

SPOKANE COUNTY AUDITOR'S CERTIFICATE

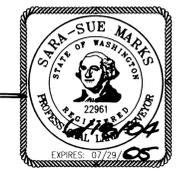
FILED FOR RECORD THIS 12th DAY OF July 2004 AT 11:45 A. M. IN BOOK 7 OF Code Books AT PAGE 21-22 AT THE REQUEST OF Michael Palmer

Sara Marks, Auditor

# 3666

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.



Sara Marks, PLS
CERTIFICATE NUMBER 22961

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 22nd DAY OF June 2004

Signature of Spokane County Division of Utilities

SPOKANE COUNTY ENGINEER

EXAMINED AND APPROVED THIS 22nd DAY OF July 2004

Signature of Spokane County Engineer

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

EXAMINED AND APPROVED THIS 22nd DAY OF July 2004

Signature of John Pederson, Director

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 22nd DAY OF June 2004

Signature of Spokane Regional Health Officer

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 22nd DAY OF June 2004

Signature of Spokane County Assessor by M.K. Wertz

THE BOARD OF COUNTY COMMISSIONERS OF SPOKANE, WASHINGTON

THIS PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON, ON THIS 22nd DAY OF July 2004

Signature of Michael Palmer, Chairman

SPOKANE COUNTY TREASURER

I DO HEREBY CERTIFY THAT ALL TAXES WHICH HAVE BEEN LEVIED AND BECOME CHARGEABLE AGAINST THE LAND SHOWN WITHIN THIS MAP HAVE BEEN FULLY PAID THIS 12th DAY OF July 2004

Signature of Spokane County Treasurer by Deput



FINAL PLAT OF PALOUSE PLAZA ESTATES 1ST ADDITION

(A PLANNED UNIT DEVELOPMENT)
PORTIONS OF GOVERNMENT LOTS 9, 15 & 16
ALSO IN PART OF A REPLAT OF A PORTION OF THE AMENDED PLAT OF SOUTH SPOKANE SECTION 3, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT MORAN PRAIRIE PROPERTIES, INC., A WASHINGTON CORPORATION, AND FIRSTBANK NORTHWEST, HAVE CAUSED TO BE PLATTED INTO LOTS, BLOCKS, STREETS AND TRACTS...

BEGINNING AT A 1/2 INCH REBAR WITH YELLOW PLASTIC CAP MARKED "7580" MARKING THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 9 AND THE SOUTHEAST CORNER OF LOT 1, BLOCK 2 OF THE FINAL PLAT OF ASHTON HEIGHTS FOURTH ADDITION...

THENCE NORTH 07°30'41" EAST ON THE WEST LINE A DISTANCE OF 490.00 FEET TO A 1/2" REBAR WITH CAP MARKED "29286" MARKING THE SOUTHWEST CORNER OF TRACT B OF THE FINAL PLAT OF PALOUSE PLAZA ESTATES AS RECORDED IN BOOK 28 OF PLATS, PAGE 58, RECORDS OF SPOKANE COUNTY;

THENCE ON THE SOUTHERN LINE OF SAID PALOUSE PLAZA ESTATES THE FOLLOWING FIVE COURSES:
1) SOUTH 89°34'11" EAST A DISTANCE OF 81.77 FEET TO A 1/2" REBAR WITH CAP MARKED "29286" AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 184.00 FEET FROM WHICH THE RADIUS POINT BEARS SOUTH 84°20'14" WEST;

THENCE CONTINUING ON THE WESTERLY LINE OF SAID VACATED BEN BURR ROAD NO. 2200 THE FOLLOWING FOUR COURSES:
1) SOUTH 05°10'56" EAST ON SAID WESTERLY LINE A DISTANCE OF 165.11 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 5714.05 FEET;

THENCE NORTH 89°34'11" WEST A DISTANCE OF 119.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 184.75 FEET FROM WHICH THE RADIUS POINT BEARS NORTH 61°49'54" WEST;

THENCE SOUTHWESTERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 13°33'57" AN ARC DISTANCE OF 43.74 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 30.00 FEET;

THENCE SOUTHERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 78°59'27" AN ARC DISTANCE OF 41.36 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 432.50 FEET;

THENCE SOUTHEASTERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 0°59'47" AN ARC DISTANCE OF 7.52 FEET;

THENCE SOUTH 53°44'24" WEST A DISTANCE OF 45.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 387.50 FEET FROM WHICH THE RADIUS POINT BEARS SOUTH 53°44'24" WEST;

THENCE NORTHWESTERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 15°51'39" AN ARC DISTANCE OF 107.27 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 432.50 FEET;

THENCE NORTHWESTERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 7°58'59" AN ARC DISTANCE OF 60.26 FEET;

THENCE NORTH 45°51'44" EAST A DISTANCE OF 45.00 FEET;

THENCE SOUTH 89°34'11" EAST ON SAID NORTH LINE A DISTANCE OF 11.88 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 208,640 SQUARE FEET OR 4.79 ACRES.

