6335280

37/70
PLAT 4187

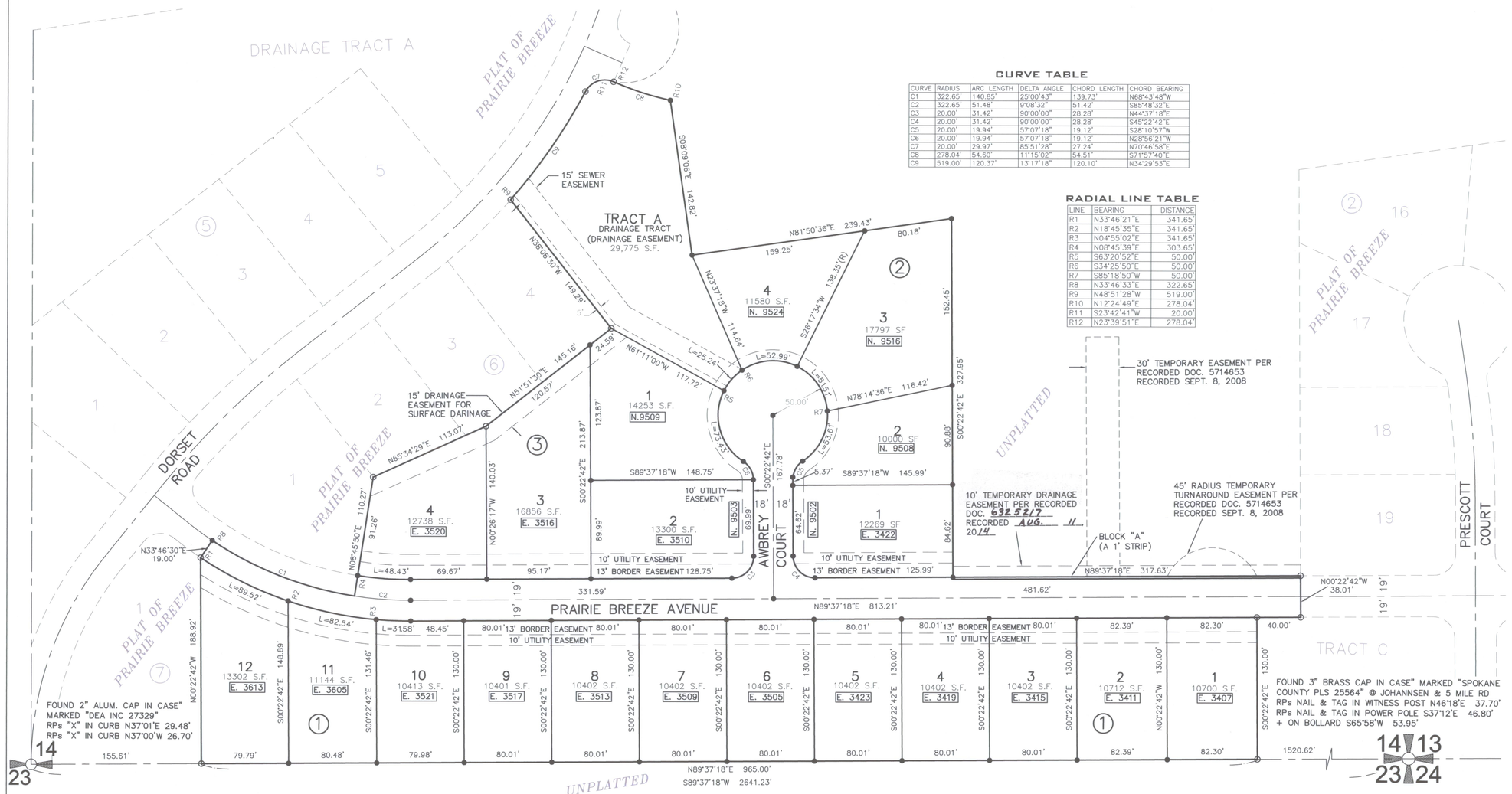
PRAIRIE BREEZE 1ST ADDITION

LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 14, T26N, R42E, W.M.
SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY AUDITOR

FILED FOR RECORD BY PRAIRIE BREEZE PROPERTIES LLC THIS 23RD DAY OF SEPTEMBER 2014 AT MINUTES PAST 3:17 O'CLOCK P M; AND RECORDED IN BOOK 37 OF PLATS AT PAGE(S) 69-70 RECORDS OF SPOKANE COUNTY, WASHINGTON.

