

PONDEROSA RIDGE PHASE 3

LOCATED IN GOVERNMENT LOTS 4 AND 5 OF THE NW 1/4 OF SECTION 5, T24N, R44E, W.M.
SPOKANE COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT LANZCE G. DOUGLASS INVESTMENTS, LLC A WASHINGTON LIMITED LIABILITY COMPANY THE OWNER OF SAID PROPERTY TO BE PLATTED, HEREBY DECLARES THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER, ALL EASEMENTS, AND OTHER AREAS INTENDED FOR PUBLIC USE SHOWN HEREIN; SAID PLATTED LAND BEING DESCRIBED AS FOLLOWS AS PONDEROSA RIDGE PHASE 3, BEING THAT PORTION OF GOVERNMENT LOTS 4 & 5 OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 24 NORTH, RANGE 44 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT "A" OF THE FINAL PLAT OF PONDEROSA RIDGE PHASE 1 AS RECORDED IN BOOK 36 OF PLATS, PAGES 50 AND 51; THENCE THE NEXT 3 CALLS ALONG SAID PLAT;(1)THENCE SOUTH 02°25'12" EAST A DISTANCE OF 332.16 FEET; (2)THENCE SOUTH 21°22'10" EAST A DISTANCE OF 52.87 FEET;(3)THENCE SOUTH 02°25'12" EAST A DISTANCE OF 309.67 FEET TO THE NORTH LINE OF A PARCEL OF LAND AS SHOWN ON A RECORD OF SURVEY AS RECORDED IN BOOK 37 OF SURVEYS, PAGE 74; THENCE SOUTH 87°20'56" WEST ALONG SAID LINE A DISTANCE OF 207.75 FEET; THENCE NORTH 25°32'36" WEST A DISTANCE OF 174.05 FEET; THENCE NORTH 02°28'42" WEST A DISTANCE OF 157.14 FEET; THENCE NORTH 20°59'08" WEST A DISTANCE OF 53.27 FEET; THENCE NORTH 02°25'12" WEST A DISTANCE OF 324.96 FEET TO THE NORTH RIGHT OF WAY OF 44TH AVENUE; THENCE NORTH 87°34'48" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 276.10 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH LOTS 1 AND 2, BLOCK 2, PLAT PONDEROSA RIDGE PHASE 1 AS PER PLAT RECORDED IN VOLUME 36 OF PLATS, PAGES 50 AND 51, RECORDS OF SPOKANE COUNTY;

HAVING AN AREA OF 200,229 SQUARE FEET, 4.60 ACRES

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON

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.

PERPETUAL SANITARY SEWER EASEMENTS ARE GRANTED TO SPOKANE COUNTY, ITS SUCCESSORS AND ASSIGNS, OVER ALL PRIVATE ROADS AND PRIVATE ROAD TRACTS WITHIN THE PLAT AND ADDITIONALLY AS SHOWN ON THE FACE OF THE PLAT. THE PERPETUAL EASEMENTS ARE FOR THE SOLE PURPOSE OF CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING, ALTERING, REPLACING, REMOVING, AND ALL OTHER USES OR PURPOSES WHICH ARE OR MAY BE RELATED TO A SEWER SYSTEM. SPOKANE COUNTY, ITS SUCCESSORS AND ASSIGNS AT ALL TIMES HERINAFTER, AT THEIR OWN COST AND EXPENSE, MAY REMOVE ALL CROPS, BRUSH, GRASS, OR TREES WITHIN THE EASEMENTS THAT MAY INTERFERE. WITH CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING, ALTERING, REPLACING, REMOVING, AND ALL OTHER USES OR PURPOSES WHICH ARE OR MAY BE RELATED TO A SEWER SYSTEM. THE GRANTOR(S) RESERVES THE RIGHT TO USE AND ENJOY THAT PROPERTY WHICH IS THE SUBJECT OF THESE EASEMENTS FOR PURPOSES WHICH WILL NOT INTERFERE WITH THE COUNTY'S FULL ENJOYMENT OF THE RIGHTS HEREBY GRANTED: PROVIDED, THE GRANTOR(S) SHALL NOT ERECT OR CONSTRUCT ANY BUILDING OR OTHER STRUCTURE OR DRILL ON THE EASEMENTS, OR DIMINISH OR SUBSTANTIALLY ADD TO THE GROUND COVER OVER THE EASEMENTS. THE EASEMENTS DESCRIBED HEREIN ABOVE ARE TO AND SHALL RUN WITH THE LAND.

