

5399913 32/74

FINAL PLAT
PRAIRIE RIDGE
A REPLAT OF PORTIONS OF TRACT 112 OF PASADENA PARK
IN THE NE 1/4 OF THE NE 1/4 OF SECTION 6, TOWNSHIP 25 NORTH, RANGE 44 EAST, W.M.
SPOKANE COUNTY, WASHINGTON
SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that PAKIBA, LLC, a Washington Limited Liability Company, and Global Credit Union have caused to be platted into Lots and Tracts the land shown hereon, to be known as PRAIRIE RIDGE, being that portion of Tract 112 of PASADENA PARK, as per plat thereof recorded in Volume "L" of Plats, Page 13, described as follows:

BEGINNING at a point in the Northwesterly line of said Tract, S69°28'W a distance of 222 feet from the Northeast corner thereof; thence S00°17'E parallel with the East line of said Tract, a distance of 248 feet; thence N69°28'E 222 feet to a point on the East line of said Tract 112; thence S00°17'E along the East line of said Tract to a point 476 feet distant Northerly of the Southeast corner of said Tract; thence S89°43'W 140 feet; thence S00°17'E 160 feet; thence N89°43'E 140 feet to a point on the East line of said Tract 112; thence S00°17'E 316 feet to the Southeast corner of said Tract; thence Westerly along the South line of said Tract to the Southwest corner thereof; thence Northerly along the West line of said Tract to the Northwest corner thereof; thence N69°28'E along the Northwesterly line of said Tract 112 to the Point of Beginning;

EXCEPT the East 10 feet of said Tract 112 for public street right of way; situate in the County of Spokane, State of Washington.

Tracts A, B, C, D and E, as platted and shown hereon, are hereby dedicated to the Prairie Ridge Homeowners Association, created by document recorded March 24, 2006 under State UBI Number 602 597 615.

Tracts A, B, C, D and E 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 Private Roads (Tract A), as platted and shown hereon, are easements which provide a means of ingress and egress for those lots within the plat having frontage thereon.

The Private Roads are subject to the separate Declaration of Covenant as recorded April 7, 2006 under Auditor's Recording No. 5364185, which by reference is made a part hereof.

The County of Spokane is hereby granted the right of ingress and egress over all private roads as platted and shown hereon.

"Dry" utility easements shown on the herein described plat are hereby dedicated to the use of serving utility companies for the construction, reconstruction, maintenance, protection, inspection and operation of their respective "dry" 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 operation of same. Said provision does not prohibit lateral crossing of dry facilities with residential water service lines, but shall prohibit installation of water meter boxes in said easement strip. Serving utilities are also granted the right to install utilities across border easements as needed to access utility easements from the road right-of-way.

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 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.

Sidewalk easements, as platted and shown hereon, are hereby granted to the Prairie Ridge Homeowners Association.

No direct access shall be allowed from the lots to Argonne Road or Longfellow Avenue, until such time as authorized by the County Engineer; except for Lot 2 from which only the current residence may access Longfellow Avenue.

WARNING: Spokane County has no responsibility to build, improve, maintain or otherwise service the private roads contained within or providing service to the property described in this plat. By accepting this plat or subsequently by allowing a building permit to be issued on 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 or nature whatsoever to establish, examine, survey, construct, alter, repair, improve, maintain, provide drainage or snow removal on a private road. 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 the private roads as provided herein.

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.

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 Prairie Ridge Homeowners Association. All tracts are hereby dedicated to the Prairie Ridge 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 herein platted drainage easements 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 Prairie Ridge 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 Prairie Ridge 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 IRC code with respect to dampproofing 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 ground 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 Prairie Ridge 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 Prairie Ridge 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 Prairie Ridge Homeowners Association shall be responsible for payment of all claims and other liabilities, which may become due for said maintenance responsibilities.

The Prairie Ridge 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, Whipple Consulting Engineers (WCE), 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 swale 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 Prairie Ridge Homeowners Association shall be responsible for payment of all claims and other liabilities, which may become due for said maintenance responsibilities.

If the Prairie Ridge Homeowners Association, or their 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 Prairie Ridge 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 Ridge Homeowners Association, or their successors in interest.

