

AUDITOR'S CERTIFICATE

Filed for record this 13 day of September 2017 at 9:24 A.M. in Book 39 of Plats on Page 66-67 at the request of Pillar Rock Estates, LLC

Spokane County Auditor - Denny

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Pillar Rock, LLC, a Washington limited liability company has caused to be platted into Lots, Block and roads the land shown hereon as PILLAR ROCK ESTATES FIFTH ADDITION and described as follows:

That portion of the N 1/2 of the SW 1/4 of Section 20, T. 25 N., R. 42 E.W.M. described as follows:

Begin at the SW corner of Lot 2 Block 7 of the Final Plat of Pillar Rock Estates, as recorded in Book 35 of Plats, Pages 3-5; thence, the next 8 courses along the Southerly line of said Pillar Rock Estates, N26°20'42"E, along the Southeasterly line of said Lot 2, 132.34 feet; thence N30°48'13"E 60.07 feet; thence N71°57'14"E 43.54 feet; thence N89°44'19"E 105.86 feet; thence N00°15'41"W 70.32 feet; thence N89°44'19"E 38.00 feet; thence S00°15'41"E 88.51 feet; thence N88°21'26"E 120.03 feet; thence S00°15'41"E 100.03 feet; thence S27°11'36"W 43.38 feet; thence S22°36'11"E 114.54 feet; thence S27°49'11"E 181.31 feet; thence S20°33'01"E 74.69 feet; thence S00°16'01"E 84.73 feet to the North R/W line of 12th Avenue; thence S89°43'59"W, along said North R/W, a distance of 458.21 feet to the SE corner of Lot 1, Block 2 of the Final Plat of Pillar Rock Estates 4th Addition; thence N10°28'46"W a distance of 398.57 feet to the Point of Beginning.

Situate in the County of Spokane, State of Washington.

Setbacks shall be determined at time of building permits requested.

This plat is located in the Conical Area for Fairchild AFB and Spokane International Airport, and is subject to the regulations of the Airport Overlay zone of the County Zoning Code, and is located within 65-74 Ldn noise contours for such airports; sound reduction measures consistent with the WYLE Research Report or equivalent, as it relates to outdoor and indoor noise level reduction must be demonstrated prior to issuance of building permits.

A portion of this plat lies in Accident Potential Zone B (APZ-B) for a future runway alignment of Spokane International Airport.

This Final Plat is located within the Airport overlay zone for both Fairchild Air Force Base and Spokane International Airport. Use restrictions apply.

This Plat is located within the noise impact area for Fairchild Air Force Base and is subject to specific noise reduction measures and construction standards. See Fairchild Air Force Base overlay zone approved under Spokane County Resolution 12-0344 for details.

No direct access will be allowed from lots to 12th Avenue until such time as authorized by the County Engineer.

A public sewer system will be made available for the plat and individual service 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 are prohibited.

The public water system, pursuant to the Water Plan approved by county and state health authorities, the local fire protection district, the County Building and Planning Department and 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.

The property owners within this plat shall be held responsible for keeping open and maintaining the surface path of natural or man-made drainage flow over and across their respective properties. If the property owners 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. 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.

Spokane County does not accept the responsibility of maintaining the drainage course on private lots or floodplain areas within 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 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 accepted plans on file at the Spokane County Engineer's Office. Any proposed changes to the accepted road and drainage plans must be accepted by the Spokane County Engineer's Office prior to construction of said changes.

There may exist properties located uphill and adjacent to this subdivision which 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 has discharged onto this plat prior to development, stormwater runoff will likely continue to do so after development.

The property owners within this plat shall maintain all natural drainage channels, drainage ditches, and water quality swales ('208' swales) situated on their respective properties, and any portion of a '208' swale situated in a public right-of-way adjacent to their respective properties, with a permanent ground cover as specified in the currently accepted plans on file at Spokane County's Engineer's Office. No structures, including fences, shall be constructed directly over or within a '208' swale 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.

Spokane County does not accept the responsibility to inspect or maintain any drainage facilities and/or structures 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) to properly maintain such areas.

The lots within this plat are subject to the separate Homeowners Association Annexation Document as recorded June 15, 2017 under Auditor's Document No. 6612181 that by reference is made a part hereof.

A geotechnical engineer registered in the State of Washington shall provide review of mitigation measures for waterproofing any proposed basements. Review shall be done at the time of the building permit application.

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, their heirs, successors and assigns, including the obligation to participate in the maintenance of the drainage facilities as provided herein.

The platlor does hereby dedicate forever the streets shown hereon for public road purposes.

The Border Easement 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 be 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.

Easements for "Dry" utilities (electric, gas, phone, fiber, cable TV) as shown hereon are hereby granted over the rights-of-way for the private streets and adjoining said streets to the City of Spokane and its permitted serving utilities 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 prohibit, trim and/or remove trees, bushes, landscaping, without compensation and to prohibit brick, rock or masonry structures that may interfere with the construction, reconstruction, reliability, maintenance, and safe operation of same. Storm drain drywells and Water Meter boxes shall not be placed within the "Dry" easements; however, lateral crossings by storm drain, water and sewer lines are permitted. Serving utilities reserve the right to cross Tracts A and B.