AND THEY DO HEREBY DEDICATE TO PUBLIC USE FOREVER JULIA STREET AS SHOWN ON THIS PLAT. LOT 1, BLOCK 3, LOTS 1 AND 2, BLOCK 4 AND LOT 1, BLOCK 5, BEING A ONE FOOT (1') WIDE STRIP AS SHOWN HEREIN, IS HEREBY DEDICATED TO SPOKANE COUNTY AS GENERAL COUNTY PROPERTY, TO BE DEDICATED FOR ROAD PURPOSES FOREVER, AT SUCH TIME AS THE ROAD IS CONTINUED AS A FULL WIDTH RIGHT OF WAY, OR UNTIL ADJACENT LANDS ARE PLATTED, FUTURE SLOPE EASEMENTS AS REQUIRED FOR THE CONSTRUCTION OR RECONSTRUCTION OF JULIA STREET ARE HEREBY GRANTED TO SPOKANE COUNTY.

JULIA STREET, WITHIN THE BOUNDARY OF THIS PLAT AS SHOWN, SHALL NOT BE MAINTAINED BY SPOKANE COUNTY UNTIL JULIA STREET IS EXTENDED IN EITHER DIRECTION. OWNERS OF LOTS WITHIN THIS SUBDIVISION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND REPAIRS FOR JULIA STREET UNTIL SPOKANE COUNTY ESTABLISHES JULIA STREET AS A COUNTY MAINTAINED ROAD.

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.

NO DETACHED SINGLE FAMILY DWELLINGS OR MANUFACTURED HOMES ARE ALLOWED ON BLOCK 1 AND BLOCK 2. ALL TRACTS WITH ANY LOT LINE DESIGNATED CENTER DUPLEX LOT LINE SHALL BE RESTRICTED TO ONE COMMON-WALL CONCAVE, WESTERLY HAVING A RADIUS OF 5714.05 FEET FROM WHICH THE RADIUS POINT BEARS SOUTH 84°20'14" WEST.

THIS DOES NOT PRECLUDE SINGLE FAMILY DWELLINGS ON LOTS THAT MEET THE MINIMUM REQUIREMENTS OF THE URBAN RESIDENTIAL-7 (UR-7) AND PLANNED UNIT DEVELOPMENT (PUD) OVERLAY ZONE. NOTE: THIS CONDITION AMENDED PER HEARING EXAMINER COMMITTEE CONDITION NO. 1.

THE OWNERS, HEIRS OR ASSIGNS OF EACH DWELLING UNIT OF EACH DUPLEX STRUCTURE DO HEREBY AGREE TO RETAIN THE COLOR, TEXTURE AND TYPE OF MATERIALS OF THE DUPLEX EXTERIOR, AND FURTHER AGREE THAT ANY CHANGE TO SAID EXTERIOR SHALL HAVE THE WRITTEN MUTUAL APPROVAL OF BOTH OWNERS OF EACH HALF OF THE DUPLEX PRIOR TO INITIATING CONSTRUCTION OF ANY SUCH CHANGE. TO THE EXTENT OF ANY REPLACEMENT OR ADDITION TO ALL OR PART OF THE DUPLEX STRUCTURE SHALL ALSO REQUIRED MUTUAL APPROVAL. THIS AGREEMENT SHALL RUN WITH EACH ASSOCIATED LOT AND SHALL BE ENFORCED THROUGH CIVIL COURT, AND DOES EXCLUDE SPOKANE COUNTY FROM THE TERMS AND ENFORCEMENT OF SAID AGREEMENT.

ENFORCEMENT OF THE WATER AND SEWER SYSTEMS AGREEMENT IS A CIVIL MATTER BETWEEN EACH DUPLEX UNIT OWNER(S) AND NOT ENFORCED BY SPOKANE COUNTY.

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 OWNING 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 HEREIN.

THE PRIVATE ROAD AS SHOWN HEREON IS AN EASEMENT WHICH PROVIDES 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 SUBJECT TO THE SEPARATE DECLARATION OF COVENANT AS RECORDED May 14 2004 Doc # 5071018 WHICH BY REFERENCE ARE MADE A PART HEREOF.

THE USE OF PRIVATE WELLS AND WATER SYSTEMS ARE PROHIBITED.