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 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 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.

DRY UTILITY EASEMENTS FOR(ELECTRIC, GAS, PHONE, FIBER, CABLE TV), AS 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 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 DRY WELLS 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 BORDER EASEMENTS.

THE SUBDIVIDER/SPONSOR WILL CONSTRUCT THE PRIVATE ROADS AND ASSOCIATED DRAINAGE FACILITIES IN CONFORMANCE WITH THE APPROVED PLANS ON FILE IN THE COUNTY ENGINEER'S OFFICE.

A LOT IS SERVED BY A PRIVATE ROAD WHEN: A. THE ONLY ROAD FRONTAGE FOR THE LOT IN THE DEVELOPMENT IS ON THE PRIVATE ROAD, OR; B. A LOT HAVING FRONTAGE ON MORE THAN ONE ROAD (PUBLIC OR PRIVATE) CONSTRUCTS AN APPROACH TO THE PRIVATE ROAD.

THE PONDEROSA RIDGE PUD HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS IN INTEREST SHALL MAINTAIN THE PRIVATE ROADS AND ASSOCIATED DRAINAGE FACILITIES IN CONFORMANCE WITH THE APPROVED PLANS ON FILE IN THE COUNTY ENGINEER'S OFFICE.

THE OWNER(S) OF ANY LOT CREATED BY THE DEVELOPMENT OR ALTERNATION THEREOF AND SERVED BY A PRIVATE ROAD SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAID PRIVATE ROAD, INCLUDING ASSOCIATED DRAINAGE FACILITIES.

MAINTENANCE FINANCING OF THE PRIVATE ROADS AND ASSOCIATED DRAINAGE FACILITIES SHALL BE IN A MANNER DETERMINED BY THE PONDEROSA RIDGE PUD HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS IN INTEREST.

IN THE EVENT SUCH PRIVATE ROAD INCLUDING ASSOCIATED DRAINAGE FACILITIES IS IMPROVED TO SPOKANE COUNTY STANDARDS FOR PUBLIC STREETS, AND THE COUNTY IS WILLING TO ACCEPT THE DEDICATION OF SUCH ROAD AND DRAINAGE FACILITIES, EACH LOT OWNER SHALL EXECUTE ANY DOCUMENTS NECESSARY TO ACCOMPLISH SUCH DEDICATION.

OWNERS OF LOTS WITHIN THE DEVELOPMENT WHO ARE SERVED BY SUCH ROAD, MAY SUE AND RECOVER DAMAGES AND ATTORNEYS' FEES FROM ANY OWNER OF ANY LOT WITHIN THE DEVELOPMENT WHICH IS SIMILARLY SERVED WHO REFUSES TO PARTICIPATE IN THE ROAD AND DRAINAGE FACILITIES CONSTRUCTION, FINANCING, AND MAINTENANCE.

WARNING: SPOKANE COUNTY HAS NO RESPONSIBILITY TO BUILD, IMPROVE, OR MAINTAIN OR OTHERWISE SERVICE THE PRIVATE ROADS, AND ASSOCIATED DRAINAGE FACILITIES CONTAINED WITHIN OR PROVIDING SERVICE TO THE PROPERTY DESCRIBED IN THE DEVELOPMENT. BY ACCEPTING THIS DEVELOPMENT OR SUBSEQUENTLY BY ALLOWING A BUILDING PERMIT TO BE ISSUED FOR 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 OF NATURE WHATSOEVER TO ESTABLISH, EXAMINE, SURVEY, CONSTRUCT, ALTER REPAIR, IMPROVE, MAINTAIN, PROVIDE DRAINAGE OR SNOW REMOVAL ON A PRIVATE ROAD OR ITS ASSOCIATED DRAINAGE FACILITIES. 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 PRIVATE ROADS AS PROVIDED HEREIN.

