FINAL PLAT
REMINGTON HILL

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 25 NORTH, RANGE 44 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON

4087851
BK 24 Pg 66
Plat #3341

AUDITORS CERTIFICATE

FILED FOR THE RECORD THIS 26 DAY OF March
1997, AT 1:09 P.M. IN BOOK 24, PAGE 66
OF PLATS AT THE REQUEST OF THOMAS, DEAN & HOSKINS, INC.

January
COUNTY AUDITOR

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF SPOKANE

ON THIS 7th DAY OF February 1997, BEFORE ME PERSONALLY APPEARED JULIAN BINDLER, AS HIS SEPARATE ESTATE, KNOWN TO ME TO BE THE INDIVIDUAL THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID INDIVIDUAL FOR THE USES AND THE PURPOSES HEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF Washington RESIDING IN Spokane.

MY COMMISSION EXPIRES 9-11-97. Janis E. Potesky

Julian Bindler
JULIAN BINDLER

2/7/97
DATE:

REM–ROCK, INC., A WASHINGTON CORPORATION

STATE OF WASHINGTON
COUNTY OF SPOKANE

ON THIS 7th DAY OF February 1997, BEFORE ME PERSONALLY APPEARED Robert H. Church KNOWN TO ME TO BE THE President OF REM–ROCK, INC., A WASHINGTON CORPORATION, THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID INDIVIDUAL FOR THE USES AND THE PURPOSES HEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF Washington RESIDING IN Spokane.

MY COMMISSION EXPIRES 9-11-97. Janis E. Potesky

ROBERT H. CHURCH, PRESIDENT

2-7-97
DATE:

2/05/97

S9450–3P.DWG

TDSH
THOMAS, DEAN & HOSKINS INC.
316 W. BOONE AVE., SPOKANE, WA (509)325–8499
DATE 2/4/97 JOB NO. S94–50 F.B. NO.

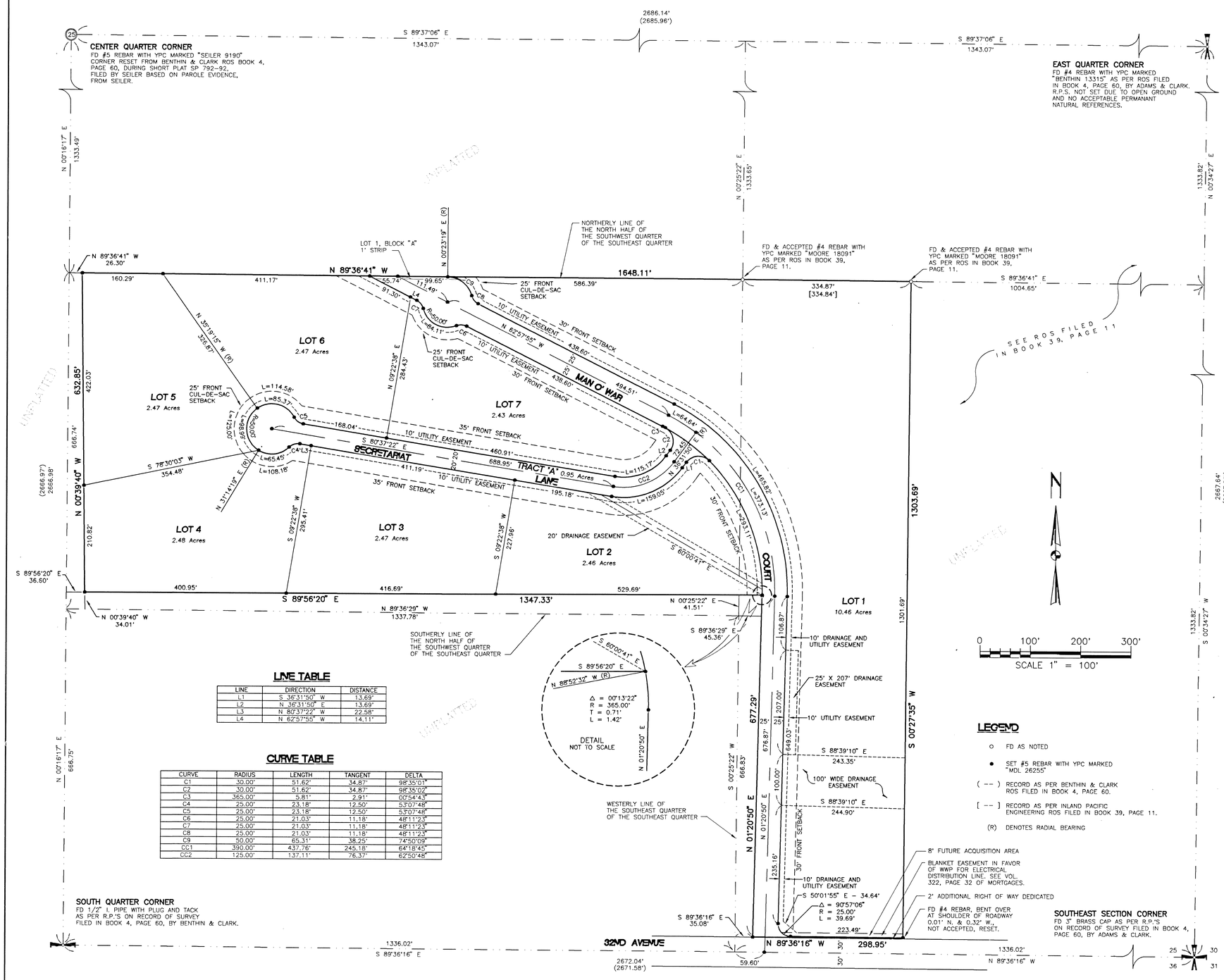
3/3

3341 24-68

J:\S94-50.A1\DWG\S9450-3P Tue Feb 4 13:27:32 1997 TDSH - SPOKANE - (509) 622-2888

FINAL PLAT
REMINGTON HILL

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 25 NORTH, RANGE 44 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON



LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 36°31'50" W	13.69'
L2	N 36°31'50" E	13.69'
L3	N 80°37'22" W	22.58'
L4	N 62°57'55" W	14.11'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	30.00'	51.62'	34.87'	98°35'01"
C2	30.00'	51.62'	34.87'	98°35'02"
C3	365.00'	5.81'	2.91'	00°54'43"
C4	25.00'	23.18'	12.50'	53°07'48"
C5	25.00'	23.18'	12.50'	53°07'48"
C6	25.00'	21.03'	11.18'	48°11'23"
C7	25.00'	21.03'	11.18'	48°11'23"
C8	25.00'	21.03'	11.18'	48°11'23"
C9	50.00'	65.31'	38.25'	74°50'09"
CC1	390.00'	437.76'	245.18'	64°18'45"
CC2	125.00'	137.11'	76.37'	62°50'48"

LEGEND

- o FD AS NOTED
- • SET #5 REBAR WITH YPC MARKED "MDL 26255"
- (--) RECORD AS PER BENTHIN & CLARK ROS FILED IN BOOK 4, PAGE 60.
- [--] RECORD AS PER INLAND PACIFIC ENGINEERING ROS FILED IN BOOK 39, PAGE 11.
- (R) DENOTES RADIAL BEARING

AUDITOR'S CERTIFICATE

FILED FOR THE RECORD THIS 26 DAY OF March 1997
AT 1:09 P. M. IN BOOK 24, PAGE 27 OF PLATS AT THE REQUEST OF Evans Title
January
COUNTY AUDITOR

4087851
Bk 24 Pg 67
Plat # 3341

SPOKANE COUNTY HEALTH OFFICER

EXAMINED AND APPROVED THIS 26th DAY OF June, 1995.
for HEALTH OFFICER

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 26 DAY OF March, 1997
S.C. Corbett Linda Rowe
SPOKANE COUNTY ASSESSOR

SPOKANE COUNTY ENGINEER

EXAMINED AND APPROVED THIS 26th DAY OF June, 1995.
SPOKANE COUNTY ENGINEER

SPOKANE COUNTY UTILITIES DIRECTOR

EXAMINED AND APPROVED THIS 26th DAY OF June, 1995.
N. Bruce Rawls
SPOKANE COUNTY UTILITIES DIRECTOR

SPOKANE COUNTY DIVISION OF PLANNING

EXAMINED AND APPROVED THIS 27th DAY OF June, 1995.
Stacy Bjordahl
for SPOKANE COUNTY PLANNING DIRECTOR

SPOKANE COUNTY TREASURER

I DO HEREBY CERTIFY THAT ALL TAXES WHICH HAVE BEEN LEVIED AND BECOME CHARGEABLE AGAINST THE LAND SHOWN WITHIN THIS MAP HAVE BEEN FULLY PAID
THIS 26 DAY OF March, 1997
Linda M. Walmsley
SPOKANE COUNTY TREASURER
a fee ck

SPOKANE COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON ON
THIS 27th DAY OF June, 1995.
CHAIRMAN, 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; ALL MONUMENTS EXIST AS SHOWN HEREON.

MELVIN D. LAUTEREN, L.S. 26255

BASIS OF BEARINGS

ASSUMED S 89°36'16" E, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 25 NORTH, RANGE 44 EAST, W.M., SPOKANE COUNTY, WASHINGTON

EQUIPMENT AND PROCEDURES

FIELD WORK PERFORMED WITH A LIETZ SET4C TOTAL STATION USING FIELD TRAVERSE PROCEDURES AND CONFORMS TO WAC 332-130-090 AND RCW 58.09.

S9450-1P.DWG

THOMAS, DEAN & HOSKINS INC.
316 W. BOONE AVE., SPOKANE, WA (509)325-8499
DATE 5/23/95 JOB NO. S94-50 F.B. NO. _____

1 / 3

3341 24-66

J:\S94-50\DWG\S9450-1P Tue May 23 13:59:42 1995 TDSH - SPOKANE - (509) 325-8499

4087851
B24 Pg68
Plat #334

FINAL PLAT
REMINGTON HILL

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 25 NORTH, RANGE 44 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON

DEDICATION

JULIAN BINDLER AS HIS SEPARATE ESTATE; AND REM-ROCK, INC., A WASHINGTON CORPORATION; AND

KNOW ALL MEN BY THESE PRESENTS THAT WILLIAM V. EVANS AND MARGARET F. EVANS, HUSBAND AND WIFE, AND BILL K. WILSON AS HIS SEPARATE ESTATE; AND BILL K. WILSON, JR., AS HIS SEPARATE ESTATE; EDITH JOHNSON, AS HER SEPARATE ESTATE; AND MARY DELLAR, AS HER SEPARATE ESTATE; AND GORDON CURRY REALTORS, A WASHINGTON CORPORATION HAVE CAUSED TO BE PLATTED INTO LOTS, BLOCKS, AND STREETS THE LAND SHOWN HEREON TO BE KNOWN AS REMINGTON HILL, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 25 NORTH, RANGE 44 EAST, W.M., SPOKANE COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 25 NORTH, RANGE 44 EAST, W.M., SPOKANE COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25;

