that protective measures that meet the requirements of the current IBC code with respect to dampproofing and waterproofing be implemented as part of the basement foundation construction.

The lots within this plat are subject to the recommendations regarding basements found in the geotechnical study dated December 15, 2005, prepared by STI-Krazan & Associates, Inc. recorded under Auditors Document Number 5461160 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 the 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 Palisades Meadows 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 Palisades Meadows Homeowners Association to properly maintain such areas. Spokane County is only responsible for maintaining the stormwater structures located within the public right-of-way as shown in the final plat documents. The property owner(s) and/or Palisades Meadows Homeowners Association shall be responsible for payment of all claims and other liabilities, which may become due for said maintenance responsibilities.

The Palisades Meadows 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, Thomas, Dean & Hoskins, Inc., 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 Palisades Meadows Homeowners Association shall be responsible for any payment of all claims and other liabilities, which may become due for said maintenance responsibilities.

If the Palisades Meadows 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 Palisades Meadows Homeowners Association, or to 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 Palisades Meadows Homeowners Association, or their successors in interest.

Should the Palisades Meadows 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 Palisades Meadows 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 wavier 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.

OWNER'S CERTIFICATE

IN WITNESS WHEREOF, I, Debra Schultz signed this instrument as the Managing Partner of PALISADES CONSERVATION DEVELOPMENT, LLC.

Debra Schultz
For PALISADES CONSERVATION DEVELOPMENT, LLC.

Title: managing Partner Date: 1/5/07

State of Washington)
County of Spokane)

I certify that I know or have satisfactory evidence that ~~Tim Sweet~~ Debra Schultz signed this instrument, and on oath stated that he was authorized to execute the instrument and acknowledged it as the Managing Partner of PALISADES CONSERVATION, LLC. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Date: 1/5/07

Kerri R. Schoolcraft
Notary Public
My appointment expires: 10/27/07

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

IN WITNESS WHEREOF, I, Connie Bischoff signed this instrument as the Senior Vice President of Washington Trust Bank.

Connie Bischoff
For Washington Trust Bank

Title: Senior Vice President Date: 1-5-07

State of Washington)
County of Spokane)

I certify that I know or have satisfactory evidence that Connie Bischoff signed this instrument, and on oath stated that she was authorized to execute the instrument and acknowledged it as the Regional Senior Vice President of the Washington Trust Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Date: 1/5/07

Kerri R. Schoolcraft
Notary Public
My appointment expires: 10/27/07

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

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 P. RHODES
STATE OF WASHINGTON
36830
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 2/18/07

Michael P. Rhodes 1/05/07
MICHAEL P. RHODES, P.L.S. WASHINGTON CERTIFICATE # 36830

AUDITORS CERTIFICATE

FILED FOR THE RECORD THIS 10th DAY OF January, 2007, AT 4:22 P M. IN BOOK 33, PAGE 61-63 OF PLATS AT THE REQUEST OF THOMAS, DEAN & HOSKINS, INC.

Michelle Monroe
SPOKANE COUNTY AUDITOR Deputy

Plat # 3897

SPOKANE COUNTY COMMISSIONERS

Examined and approved this 9th day of January, 2007.

CHAIRPERSON BOARD OF COMMISSSIONERS

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

Examined and approved this 10th day of JANUARY, 2007

SPOKANE DEPARTMENT OF BUILDING AND PLANNING

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 9th day of JANUARY, 2007.

Rob Brueggeman
SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 9th day of JANUARY, 2007

SPOKANE COUNTY UTILITIES

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 10th day of JANUARY, 2007

for SPOKANE REGIONAL HEALTH OFFICER

SPOKANE COUNTY TREASURER

I do hereby certify that all taxes which have been levied and become chargeable against this land shown within this map have been fully paid this 10TH day of JANUARY, 2007.

D.E. "Skip" Chilberg by K. Smith
SPOKANE COUNTY TREASURER

OFFICIAL SEAL
TREASURER SPOKANE COUNTY WASHINGTON

SPOKANE COUNTY ASSESSOR

Examined and approved this 10th day of January, 2007.

