5318527

32/5

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Jim Fox know to be President of Rem Rock Corp. has caused to be platted into Lots and private road the land shown hereon as REMINGTON HILL 3 – FIRST ADDITION and described as follows:

That portion of the NW ¼ of the SE ¼ of Section 25, T. 25 N., R. 44 E.W.M. described as follows:

Begin at the NW corner of the Plat of "REMINGTON HILL 2ND ADDITION PUD", the next 3 courses along the West line of said 2nd Addition; thence S07°24'48"W 132.21 feet; thence S40°22'19"E 56.26 feet; thence S12°22'24"W, 139.06 feet to the SW corner of said 2nd Addition and the NW corner of Tract B of Short Plat "SP–1165–97"; thence N76°06'01"W, along the Northerly line of said SP, 353.54 feet to the angle point in said SP; thence N89°36'41"W 328.87 feet to the West line of the SE ¼ of said Section 25; thence N00°16'07"E, along the West line of said SE ¼ 566.52 feet to a point 1900 feet North of the S ¼; thence N23°27'52"E 507.78 feet to the SE corner of the West 200.00 feet of the North 300.00 feet of said SE ¼; thence N00°16'07"E 300.00 feet to the North line of said SE ¼; thence S89°36'54"E, along said North line, 410.00 feet; thence S29°45'00"E 58.00 feet; thence S58°30'29"W 350.00 feet; thence S11°24'54"W 600.00 feet; thence S39°43'49"E 231.75 feet; thence S70°34'40"E 244.87 feet; thence S71°03'54"E 79.90 feet to the Point of Beginning.

Situate in the County of Spokane, State of Washington.

Building setbacks shall be determined at the time of building permit issuance.

All lot owners within this plat shall be members of the Remington Hill Homeowner's Association created under State UBI Number 601872258.

The private roads shown on this plat are hereby dedicated to the Remington Hill Homeowner's Association created by document recorded, April 27, 1998 under State document No. 601872258.

WARNING: Spokane County has no responsibility to build, improve, maintain or other wise 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 maintenance of the private road as provided herein.

Public sewers shall be constructed to provide for the connection of each lot 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.

The perpetual easement granted to Spokane County, its successors and assigns is 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 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 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 the 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, of diminish or substantially add to the ground cover over the easement. The easement described hereinabove is 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 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.

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 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 safe operation of same.

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 Remington Hill Homeowners Association and additionally granted to Spokane County for purposes of inspection and emergency maintenance or repairs.

All drianige tracts are hereby dedicated to the Remington Hill 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 easements, lots, common areas and tracts are subject to the separate Drainage Declaration of Covenant as recorded Sept 13, 2005 under Auditor's Document No. 5274089 that by reference is made a part hereof.

Spokane County and its authorized agents are hereby granted the right to ingress and egress to, over and from all drainage easements for the purposes of inspection and emergency maintenance of the drainage facilities, if not properly maintained by the property owner(s) or the Remington Hill 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 Remington Hill 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.

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 Remington Hill 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 facilities located in tracts and onsite/offsite drainage easements, nor does Spokane County accept any liability for any failure by the lot owner(s) or the Remington Hill 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 Remington Hill Homeowners Association shall be responsible for payment of all claims and other liabilities, which may become due for said maintenance responsibilities.

The Remington Hill Homeowners Association or its successors in interest shall maintain all drainage facilities located in the offsite drainage easement recorded under Auditors Document Number 5093488, and all drainage facilities located in private tracts or common areas in conformance with the accepted plans and the Maintenance Plan as prepared by the design engineer, Simpson Engineering, Inc. 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 Remington Hill Homeowners Association shall be responsible for payment of all claims and other liabilities, which may become due for said maintenance responsibilities.

If the Remington Hill Homeowners Association, or their successors in interest, fails to maintain the drainage facilities in conformance with the accepted drainage plans and the Maintenance Plan 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 Remington Hill 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 Remington Hill Homeowners Association, or their successors in interest.

Should the Remington Hill 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 Remington Hill 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 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 easements.