TOGETHER WITH THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25;

EXCEPT 32ND AVENUE;

AND ALSO EXCEPT THE FOLLOWING DESCRIBED PROPERTY;

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 25 NORTH, RANGE 44 EAST, W.M., SPOKANE COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SAID POINT BEING THE POINT OF BEGINNING; THENCE S89°36'40"E, ALONG THE NORTHERLY LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25, 26.30 FEET; THENCE S00°39'40"E, 666.85 FEET TO THE SOUTHERLY LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE N89°36'30"W, ALONG THE SOUTHERLY LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, 37.15 FEET TO THE WESTERLY LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE N00°16'17"E, ALONG THE WESTERLY LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25, 666.74 FEET TO THE POINT OF BEGINNING;

AND ALSO EXCEPT THE FOLLOWING DESCRIBED PROPERTY;

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 25 NORTH, RANGE 44 EAST, W.M., SPOKANE COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE N00°25'22"E, ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 30.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 32ND AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUING N00°25'22"E, ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25, 636.83 FEET TO THE SOUTHERLY LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE N89°36'29"W, ALONG THE SOUTHERLY LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25, 1300.63 FEET; THENCE N00°39'40"W, 34.01 FEET; THENCE S89°56'20"E, 1347.33 FEET TO A POINT ON CURVE OF A 365.00 FEET RADIUS CURVE, CONCAVE WESTERLY, THE CENTER OF WHICH LIES N88°52'33"W; THENCE ALONG THE ARC OF SAID CURVE 1.42 FEET, THROUGH A CENTRAL ANGLE OF 00°13'22" TO THE POINT OF TANGENT OF SAID CURVE; THENCE S01°20'50"W, 677.29 FEET TO THE NORTHERLY RIGHT OF WAY OF 32ND AVENUE; THENCE N89°36'16"W, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID 32ND AVENUE, 35.08 FEET TO THE POINT OF BEGINNING.

THE OWNERS HEREBY DEDICATE TO PUBLIC USE FOREVER, ALL STREETS SHOWN ON THE PLAT AND GRANT THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES; THEY ALSO GRANT SLOPE EASEMENTS FOR CUTS OR FILLS UPON THE LOTS, BLOCKS, AND STREETS SHOWN ON THIS PLAT FOR THE REASONABLE ORIGINAL GRADING OF ALL STREETS.

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. THE SETBACKS INDICATED ON THIS PLAT MAY BE VARIED FROM IF PROPER ZONING APPROVALS ARE OBTAINED.

LOT 1, BLOCK "A" A ONE FOOT STRIP, AS SHOWN HEREON IS DEDICATED IN FEE TO SPOKANE COUNTY, TO BE DEDICATED FOR ROAD PURPOSES UPON FUTURE PLATTING OR CONTINUATION OF THE ROAD AS A FULL WIDTH COUNTY ROAD.

LOTS 1, 6, AND 7 ARE LOCATED ON A TEMPORARY CUL-DE-SAC. THIS TEMPORARY CUL-DE-SAC MAY BE EXTENDED TO PROVIDE ACCESS TO ADJACENT PROPERTY AND/OR CONNECT TO EXISTING ROADS OR NEW ROADS AS DEVELOPMENT AND/OR CIRCULATION NEEDS DICTATE.

NO DIRECT ACCESS FROM ANY LOT DIRECTLY TO 32ND AVENUE IS PERMITTED.

THE PUBLIC WATER SYSTEM, PURSUANT TO THE WATER PLAN APPROVED BY COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, COUNTY DIVISION OF BUILDINGS 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.

SUBJECT TO SPECIFIC APPLICATION APPROVAL AND ISSUANCE OF PERMITS BY THE HEALTH OFFICER, THE USE OF INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS MAY BE AUTHORIZED. ALTERNATIVE METHODS OF SEWAGE DISPOSAL MAY BE REQUIRED.

USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED.

UTILITY EASEMENTS, AND THE PRIVATE ROAD, 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 THAT MAY INTERFERE WITH THE CONSTRUCTION, MAINTENANCE AND OPERATION OF SAME.

THE OWNER(S) OR SUCCESSOR(S) IN INTEREST AGREE TO AUTHORIZE THE COUNTY TO PLACE THEIR NAME(S) ON A PETITION FOR THE FORMATION OF A ROAD IMPROVEMENT DISTRICT (RID) BY THE PETITION METHOD PURSUANT TO CHAPTER 36.88 RCW, WHICH PETITION INCLUDES THE OWNER(S)' PROPERTY, AND FURTHER NOT TO OBJECT, BY THE SIGNING OF A BALLOT, TO THE FORMATION OF AN RID BY THE RESOLUTION METHOD PURSUANT TO CHAPTER 36.88 RCW, WHICH RESOLUTION INCLUDES THE OWNER(S)' PROPERTY. IF AN RID IS FORMED BY EITHER THE PETITION OR RESOLUTION METHOD AS PROVIDED FOR IN CHAPTER 36.88 RCW, THE OWNER(S) OR SUCCESSOR(S) FURTHER AGREE:

(A) THAT THE IMPROVEMENT(S) OR CONSTRUCTION CONTEMPLATED WITHIN THE PROPOSED RID IS FEASIBLE;

(B) THAT THE BENEFITS TO BE DERIVED FROM THE FORMATION OF THE RID BY THE PROPERTY INCLUDED THEREIN, TOGETHER WITH THE AMOUNT OF ANY COUNTY PARTICIPATION, EXCEED THE COST AND EXPENSE OF FORMATION OF THE RID; AND

(C) THAT THE PROPERTY WITHIN THE PROPOSED RID IS SUFFICIENTLY DEVELOPED.

