

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT TTH CORPORATION, INC., A WASHINGTON CORPORATION, AND ROMENA ELLSWORTH PARKER, AS TRUSTEE OF THE LELAND L. PARKER AND ROMENA ELLSWORTH PARKER REVOCABLE TRUST HAVE CAUSED TO BE PLATTED INTO TRACTS THE LAND SHOWN HEREON, TO BE KNOWN AS PARKER ESTATES, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 27 NORTH, RANGE 43 EAST, W.M., IN THE SPOKANE COUNTY, WASHINGTON STATE, DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 20, TOWNSHIP 27 NORTH, RANGE 43 EAST, W.M.:

EXCEPT ROAD

AND THEY DO HEREBY DEDICATE TO PUBLIC USE FOREVER PARKER DRIVE, ASTOR STREET, PARKER COURT, ASTOR COURT AND LELAND COURT, AS SHOWN ON THIS PLAT.

NO DIRECT ACCESS SHALL BE ALLOWED FROM LOTS TO HATCH ROAD UNTIL SUCH TIME AS AUTHORIZED BY THE COUNTY ENGINEER.

THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION SHALL BE MEMBERS OF PARKER ESTATES HOMEOWNERS ASSOCIATION, A HOMEOWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED JUNE 24, 2004 BY THE SECRETARY OF STATE OF THE STATE OF WASHINGTON UNDER U.B.I. NUMBER 602 406 982 AND SUBJECT TO THE ARTICLES OF INCORPORATION AND BYLAWS THEREOF. SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR PARKER ESTATES, AS RECORDED UNDER AUDITOR'S DOCUMENT NO. 5099519.

TRACTS A AND B ARE HEREBY DEDICATED TO THE PARKER ESTATES HOMEOWNERS ASSOCIATION; NO STRUCTURES INCLUDING FENCES SHALL BE CONSTRUCTED THEREON WITHOUT THE EXPRESSED WRITTEN APPROVAL BY SPOKANE COUNTY. THE PARKER ESTATES HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF CLAIMS AND OTHER LIABILITIES WHICH MAY BECOME DUE FOR SAID TRACTS. TRACTS A AND B 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 PARKER ESTATES HOMEOWNERS ASSOCIATION BE TERMINATED FOR ANY REASON, THE SUCCESSORS IN INTEREST FOR TRACTS A AND B SHALL BE THE INDIVIDUAL LOT OWNERS OF LOTS WITHIN THIS PLAT, OR THEIR SUCCESSORS IN INTEREST, WHO ARE MEMBERS OF THE PARKER ESTATES HOMEOWNERS ASSOCIATION AT THE TIME OF SAID TERMINATION. THE STATUS OF THE AREAS DESIGNATED AS SUBSERVIENT ESTATES FOR TAX PURPOSES CANNOT BE CHANGED WITHOUT FILING A REPLAT.

SIGHT DISTANCE EASEMENTS IN LOTS 10 AND 38 BLOCK 1, LOT 12 BLOCK 2, AND TRACT A AS PLATTED AND SHOWN HEREON, ARE HEREBY GRANTED TO SPOKANE COUNTY AND ITS AUTHORIZED AGENTS FOR THE SOLE PURPOSE OF ALLOWING A CLEAR VIEW SIGHT DISTANCE TRIANGLE OVER AND ACROSS THE EASEMENTS. THE OWNERS OF SAID LOTS AND TRACTS AGREE NOT TO OBSTRUCT OR IN ANY MANNER ALLOW ANY OBSTACLE TO BLOCK THIS CLEAR VIEW TRIANGLE BETWEEN A HEIGHT OF THREE (3) FEET AND A HEIGHT OF SEVEN (7) FEET ABOVE THE ROAD PAVEMENT ELEVATION ADJACENT TO SAID LOTS. SPOKANE COUNTY AND ITS AUTHORIZED AGENTS ARE HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS TO, OVER AND FROM SAID EASEMENTS FOR THE PURPOSE OF INSPECTION AND EMERGENCY MAINTENANCE OF THE SIGHT DISTANCE AREA. IF THE PROPERTY OWNER FAILS TO MAINTAIN THE SIGHT DISTANCE AREA IN REASONABLE CONFORMANCE WITH THE APPROVED PLANS ON FILE IN THE OFFICE OF THE SPOKANE COUNTY ENGINEER, A NOTICE WILL BE GIVEN TO THE PROPERTY OWNER. IF NOT CORRECTED AFTER TEN (10) DAYS, SPOKANE COUNTY HAS THE RIGHT TO RESTORE THE SIGHT DISTANCE AREA TO THAT OF THE APPROVED PLANS ON FILE, OR HAVE IT RESTORED BY OTHERS. ALL COSTS INVOLVED WILL BE CHARGED TO THE PROPERTY OWNER.