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

A PUBLIC SEWER SYSTEM WILL BE MADE AVAILABLE FOR THE PLAT, AND INDIVIDUAL SERVICE WILL BE PROVIDED TO EACH LOT PRIOR TO SALE. USE OF INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEM SHALL NOT BE AUTHORIZED.

THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION SHALL BE MEMBERS OF PALOUSE PLAZA HOMEOWNERS ASSOCIATION, A HOMEOWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED DECEMBER 2002 BY THE SECRETARY OF STATE OF THE STATE OF WASHINGTON UNDER U.B.I. NUMBER 602 253 998 AND SUBJECT TO THE ARTICLES OF INCORPORATION AND BYLAWS THEREOF.

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.

THE SIDEWALK EASEMENTS AS PLATTED AND SHOWN HEREON ARE HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION. THE MAINTENANCE OF SAID SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS HAVING FRONTAGE THEREON.

COMMON AREA TRACTS A, B, C & D, AND THE PRIVATE ROAD, TRACT E AS SHOWN HEREON IS HEREBY DEDICATED TO THE PALOUSE PLAZA HOMEOWNERS ASSOCIATION. NO STRUCTURES INCLUDING FENCES SHALL BE CONSTRUCTED HEREON, WITHOUT THE EXPRESSED WRITTEN APPROVAL OF SPOKANE COUNTY. THE PALOUSE PLAZA HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF CLAIMS AND OTHER LIABILITIES, WHICH MAY BECOME DUE FOR SAID TRACT. SAID COMMON AREAS, TRACTS AND THE PRIVATE ROAD MAY NOT BE SOLD OR TRANSFERRED, AND SHALL BE CONSIDERED SUBSERVIENT ESTATES TO ALL LOTS WITHIN THIS PLAT FOR THE PURPOSE OF REAL ESTATE TAXES. SHOULD THE HOMEOWNERS ASSOCIATION BE TERMINATED FOR ANY REASON, THE SUCCESSORS IN INTEREST FOR THE SAID TRACTS SHALL BE THE INDIVIDUAL LOT OWNERS OF LOTS WITHIN THIS PLAT, OR THEIR SUCCESSORS IN INTEREST, WHO ARE MEMBERS OF THE PALOUSE PLAZA HOMEOWNERS ASSOCIATION AT THE TIME OF SAID TERMINATION.

TEMPORARY OFF-SITE TURNAROUND EASEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 4814504 WILL BE VACATED UPON FILING OF THIS PLAT.

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 PALOUSE PLAZA HOMEOWNERS ASSOCIATION. ALL TRACTS ARE HEREBY DEDICATED TO THE PALOUSE PLAZA 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 PALOUSE PLAZA 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 PALOUSE PLAZA 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 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. 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 PALOUSE PLAZA 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 PALOUSE PLAZA 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 PALOUSE PLAZA HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES, WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

IF GROUNDWATER OR MOTTLER SOIL IS ENCOUNTERED DURING BASEMENT EXCAVATION, IT IS SPOKANE COUNTY'S RECOMMENDATION THAT PROTECTIVE MEASURES THAT MEET THE REQUIREMENTS OF THE CURRENT UBC CODE WITH RESPECT TO DAMPROOFING 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, 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 PALOUSE PLAZA 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 PALOUSE PLAZA 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 PALOUSE PLAZA HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES, WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

THE PALOUSE PLAZA 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, C/O ASSOCIATES, BOTH OF WHICH ARE ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE 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 SWALES 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 PALOUSE PLAZA HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES, WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

IF THE PALOUSE PLAZA 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 PALOUSE PLAZA 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 PALOUSE PLAZA HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST.

SHOULD THE PALOUSE PLAZA 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 PALOUSE PLAZA 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.

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 17th DAY OF June 2004

MORAN PRAIRIE PROPERTIES, INC., A WASHINGTON CORPORATION BY: Signature of Michael Palmer

ACKNOWLEDGEMENT STATE OF WASHINGTON ) ) SS COUNTY OF SPOKANE ) )

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT Michael Palmer 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 VP General Manager OF MORAN PRAIRIE PROPERTIES, 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 17th DAY OF June 2004

Signature of Notary Public, Notary Public, in and for the State of Washington Residing at Valleyford, WA My Commission Expires 11/16/07

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 17th DAY OF June 2004

FIRSTBANK NORTHWEST BY: Signature of Michael Palmer

ACKNOWLEDGEMENT STATE OF WASHINGTON ) ) SS COUNTY OF SPOKANE ) )