WHENEVER THE PONDEROSA RIDGE PUD HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS IN INTEREST FAIL TO MAINTAIN THE DRAINAGE FACILITIES IN CONFORMANCE WITH THE APPROVED DRAINAGE PLAN, A NOTICE WILL BE GIVEN TO THE PONDEROSA RIDGE PUD HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS IN INTEREST BY THE COUNTY. IF NOT CORRECTED AFTER 10 DAYS, THE COUNTY HAS THE RIGHT TO CORRECT THE MAINTENANCE FAILURE OR HAVE IT CORRECTED AT THE EXPENSE OF THE PONDEROSA RIDGE PUD HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS IN INTEREST, OR LOTS IN THE DEVELOPMENT.

THE PRIVATE ROADS, SIDEWALK AND UTILITY EASEMENTS, DRAINAGE TRACTS AND/OR COMMON AREAS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PONDEROSA RIDGE PUD HOMEOWNERS' ASSOCIATION RECORDED AUGUST 27, 2009 UNDER UBI # 602 950 553 AND CANNOT BE SOLD OR TRANSFERRED AND SHALL BE CONSIDERED SUBSERVENT ESTATES FOR TAX PURPOSES TO THE OTHER LOTS CREATED HEREIN. THE STATUS OF THE AREAS DESIGNATED AS SUBSERVENT ESTATES FOR TAX PURPOSES, CANNOT BE CHANGED WITHOUT FILING 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. THE COUNTY OF SPOKANE IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS TO ALL PRIVATE ROADS. COMMON AREAS AND/OR DRAINAGE & UTILITY EASEMENTS

FRONTYARD SETBACKS SHALL BE 15' TO THE HOUSE OR 20' TO THE GARAGE.

PONDEROSA RIDGE PUD HOMEOWNERS ASSOCIATION WILL PROVIDE FOR THE MAINTENANCE OF THE COMMON AREAS INCLUDING NOXIOUS WEED CONTROL ALONG ROADS AND IN COMMON AREAS.

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 PONDEROSA RIDGE PUD HOMEOWNERS' ASSOCIATION.

ALL DRAINAGE TRACTS ARE HEREBY DEDICATED TO PONDEROSA RIDGE PUD 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. THE RIGHT TO INGRESS/EGRESS IS GRANTED TO SPOKANE COUNTY OVER ALL TRACTS FOR INSPECTION AND EMERGENCY MAINTENANCE OF THE STORMWATER FACILITIES.

THE DRAINAGE/UTILITY EASEMENTS, LOTS, COMMON AREAS AND TRACTS SHOWN HEREON ARE SUBJECT TO THE SEPARATE DECLARATION OF COVENANT AS RECORDED OCTOBER 20, 2011 UNDER AUDITOR'S DOCUMENT NO. 6038072 THAT BY REFERENCE IS MADE A PART HEREOF.

THE OWNERS OF LOTS WITHIN THIS PLAT SHALL BE MEMBERS OF THE PONDEROSA RIDGE PUD HOMEOWNERS ASSOCIATION RECORDED UNDER UBI # 602 950 553.

SPOKANE COUNTY AND ITS AUTHORIZED AGENTS ARE HEREBY GRANTED THE RIGHT TO INGRESS AND EGRESS TO, OVER AND FROM ALL PUBLIC AND PRIVATE DRAINAGE EASEMENTS AND TRACTS 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 PONDEROSA RIDGE PUD HOMEOWNERS ASSOCIATION 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 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 THAT 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 BUILDING LOTS WITHIN THIS PLAT ARE SUBJECT TO THE RECOMMENDATIONS REGARDING BASEMENTS FOUND IN THE GEOTECHNICAL STUDY DATED SEPT. 14, 2012 PREPARED BY IPEC RECORDED UNDER AUDITORS DOCUMENT NUMBER 602 39601 WHICH BY REFERENCE BECOMES A PART HEREOF.

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.

THE PONDEROSA RIDGE PUD HOMEOWNERS ASSOCIATION OR ITS SUCCESSORS IN INTEREST SHALL MAINTAIN ALL DRAINAGE FACILITIES, LOCATED IN COMMON AREAS, EASEMENTS, AND TRACTS IN CONFORMANCE WITH THE ACCEPTED PLANS AND THE OPERATIONS AND MAINTENANCE MANUAL AS PREPARED BY MCE OR WCE, BOTH OF WHICH ARE ON FILE AT THE SPOKANE COUNTY'S 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; AND 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 ACCEPTED PLANS. THE PONDEROSA RIDGE PUD HOME OWNERS ASSOCIATION IS ALSO RESPONSIBLE FOR REMOVING AND DISPOSING OF THE SOILS 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. THE PONDEROSA RIDGE PUD HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

IF THE PONDEROSA RIDGE PUD HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST, FAIL TO MAINTAIN THE DRAINAGE FACILITIES IN CONFORMANCE WITH THE ACCEPTED DRAINAGE PLANS AND THE OPERATIONS AND MAINTENANCE MANUAL, ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE, A NOTICE OF SUCH FAILURE MAY BE GIVEN TO THE PONDEROSA RIDGE PUD 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 PONDEROSA RIDGE PUD HOME OWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST.