SETBACKS WILL BE DETERMINE AT THE TIME OF BUILDING PERMIT. THE SETBACKS MAY BE VARIED FROM IF PROPER ZONING APPROVALS ARE OBTAIN.

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 PARKER ESTATES HOMEOWNERS ASSOCIATION. ALL TRACTS ARE HEREBY DEDICATED TO THE PARKER ESTATES HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF CONVEYING AND STORING STORMWATER RUNOFF, AND FOR INSTALLING, OPERATING AND MAINTAINING DRAINAGE PONDS AND DRAINAGE FACILITIES THAT DISPOSE OF AND TREAT STORMWATER RUNOFF. 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 PARKER ESTATES 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 PARKER ESTATES 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. 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 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 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 PARKER ESTATES 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 PARKER ESTATES 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 PARKER ESTATES HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES, WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

THE PARKER ESTATES 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, CLC ASSOCIATES, 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 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 PARKER ESTATES HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES, WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

IF THE PARKER ESTATES HOMEOWNERS ASSOCIATION, OR ITS 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 PARKER ESTATES 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 PARKER ESTATES HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST.

SHOULD THE PARKER ESTATES 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 PARKER ESTATES 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.

THE BORDER EASEMENTS, AS SHOWN HEREON, ARE HEREBY GRANTED TO SPOKANE COUNTY AND ITS AUTHORIZED AGENTS, AND TO THE PUBLIC FOR ROAD PURPOSES, INCLUDING BUT NOT LIMITED TO CURBS, SIDEWALKS, DRAINAGE, SIGNAGE, AND OTHER USAGE DEEMED NECESSARY BY THE SPOKANE COUNTY ENGINEER FOR THE SAFETY AND WELFARE OF THE PUBLIC. NO FENCE OR PORTION THEREOF WILL BE CONSTRUCTED WITHIN SAID EASEMENT WITHOUT PERMISSION OF THE SPOKANE COUNTY ENGINEER, NOR WILL ANY OBJECTS BY PLACED IN SAID EASEMENT THAT WOULD OBSTRUCT THE SIGHT DISTANCE NECESSARY FOR SAFE AND EFFICIENT VEHICULAR MOVEMENT. ANY OTHER EASEMENTS GRANTED OR DEDICATED WITHIN THIS BORDER EASEMENT AREA WILL BE SUBORDINATE TO THE RIGHTS CREATED BY THIS EASEMENT AND ARE SUBJECT TO SPOKANE COUNTY ENGINEERS PERMIT PROCESS PRIOR TO USAGE.

PUBLIC SEWERS SHALL BE CONSTRUCTED TO PROVIDE FOR THE CONNECTION OF EACH PARCEL TO THE COUNTY'S SYSTEM OF SEWERAGE. THE USES ON PROPERTIES WITHIN THE PROJECT SHALL BE REQUIRED TO CONNECT TO THE SEWER AND PAY APPLICABLE CHARGES PER THE SPOKANE COUNTY SANITARY 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. THE USE OF INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL NOT BE AUTHORIZED.

THE USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED.

THE PUBLIC WATER SYSTEM, PURSUANT TO THE WATER PLAN APPROVED BY COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, THE COUNTY DIVISION OF BUILDING AND PLANNING AND THE WATER PURVEYOR, SHALL BE INSTALLED WITHIN THIS SUBDIVISION AND THE APPLICANT SHALL PROVIDE FOR INDIVIDUAL DOMESTIC WATER SERVICE AS WELL AS FIRE PROTECTION TO EACH LOT PRIOR TO SALE OF EACH LOT AND PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.