Should the Prairie Ridge 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 Prairie Ridge 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 herein described property is subject to the following, which by reference are made a part hereof:

Agreement and the terms and conditions thereof, recorded January 3, 1910 in Book "K" of Contracts, Page 589.

Provisions contained in deed dated April 9, 1912, recorded September 9, 1912 as Document No. 370002, providing for restrictions, easements, and liens for unpaid water charges, to Spokane Valley Land and Water Company.

Aviation Easement and the terms and conditions thereof recorded June 2, 2006 under Auditor's File No. 5387497.

IN WITNESS WHEREOF, the aforesaid owners have hereunto set their hands.

ACKNOWLEDGMENT

State of Washington) ss.
County of Spokane)

PAKIBA, LLC
Tina H

On this 8 day of June, 2006, before me personally appeared TRAVIS PASKE to me known to be the

member of PAKIBA, LLC that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of PAKIBA, LLC, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed is the seal of PAKIBA, LLC.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public in and for the State of Washington,

residing at Spokane Valley

My commission expires 5/15/09

ACKNOWLEDGMENT

State of Washington) ss.
County of Spokane)

GLOBAL CREDIT UNION

Dave Spencer

On this 8 day of June, 2006, before me personally appeared DAVE SPENCER to me known to be the

SR. Commercial Loan Officer of Global Credit Union that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of Global Credit Union, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument and that the seal affixed is the seal of Global Credit Union.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public in and for the State of Washington,

residing at Spokane Valley

My commission expires 5/15/09

(dedication continued)

The Public Sanitary Sewer Easement, platted and shown hereon as Tract A, shall be a perpetual easement hereby granted to Spokane County, its successors and assigns 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 including gravel access road. Spokane County, its successors and assigns at all times hereinafter, at their own cost and expense, may remove all crops, brush, grass or trees that may interfere with the 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 this easement 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 easement, or diminish or substantially add to the ground cover over the easement. The easement described hereinabove is to and shall run with the land.

SPOKANE COUNTY AUDITOR

Filed for record by LANDTEK this 29th day of June 2006 at 50 minutes past 11 o'clock AM; and recorded in Book 32 of Plats at Page 74-75 Records of Spokane County, Washington.

Spokane County Auditor Deputy

SPOKANE COUNTY BUILDING AND PLANNING DEPARTMENT

Examined and approved this 30th day of JUNE, 2006.

Spokane County Building & Planning Department

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 14th day of June, 2006.

Spokane County Engineer

SPOKANE COUNTY UTILITIES

Examined and approved this 14th day of JUNE, 2006.

Spokane County Utilities

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 20th day of June, 2006.

Spokane Regional Health Officer

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 29th day of June, 2006.
Spokane County Treasurer

SPOKANE COUNTY ASSESSOR

Examined and approved this 29th day of JUNE, 2006.

Spokane County Assessor

SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington this 14th day of June, 2006.

Spokane County Commissioners

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.



Bruce R. Larsen, P.L.S.
Certificate No. 26390
6/07/06
Date



PE-1944-04

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FINAL PLAT PRAIRIE RIDGE

A REPLAT OF PORTIONS OF TRACT 112 OF PASADENA PARK
IN THE NE 1/4 OF THE NE 1/4 OF SECTION 6, TOWNSHIP 25 NORTH, RANGE 44 EAST, W.M.
SPOKANE COUNTY, WASHINGTON
SHEET 2 OF 2

SPOKANE COUNTY AUDITOR
Filed for record by **LANDTEK**
this 29th day of June 2006 at 5P
minutes past 11 o'clock A.M. and recorded
in Book 32 of Plats at Page 14-75
Records of Spokane County, Washington.
Spokane County Auditor *Deary*