SHOULD THE PONDEROSA RIDGE PUD 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 PONDEROSA RIDGE PUD 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 DEVELOPER, PROPERTY OWNERS, AND PONDEROSA RIDGE PUD 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.

DRAINAGE TRACTS A AND B ARE HEREBY DEDICATED TO THE PONDEROSA RIDGE PUD 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.

THE BORDER EASEMENT AS SHOWN HEREON IS 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 LARGE 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 MOVEMENTS. ANY OTHER EASEMENTS GRANTED OR DEDICATED WITHIN THE BORDER EASEMENT AREA WILL BE SUBORDINATE TO THE RIGHTS CREATED BY THIS EASEMENT AND ARE SUBJECT TO THE SPOKANE COUNTY PERMIT PROCESS PRIOR TO USAGE.

ACKNOWLEDGMENT

IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED HIS/HER NAME TO BE HEREUNTO SUBSCRIBED THIS 11 DAY OF September, 2017.

LANZCE G. DOUGLASS INVESTMENTS, LLC A WASHINGTON LIMITED LIABILITY COMPANY

BY Lanzce G. Douglass ITS member

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) SS
COUNTY OF SPOKANE)

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT Lanzce G. Douglass IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Member OF LANZCE G. DOUGLASS INVESTMENTS, LLC A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH COMPANY, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 11 DAY OF September, 2017.

Notary Seal
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE COUNTY, MY COMMISSION EXPIRES March 27, 2021



SPOKANE COUNTY AUDITOR

FILED FOR RECORD BY WCE THIS 11 DAY OF November, 2017, AT 37 MINUTES PAST 2 O'CLOCK P M; AND RECORDED IN BOOK 39 OF PLATS AT PAGE(S) 178 RECORDS OF SPOKANE COUNTY, WASHINGTON.

[Signature] SPOKANE COUNTY AUDITOR

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 07 DAY OF November, 2017.

Rob Chase by Auditor Lead - Rob's SPOKANE COUNTY TREASURER

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 6~~th~~ DAY OF November, 2017.

Vickie Horton By P. Paul SPOKANE COUNTY ASSESSOR

SPOKANE COUNTY PUBLIC WORKS DEPARTMENT

EXAMINED AND APPROVED THIS 27th DAY OF September, 2017.

[Signature] SPOKANE COUNTY ENGINEER

SPOKANE COUNTY ENVIRONMENTAL SERVICES

EXAMINED AND APPROVED THIS 31st DAY OF OCTOBER, 2017.

[Signature] SPOKANE COUNTY DIVISION OF UTILITIES.

SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING

EXAMINED AND APPROVED THIS 11th DAY OF November, 2017.

[Signature] DIRECTOR/DESIGNEE

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 12th day of November, 2017.

[Signature] Spokane Regional Health Officer

SPOKANE COUNTY COMMISSIONERS

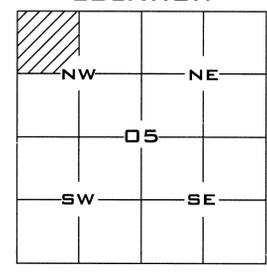
Examined and approved this 11th day of November, 2017.

[Signature] COMMISSIONER

16657423 39-79

Plot # 4505

LOCATION



SURVEYOR'S CERTIFICATE

I, JON A. GORDON, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WASHINGTON; THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION; THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND ACTUALLY SURVEYED; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AS SHOWN; AND THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE COUNTY OF SPOKANE SUBDIVISION ORDINANCE.