_____ SPOKANE COUNTY AUDITOR
DEPUTY



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	322.65'	140.85'	25°00'43"	139.73'	N68°43'48"W
C2	322.65'	51.48'	9°08'32"	51.42'	S85°48'32"E
C3	20.00'	31.42'	90°00'00"	28.28'	N44°37'18"E
C4	20.00'	31.42'	90°00'00"	28.28'	S45°22'42"E
C5	20.00'	19.94'	57°07'18"	19.12'	S28°10'57"W
C6	20.00'	19.94'	57°07'18"	19.12'	N28°56'21"W
C7	20.00'	29.97'	85°51'28"	27.24'	N70°46'58"E
C8	278.04'	54.60'	11°15'02"	54.51	S71°57'40"E
C9	519.00'	120.37'	13°17'18"	120.10'	N34°29'53"E

RADIAL LINE TABLE

LINE	BEARING	DISTANCE
R1	N33°46'21"E	341.65'
R2	N18°45'35"E	341.65'
R3	N04°55'02"E	341.65'
R4	N08°45'39"E	303.65'
R5	S63°20'52"E	50.00'
R6	S34°25'50"E	50.00'
R7	S85°18'50"W	50.00'
R8	N33°46'33"E	322.65'
R9	N48°51'28"W	519.00'
R10	N12°24'49"E	278.04'
R11	S23°42'41"W	20.00'
R12	N23°39'51"E	278.04'

N
W E
S

GRAPHIC SCALE
50 0 25 50 150
(IN FEET)
1 inch = 50 ft.

RECORD DOCUMENTS

(R1) FINAL PLAT OF PRAIRIE BREEZE AS RECORDED IN BOOK 35 OF PLATS PAGES 39-41.

LEGEND

- ● SET #4 REBAR & PLASTIC CAP OR PLUG W/WASHER MARKED "WCE LS 43610"
- ○ FOUND #5 REBAR W/CAP MARKED DEA INC 35141" UNLESS OTHERWISE NOTED
- --x FENCELINE EXISTING
- E. 1234 ADDRESS

BASIS OF BEARINGS

N89°37'18"E LOCATED ALONG THE SOUTH LINE OF THE SOUTH EAST QUARTER AND AS SHOWN ON THE FINAL PLAT OF PRAIRIE BREEZE AS RECORDED IN BOOK 35 OF PLATS, PAGES 39-41 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 30, 2013

DEDICATION

DRAINAGE EASEMENT ON LOTS 1, 3 & 4, BLOCK 3 IS FOR SURFACE DRAINAGE OF SAID LOTS AND LOTS 1-4, BLOCK 6 OF THE PLAT OF PRAIRIE BREEZE

NOTES

1) DATE OF SURVEY MAY 30, 2013

2) MATTERS OF RECORD PER STEWART TITLE PLAT GUARANTEE #01271-6213 DATED JULY 28, 2014

#3 THIS PLAT IS NOT SUBJECT TO AN EASEMENT IN FAVOR OF THE WASHINGTON WATER POWER COMPANY AS RECORDED UNDER AUDITOR'S NO.7910150240, NOT SHOWN.

#5 THIS PLAT MAY BE BENEFITED BY AN EASEMENT FOR ROADWAY PURPOSES AS RECORDED UNDER AUDITOR'S NO. 4337624.

#6 THIS PLAT MAY BE SUBJECT TO TEMPORARY TURNAROUND EASEMENTS & UTILITY EASEMENTS AS RECORDED UNDER AUDITOR'S NO.5714653 AS SHOWN.

