

**LEGEND**

- = Set 1/2" rebar cap No. 8642/9967 or as noted
- = Found 1/2" rebar cap MDL 26255 or as noted
- = Subdivision Boundary
- - - = Building Setback Line
- - - = 15' Utility Easement
- - - = 10' Future Acquisition Line

**LOT AREA / ADDRESS**

L 1 B 1	1.17 Acres	3115	S. MAN O' WAR COURT
L 2 B 1	32,935 SQ.FT.	3101	S. MAN O' WAR COURT
L 3 B 1	30,277 SQ.FT.	3025	S. MAN O' WAR COURT
TRACT "A" 1.13 Acres			
Total Platted Area 163,724 SQ.FT.			

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that, Jim Fox known to be President of Rem Rock Corp. has caused to be platted into Lots the land shown hereon as REMINGTON HILL 1ST ADD. and described as follows:  
 That portion of Lot 1, of REMINGTON HILL, as recorded in Book 24 of Plats, page 67, described as follows:  
 Begin at the SE corner of said Lot 1; thence N 89°36'16"W, along the South line of said Lot 1, 223.49 feet to the beginning of a curve concave to the Northeast with a radius of 25.00 feet; thence Northwesterly, through a central angle of 90°57'06", an arc distance of 39.69 feet to the end of curve and the West line of said Lot 1; thence N 01°20'50"E, along said West line, 649.04 feet; thence S 88°39'10"E 238.49 feet to the East line of said Lot 1; thence S 00°27'35"W 670.41 feet to the Point of Beginning.  
 Situate in the County of Spokane, State of Washington.  
 Side yard and rear yard setbacks shall be determined at the time building permits are requested unless these setbacks are specifically drafted on this final plat. Any setbacks indicated on this plat may be varied from if proper zoning approvals are obtained.  
 The public water system, pursuant to the Water Plan approved by county and state health authorities, the local fire protection district, County Department 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.  
 A public sewer system will be made available for the plat, and individual service will be provided to each lot prior to sale. Use of individual on-site sewage disposal system shall not be authorized.  
 Use of private wells and water systems is prohibited.

Should The Estates at Remington Hill Homeowner's Association, Inc. 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 Estates at Remington Hill Homeowner's Association, Inc. at the time of said termination. The successors in interest shall share equally in the responsibility and cost of maintaining said drainage facilities.  
 No direct access will be allowed from lots to 32nd Ave.

Wetlands exist on the site as illustrated on the final plat. The development, alteration or disturbance of vegetation within the wetlands or wetland buffer areas shall be prohibited in perpetuity except when in conformance with the Spokane County Critical Areas Ordinance

Tract "A" can not be sold or transferred, and shall be considered a "subservient estate" for tax purposes to the other lots created herein. The status of the areas designated as "subservient Estates" for tax purposes cannot be changed with out filing A replat.

**ACKNOWLEDGMENT**

STATE OF WASHINGTON)SS  
 COUNTY OF SPOKANE )  
 On this 18<sup>th</sup> day of April, 2000, before me appeared, JIM FOX, known to be President of REM ROCK Corp. 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 7/8/02  
 IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 18<sup>th</sup> day of April, 2000.

*James P. Keltz*  
 Notary Public in and for the State of Washington  
 Residing at Spokane, Washington  
*Jim Fox*  
 REM-ROCK CORPORATION  
 JIM FOX PRESIDENT  
**Official Seal**  
 DUANE M. HILT  
 NOTARY PUBLIC IN THE STATE OF WASHINGTON  
 COMMISSION EXPIRES JAN 8 2002

**COUNTY OFFICIALS**

**SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS**  
 Examined and approved this 24<sup>th</sup> day of April, 2000  
*Will Johnson*  
 Spokane County Engineer

**SPOKANE COUNTY DIVISION OF UTILITIES**  
 Examined and approved this 21<sup>st</sup> day of April, 2000  
*John Smith*  
 Spokane County Utilities