JON A. GORDON, P.L.S. CERTIFICATE NO. 43610
DATE 8-29-17



COUNTY OF SPOKANE
FILE NO. PE-1940-04

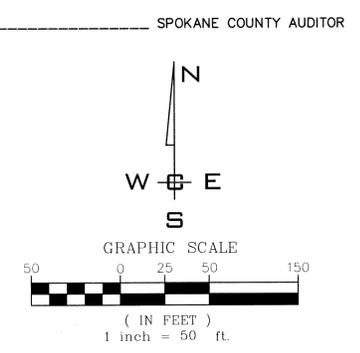
FIELD BK: 1233	CIVIL	WCE WHIPPLE CONSULTING ENGINEERS 2528 NORTH SULLIVAN ROAD SPOKANE VALLEY, WA 99216 PH: 509-893-2617 FAX: 509-926-0227	SHEET 1 OF 2
DATE: 1/12/17	<input checked="" type="checkbox"/> STRUCTURAL		
DRAWN: JAG	<input checked="" type="checkbox"/> SURVEYING		
REVIEWED: JAG	<input type="checkbox"/> TRAFFIC		
	<input type="checkbox"/> PLANNING		
	<input type="checkbox"/> LANDSCAPE		
	<input type="checkbox"/> OTHER	JOB NUMBER 14-1272	

PONDEROSA RIDGE PHASE 3

LOCATED IN GOVERNMENT LOTS 4 AND 5 OF THE NW 1/4 OF SECTION 5, T24N, R44E, W.M.
SPOKANE COUNTY, WASHINGTON

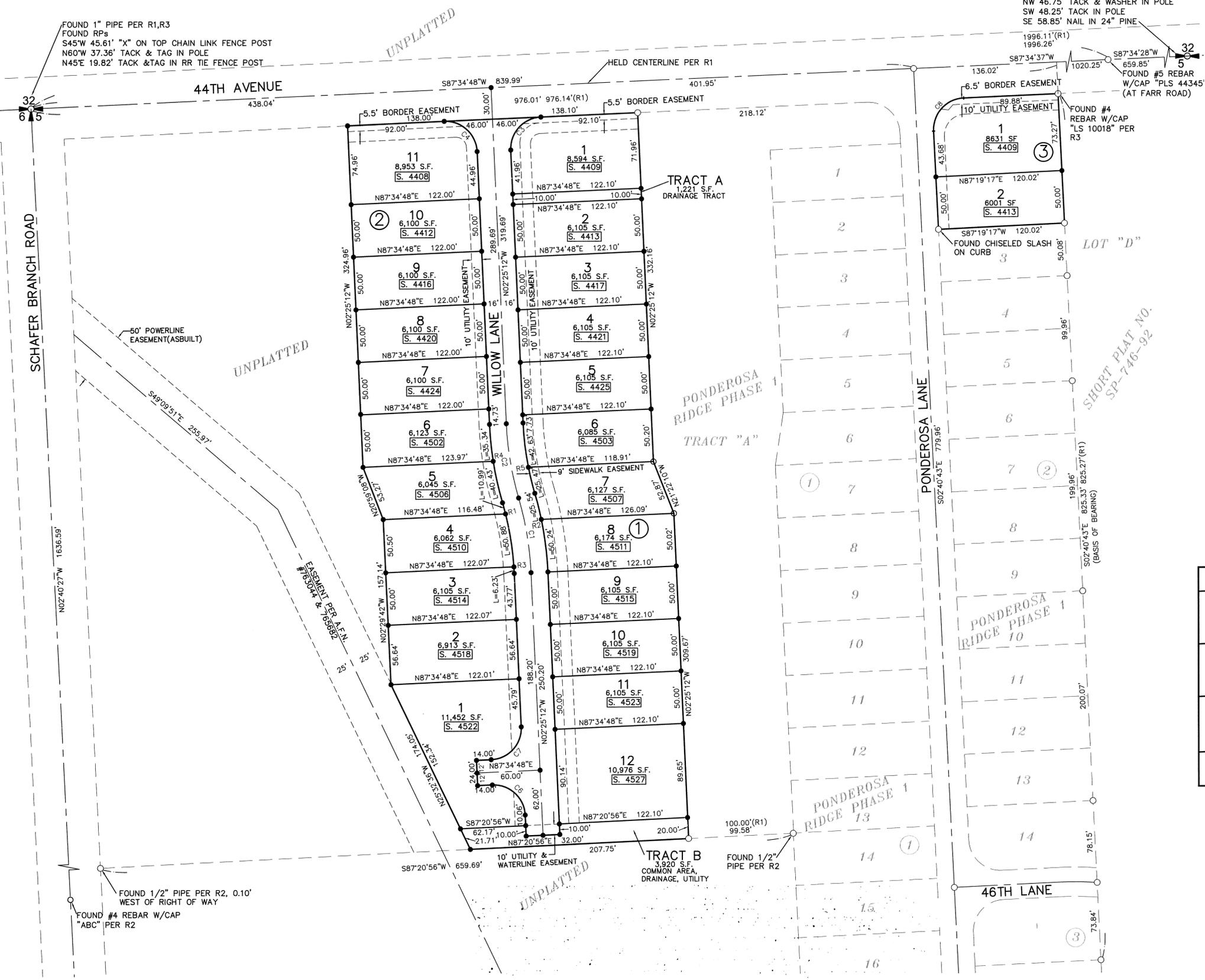
SPOKANE COUNTY AUDITOR
 FILED FOR RECORD BY *WCE* THIS *24* DAY OF *November* 20*17* AT MINUTES PAST *37* O'CLOCK *P* M; AND RECORDED IN BOOK *39* OF PLATS AT PAGE(S) *792* RECORDS OF SPOKANE COUNTY, WASHINGTON.