The private roads and drainage easements are subject to the separate DECLARATION OF COVENANT as recorded August 3, 2005 under Auditor's Document No. 5254715 which by reference is made a part hereof.

This Plat is subject to the separate DRAINAGE DECLARATION OF COVENANTS as recorded September 13, 2005 under Auditor's Document No. 5274089 which by reference is made a part hereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 3rd day of October, 2005

REM–ROCK CORPORATION
JIM FOX PRESIDENT

ACKNOWLEDGMENT

Plat #3788

STATE OF WASHINGTON) SS
COUNTY OF SPOKANE)

On this 3rd day of October, 2005 before me personally 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 7/8/06

Duane M. Helt
Notary Public in and for the State of Washington
Residing at Spokane Valley, Washington

Official Seal
DUANE M. HELT
NOTARY PUBLIC STATE OF WASHINGTON
COMMISSION EXPIRES: JULY 8, 2006

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

CHARLES E. SIMPSON
STATE OF WASHINGTON
9967
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 07/17/07
10/31/05

AUDITOR'S CERTIFICATE

Filed for record this 13th day of December 2005, at 1:41 P.M. in Book 32 of Plats on Pages 5-6 at the request of Rem Rock corp.

William Dendeson
Spokane County Auditor
- Deputy

COUNTY OFFICIALS

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 8th day of November, 2005

Spokane County Engineer

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 15TH day of NOVEMBER, 2005

Spokane County Utilities

SPOKANE COUNTY ASSESSOR

Examined and approved this 1st day of December 2005

Ralph Baker by M.K. Wolf
Spokane County Assessor

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 1st day of December, 2005

Donald L. Copley
For Spokane Regional Health Office

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

Examined and approved this 1st day of Dec., 2005

Spokane County Department of Building and Planning

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 13 day of Dec, 2005

Linda M. Wolverton
Spokane County Treasurer
a Beach

SPOKANE COUNTY COMMISSIONERS

This Plat was approved and accepted by the County Commissioners of Spokane County, Washington on this 28th day of Nov, 2005

Commissioners Chairperson

OFFICIAL SEAL
TREASURER SPOKANE COUNTY WASHINGTON

FINAL PLAT OF

REMINGTON HILL 3 – FIRST ADDITION

PE–1949–05
A PLAT IN A PORTION OF
THE NW 1/4 OF THE SE1/4 OF SECTION 25, T.25 N., R.44 E.W.M.
SPOKANE COUNTY, WASHINGTON
SHEET 1 OF 2