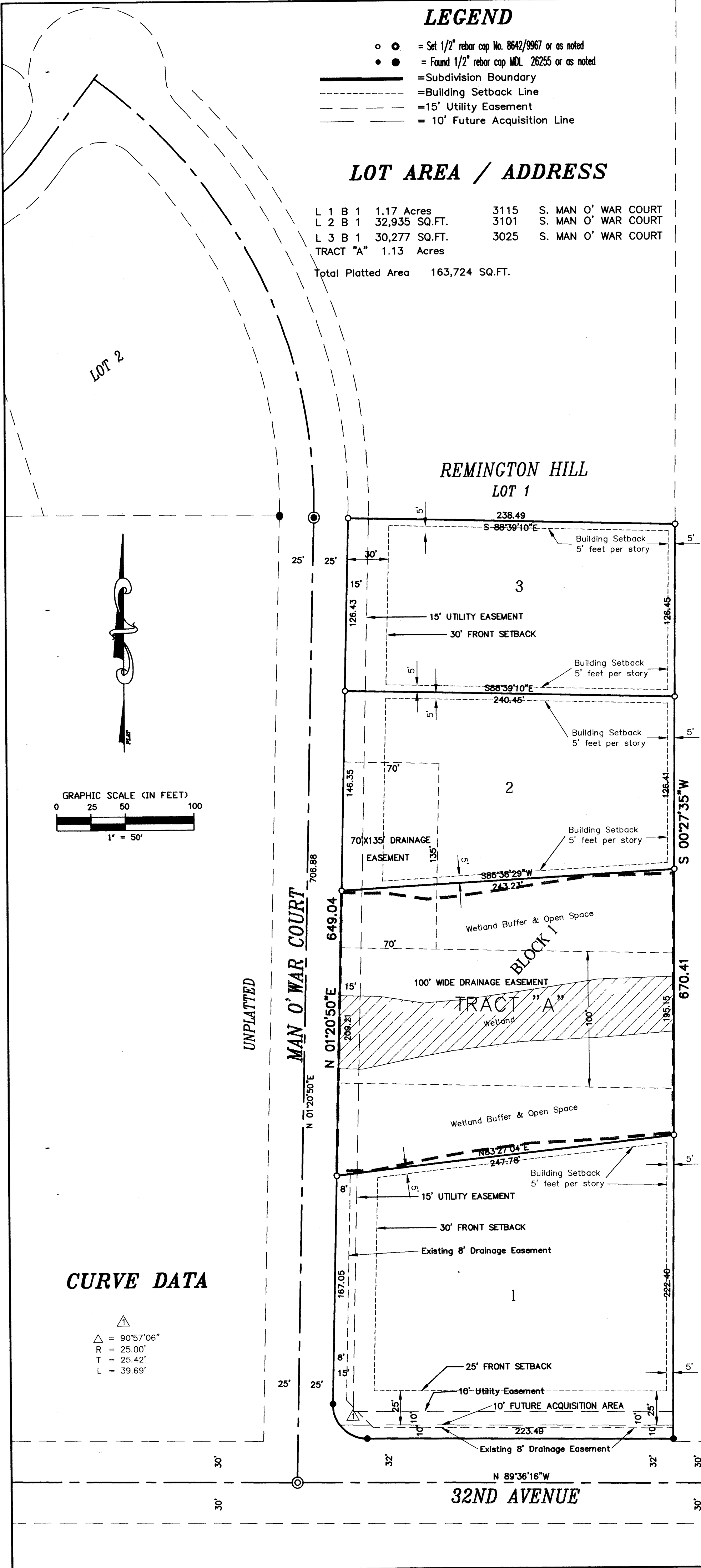
**SPOKANE REGIONAL HEALTH DISTRICT**  
 Examined and approved this 2<sup>nd</sup> day of May, 2000  
*Donald R. Heger*  
 Spokane Regional Health Officer

**SPOKANE COUNTY CURRENT PLANNING DIVISION**  
 Examined and approved this 2<sup>nd</sup> day of May, 2000  
*Sammy Gomez*  
 Spokane County Current Planning Director

**SPOKANE COUNTY ASSESSOR**  
 Examined and approved this 2<sup>nd</sup> day of May, 2000  
*Sadie Charlene Conroy by MK. Watz*  
 Spokane County Assessor

**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 3<sup>rd</sup> day of May, 2000.  
*Linda M. Walcott*  
 Spokane County Treasurer

**SPOKANE COUNTY COMMISSIONERS**  
 This Plat was approved and accepted by the County Commissioners of Spokane County, Washington on the 2<sup>nd</sup> day of May, 2000.  
*John Roschally*  
 Commissioners Chairperson



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 and trees which may interfere with the construction, maintenance and operation of same, and together with the right to access said utility easements through the Future right-of-way Acquisition areas shown herein.

Drainage easements, as platted and shown hereon, which are for the purpose of installing, and maintaining drainage swales and drainage facilities to dispose of runoff, are hereby granted to Spokane County and The Estates at Remington Hill Homeowner's Association, Inc.. Tract A as platted and shown hereon, is hereby granted to The Estates at Remington Hill Homeowner's Association, Inc.. Created by Document Recorded 4472577, under State UBI Number. 601872258.

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 Estates at Remington Hill Homeowner's Association, Inc.. Spokane County does not accept the responsibility to inspect or maintain drainage facilities located outside of public right-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 unprotectd 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 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 which periodically discharge storm water runoff onto individual lots within this plat. Storm water 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 storm water runoff that what is normally observed or anticipated. Because storm water runoff from adjacent properties have discharged onto this plat prior to development, storm water runoff will likely continue to do so after development.

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 property owners of Lot 1, Block 1 of This Plat, shall maintain all water quality swales, ("208" swales) and drainage ditches situated on said Lot 1 Block 1 and any portion of a "208" swale situated in a public right-of-way adjacent to said Lot 1 Block 1, 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 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 Estates at Remington Hill Homeowner's Association, Inc. or its successors in interest shall maintain the drainage facilities, located in Tract A and the drainage easement located on Lot 2, Block 1 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 dry land grasses or lawn turf in said tract and drainage easement 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 Estates at Remington Hill Homeowner's Association, Inc. shall be responsible for payment of all claims and other liabilities which may become due for said maintenance responsibilities.

If The Estates at Remington Hill Homeowner's Association, Inc., 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 Estates at Remington Hill Homeowner's Association, Inc., 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 Estates at Remington Hill Homeowner's Association, Inc., or their successors in interest.

**FINAL PLAT OF  
 REMINGTON HILL 1ST ADDITION PUD  
 A PLAT IN A PORTION OF  
 THE SE 1/4 OF SEC.25, T25N, R44 EWM  
 SPOKANE COUNTY, WASHINGTON**

**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. & L.S. #9967  
 Professional Engineer and Land Surveyor



**BASIS OF BEARING**

The Bearing of N 89°36'16"W, along the South line of Section 25, as per the Plat of REMINGTON HILL, as recorded in Book 24 of Plats, page 67 was used as the Basis of Bearing for this Subdivision.

Founded 1946  
**Simpson Engineers, Inc.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 N. 909 ARGONNE ROAD, SPOKANE WA., 99212-2789  
 PHONE (509) 926-1322 FAX (509) 926-1323  
 13945-REM-HILL-1STa.dwg 04/17/00 10:57:41 AM AM PDT 26/40