JON A. GORDON
STATE OF WASHINGTON
43610
REGISTERED
PROFESSIONAL LAND SURVEYOR
7-28-14

LOCATION

NW NE
14
SW SE

COUNTY OF SPOKANE
FILE NO.PN-1811-96

FIELD BK: 1127	CIVIL	WCE	SHEET 2 OF 2
DATE: 7/30/14	STRUCTURAL	WHIPPLE CONSULTING ENGINEERS	
DRAWN: JAG	X SURVEYING	2528 NORTH SULLIVAN ROAD	JOB NUMBER
REVIEWED: JAG	TRAFFIC	SPOKANE VALLEY, WA 99216	13-1127
	PLANNING	PH: 509-893-2617 FAX: 509-926-0227	
	LANDSCAPE		
	OTHER		

6335280 37/69
PLAT 4187

PRAIRIE BREEZE 1ST ADDITION

LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 14, T26N, R42E, W.M.
SPOKANE COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT PRAIRIE BREEZE PROPERTIES, LLC A WASHINGTON LIMITED LIABILITY COMPANY AND EPIX VENTURES, LLC, THE OWNERS OF SAID PROPERTY TO BE PLATTED, HEREBY DECLARE 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 TO BE KNOWN AS PRAIRIE BREEZE 1ST ADDITION, BEING THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M., DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 7 OF THE PLAT OF PRAIRIE BREEZE AS RECORDED IN BOOK 35 OF PLATS, PAGES 39–41; THENCE ALONG THE PLATTED LINE OF SAID PLAT THE FOLLOWING 9 COURSES;
1) THENCE N00°22'42"W A DISTANCE OF 188.92 FEET;
2) THENCE N33°46'30"E A DISTANCE OF 19.00 FEET TO THE BEGINNING OF A NON–TANGENT CURVE WHOSE RADIAL BEARING IS N33°46'33"E TO THE RADIUS POINT, CONCAVE TO THE NORTH WITH A RADIUS OF 322.65 FEET;
3) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°00'43", AN ARC DISTANCE OF 140.85 FEET;
4) THENCE N08°45'50"E A DISTANCE OF 110.27 FEET;
5) THENCE N65°34'29"E A DISTANCE OF 113.07 FEET;
6) THENCE N51°51'30"E A DISTANCE OF 145.16 FEET;
7) THENCE N38°08'30"W A DISTANCE OF 149.29 FEET TO THE BEGINNING OF A NON–TANGENT CURVE WHOSE RADIAL BEARING IS N48°51'28"W TO THE RADIUS POINT, CONCAVE TO THE NORTHWEST WITH A RADIUS OF 519.00 FEET;
8) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°17'18", AN ARC DISTANCE OF 120.37 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 20.00 FEET;
9) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°51'28", AN ARC DISTANCE OF 29.97 FEET TO THE BEGINNING OF A NON–TANGENT REVERSE CURVE , WHOSE RADIAL BEARING IS N23°39'51"E TO THE RADIUS POINT CONCAVE TO THE NORTH WITH A RADIUS OF 278.04 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°15'02", AN ARC DISTANCE OF 54.60 FEET; THENCE S08°09'06"E A DISTANCE OF 142.82 FEET; THENCE N81°50'36"E A DISTANCE OF 239.43 FEET; THENCE S00°22'42"E A DISTANCE OF 327.95 FEET; THENCE N89°37'18"E A DISTANCE OF 317.63 FEET TO THE PLATTED LINE OF SAID PLAT; THENCE S00°22'42"E ALONG SAID LINE A DISTANCE OF 38.01 FEET; THENCE CONTINUING ALONG SAID LINE S89°37'18"W A DISTANCE OF 40.00 FEET; THENCE CONTINUING ALONG SAID LINE S00°22'42"E A DISTANCE OF 130.00 FEET TO THE SOUTH LINE OF SAID SECTION 14; THENCE S89°37'18"W ALONG SAID SOUTH LINE A DISTANCE OF 965.00 FEET TO THE POINT OF BEGINNING.

ALL SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON

SETBACKS SHALL BE DETERMINED AT THE TIME OF BUILDING PERMITS ARE REQUESTED. THE SETBACKS INDICATED ON THIS PLAT MAY BE VARIED FROM IF PROPER ZONING APPROVALS ARE OBTAINED.