PROVIDED FURTHER THAT THE OWNER(S) OR SUCCESSOR(S) SHALL RETAIN THE RIGHT, AS AUTHORIZED UNDER RCW 36.88.090, TO OBJECT TO ANY ASSESSMENT(S) ON THE PROPERTY AS A RESULT OF THE IMPROVEMENTS CALLED FOR IN CONJUNCTION WITH THE FORMATION OF AN RID BY EITHER PETITION OR RESOLUTION METHOD UNDER CHAPTER 36.88 RCW, AND TO APPEAL TO THE SUPERIOR COURT THE DECISION OF THE BOARD OF COUNTY COMMISSIONERS AFFIRMING THE FINAL ASSESSMENT ROLL.

IT IS FURTHER AGREED THAT AS SUCH TIME AS AN RID IS CREATED OR ANY ROAD IMPROVEMENT PROJECT IS SANCTIONED BY SPOKANE COUNTY, THE IMPROVEMENTS REQUIRED (CURB, SIDEWALK, DRAINAGE CONTROL AND PAVING) WILL BE AT THE SOLE EXPENSE OF THE UNDERSIGNED OWNER(S), THEIR HEIRS, GRANTEES AND ASSIGNS WITHOUT PARTICIPATION BY SPOKANE COUNTY.

THE RID WAIVER CONTAINED IN THIS AGREEMENT SHALL EXPIRE AFTER TEN (10) YEARS FROM THE DATE OF EXECUTION BELOW. HOWEVER, THE OWNER(S) OR SUCCESSOR(S) AGREE THAT IF SAID RID WAIVER EXPIRES WITHOUT CONSTRUCTION OF THE REQUIRED IMPROVEMENTS, THE OWNER(S) OR SUCCESSOR(S) AGREE TO CONSTRUCT THE REQUIRED IMPROVEMENTS AT THEIR OWN EXPENSE, PAY TO SPOKANE COUNTY THE THEN ESTIMATED COST OF THE REQUIRED IMPROVEMENTS TO ENABLE THE COUNTY TO COMPLETE THE SAME, OR FURNISH A BOND OR OTHER SECURE METHOD SUITABLE TO THE COUNTY (WHICH MAY INCLUDE THE EXECUTION OF ANOTHER RID WAIVER AGREEMENT) PROVIDING FOR OR SECURING TO THE COUNTY THE ACTUAL CONSTRUCTION OF THE IMPROVEMENTS.

ALL OF THE REQUIREMENTS OF THIS AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER(S), THEIR SUCCESSOR(S) OR ASSIGN(S). THIS PROVISION IS APPLICABLE TO 32ND AVENUE.

THE PRIVATE ROAD AS SHOWN HEREON IS AN EASEMENT WHICH PROVIDES A MEANS OF INGRESS AND EGRESS FOR THOSE LOTS WITHIN THE SUBDIVISION HAVING FRONTAGE THEREON, AND ARE SUBJECT TO THE SEPARATE DECLARATION OF COVENANT AS RECORDED May 26, 1995 UNDER AUDITORS DOCUMENT NO. 5095026093 WHICH BY REFERENCE IS MADE A PART HEREOF.

WARNING: SPOKANE COUNTY HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE THE PRIVATE ROADS CONTAINED WITHIN OR PROVIDE 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 ACK--NOWLEDGE THAT THE COUNTY HAS NO OBLIGATION OF ANY KIND OR NATURE WHATSOEVER TO ESTABLISH, EXAMINE, SURVEY, CONSTRUCT, ALTER, REPAIR, IMPROVE, MAINTAIN OR 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(S), THEIR HEIRS, SUCCESSORS OR ASSIGNS, INCLUDING THE OBLIGATION TO PARTICIPATE IN THE MAINTENANCE OF THE PRIVATE ROAD AS PROVIDED HEREIN.

THE OWNER(S) OR SUCCESSOR(S) IN INTEREST AGREE TO AUTHORIZE THE COUNTY TO PLACE THEIR NAME(S) ON A PETITION FOR THE FORMATION OF ULID BY PETITION METHOD PURSUANT TO RCW 36.94, WHICH PETITION INCLUDES THE OWNER(S) PROPERTY; AND FURTHER NOT TO OBJECT BY SIGNING OF A PROTEST PETITION AGAINST THE FORMATION OF A ULID BY RESOLUTION METHOD PURSUANT TO RCW CHAPTER 36.94 WHICH INCLUDES THE OWNER(S) PROPERTY. PROVIDED, THIS CONDITION SHALL NOT PROHIBIT THE OWNER(S) OR SUCCESSOR(S) FROM OBJECTING TO ANY ASSESSMENT(S) ON THE PROPERTY AS A RESULT OF IMPROVEMENTS CALLED FOR IN CONJUNCTION WITH THE FORMATION OF A ULID BY EITHER PETITION OR RESOLUTION UNDER RCW CHAPTER 36.94.

