

FINAL PLAT of FIRST ADDITION to PINE CLIFF

Part of SW1/4, Section 26, Township 25 North, Range 43 East, W.M.,
Spokane County, Washington
June, 2003

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 23 DAY
OF JULY, 2003 AT 3:24 PM
IN BOOK 29 OF PLATS AT PAGE 42
AT THE REQUEST OF Jerry L. McNairy
(Signed) William Anderson
County Auditor

3669

SPOKANE COUNTY COMMISSIONERS
This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 20th day of July, 2003.

William Anderson
Spokane County Commissioners

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS
Examined and approved this 16th day of July, 2003.

Bob Kelley
Spokane County Engineer

SPOKANE REGIONAL HEALTH DISTRICT
Examined and approved this 23rd day of July, 2003.

Stacy P. Holliday, R.S.
for Spokane Regional Health Officer

SPOKANE COUNTY DIVISION OF UTILITIES
Examined and approved this 19th day of July, 2003.

David Cook
Spokane County Utilities

SPOKANE COUNTY ASSESSOR
Examined and approved this 23rd day of July, 2003.

Mike Somers by M.K. Walters
Spokane County Assessor

SPOKANE COUNTY DIVISION OF BUILDING AND PLANNING
Examined and approved this 20th day of July, 2003.

Stacy P. Holliday
Spokane County Director 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 plat, have been fully paid, satisfied, and discharged. Dated this 23rd day of July, 2003.

Linda M. Wolbert by M.C. Ensign
Spokane County Treasurer



ACKNOWLEDGMENT
COUNTY OF SPOKANE) ss.
STATE OF WASHINGTON)

On this 22nd day of April, 2003, before me personally appeared Jerry L. McNairy known to me to be the individual who executed the within and foregoing instrument and acknowledged said instrument to be his free and voluntary act for the uses and purposes therein mentioned.

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

Notary Public in and for the State of Washington
Residing at Spokane
My commission expires 12/12/2007
Della Holbert



ACKNOWLEDGMENT
COUNTY OF Florida) ss.
STATE OF Florida)

On this 12th day of April, 2003, before me personally appeared Kay Barrington, known to me to be Asst. Vice Pres. of Homeside Lending, The Texas Corporation, who executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act of the said corporation for the uses and purposes therein mentioned and on oath stated he was authorized to execute said instrument and the seal affixed is the corporate seal of said corporation.

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

Notary Public in and for the State of Florida
Residing at Jacksonville, Duval County
My commission expires 10/15/06
Barbara J. Day

* Mortgage Electronic Registration Systems, Inc. as nominee for Washington Mutual Bank, FA successor in interest to Homeside Lending, Inc.

There may exist properties located uphill and adjacent to this subdivision which periodically discharge stormwater runoff onto individual lots within this plot. Stormwater runoff from nearby uphill properties shall be expected, and during snow melt periods or wet seasons the lots may be subjected to higher amount of stormwater runoff than what is normally observed or anticipated. Because stormwater runoff from adjacent properties have discharged onto this plot prior to development, stormwater runoff will likely continue to do so after development.

The property owners within this plot shall maintain all water quality swales ("208" swales) and drainage ditches 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 approved and 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 or drainage ditch without the expressed written consent of the Spokane County Engineer. Spokane County does not accept the responsibility to inspect and/or maintain the drainage easements or drainage swales, nor does Spokane County accept any liability for any failure by the lot owner(s) to properly maintain such areas.

The FIRST ADDITION TO PINE CLIFF - HOMEOWNERS' ASSOCIATION or its successors in interest shall maintain the drainage facilities, located in Tract A and within the dedicated drainage easements, in conformance with the approved plans on file at the Spokane County's Engineer's Office. Maintenance of drainage facilities includes, but is not limited to, keeping open and cleaning storm pipes, ditches, drainage ponds, swales, etc., replacement of drainage facilities as needed, and maintaining live native-type dryland grasses or lawn turf in the "208" swales, 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. The FIRST ADDITION TO PINE CLIFF - HOMEOWNERS' ASSOCIATION shall be responsible for payment of all claims and other liabilities which may become due for said maintenance responsibilities.

If the FIRST ADDITION TO PINE CLIFF - HOMEOWNERS' ASSOCIATION, or their successors in interest, fail to maintain the drainage facilities in conformance with the accepted drainage plan on file at the Spokane County Engineer's Office, a notice of such failure may be given to the FIRST ADDITION TO PINE CLIFF - 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 FIRST ADDITION TO PINE CLIFF - HOMEOWNERS' ASSOCIATION, or their successors in interest.

Should the FIRST ADDITION TO PINE CLIFF - HOMEOWNERS' ASSOCIATION be terminated for any reason, the successors in interest shall be the individual lot owners, or their successors in interest, who are members of the FIRST ADDITION TO PINE CLIFF - 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.

Use of private wells and water systems is prohibited.

The public water system, pursuant to the water plan approved by the county and state health authorities, the local fire protection district, County Building & Safety 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 the issuance of a building permit for each lot.