AND THEY DO HEREBY DEDICATE TO PUBLIC USE FOREVER THE PUBLIC STREETS AND ROADS, AS SHOWN ON THIS PLAT. BLOCK A BEING A ONE–FOOT (1') WIDE STRIP AS SHOWN HEREON, 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.

A PUBLIC SEWER SYSTEM WILL BE MADE AVAILABLE FOR THE PLAT, AND INDIVIDUAL SEWER SERVICES WILL BE PROVIDED TO EACH LOT PRIOR TO SALE. THE USES OF INDIVIDUAL ON–SITE DISPOSAL SYSTEMS SHALL NOT BE AUTHORIZED.

THE PUBLIC WATER SYSTEM, PURSUANT TO THE WATER PLAN APPROVED BY THE COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, COUNTY DIVISION OF BUILDING AND PLANNING 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. USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED.

DRY 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 DRY FACILITIES; I.E., FIBER OPTIC, CABLE, PHONE, NATURAL GAS AND ELECTRIC. THE RIGHTS GRANTED HEREIN PROHIBIT CHANGES IN–GRADE THAT ALTER COVERAGE OF UNDERGROUND FACILITIES, THE INSTALLATION OF WATER METER BOXES AND THE PLACEMENT OF SURFACE STRUCTURES OF BRICK, ROCK OR MASONRY THAT INTERFERE WITH THE RIGHTS GRANTED HEREIN. THE INSTALLATION OF STREET LIGHT POLES IS ALSO PROHIBITED UNLESS INSTALLED BY THE SERVING UTILITY. UTILITY COMPANIES SHALL ALSO HAVE THE RIGHT TO TRIM OR REMOVE TREES, BUSHES, LANDSCAPING, WITHOUT COMPENSATION, WHEN THEY ARE SITUATED WITHIN THE EASEMENT STRIP. THIS PROVISION SHALL NOT PROHIBIT FENCES OR ANY LATERAL CROSSINGS OF THE EASEMENT STRIPS WITH WATER OR SEWER LINES.SERVING UTILITY COMPANIES ARE ALSO GRANTED THE RIGHT TO INSTALL UTILITIES ACROSS FUTURE ACQUISITION AREAS OR BORDER EASEMENTS. IF THE DEVELOPER OR HIS SUBCONTRACTOR SHOULD DITCH BEYOND THE LIMITS OF THE PLATTED EASEMENT STRIPS SHOWN HEREIN, THE EASEMENT SHALL THEN BE IDENTIFIED BY THE ACTUAL PHYSICAL LOCATION OF THE INSTALLED UTILITIES. EXCEPT SAID UTILITY EASEMENTS SHALL NOT ENCROACH ON BORDER EASEMENTS SHOWN HEREON.

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 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 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.

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 PRAIRIE BREEZE HOMEOWNERS ASSOCIATION AS RECORDED SEPT. 9, 2008 UNDER UBI #602862827.

ALL DRAINAGE TRACTS ARE HEREBY DEDICATED TO THE PRAIRIE BREEZE 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.

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 PRAIRIE BREEZE 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.

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 BUILDING CODE, WITH RESPECT TO DAMPPROOFING AND WATERPROOFING, BE IMPLEMENTED AS A PART OF THE BASEMENT FOUNDATION CONSTRUCTION.

AN INDEPENDENT GEOTECHNICHNICAL INVESTIGATION WILL BE REQUIRED FOR EACH LOT, TO DETERMINE THE SUITABILITY OF A BASEMENT, AT THE TIME OF BUILDING PERMIT APPLICATION.

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 PRAIRIE BREEZE 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 WHIPPLE CONSULTING ENGINEERS. 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 PRAIRIE BREEZE HOMEOWNERS 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 PRAIRIE BREEZE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

IF THE PRAIRIE BREEZE 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 PRAIRIE BREEZE 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 PRAIRIE BREEZE HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST.

SHOULD THE PRAIRIE BREEZE 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 PRAIRIE BREEZE 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 THE PRAIRIE BREEZE 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.