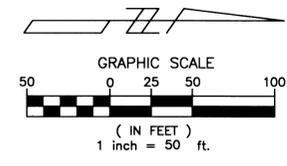
I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT Michael Palmer IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VP General Manager OF FIRSTBANK NORTHWEST, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT. DATED THIS 17th DAY OF June 2004

Signature of Notary Public, Notary Public, in and for the State of Washington Residing at Valleyford, WA My Commission Expires 11/16/07

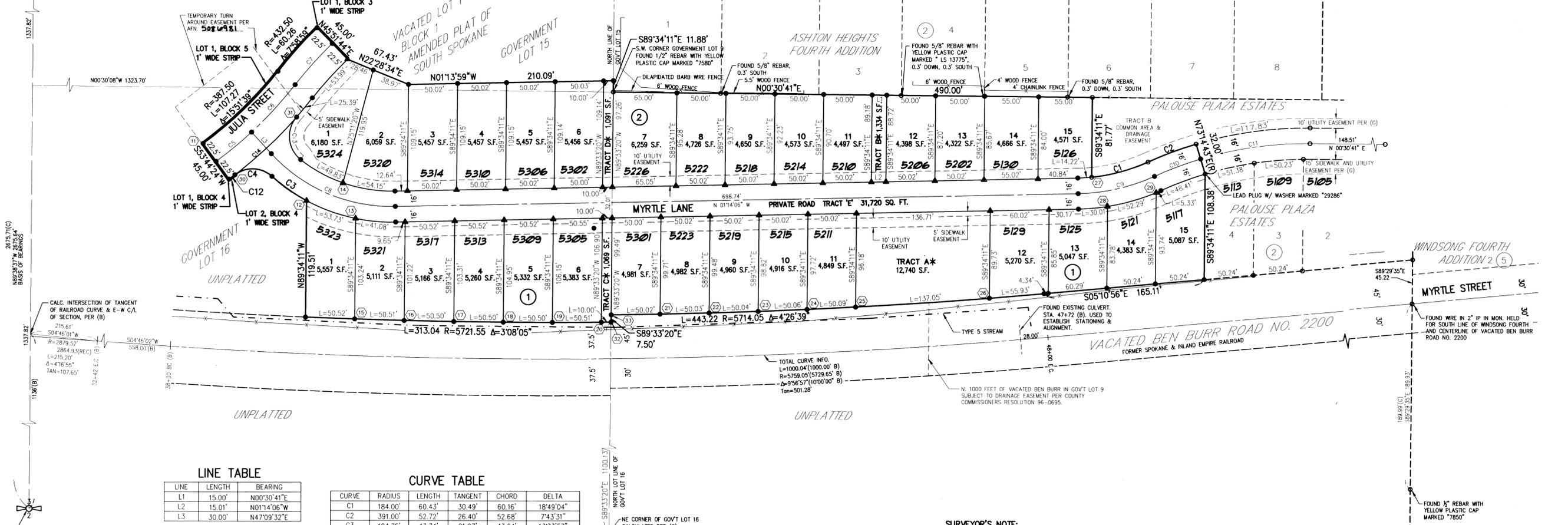
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Joni Nelson  
 SPOKANE COUNTY AUDITOR BY DEPUTY

#3666



CENTER ONE-QUARTER CORNER SECTION 3  
 SEE RECORD OF SURVEY RECORDED IN BOOK 73 OF SURVEYS, PAGE 36



**LINE TABLE**

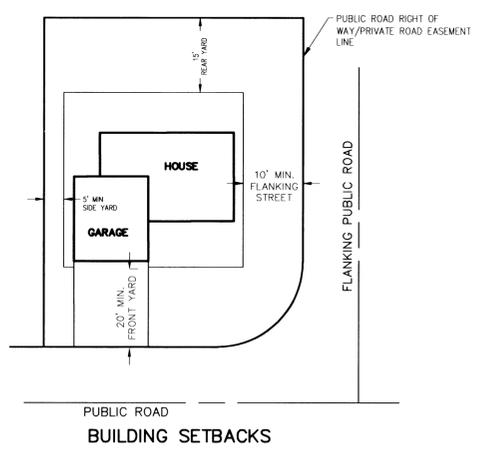
LINE	LENGTH	BEARING
L1	15.00'	N00°30'41"E
L2	15.01'	N01°14'06"W
L3	30.00'	N47°09'32"E