A public sewer system will be made available for the plot, and individual service will be provided to each lot prior to sale. Use of individual on-site sewage disposal systems shall not be authorized.

The land being subdivided herein is subject to existing easements, agreements matters set forth by survey and amendment as recorded under Auditor's Recording Nos. 8901180141, 9107290063, 9109260176, 9201060036, 9307060526 and 4280774. IN WITNESS WHEREOF, the aforesaid owner has hereunto set his hand.

Jerry L. McNairy
Jerry L. McNairy

Mortgage Electronic Registration Systems, Inc.
Homeside Lending, Inc.

By: Kay Barrington
Kay Barrington, Assistant Vice President
* as nominee for Washington Mutual Bank, FA
successor in interest to Homeside Lending, Inc.

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.

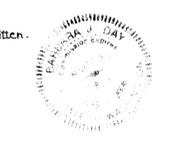
J. Ronald Dunsmore, P.L.S. #16198
Registered Professional Land Surveyor
STATE NATIONAL BANK
Jerry L. McNairy, President/CEO

ACKNOWLEDGMENT
STATE OF WASHINGTON) ss.
COUNTY OF SPOKANE)

On this 23rd day of July, 2003, before me personally appeared Gregory S. Deckard, known to me to be Vice President of The State National Bank of Garfield who executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act of said bank, for the uses and purposes therein mentioned and on oath stated he/she was authorized to execute said instrument.

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

Barbara J. Day
Notary Public for the State of Washington
Residing at Spokane
My commission expires 8-1-06



DEDICATION:

The State National Bank of Garfield,
KNOW ALL MEN BY THESE PRESENTS, That Jerry L. McNairy, and Homeside Lending, Inc., a Texas Corporation, have caused to be plotted into lots, blocks and streets the land shown hereon to be known as the FIRST ADDITION TO PINE CLIFF and being described as follows:

The West 360.00 feet of that portion of the Northwest Quarter of the Southwest Quarter of Section 26, Township 25 North, Range 43 East, W.M., described as follows: BEGINNING at the Northwest corner of Plot of Pine Cliff which point is 1,386 feet North and 30 feet East of the Southwest corner of said Southwest Quarter, thence North 247.5 feet; thence East 1,287 feet, more or less, to its intersection with the following described line;

Beginning at a point 1,782 feet North of the Southeast corner of the West Half of said Southwest Quarter; thence running Southwesterly to a point on the South line of said Southwest Quarter, 462 feet West of the Southeast corner of the West Half of said Southwest Quarter; thence Southwesterly along said described line to the Northeast corner of aforesaid PINE CLIFF ADDITION; thence West along the North line of PINE CLIFF ADDITION to the point of beginning.

EXCEPT the North 20 feet thereof;

Situate in the County of Spokane, State of Washington.

They do hereby dedicate to public use forever any roads or streets shown within this plat.

No direct access from be allowed from lots to Havana Street.

Utility easements shown on the herein described plat are hereby dedicated to the serving utility companies for the construction, reconstruction, maintenance and operation of utilities, together with the right to inspect said utilities and to trim and/or remove brush or trees that may interfere with the construction, maintenance and operation of same.

Side yard and rear yard setbacks shall be determined at the time building permits are requested unless these setbacks are specifically drafted on the final plat. The setbacks indicated on this plat may be varied from if proper zoning approvals are obtained.

This plat and all portions thereof shall be restricted by the Articles of Formation of First Addition to Pine Cliff Homeowners' Association as recorded on June 11, 2003 under Recording No. 4908339 and the terms of the Declaration of Protective Covenants for FIRST ADDITION TO PINE CLIFF as recorded on June 11, 2003, under Auditor's Recording No. 4908338.

All property owners within FIRST ADDITION TO PINE CLIFF shall be members of the FIRST ADDITION TO PINE CLIFF - HOMEOWNERS' ASSOCIATION.

Tract A as platted and shown hereon is a drainage lot, and is hereby dedicated to the FIRST ADDITION TO PINE CLIFF - HOMEOWNERS' ASSOCIATION, created by document filed April 1, 2003 under State UBI No. 602284078. Tract A cannot be sold or transferred and shall be considered a subservient estate for tax purposes to the other lots created herein. The status of the area designated as subservient estate for tax purposes cannot be changed without filing a replat of the area.

Tract A within the FIRST ADDITION TO PINE CLIFF is provided for purposes of treatment and disposal of stormwater from this plot. Should the FIRST ADDITION TO PINE CLIFF - HOMEOWNERS' ASSOCIATION be terminated for any reason, the successors in interest for Tract A shall be the individual lot owners within this plot, or their successors.

Drainage easements, as platted and shown hereon, which are for the purpose of installing, operating, and maintaining drainage swales and drainage facilities to dispose of runoff, are hereby granted to Spokane County, the Public, and the FIRST ADDITION TO PINE CLIFF - HOMEOWNERS' ASSOCIATION or successors in interest.