Ralph Baker by Kelli
SPOKANE COUNTY ASSESSOR

PW-1954-05

TD&H
THOMAS, DEAN & HOSKINS, INC.
ENGINEERING CONSULTANTS
GREAT FALLS–BOZEMAN–KALISPELL MONTANA
SPOKANE WASHINGTON
LEWISTON IDAHO

303 EAST SECOND AVENUE
SPOKANE, WASHINGTON 99202
(509) 622-2888, 622-2889 FAX

S05-077-FP1

3 SHEETS

SHEET NO. 1

5483630 33/62

FINAL PLAT OF
PALISADES MEADOWS
LOCATED IN THE EAST ½, SECTION 9, T.25N., R.42E., WM.
SPOKANE COUNTY, WASHINGTON

AUDITORS CERTIFICATE

FILED FOR THE RECORD THIS 10th DAY OF January
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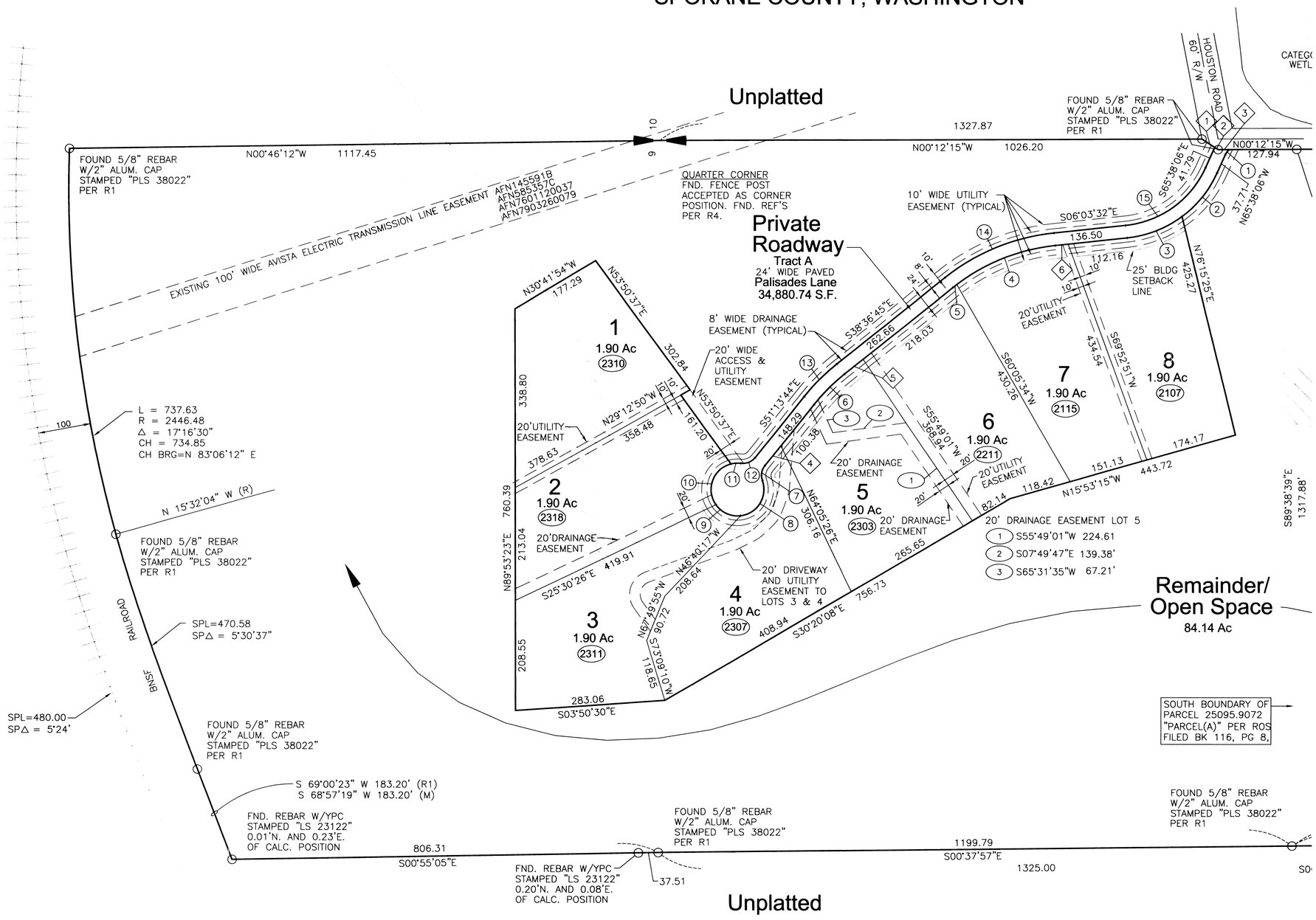
Willie Moore
SPOKANE COUNTY AUDITOR
Deputy