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

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Plat 1949

32/5

5318527

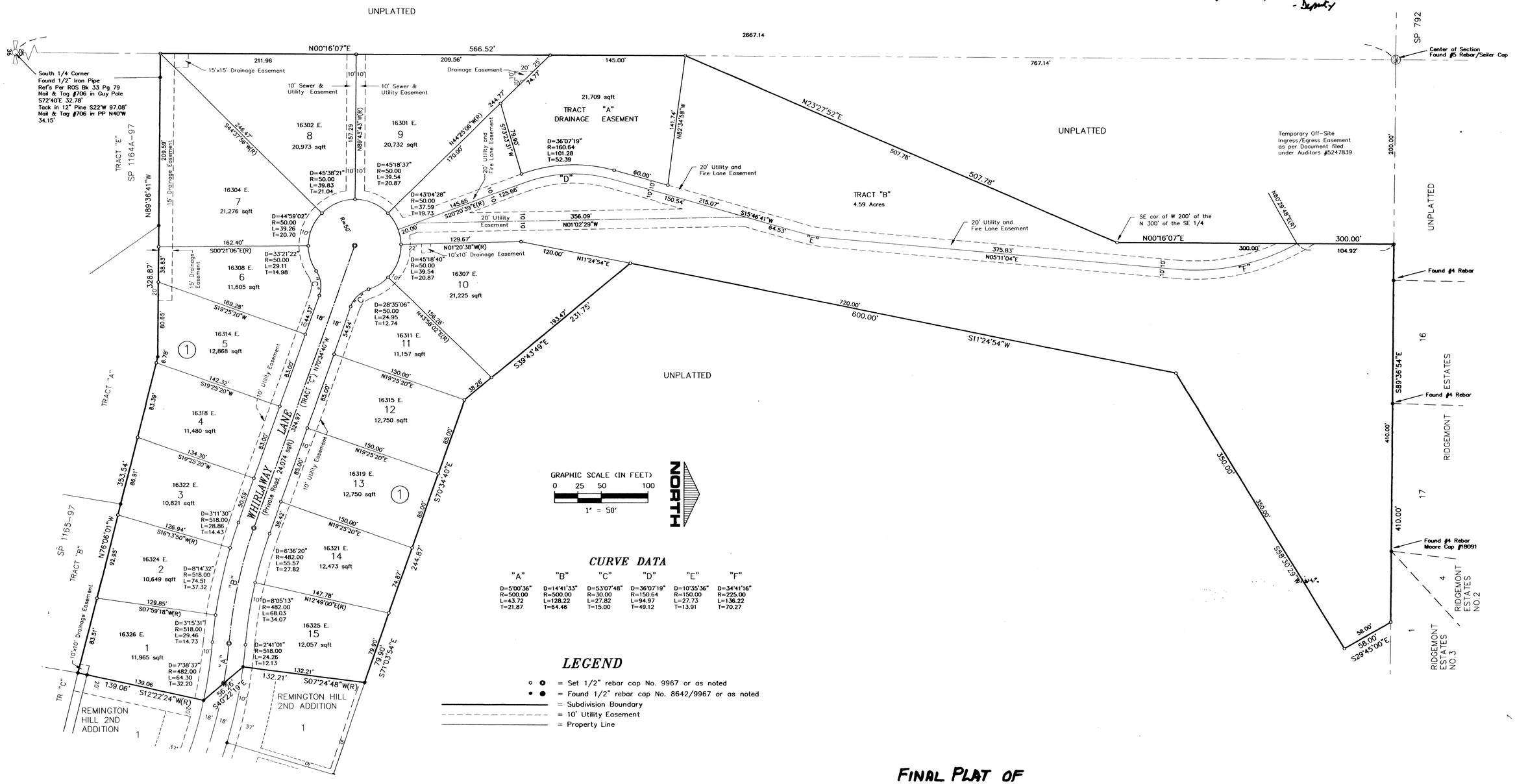
32/6

AUDITOR'S CERTIFICATE

Plat #3788

Filed for record this 13th day of December 2005, at 1:46 PM. in Book 32 of Plats on Pages 5-6 at the request of RGM ROCK CORP.

Spokane County Auditor - Deputy



CURVE DATA

	"A"	"B"	"C"	"D"	"E"	"F"
	D=5°00'36"	D=14°41'33"	D=53°07'48"	D=36°07'19"	D=10°35'36"	D=34°41'16"
	R=500.00	R=500.00	R=30.00	R=150.64	R=150.00	R=225.00
	L=43.72	L=128.22	L=27.82	L=94.97	L=27.73	L=136.22
	T=21.87	T=64.46	T=15.00	T=49.12	T=13.91	T=70.27

LEGEND

- = Set 1/2" rebar cap No. 9967 or as noted
- = Found 1/2" rebar cap No. 8642/9967 or as noted
- = Subdivision Boundary
- = 10' Utility Easement
- = Property Line

EQUIPMENT & PROCEDURE

This survey was performed using a Nikon DTM-520 Total Station and Javad RTK Global Positioning System. The Field Traverse methods used are in conformance with WAC 332-130-090 and RCW 58.09.

BASIS OF BEARING

The Bearing of N89°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.

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 P.E. & P.L.S. #9967
Professional Engineer and Land Surveyor

CHARLES E. SIMPSON — STATE OF WASHINGTON — 9967 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 07/17/07 — 10/3/05

FINAL PLAT OF

REMINGTON HILL 3 – FIRST ADDITION

PE-1949-05

A PLAT IN A PORTION OF

THE NW 1/4 OF THE SE1/4 OF SECTION 25, T.25 N., R.44 E.W.M.

SPOKANE COUNTY, WASHINGTON

SHEET 2 OF 2

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

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