5' Private Drainage easements, as platted and shown hereon, which are for the purpose of conveying and storing stormwater runoff, are hereby granted to the individual lot owners and the Homeowners Association.

Lot 1 Block 4 as shown hereon, being a one foot strips is dedicated to Spokane County to be deeded for road purposes forever at such time as adjacent property is platted, or roads are continued as full width county right of ways.

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PILLAR ROCK, LLC

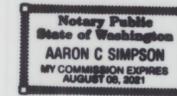
ACKNOWLEDGMENT

STATE OF WASHINGTON) SS COUNTY OF SPOKANE)

On this 29th day of August, 2017 before me personally appeared Kevin Ruden, known to be General Manager of Pillar Rock LLC, as the individual who executed the within and foregoing instrument and acknowledged the same to be his free and voluntary act and deed for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

My commission expires 8/8/2021



Aaron C. Simpson Notary Public in and for the State of Washington Residing at Spokane, Washington

COUNTY OFFICIALS

SPOKANE COUNTY PUBLIC WORKS DEPARTMENT

Examined and approved this 30th day of August, 2017

Spokane County Engineer

SPOKANE COUNTY ENVIRONMENTAL SERVICES

Examined and approved this 30th day of August, 2017

Spokane County Utilities

SPOKANE COUNTY ASSESSOR

Examined and approved this 6th day of Sept., 2017

Spokane County Assessor

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 7th day of September, 2017

Spokane Regional Health Officer

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

Examined and approved this 8th day of September, 2017

Spokane County Department of Building and Planning

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 12th day of September, 2017

Spokane County Treasurer

SPOKANE COUNTY COMMISSIONERS

This Plat was approved and accepted by the County Commissioners of Spokane County, Washington on this 12th day of September, 2017

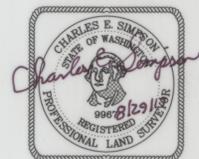
Commissioners/Chairperson



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.

Charles E. Simpson Professional Engineer and Land Surveyor



PILLAR ROCK ESTATES FIFTH ADDITION

PW-1959-05 A PLAT IN A PORTION OF THE NW1/4 OF OF THE SW1/4 OF SECTION 20, T.25 N., R.42 E.W.M. SPOKANE COUNTY, WASHINGTON SHEET 1 OF 2

AUDITOR'S CERTIFICATE

Filed for record this 13th day of September, 2017, at 9:36 A.M. in Book 39 of Plats on Page 66-67 at the request of Pillar Rock Estates, LLC

[Signature]
Spokane County Auditor - DEATY

BASIS OF BEARING

The Bearing of N89°43'59"E, along the Center line of 12th Avenue, as per the Plat PILLAR ROCK ESTATES, was used as the Basis of Bearing for this Subdivision.

EQUIPMENT & PROCEDURE

This survey was performed using a Nikon DTM-520 Total Station and Javad RTK Global Positioning System. The Field Traverse methods used are in conformance with WAC 332-130-090 and RCW 58.09.

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.

Charles E. Simpson
Charles E. Simpson P.E. & P.L.S. #9967
Professional Engineer and Land Surveyor



LEGEND

- = Set 1/2" rebar cap No. 9967
- = Set "X" in Concrete
- = Found 1/2" rebar cap No. 9967 or as noted
- = Subdivision Boundary
- - - = Border Easement
- - - = Utility Easement
- - - = Building Setback
- - - = Centerline Street

LINE	LENGTH	BEARING
L1	10.17	N10°28'46"W
L2	8.49	N00°16'01"W
L3	8.49	N00°16'01"W
L4	10.00	N00°16'01"W

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	27°33'10"	210.00	100.99	51.49
C2	27°33'30"	210.00	101.01	51.50
C3	26°33'53"	251.05	116.40	59.26
C4	67°58'32"	16.00	18.98	10.79
C5	22°01'28"	16.00	6.15	3.11
C6	67°58'32"	16.00	18.98	10.79
C7	22°01'28"	16.00	6.15	3.11
C8	90°00'00"	16.00	25.13	16.00
C9	54°04'45"	25.00	23.60	12.76
C10	10°30'45"	50.00	9.17	4.60
C11	54°04'45"	25.00	23.60	12.76
C12	90°00'00"	16.00	25.13	16.00
C13	95°26'46"	16.00	26.65	17.60
C14	1°57'32"	232.05	7.93	3.97
C15	62°06'10"	25.00	27.10	15.05
C16	47°55'53"	25.00	20.91	11.11
C17	81°44'55"	16.00	22.83	13.85
C18	91°22'53"	16.00	25.52	16.39
C19	94°27'43"	16.00	26.38	17.30

PILLAR ROCK ESTATES
FIFTH ADDITION

PW-1959-05
A PLAT IN A PORTION OF
THE NW1/4 OF OF THE SW1/4 OF SECTION 20, T.25 N., R.42 E.W.M.
SPOKANE COUNTY, WASHINGTON
SHEET 2 OF 2

SW CORNER
AS PER PLAT PILLAR
ROCK ESTATES
(NOT VISITED)

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