THE OWNER(S) OF LOTS 2 THROUGH 7 INCLUSIVE SHALL HAVE A 1/6 OWNERSHIP INTEREST IN TRACT "A" SECRETARIAT LANE. TRACT "A" CAN NOT BE SOLD OR TRANSFERRED, REGUARDLESS OF ANY PROVISIONS IN THE COVENANTS TO THE CONTRARY, WITHOUT EXPRESS APPROVAL BY SPOKANE COUNTY, AND SHALL BE CONSIDERED A SUBSERVIENT ESTATE FOR TAX PURPOSES TO LOTS 2 THROUGH 7 INCLUSIVE.

THE COUNTY OF SPOKANE IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS TO ALL PRIVATE ROADS AND DRAINAGE EASEMENTS.

DRAINAGE EASEMENTS, AS PLATTED AND SHOWN HEREON, WHICH ARE FOR THE PURPOSE OF INSTALLING, OPERATING AND MAINTAINING DRAINAGE SWALES AND DRAINAGE FACILITIES, AS CONDITIONS OF PLAT APPROVAL, ARE HEREBY GRANTED TO THE PUBLIC.

SPOKANE COUNTY AND ITS AUTHORIZED AGENTS ARE HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS TO, OVER, AND FROM SAID EASEMENTS FOR THE PURPOSE OF INSPECTION AND EMERGENCY MAINTENANCE OF WATER QUALITY TREATMENT SWALES ("208 SWALES"), DETENTION PONDS AND OTHER DRAINAGE FACILITIES, IF NOT PROPERLY MAINTAINED BY THE PROPERTY OWNER. SPOKANE COUNTY DOES NOT ACCEPT THE RESPONSIBILITY TO INSPECT OR MAINTAIN THE DRAINAGE EASEMENTS OR DRAINAGE SWALES, NOR DOES THE COUNTY ACCEPT ANY LIABILITY FOR ANY FAILURE BY THE LOT 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.

THE PROPERTY OWNERS WITHIN THIS PLAT SHALL MAINTAIN ALL WATER QUALITY TREATMENT SWALES ("208 SWALES"), DETENTION PONDS AND DRAINAGE DITCHES SITUATED ON THEIR RESPECTIVE PROPERTIES, AND ANY PORTION OF A 208 SWALE SITUATED IN THE PUBLIC RIGHT-OF-WAY ADJACENT TO THEIR RESPECTIVE PROPERTIES, WITH A PERMANENT GROUND COVER AS SPECIFIED ON THE CURRENT APPROVED PLANS ON FILE AT THE COUNTY ENGINEER'S OFFICE. THE PROPERTY OWNERS MAY INSTALL APPROVED SHRUBBERY AND/OR TREES WHICH DO NOT OBSTRUCT THE FLOW AND PERCOLATION OF STORM DRAINAGE WATER IN THE 208 SWALE AND DRAINAGE DITCHES, AS INDICATED BY THE CURRENT APPROVED PLANS ON FILE WITH THE COUNTY ENGINEER'S OFFICE.

THE PROPERTY OWNER OR HIS REPRESENTATIVE SHALL INFORM EACH SUCCEEDING PURCHASER OF ALL DRAINAGE EASEMENTS ON THE PROPERTY AND OF HIS RESPONSIBILITY FOR MAINTAINING SURFACE DRAINAGE PATHS AND ANY SWALES AND/OR DETENTION PONDS WITHIN SAID EASEMENTS.

SPOKANE COUNTY DOES NOT ACCEPT THE RESPONSIBILITY OF MAINTAINING THE DRAINAGE COURSE ON PRIVATE LOTS WITHIN DRAINAGE EASEMENTS OR FLOODPLAIN AREAS, 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.

IF THE PROPERTY OWNER FAILS TO MAINTAIN THE SURFACE PATH OF NATURAL OR MAN-MADE DRAINAGE FLOW, OR THE DRAINAGE SWALE OR DETENTION PONDS, 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.

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 ON THE LOT IN AN APPROVED DRAINAGE FACILITY. THE APPROVED DRAINAGE FACILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS ON FILE AT THE COUNTY ENGINEER'S OFFICE. ANY REVISIONS TO THE APPROVED DRAINAGE PLANS MUST BE APPROVED BY THE COUNTY ENGINEER'S OFFICE PRIOR TO CONSTRUCTION OF SAID REVISIONS.

ALL OF THE REQUIREMENTS OF THIS AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER(S), THEIR SUCCESSOR(S) OR ASSIGN(S).

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF SPOKANE

ON THIS 15th DAY OF June 1995, BEFORE ME PERSONALLY APPEARED WILLIAM V. EVANS AND MARGARET F. EVANS, HUSBAND AND WIFE, KNOWN TO ME TO BE THE INDIVIDUALS THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID INDIVIDUALS FOR THE USES AND THE PURPOSES HEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF Washington RESIDING IN Spokane.

MY COMMISSION EXPIRES 11/10/97.

STATE OF WASHINGTON
COUNTY OF SPOKANE

ON THIS 8th DAY OF June 1995, BEFORE ME PERSONALLY APPEARED BILL K. WILSON, AS HIS SEPARATE ESTATE, KNOWN TO ME TO BE THE INDIVIDUAL THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID INDIVIDUAL FOR THE USES AND THE PURPOSES HEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF Washington RESIDING IN Spokane.