Spokane County and its authorized agents are hereby granted the right to ingress and egress to, over and from all public drainage easements for the purposes of inspection and emergency maintenance of drainage swales, ponds, ditches, culverts and other drainage facilities, if not properly maintained by the property owner or the FIRST ADDITION TO PINE CLIFF - HOMEOWNERS' ASSOCIATION. Spokane County does not accept the responsibility to inspect or maintain drainage facilities located outside of public rights-of-ways; 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 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, 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 3% 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 plot, 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.

SURVEYOR'S NOTE:

THE FIELD CONTROL SURVEY FOR THIS PLAT WAS PERFORMED, AND THE CORNERS SHOWN AS FOUND HEREON WERE LOCATED, ON JUNE 15, 1998.

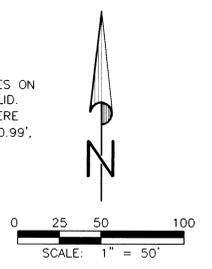
BASIS OF BEARINGS

N00°00'00"E WAS ASSUMED ON THE CENTERLINE OF HAVANA PER R.O.S. BOOK 49, PAGE 101

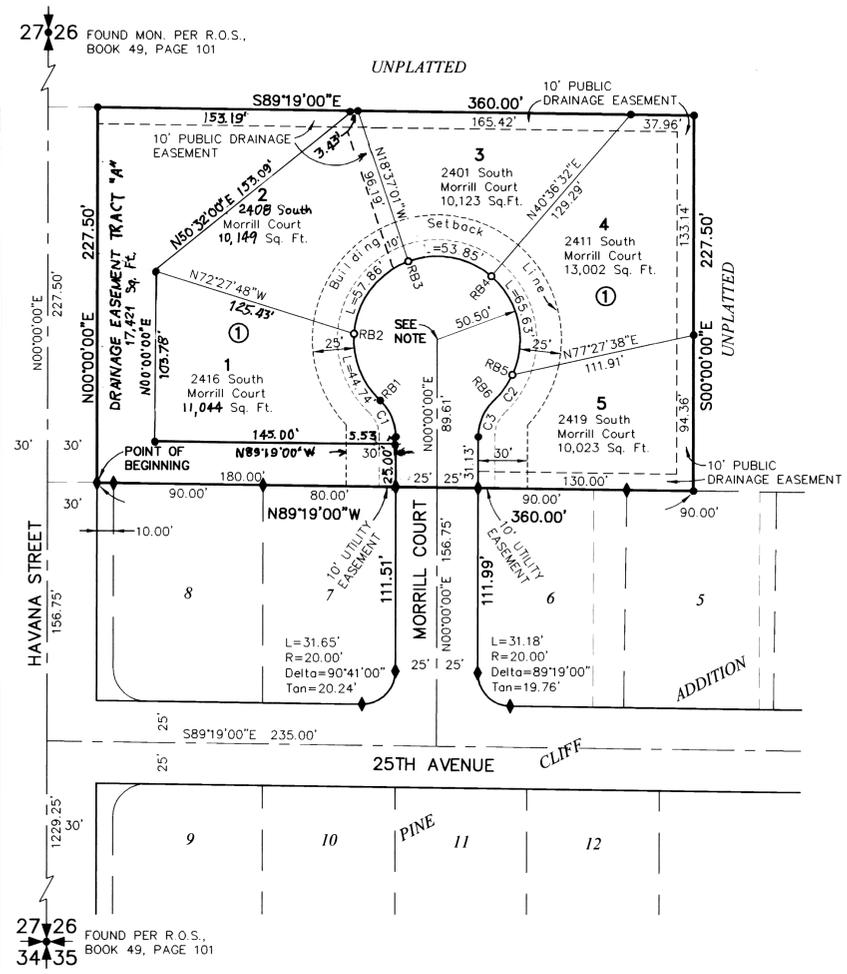
EQUIPMENT AND PROCEDURES

THIS SURVEY WAS PERFORMED WITH A 6 SECOND TOTAL STATION THEODOLITE USING FIELD TRAVERSE PROCEDURES.

NOTE:
CENTER OF CUL-DE-SAC LIES ON SANITARY SEWER MANHOLE LID. CROSSFIRED "MAG" NAILS WERE SET AT S46°E 0.89', N46°W 0.99', S41°W 0.53', N41°E 2.52'



- LEGEND**
- = SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "LS 16198"
 - = SET "+" AT BACK OF WALK
 - ◆ = FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "DUNSMORE 12606" PER ROS BOOK 49, PAGE 101
- R.O.S. = RECORD OF SURVEY
Sq. Ft. = SQUARE FEET



TOTAL PLAT AREA = 1.88 ACRES
TOTAL RIGHT-OF-WAY DEDICATION = 10,131 Sq. Ft.

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	24.56'	30.00'	46°54'12"	13.01'
C2	19.24'	50.50'	21°49'52"	9.74'
C3	24.56'	30.00'	46°54'12"	13.01'

RB1	S43°05'48"W
RB2	N86°08'16"W
RB3	N20°29'16"W
RB4	N40°36'32"E
RB5	S64°55'40"E
RB6	S43°05'48"E

Dunsmore Land Surveyors, Inc. N. 1115 Pines Road, Spokane, Washington, 99206 (509) 924-9748	Project No. 98-004
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