Plat # 4305
[Signature]



FOUND 3 1/2" ALUM. CAP "PLS 44345" PER PERMIT #3839 & R7@44TH AVE. & WOODRUFF RD.)
 FOUND RPs
 NE 34.36' TACK & TAG IN POLE
 NW 46.75' TACK & WASHER IN POLE
 SW 48.25' TACK IN POLE
 SE 58.85' NAIL IN 24" PINE

FOUND 1" PIPE PER R1,R3
 FOUND RPs
 S45°W 45.61' "X" ON TOP CHAIN LINK FENCE POST
 N60°W 37.36' TACK & TAG IN POLE
 N45°E 19.82' TACK & TAG IN RR TIE FENCE POST



NOTES

- 1) MATTERS OF RECORD PER SPOKANE COUNTY TITLE COMPANY PLAT GUARANTEE #SP8121 DATED AUGUST 21, 2017.
- 2) THIS PLAT IS ENCUMBERED BY AN EASEMENT IN FAVOR OF THE WASHINGTON WATER POWER FOR GAS, WATER AND ELECTRICAL LINES AS RECORDED UNDER A.F.N. 243743C & 8912190144.
- 3) THIS PLAT IS ENCUMBERED BY A COMMENT RESPONSE REPORT BY ALLWEST MATERIALS TESTING AS RECORDED UNDER A.F.N. 6016814.
- 4) THIS PLAT MAY BE ENCUMBERED BUY A DECLARATION OF COVENANT AS RECORDED UNDER A.F.N. 6038071.
- 5) THIS PLAT MAY BE ENCUMBERED BUY A DRAINAGE DECLARATION OF COVENANT AS RECORDED UNDER A.F.N. 6038072.
- 6) THIS PLAT MAY BE ENCUMBERED BUY A DECLARATION OF COVENANT AS RECORDED UNDER A.F.N. 6050321.
- 7) THIS PLAT MAY BE ENCUMBERED BUY A DECLARATION OF COVENANT AS RECORDED UNDER A.F.N. 6324084.

RECORD DOCUMENTS

- (R1) FINAL PLAT OF PONDEROSA RIDGE PHASE 1 AS RECORDED IN BOOK 36 OF PLATS PAGES 50-51.
- (R2) RECORD OF SURVEY AS RECORDED IN BOOK 37 OF SURVEYS, PAGE 74
- (R3) FINAL PLAT OF SHORT PLAT SP-746-92 AS RECORDED IN BOOK 9 OF SHORT PLATS PAGES 8-9.
- (R4) FINAL PLAT OF SHORT PLAT SP-144-79 AS RECORDED IN BOOK 1 OF SHORT PLATS PAGES 88-89.
- (R7) FINAL PLAT OF PONDEROSA ACRES FIFTH ADDITION AS RECORDED IN BOOK 8 OF PLATS PAGE 69.
- (R8) FINAL PLAT OF JOHNSTONE ADDITION AS RECORDED IN BOOK 16 OF PLATS PAGE 65.