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.

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 11 DAY OF April 20 05

TTH CORPORATION, INC. A WASHINGTON CORPORATION
BY: *Robert Frisch*
President

STATE OF WASHINGTON)
COUNTY OF SPOKANE) SS

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT *Robert Frisch* 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 *President* OF TTH CORPORATION, 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 11 DAY OF April 20 05

Quintin Flood
Notary Public, in and for the State of Washington Residing at Spokane My Commission Expires *Nov 1, 2005*



IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 12 DAY OF April 20 05

Romena Ellsworth Parker
Peter A. Witherspoon
ROMENA ELLSWORTH PARKER
PETER A. WITHERSPOON - POWER OF ATTORNEY

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF SPOKANE) SS

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT PETER A. WITHERSPOON HAS SIGN AS THE POWER OF ATTORNEY FOR ROMENA ELLSWORTH PARKER, AS TRUSTEE OF THE LELAND L. PARKER AND ROMENA ELLSWORTH PARKER REVOCABLE TRUST DATED DECEMBER 19, 1995, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 10 DAY OF April 20 05

Lori A. Ott
Notary Public, in and for the State of Washington Residing at Spokane My Commission Expires *4-5-08*



SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 15th DAY OF June 20 05 AT 1:18 P.M. IN BOOK 21 OF PLATS AT PAGE 28-29 AT THE REQUEST OF TTH Corporation

Michael E. Moore
SPOKANE COUNTY AUDITOR BY DEPUTY

Plat 3737

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 E. Moore
MICHAEL E. MOORE, PLS
CERTIFICATE NUMBER 35157

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 2nd DAY OF JUNE 20 05

Robert Frisch
SPOKANE COUNTY DIVISION OF UTILITIES

SPOKANE COUNTY ENGINEER

EXAMINED AND APPROVED THIS 1st DAY OF June 20 05

Robert Frisch
SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

EXAMINED AND APPROVED THIS 14th DAY OF JUNE 20 05

John Naunoy
DIRECTOR, SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 14th DAY OF June 20 05

R. Baker
FOR SPOKANE REGIONAL HEALTH DISTRICT

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 14 DAY OF JUNE 20 05

R. Baker by Robert J. Folom
SPOKANE COUNTY ASSESSOR BY DEPUTY

THE BOARD OF COUNTY COMMISSIONERS OF SPOKANE, WASHINGTON

THIS PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON, ON THIS ___ DAY OF _____ 20___