Plat # 3897



SEE SHEET 3

LEGEND

- ● SET ⅝" REBAR WITH YPC STAMPED "MPR PLS 36830"
- ⊙ SET SPOKANE COUNTY MONUMENT
- ○ FOUND CORNER AS NOTED
- ⊕ SPOKANE COUNTY MONUMENT AS NOTED
- (13510) ADDRESS
- (1) CURVE DATA
- ◇1◇ LINE DATA
- CATEGORY 3 WETLAND
- AREA OF SLOPES 30% OR GREATER

REFERENCES

R1 = RECORD OF SURVEY, BOOK 116, PAGE 8
R2 = RECORD OF SURVEY, BOOK 99, PAGE 43
R3 = RECORD OF SURVEY, BOOK 105, PAGE 78
R4 = LAND CORNER RECORD INST. NO. 8605160189
R5 = RECORD OF SURVEY, BOOK 62, PAGE 5
R6 = RECORD OF SURVEY, BOOK 95, PAGE 30

CURVE DATA TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
1	22°44'04"	30.00	6.03	11.90	N 54°16'04" W, 11.83
2	28°54'11"	212.00	54.64	106.94	N 51°11'01" W, 105.81
3	30°40'23"	212.00	58.14	113.49	N 21°23'43" W, 112.14
4	31°09'12"	373.00	103.98	202.81	N 21°38'08" W, 200.32
5	1°24'01"	373.00	4.56	9.12	N 37°54'44" W, 9.12
6	12°36'59"	373.00	41.23	82.13	N 44°55'14" W, 81.97
7	58°19'54"	30.00	16.74	30.54	N 80°23'41" W, 29.24
8	102°51'51"	50.00	62.71	89.77	N 58°07'43" W, 78.19
9	61°48'38"	50.00	29.93	53.94	N 24°12'32" E, 51.36
10	110°30'01"	50.00	72.08	96.43	N 69°38'09" E, 82.16
11	21°29'18"	50.00	9.48	18.75	S 03°38'29" E, 18.64
12	58°19'54"	30.00	16.74	30.54	S 22°03'46" E, 29.24
13	12°36'59"	397.00	43.87	87.42	S 44°55'14" E, 87.24
14	32°33'13"	397.00	115.92	225.56	S 22°20'08" E, 222.54
15	59°34'34"	188.00	107.62	195.48	S 35°50'49" E, 186.79

LINE DATA TABLE

LINE	BEARING	LENGTH
1	N 33°00'54" E,	29.01
2	N 33°00'54" E,	7.50
3	N 00°12'15" W,	20.80
4	S 51°13'44" E,	47.91
5	S 38°36'45" E,	44.63
6	S 06°03'32" E,	24.24

SURVEYOR'S CERTIFICATE

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MICHAEL P. RHODES STATE OF WASHINGTON 36830 REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 2/18/07

1-05-07

MICHAEL P. RHODES, P.L.S. WASHINGTON CERTIFICATE # 36830

BASIS OF BEARING

EAST LINE OF SECTION 9, FROM EAST QUARTER CORNER TO NORTHEAST CORNER AS SHOWN ON THE RECORD OF SURVEY FILED WITH THE SPOKANE COUNTY AUDITOR IN BOOK 116, PAGE 8 OF PLATS.

ACCURACY STATEMENT

SURVEY PERFORMED WITH SOKKIA SET 330R TOTAL STATION USING FIELD TRAVERSE PROCEDURE AND CONFORMS TO WAC 332-130-090 AND RCW 58.09.

0 100' 200' 300'
SCALE
1" = 100'

PW-1954-05

TD&H
THOMAS, DEAN & HOSKINS, INC.
ENGINEERING CONSULTANTS
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S05-077-FP1