A VOLUNTARY TRANSPORTATION MITIGATION FEE OF $1,400.00 PER DWELLING UNIT IS REQUIRED AS A CONDITION OF THE FEIS AND HEARING EXAMINERS DECISION. THIS FEE SHALL BE PAID PER DWELLING UNIT TO THE CITY OF SPOKANE AT THE TIME OF APPLICATION FOR SEWER AND/OR WATER CONNECTION.

ACKNOWLEDGMENT

IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED HIS/HER NAME TO BE HEREUNTO SUBSCRIBED THIS 22 DAY OF January, 2014

PRAIRIE BREEZE PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY _____ ITS Manager

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
Pierce) SS
COUNTY OF ~~SPOKANE~~)

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT Stephen Bowman 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 Manager OF PRAIRIE BREEZE PROPERTIES, 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 22 DAY OF January, 2014

Maygan Hurst
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE COUNTY
MY COMMISSION EXPIRES 10-25-17

MAYGAN HURST
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
OCTOBER 25, 2017

ACKNOWLEDGMENT

IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED HIS/HER NAME TO BE HEREUNTO SUBSCRIBED THIS 22 DAY OF January, 2014

EPIX VENTURES, LLC

BY _____ ITS Manager

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
Pierce) SS
COUNTY OF SPOKANE)

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT Stephen Bowman 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 Manager OF EPIX VENTURES, LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH COMPANY, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 22 DAY OF January, 2014

Maygan Hurst
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE COUNTY
MY COMMISSION EXPIRES 10-25-2017

MAYGAN HURST
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
OCTOBER 25, 2017

SPOKANE COUNTY AUDITOR

FILED FOR RECORD BY PRAIRIE BREEZE PROPERTIES LLC THIS 23RD DAY OF SEPTEMBER 2014, AT MINUTES PAST 3:17 O'CLOCK P M; AND RECORDED IN BOOK 37 OF PLATS AT PAGE(S) 69-70 RECORDS OF SPOKANE COUNTY, WASHINGTON.

_____ SPOKANE COUNTY AUDITOR
DEPUTY

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 23 DAY OF September 2014

Rob Chase by Tami Schierman SPOKANE COUNTY TREASURER

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 18TH DAY OF September 2014

_____ SPOKANE COUNTY ASSESSOR

SPOKANE COUNTY DIVISION OF ENGINEERING & ROADS

EXAMINED AND APPROVED THIS 10TH DAY OF SEPTEMBER 2014

_____
SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 12TH DAY OF SEPTEMBER 2014

_____
SPOKANE COUNTY DIVISION OF UTILITIES.

SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING

EXAMINED AND APPROVED THIS 18TH DAY OF September 2014

John Pedersen
DIRECTOR/DESIGNEE

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 18TH day of September 2014

Donald R Cogley
Spokane Regional Health Officer
for

SPOKANE COUNTY COMMISSIONERS

Examined and approved this _____ day of _____ 20__

_____ COMMISSIONER

CITY OF SPOKANE TRANSPORTATION DEPARTMENT

Examined and approved this 16th day of September 2014

_____
CITY OF SPOKANE – DIRECTOR OF TRANSPORTATION

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.

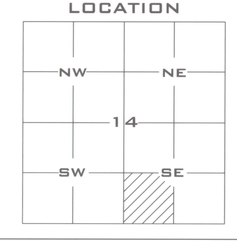
JON A GORDON, P.L.S. CERTIFICATE NO. 43670

DATE 12-17-13

JON A. GORDON
STATE OF WASHINGTON
43670
REGISTERED
PROFESSIONAL LAND SURVEYOR

COUNTY OF SPOKANE
FILE NO.PN-1811-96

LOCATION



FIELD BK: 1127	CIVIL	WCE	SHEET 1 OF 2
DATE: 12/02/13	STRUCTURAL	WHIPPLE CONSULTING ENGINEERS 2528 NORTH SULLIVAN ROAD SPOKANE VALLEY, WA 99216 PH: 509-893-2617 FAX: 509-926-0227	
DRAWN: JAG	SURVEYING (X)		JOB NUMBER 13-1127
REVIEWED: JAG	TRAFFIC		
	PLANNING		
	LANDSCAPE		
	OTHER		