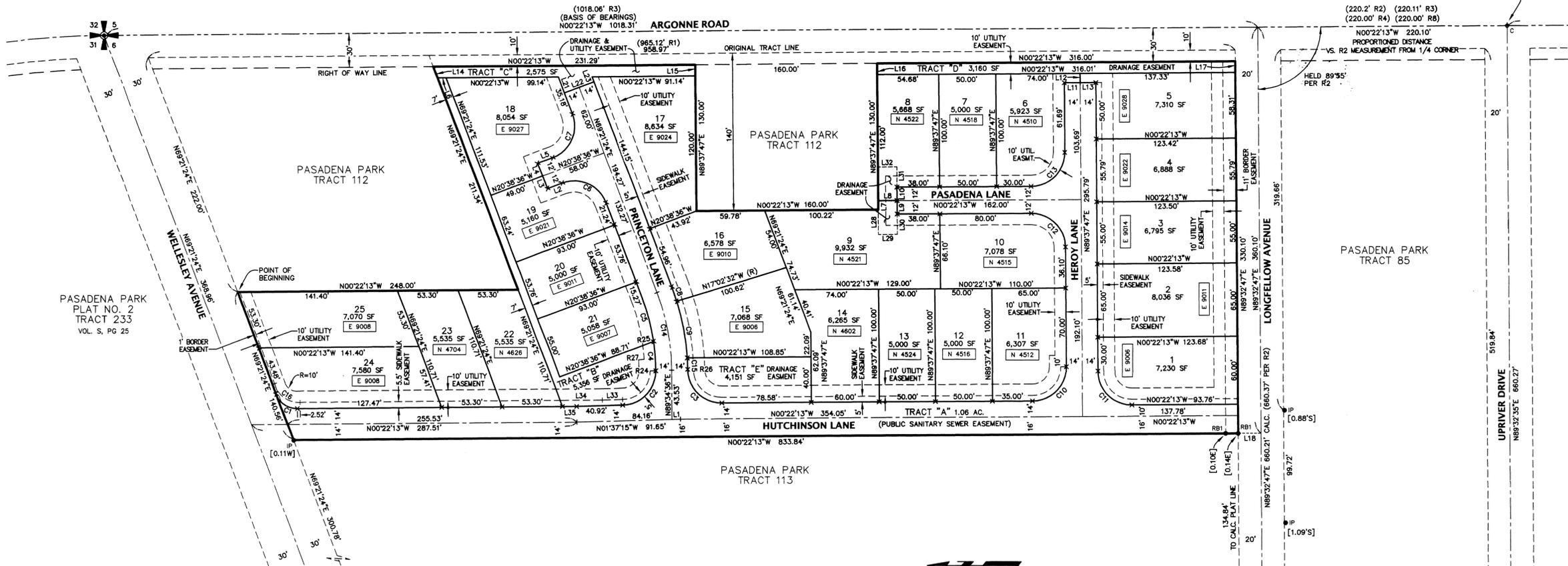
Plat
3834

SECTION CORNER:
FOUND BRASS DISC IN CASE
REFERENCES FOUND:
CHISELED "+" IN CONC CURB:
-N66°18'E 48.23'
-S36°37'E 47.86'
-S27°09'W 84.20'
-N 85°34'W 43.46'

CALCULATED POSITION FROM FOUND
CRP-2214 REFERENCES RESET DATE 11/02/87:
7" ON SIGNAL POLE-N47°23'W 45.26'
PUNCH IN SIGNAL POLE BASE BOLT-N46°16'E 56.27'

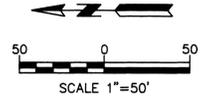
(1340.0' R2) (1339.37' R3)
(1339.48' R4) (1339.81' R5)
(1339.80' R7) (1340.03' R8)
N00°22'13"W 1339.42'

EAST 1/4 CORNER:
FOUND BRASS CAP
REFERENCES FOUND:
-N49°54'E 31.49'
-N88°31'E 24.22'
-S54°16'W 29.84'



PASADENA PARK
PLAT NO. 2
TRACT 233
VOL. S, PG 25

SURVEY REFERENCES
(R1) PLAT OF PASADENA PARK RECORDED IN BOOK "L" OF PLATS, PAGE 13, DATE 1908
(R2) SPOKANE COUNTY ENGINEER TRANSIT NOTES FOR LONGFELLOW AVENUE, DATE 1954
(R3) SPOKANE COUNTY ENGINEER ARGONNE ROAD CRP 1201 TRANSIT NOTE REFERENCES, DATE 1974
(R4) SPOKANE COUNTY ENGINEER CRP 2214 ARGONNE ROAD TRANSIT NOTES, DATE 1986
(R5) RECORD OF SURVEY RECORDED IN BOOK 39 OF SURVEYS, PAGE 91, DATE 1987
(R6) RECORD OF SURVEY RECORDED IN BOOK 44 OF SURVEYS, PAGE 25, DATE 1989
(R7) RECORD OF SURVEY RECORDED IN BOOK 43 OF SURVEYS, PAGE 30, DATE 1989
(R8) PASADENA PARK CONTROL (ULID-023) BY SPOKANE COUNTY ENGINEERS DATE 2001
(R9) RECORD OF SURVEY RECORDED IN BOOK 100 OF SURVEYS, PAGE 100, DATE 2002