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	184.00'	60.43'	30.49'	60.16'	18°49'04"
C2	391.00'	52.72'	26.40'	52.68'	7°43'31"
C3	184.75'	43.74'	21.97'	43.64'	13°33'57"
C4	30.00'	41.36'	24.73'	38.16'	78°59'27"
C5	410.00'	47.12'	23.59'	47.10'	6°35'06"
C6	410.00'	66.38'	33.26'	66.30'	9°16'32"
C7	410.00'	57.13'	28.61'	57.08'	7°58'59"
C8	168.75'	142.53'	75.83'	138.33'	48°23'38"
C9	200.00'	81.14'	41.14'	80.59'	23°14'43"
C10	375.00'	50.56'	25.32'	50.52'	7°43'31"
C11	375.00'	113.01'	56.93'	112.58'	17°15'58"
C12	432.50'	7.52'	3.76'	7.52'	0°59'47"
C13	30.00'	48.94'	31.88'	43.69'	93°28'34"
C14	432.50'	86.82'	43.56'	86.67'	11°30'05"

**Ⓢ RADIAL BEARINGS Ⓢ**

LINE	BEARING
11	N53°44'24"E
12	S61°49'54"E
13	S78°29'43"E
14	S70°55'26"E
15	S88°06'27"E
16	S88°36'48"E
17	S89°07'08"E
18	S89°37'29"E
19	N89°52'11"E
20	N89°21'50"E
21	N88°45'38"E
22	N88°15'32"E
23	N87°45'26"E
24	N87°15'19"E
25	N86°45'10"E
26	N85°22'43"E
27	N84°20'16"E
28	N80°48'13"E
29	N66°55'58"E
30	N52°44'37"E
31	N41°14'32"E
32	N89°15'49"E
33	N89°15'44"E



- LEGEND**
- - FOUND 1/2" REBAR WITH CAP MARKED "29286"
  - - SET 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "22961", OR LEAD PLUG WITH WASHER MARKED "22961"
  - ▲ - SET 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "22961", OR LEAD PLUG WITH WASHER MARKED "22961" AT ACTUAL CORNER. SEE SURVEYOR'S NOTE 1.
- (R) - RADIAL BEARING  
 1234 - STREET ADDRESS  
 \* - COMMON AREA AND DRAINAGE EASEMENT

- REFERENCES**
- (A) AMENDED PLAT OF SOUTH SPOKANE, BOOK "D" OF PLATS, PAGE 12.
  - (B) SPOKANE & INLAND EMPIRE RAILROAD MAP
  - (C) FINAL PLAT OF WINDSONG 4TH ADDITION, BOOK 17 OF PLATS, PAGE 96.
  - (D) PLAT OF ASHTON HEIGHTS FIRST ADDITION, BOOK 19 OF PLATS, PAGE 78.
  - (E) FINAL PLAT OF ASHTON HEIGHTS THIRD ADDITION, BOOK 21 OF PLATS, PAGE 34.
  - (F) ROS FILED IN BOOK 73 OF SURVEYS, PAGE 36.
  - (G) FINAL PLAT OF PALOUSE PLAZA ESTATES, BOOK 28 OF PLATS, PAGES 57 & 58.

**SURVEYOR'S NOTE:**

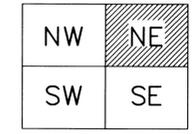
- IF THE FRONT LOT MONUMENT IS LOST, AND AT THE CLIENT'S REQUEST, THEN A WITNESS CORNER WILL BE SET ON THE EXTENSION OF THE LOT LINE FROM THE REAR LOT CORNER THROUGH THE FRONT LOT CORNER. A LEAD PLUG WITH WASHER STAMPED "MC CLC 22961" WILL MARK THE WITNESS CORNER.
- THE AREA OF THE SUBDIVISION IS 208,640 SQUARE FEET OR 4.79 ACRES.

**BASIS OF BEARINGS**

THE BEARING OF N.89°38'37"W. ON THE SOUTH LINE OF THE NE 1/4 (GOVT LOT 15 AND 16) OF SECTION 3, T.24N., R.43E., W.M., PER FINAL PLAT OF WINDSONG FOURTH ADDITION AS RECORDED IN BOOK 17 OF PLATS, PAGE 96, AND ASHTON HEIGHTS SECOND ADDITION AS RECORDED IN BOOK 19 OF PLATS, PAGE 80, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

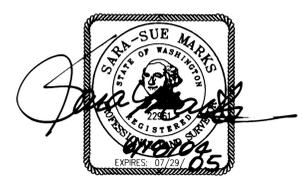
**ACCURACY STATEMENT:**

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".



**FINAL PLAT OF PALOUSE PLAZA ESTATES 1ST ADDITION (A PLANNED UNIT DEVELOPMENT)**

PORTIONS OF GOVERNMENT LOTS 9, 15 & 16 ALSO IN PART OF A REPLAT OF A PORTION OF THE AMENDED PLAT OF SOUTH SPOKANE SECTION 3, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON



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