MY COMMISSION EXPIRES 11/10/97.

STATE OF WASHINGTON
COUNTY OF SPOKANE

ON THIS 8th DAY OF June 1995, BEFORE ME PERSONALLY APPEARED BILL K. WILSON, JR., AS HIS SEPARATE ESTATE, KNOWN TO ME TO BE THE INDIVIDUAL THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID INDIVIDUAL FOR THE USES AND THE PURPOSES HEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF Washington RESIDING IN Spokane.

MY COMMISSION EXPIRES 11/10/97.

STATE OF WASHINGTON
COUNTY OF SPOKANE

ON THIS 9th DAY OF June 1995, BEFORE ME PERSONALLY APPEARED EDITH JOHNSON, AS HER SEPARATE ESTATE, KNOWN TO ME TO BE THE INDIVIDUAL THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID INDIVIDUAL FOR THE USES AND THE PURPOSES HEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF Washington RESIDING IN Spokane.

MY COMMISSION EXPIRES 11/10/97.

STATE OF WASHINGTON
COUNTY OF SPOKANE

ON THIS 9th DAY OF June 1995, BEFORE ME PERSONALLY APPEARED Gordon W. Curry OF GORDON W. CURRY REALTORS, A WASHINGTON CORPORATION, KNOWN TO ME TO BE THE PRESIDENT OF THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID INDIVIDUAL FOR THE USES AND THE PURPOSES HEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF Washington RESIDING IN Spokane.

MY COMMISSION EXPIRES 11/10/97.

AUDITORS CERTIFICATE

FILED FOR THE RECORD THIS 26 DAY OF March 1995 AT 1:09 P M. IN BOOK 24, PAGE 68 OF PLATS AT THE REQUEST OF THOMAS, DEAN & HOSKINS, INC.

January
COUNTY AUDITOR

William V. Evans
WILLIAM V. EVANS

Margaret F. Evans
MARGARET F. EVANS

6-12-95
DATE:

6-15-95
DATE:

Bill K. Wilson Sr.
BILL K. WILSON

6/7/95
DATE:

Bill K. Wilson Jr.
BILL K. WILSON, JR.

6/8/95
DATE:

Edith Johnson
EDITH JOHNSON

6-9-95
DATE:

Mary Dellar
MARY DELLAR

6-9-95
DATE:

Gordon W Curry Realtor
REPRESENTATIVE, GORDON W. CURRY REALTORS

6/9/95
DATE:

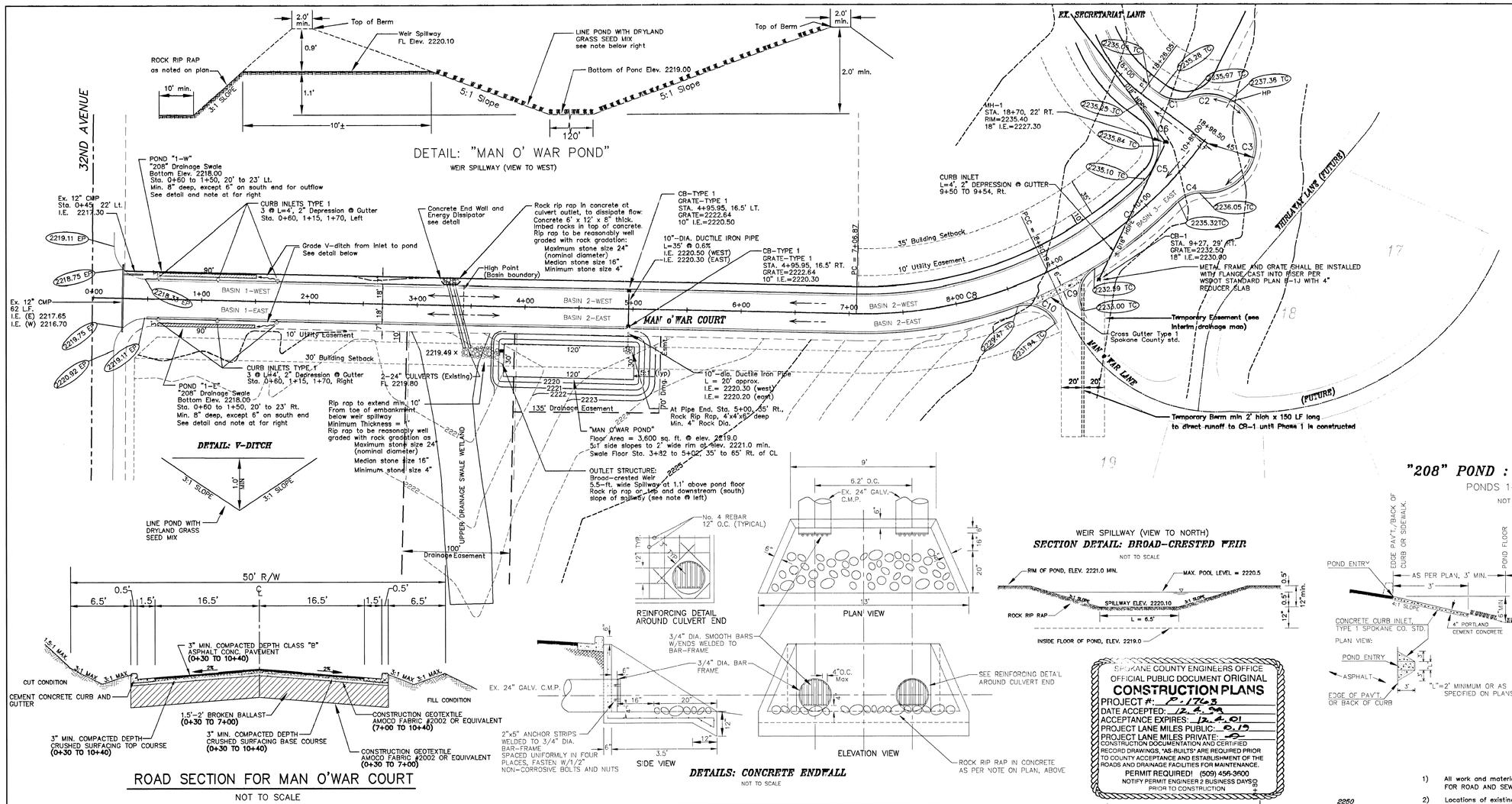
S9450-2P.DWG

THOMAS, DEAN & HOSKINS INC.
316 W. BOONE AVE., SPOKANE, WA (509)325-8499
DATE 5/23/95 JOB NO. S94-50 F.B. NO.

2 / 3

3341 2467

J:\S94-50\DWG\S9450-2P Thu Jun 8 12:03:54 1995 TDH - SPOKANE - (509)325-8499



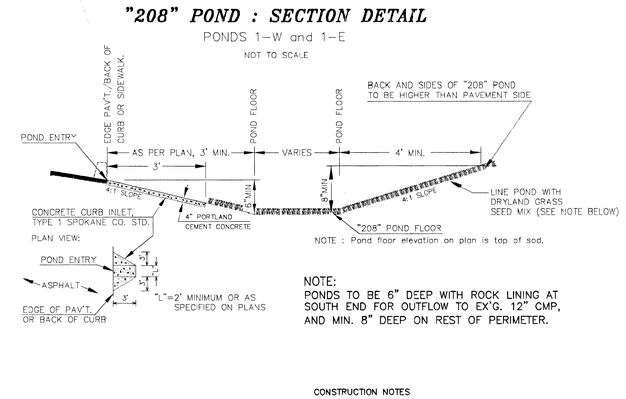
– CURVE DATA – CENTERLINE AND EDGE OF PAVEMENT (THIS SHEET ONLY)			
CURVE	RADIUS	LENGTH	DELTA
C1	30.00'	30.25'	57°46'09"
C2	45.00'	39.10'	49°46'58"
C3	45.00'	122.58'	156°04'11"
C4	30.00'	26.04'	49°43'34"
C5	45.00'	40.34'	51°21'53"
C6	45.00'	40.34'	51°21'53"
C7	390.00'	189.80'	27°53'05"
C8	390.00'	183.32'	26°55'55"
C9	30.00'	45.07'	86°04'21"
C10	30.00'	44.11'	84°14'04"

ROAD SECTION FOR MAN O'WAR COURT

NOT TO SCALE

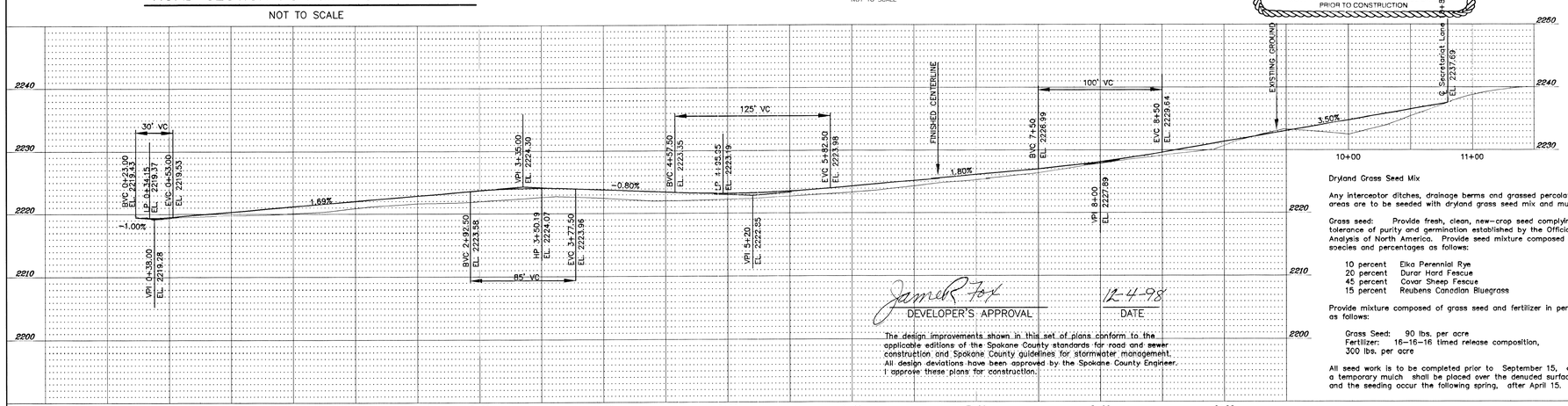
DETAILS: CONCRETE ENDWALL

NOT TO SCALE



NOTE:
PONDS TO BE 6" DEEP WITH ROCK LINING AT SOUTH END FOR OUTFLOW TO EX'G. 12" CMP, AND MIN. 8" DEEP ON REST OF PERIMETER.