LEGEND
X SET CHISELED "+" IN CURB/WALK
RB1 FOUND 1/2" REBAR & "LS 18100" CAP
RB2 FOUND 1/2" REBAR, NO CAP
IP FOUND IRON PIPE
IR FOUND IRON ROD
GEAR FOUND GEAR HEAD & "SPO CO LS 25564" WASHER
B FOUND BOLT
C+ CALCULATED MONUMENT POSITION AS NOTED
[##] DEVIATION FROM CALCULATED POSITION SHOWN ON THIS SURVEY
LOT ADDRESS

EQUIPMENT AND PROCEDURES
THIS SURVEY WAS PERFORMED WITH A TOPCON HIPER-LITE GLOBAL POSITIONING SYSTEM USING REAL TIME KINEMATIC SURVEY PROCEDURES.

BASIS OF BEARINGS
THE ASSUMED BEARING OF N00°22'13"W ALONG THE NORTHEAST QUARTER SECTION LINE OF SECTION 6 ALSO BEING THE CENTERLINE LINE OF ARGONNE ROAD IS THE BASIS OF BEARINGS FOR THIS SURVEY.

CURVE	DELTA	RADIUS	LENGTH
C1	69°43'37"	20.00	24.34
C2	89°38'30"	30.00	46.41
C3	89°48'26"	30.00	47.02
C4	8'02'51"	186.00	26.12
C5	12°20'00"	186.00	40.04
C6	90°00'00"	30.00	47.12
C7	90°00'00"	30.00	47.12
C8	336°04'	214.00	13.45
C9	13°46'25"	214.00	51.44
C10	90°00'00"	30.00	47.12
C11	90°00'00"	30.00	47.12
C12	90°00'00"	30.00	47.12
C13	90°00'00"	30.00	47.12
C14	201°31'2"	200.00	70.58
C15	2°42'20"	214.00	10.11

RADIAL BEARINGS	BEARING
R24	N00°15'45"W
R25	N08°18'36"W
R26	N00°33'47"W
R27	N03°36'48"W

LINE	BEARING	LENGTH
L1	N01°37'15"W	7.49
L2	N20°38'36"W	14.00
L3	N69°21'24"E	12.00
L4	N69°21'24"E	12.00
L5	N20°38'36"W	14.00
L6	N00°22'13"W	7.46
L7	N89°37'47"E	8.00
L8	N00°22'13"W	16.68
L9	N89°37'47"E	12.00
L10	N89°37'47"E	12.00
L11	N00°22'13"W	14.00
L12	N89°37'47"E	8.31
L13	N00°22'13"W	14.00
L14	N89°37'47"E	10.66
L15	N89°37'47"E	10.00
L16	N89°37'47"E	10.00
L17	N89°37'47"E	10.00
L18	N00°22'13"W	20.00
L19	N89°37'47"E	20.14
L20	N00°22'13"W	29.99
L21	N89°21'24"E	15.18
L22	N20°38'36"W	28.00
L23	N69°21'24"E	4.83
L28	S89°37'47"W	22.00
L29	N00°22'13"W	16.68
L30	N89°37'47"E	18.00
L31	N89°37'47"E	18.00
L32	N00°22'13"W	16.68
L33	N01°37'15"W	17.95
L34	N00°22'13"W	37.43
L35	N00°22'13"W	12.55

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.



Bruce R. Larsen, P.L.S.
Certificate No. 26390
Date 6/07/06

LandTek, LLC
PROFESSIONAL LAND SURVEYORS
819 N. MADEIRA STREET
SPOKANE, WASHINGTON 99202
PHONE (509)826-2821

PE-1944-04

FILE: 04-0634\PRAIRIE RIDGE-FPL.dwg 6/6/2006 11:58:21 AM PST