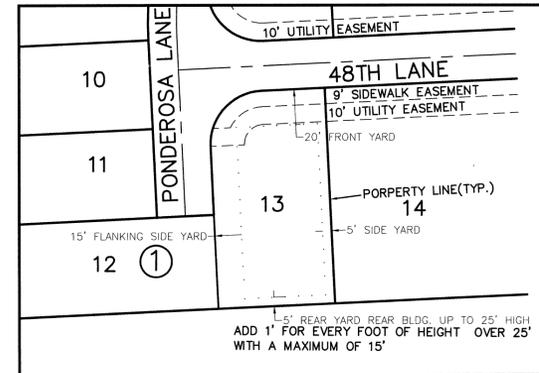
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA ANGLE	CHORD	CHORD BEARING
C1	300.00'	71.94'	13°44'20"	71.76'	S09°17'22"E
C2	300.00'	71.94'	13°44'20"	71.76'	S09°17'22"E
C3	30.00'	47.12'	90°00'00"	42.43'	S42°34'48"W
C4	30.00'	47.12'	90°00'00"	42.43'	S47°25'12"E
C5	30.00'	47.26'	90°15'15"	42.52'	S42°27'10"W
C6	30.00'	47.12'	90°00'00"	42.43'	S47°25'12"E
C7	30.00'	47.12'	90°00'00"	42.43'	S42°34'48"W
C8	30.00'	47.26'	90°15'31"	42.52'	N42°27'03"E

RADIAL LINE TABLE

LINE	BEARING	DISTANCE
R1	S76°03'26"W	284.00'
R2	S78°28'18"W	316.00'
R3	S86°19'22"W	284.00'
R4	N81°10'19"E	316.00'
R5	S78°58'46"W	284.00'

BUILDING SETBACK DETAIL(TYP.)



LEGEND

- SET #4 REBAR & PLASTIC CAP OR PLUG W/WASHER MARKED "WCE LS 43610"
- FOUND #5 REBAR W/CAP MARKED "PLS 34150" UNLESS OTHERWISE NOTED
- x FENCELINE EXISTING

E. 1234 ADDRESS

BASIS OF BEARINGS

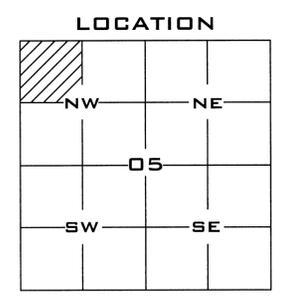
THE BEARING OF S02°40'43"E LOCATED ALONG THE EAST LINE OF THE FINAL PLAT OF PONDEROSA RIDGE PHASE 1 AS RECORDED IN BOOK 36 OF PLATS, PAGES 50-51 WAS USED AS THE BASIS OF BEARING FOR THIS PLAT.

EQUIPMENT & PROCEDURES

THIS SURVEY WAS PERFORMED USING A TOPCON "HYPER" RTK GPS SYSTEM AND A 5-SECOND TOPCON GPT 3005LW TOTAL STATION THEODOLITE USING FIELD TRAVERSE PROCEDURES ACHIEVING MINIMUM CLOSURE STANDARDS PER WAC 332-130-090, WAC 332-130-100.

SURVEYOR'S NOTE

THE BOUNDARY FOR THIS PLAT WAS PERFORMED IN MAY 19-28, 2014
 ALL MONUMENTS FOUND WERE HELD EXCEPT AS NOTED TO BE OFF
 FOUND CURB SCRIBE ON ALL FRONT LOT LINE EXTENDED, NO FRONT CORNERS WERE FOUND.
 AREA OF PRIVATE LOT IS 23,709 S.F.



COUNTY OF SPOKANE
 FILE NO. PE-1940-04

FIELD BK: 1233
 DATE: 8/29/17
 DRAWN: JAG
 REVIEWED: JAG

CIVIL	<input type="checkbox"/>
STRUCTURAL	<input checked="" type="checkbox"/>
SURVEYING	<input checked="" type="checkbox"/>
TRAFFIC	<input type="checkbox"/>
PLANNING	<input type="checkbox"/>
LANDSCAPE	<input type="checkbox"/>
OTHER	<input type="checkbox"/>



SHEET
 2 OF 2
JOB NUMBER
 14-1272