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1763
DATE ACCEPTED: 12.4.98
ACCEPTANCE EXPIRES: 12.4.01
PROJECT LANE MILES PUBLIC: 0.19
PROJECT LANE MILES PRIVATE: 0
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS-BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED! (509) 456-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION



Jamie R. Fox
DEVELOPER'S APPROVAL

12-4-98
DATE

The design improvements shown in this set of plans conform to the applicable editions of the Spokane County standards for road and sewer construction and Spokane County guidelines for stormwater management. All design deviations have been approved by the Spokane County Engineer. I approve these plans for construction.

Dryland Grass Seed Mix

Any interceptor ditches, drainage berms and grassed percolation areas are to be seeded with dryland grass seed mix and mulch.

Grass seed: Provide fresh, clean, new-crop seed complying with tolerance of purity and germination established by the Official Seed Analysis of North America. Provide seed mixture composed of grass species and percentages as follows:

- 10 percent Elka Perennial Rye
- 20 percent Durar Hard Fescue
- 45 percent Covar Sheep Fescue
- 15 percent Reubens Canadian Bluegrass

Provide mixture composed of grass seed and fertilizer in percentages as follows:

- Grass Seed: 90 lbs. per acre
- Fertilizer: 16-16-16 timed release composition, 300 lbs. per acre

All seed work is to be completed prior to September 15, or a temporary mulch shall be placed over the denuded surface, and the seeding occur the following spring, after April 15.

CONSTRUCTION NOTES

1) All work and materials shall be in conformance with the "SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION" 1995, and as amended.

2) Locations of existing utilities shown in the plans are approximate. The Contractor shall be responsible for locating all underground utilities. Any conflicting utilities shall be relocated prior to construction of road and drainage facilities.

3) The Contractor is required to have a complete set of the approved road and drainage plans on the job site whenever construction is in progress.

4) If the Contractor discovers any discrepancies between the plans and existing conditions encountered, the Contractor shall immediately notify the Design Engineer and the Spokane County Engineers office.

5) For construction of drywells, install filter fabric (Amoco 4545 or approved equivalent) between the drywell barrel and the washed drainrock, and between the washed drainrock and the native soils.

6) Prior to site construction, the Contractor is responsible for locating underground utilities. Call the underground utility location service at 456-8000 before you dig.

7) The floor of a Grassed Percolation Area (GPA) swale includes the level portion of the floor of the swale, and the side slopes of the swale up to the GPA overflow elevation or top of drywell. The soil located in the floor of the GPA swale shall be a medium to well-draining material, with a minimum infiltration rate of 0.5 inches per hour. The Engineer shall provide a written statement which verifies that all GPA swales conform to this requirement. This written statement shall be submitted to the Spokane County Engineer's Office prior to installing finished landscaping/sod and prior to final acceptance. The swale floor material shall be installed to a native soil stratum which also meets or exceeds this minimum percolation rate of 0.5 inches per hour.

8) An Erosion/Sedimentation Control (ESC) plan is required for this project. Implementation of the ESC plan, and construction, maintenance, and upgrading of the ESC facilities are the responsibility of the Developer until all construction is completed and accepted by Spokane County, or until vegetation is established throughout the site, and accepted by Spokane County, whichever is later.

9) Approval of the ESC plan does not constitute approval of any of the proposed road, storm drainage, grading or utility design elements shown on the ESC plan.

10) The erosion/sedimentation control measures shown are the minimum requirements for the anticipated site conditions. The Contractor shall inspect and maintain these ESC measures daily, and shall maintain and upgrade these measures as necessary to prevent sediment-laden water from either flowing off the site, or into new/existing storm drainage facilities, such as drywells, culverts, or gravel galleries.

11) Geotextile fabric is to be placed on the rims of drywells, catch basins and inlets until such time the vegetation on the site is established and the threat of sediment deposition into the drainage system is mitigated.

BY	DATE	REVISIONS / AS BUILT
EBS	11/12/98	REVISED STREET PROFILE

DATUM	SCALE			DATE
USGS MON. STAMPED TBM NO. LDW 55 1973 2227	HORIZONTAL 1"=50'	DRAWN	ED B. SIMPSON	2/98
ELEVATION 2226.533	VERTICAL 1"=10'	CHECKED	CHARLES E. SIMPSON	
LOCATION 12' SOUTH OF CENTERLINE 32ND AVENUE 150' EAST OF CENTERLINE MAN o'WAR COURT		APPROVED	CHARLES E. SIMPSON	

CHARLES E. SIMPSON — STATE OF WASHINGTON — 4178 — REGISTERED PROFESSIONAL ENGINEER — 11-12-98

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

TYPE OF IMPROVEMENT: STREET

PROJECT NUMBER	SHEET NUMBER
13591	1/1

MAN o'WAR COURT

STREET PLAN – PROFILE

STA 0+00 TO STA 10+80

REPLACES SHEETS 1,2,3,5,6 & 7 OF 7 FOR REMINGTON HILL BY THOMAS, DEAN AND HOSKINS, INC. DATED MAY 1995

Rem-Kow-str.dwg 11-12-98 11:16:21 am PST CALL BEFORE YOU DIG 456-8000

1763 new.