3 SHEETS

SHEET NO. 2

5483630 33/63

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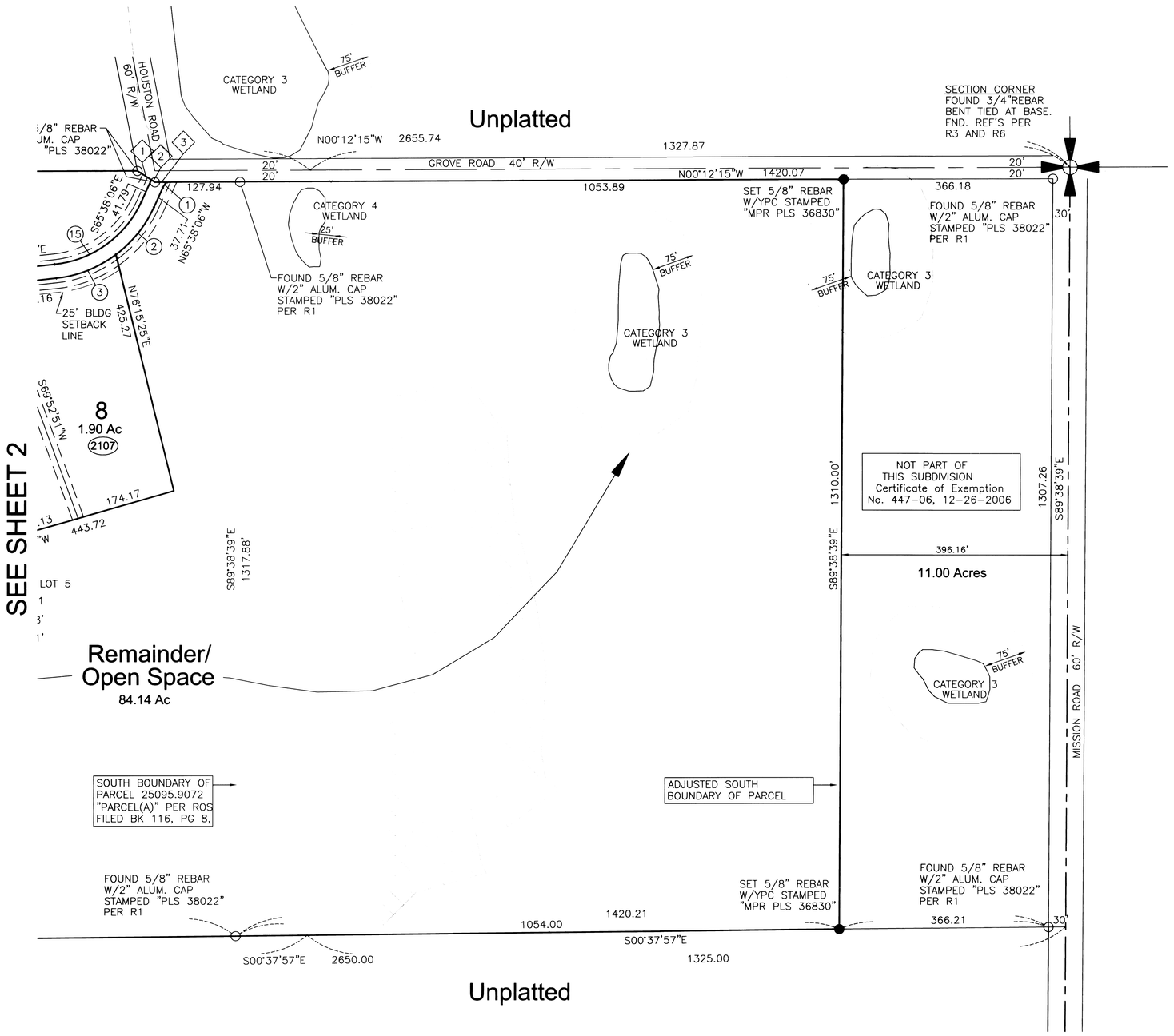
LOCATED IN THE EAST ½, SECTION 9, T.25N., R.42E., WM.
SPOKANE COUNTY, WASHINGTON



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Willie Monroe
SPOKANE COUNTY AUDITOR
Deputy

Plat # 3897

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- ● SET ⅝" REBAR WITH YPC STAMPED "MPR PLS 36830"
- ⊗ SET SPOKANE COUNTY MONUMENT
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ACCURACY STATEMENT

SURVEY PERFORMED WITH SOKKIA SET 330R TOTAL STATION USING FIELD TRAVERSE PROCEDURE AND CONFORMS TO WAC 332-130-090 AND RCW 58.09.

SITE AREA

TOTAL SITE AREA	100.14 ACRES
AREA OF ROADS	0.80 ACRES
AREA OF LOTS (8)	15.20 ACRES
AREA OF OPEN SPACE	84.14 ACRES

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MICHAEL P. RHODES — STATE OF WASHINGTON — 36830 — REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 2/18/07

1-1-07

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PW-1954-05

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3 SHEETS

SHEET NO. 3