John Naunoy
CHAIRMAN, SPOKANE COUNTY COMMISSIONERS

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 15 DAY OF June 20 05

Michael E. Moore
SPOKANE COUNTY TREASURER BY DEPUTY



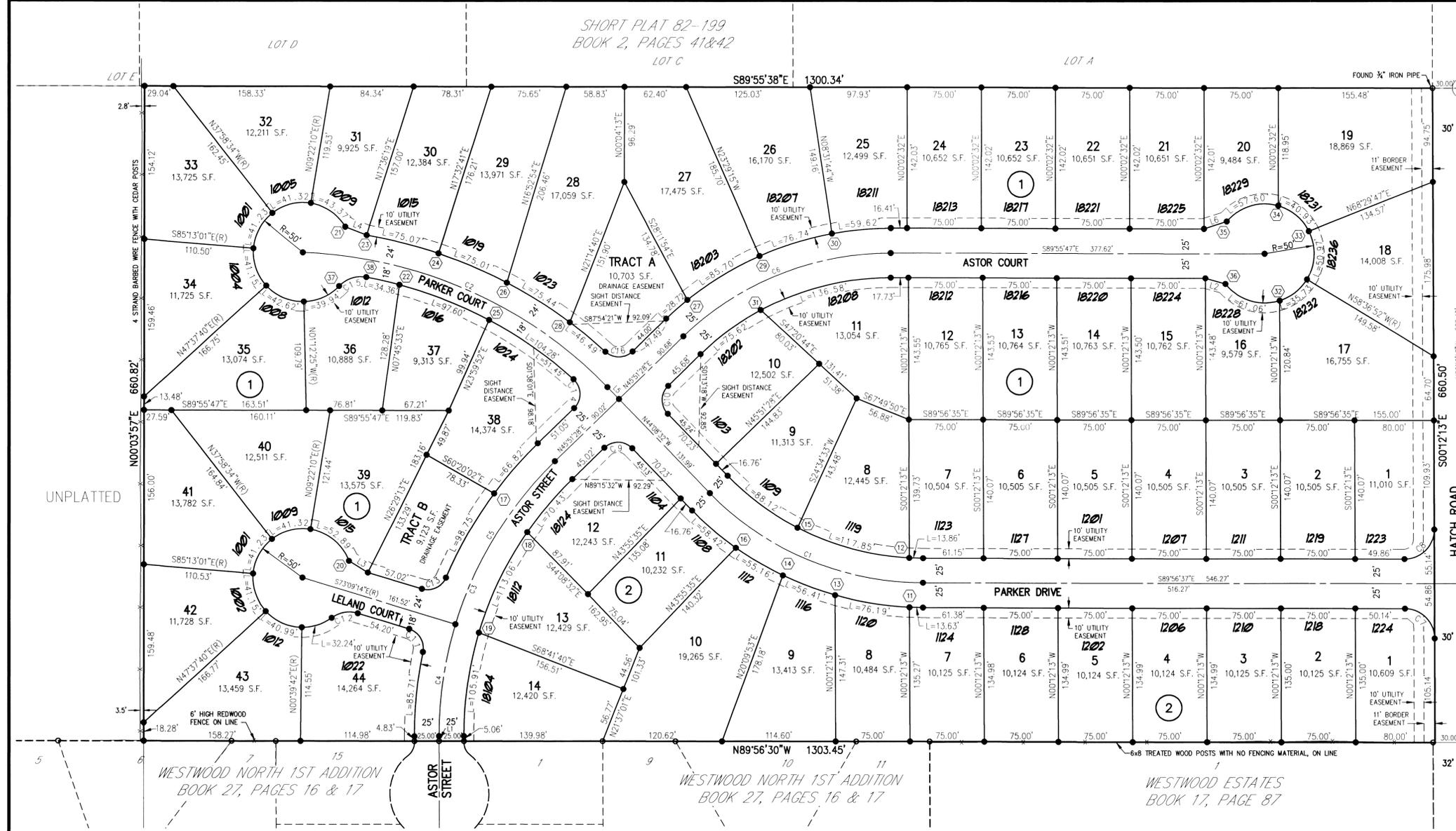
FINAL PLAT
OF
PARKER ESTATES
LOCATED IN THE
SOUTHWEST ONE-QUARTER OF SECTION 20,
TOWNSHIP 27 NORTH, RANGE 43 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON

J:\2003\Land Projects\3030113\0mg\PLAT 0wg 4/7/2005 2:52:46 PM PDI

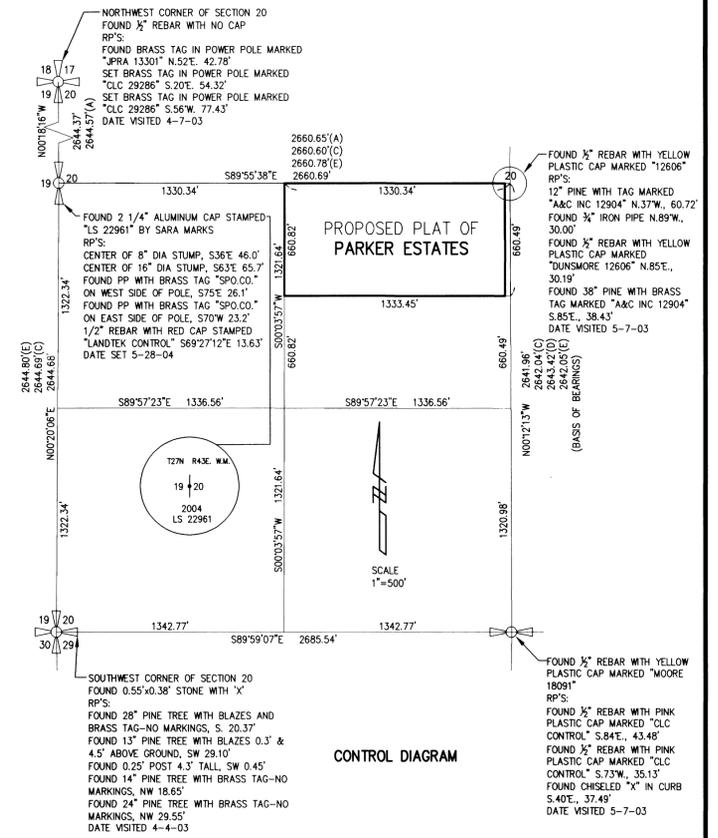


CLC ASSOCIATES
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ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
AND SURVEYING

SPOKANE COUNTY AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS 15th DAY OF June 2005
 AT 1:10 P.M., IN BOOK 27 OF PLATS AT PAGE 28-29
 AT THE REQUEST OF T.F.H. Corp.
 Spokane County Auditor By Deputy
 Plot #3737



UNPLATTED



- LEGEND**
- FOUND 1/2" REBAR WITH CAP MARKED "MOORE 18091", UNLESS OTHERWISE NOTED.
 - SET 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "MEM 35157", OR LEAD PLUG WITH WASHER MARKED "MEM 35157"
 - 1234 - STREET ADDRESSES

BASIS OF BEARINGS
 THE ASSUMED BEARING OF N00°12'13"W BETWEEN THE FOUND MONUMENTS MARKING THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 20 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

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".

RADIAL BEARINGS

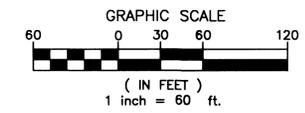
LINE	BEARING
11	N02°27'33"E
12	S02°56'38"W
13	N15°53'28"E
14	S29°50'07"W
15	N27°29'50"E
16	S35°33'34"W
17	S53°28'50"E
18	N55°21'06"W
19	S73°20'44"E
20	S69°58'35"W
21	N59°04'02"E
22	N15°09'01"E
23	N09°42'00"E
24	S18°46'26"W
25	N28°05'41"E
26	S27°50'27"W
27	S39°04'42"E
28	S36°57'34"W
29	S23°58'11"E
30	N10°26'22"W
31	N28°23'11"W
32	N17°39'57"W
33	N67°58'50"E
34	S16°04'30"W
35	S49°55'28"E
36	N52°17'59"E
37	N46°58'27"W
38	N10°35'33"E

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	300.00'	239.82'	126.73'	233.48'	45°48'05"
C2	450.00'	344.75'	181.33'	336.38'	43°53'42"
C3	385.00'	309.50'	163.66'	301.23'	46°03'35"
C4	385.00'	114.55'	57.70'	114.13'	17°02'53"
C5	385.00'	194.94'	99.61'	192.87'	29°00'42"
C6	300.00'	231.50'	121.86'	225.79'	44°12'45"
C7	30.00'	46.99'	29.86'	42.33'	89°44'24"
C8	30.00'	47.26'	30.14'	42.52'	90°15'36"
C9	20.00'	31.42'	20.00'	28.28'	90°00'00"
C10	20.00'	31.42'	20.00'	28.28'	90°00'00"
C11	20.00'	29.65'	18.30'	27.01'	84°55'48"
C12	30.00'	27.82'	15.00'	26.83'	53°07'48"
C13	20.00'	29.37'	18.05'	26.80'	84°07'37"
C14	20.00'	32.79'	21.42'	29.24'	93°55'38"
C15	30.00'	30.14'	16.48'	28.89'	57°34'00"
C16	20.00'	30.27'	18.89'	27.46'	86°43'15"

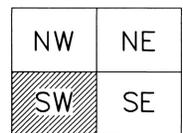
LINE TABLE

LINE	LENGTH	BEARING
L1	4.98'	N00°12'07"W
L2	21.12'	N74°28'52"W
L3	22.56'	S57°43'53"E
L4	23.07'	S69°12'15"E
L5	16.74'	S44°08'32"E
L6	23.99'	N72°44'58"E



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ARCHITECTURE
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FINAL PLAT OF PARKER ESTATES
 LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 27 NORTH, RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON