6257515

37 / 20
Plat #4158

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Rem Rock Corp. and David Demars and Sheryl Demars, husband and wife, Trustees for Northwest Financial Advisors 401K Plan, and David T Demars Trustee for Northwest Financial Advisors 401K Plan, have caused to be platted into Lots and private road the land shown hereon as REMINGTON HILL 3 – HIGHLANDS 2ND ADDITION and described as follows:

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

Begin at the SW corner of the Plat of "REMINGTON HILL 3 – HIGHLANDS 1ST ADDITION", as recorded in Book 36 of Plats, pages 88 & 89, the next 9 courses along the Westerly line of said Addition; thence N48°29'52"E 298.03 feet to a point on a curve concave to the Northeast with a radius of 188.00 feet and a radial bearing of S48°29'52"W from the center of said curve; thence Southeasterly, through a central angle of 4°39'59", an arc distance of 15.31 feet; thence S46°10'07"E 52.21 feet to the beginning of a curve concave to the North with a radius of 30.00 feet; thence Southeasterly, Easterly and Northeasterly, through a central angle of 90°00'00", an arc distance of 47.12 feet; thence N43°49'53"E 29.69 feet to the beginning of a curve concave to the Southeast with a radius of 112.00 feet; thence Northeasterly, through a central angle of 47°05'40". an arc distance of 92.06 feet; thence S89°04'27"E 25.76 feet; thence N00°55'33"E 146.64 feet; thence N42°13'19"E 48.00 feet; N16°09'53"W 148.35 feet; thence N34°35'51"W 228.73 feet to a point on a curve concave to Southeast with a radius of 188.00 feet and a radial bearing of N34°35'51"W from the center of said curve; thence Northeasterly, through a central angle of 14°54'08", an arc distance of 48.90 feet; thence N19°41'43"W, radial to said curve, 206.12 feet to the intersection with the Westerly line of "REMINGTON HILL 3 – 1ST ADDITION", as recorded in Book 32 of Plats, pages 5 & 6, the next 3 courses along the Easterly and Northerly line of said Addition; thence S58°30'29"W 350.00 feet; thence S11°24'54"W 600.00 feet; thence S39°43'49"E 214.36 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 Highlands At Remington Hill Homeowner's Association created November 8th 2012, under State UBI No.603–251–850.

The private roads and/or common areas shown on this plat are hereby dedicated to The Highlands At Remington Hill Homeowner's Association created by document recorded, November 8th 2012, under State document No.603–251–850.

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 contained in Tract "B" (private Road) shall be 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.

Private sewer easements as platted and shown hereon which are for the purpose of installing, operating, repairing, altering, replacing and maintaining the private sewer service lines, are hereby granted to the individual lots identified. Property owners may not erect or construct any building or other structures or drill on the easement, or diminish or substantially add to the ground cover over the easement.

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.

Combined maintenance and utility easements as platted and shown hereon, are for the purpose of conveying and storing storm water runoff, and for installing, operating and maintaining drainage ponds and drainage facilities which dispose of and treat storm water runoff and for the purpose of the installation of the utilities, are hereby granted to the property owner(s) and The Highlands At Remington Hill Homeowners Association and the serving utilities. These easements are dedicated to the serving utility companies for the construction, maintenance, protection, inspection and operation of their respective facilities, together with the right to prohibit changes in grade over installed underground facilities and the right to prohibit, trim and remove trees, bushes, landscaping without compensation and to prohibit brick, rock or masonry structures that may interfere with the construction, reconstruction, reliability, maintenance, and safe operation of same, serving utilities also reserve the right to cross and occupy private roads and maintenance easements.

Spokane County and its authorized agents are hereby granted the right to ingress and egress to, over and from all maintenance and utility easements for the purposes of inspection and emergency maintenance of the drainage facilities, if not properly maintained by the property owner(s) or The Highlands At 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 Highlands At 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 Highlands At 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 Highlands At 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 The Highlands At Remington Hill Homeowners Association shall be responsible for payment of all claims and other liabilities, which may become due for said maintenance responsibilities.

The Highlands At Remington Hill Homeowners Association or its successors in interest shall maintain 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 Engineer's, 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;

The Highlands At Remington Hill Homeowners Association, is also responsible for 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. The Highlands At 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 Highlands At Remington Hill 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, on file at the Spokane County Engineer's Office, a notice of such failure may be given to The Highlands At 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 Highlands At Remington Hill Homeowners Association, or their successors in interest.

Should The Highlands At 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 Highlands At 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 and drainage easements are subject to the separate DECLARATION OF COVENANT as recorded the 8th of April 2013 under Auditor's Document No.6195678 which by reference is made a part hereof.

The lots within this plat are subject to the offsite drainage easement recorded under Auditors Document Number 5093488 which by reference becomes a part hereof.

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 lots within this plat are subject to a temporary drainage easement recorded under Auditors Document Number 6144246 which by reference becomes a part hereof.

Basements are prohibited on this plat without a lot specific geotechnical report with basement design recommendations accompanying the residential building permit.

Vera Water and Power, a Washington Irrigation District ("Vera"), has installed or will install street lights in the approximate locations designated by landowner/developer in an approved sketch or drawing on file at Vera's office. In addition to Vera's charges for electricity and water provided to individual lots/properties, landowners, their successors, heirs and assigns, agree to pay charges to Vera as regularly billed for the benefit of the street lights. Vera will establish, and periodically adjust, the payment amount to reflect its amortized costs for installation (except for upgrades in street lights/fixtures selected by landowner/developer paid in advance of installation), ordinary maintenance, replacement and repair, and electric energy usage. The charges will be apportioned and charged to each lot/property in the area of the street lights. Payment obligation shall commence with the first regular billing after the street lights are installed. Payments are subject to Vera's effective rates and procedures on electric and water charges and rules and regulations, as now or hereafter adopted or amended by its Board of Directors. If payments are not made when due, Vera can collect the unpaid amount in any manner provide by law for charges and/or assessments, including, but not limited to collection rights under R.C.W. Chapter 87.06 or R.C.W. 87.03.445, as amended. The unpaid amount will constitute a lien upon the land to which the payment was charged. Vera's lien shall run with the land, binding landowners and anyone claiming an interest in the land, their successors, heirs and assigns, and is superior to all liens except for real estate taxes.

ACKNOWLEDGMENT

STATE OF WASHINGTON) SS
COUNTY OF SPOKANE)

On this 27 day of Sept, 2013 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 8/8/2017

Notary Public in and for the State of Washington
Residing at Spokane, Washington

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 27 day of September, 2013

Notary Public
State of Washington
AARON C. SIMPSON
MY COMMISSION EXPIRES
AUGUST 08, 2017

REM–ROCK CORPORATION
JIM FOX PRESIDENT

ACKNOWLEDGMENT

STATE OF WASHINGTON) SS
COUNTY OF SPOKANE)

On this 30 day of September, 2013 before me personally appeared David Demars and Sheryl Demars, husband and wife, Trustees for Northwest Financial Advisors 401K Plan, known as the individuals who executed the within and foregoing instrument and acknowledged the same to be their 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 9/22/16

Notary Public in and for the State of Washington
Residing at Spokane, Washington

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 30 day of September, 2013

DAVID DEMARS

SHERYL DEMARS

STEPHEN H. FORD
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
09-22-16

ACKNOWLEDGMENT

STATE OF WASHINGTON) SS
COUNTY OF SPOKANE)

On this 30 day of September, 2013 before me personally appeared David T Demars Trustee for Northwest Financial Advisors 401K Plan, known 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 9/22/16

Notary Public in and for the State of Washington
Residing at Spokane, Washington

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 30 day of September, 2013

DAVID T DEMARS

STEPHEN H. FORD
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
09-22-16

AUDITOR'S CERTIFICATE

Filed for record this 17th day of October 2013.
at 11:12 A.M. in Book 37 of Plats on Pages 20-21
at the request of SIMPSON ENGINEERS.

William D Anderson
Spokane County Auditor - Deputy

COUNTY OFFICIALS

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 2ND day of OCTOBER, 2013

Spokane County Engineer

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 2ND day of OCTOBER, 2013

Spokane County Utilities

SPOKANE COUNTY ASSESSOR

Examined and approved this 17th day of October, 2013

Spokane County Assessor

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 17th day of OCTOBER, 2013

Spokane Regional Health Officer

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

Examined and approved this 15th day of October, 2013

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 17th day of October, 2013

Spokane County Treasurer

SPOKANE COUNTY COMMISSIONERS

This Plat was approved and accepted by the County Commissioners of Spokane County, Washington on this 15 day of October, 2013

Commissioners Chairperson

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

REMINGTON HILL 3 – HIGHLANDS 2ND ADDITION

PE–1949–05
A PLAT IN A PORTION 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 VALLEY WA., 99212-2789
PHONE (509) 926-1322 FAX (509) 926-1323

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6257515 37 / 21

Plat #4158

AUDITOR'S CERTIFICATE

Filed for record this 17th day of October 2013, at 11:12 AM. in Book 37 of Plats on Pages 20-21 at the request of Simpson Engineers.

William D Anderson
Spokane County Auditor - Deputy

LEGEND

- ○ = Set 1/2" rebar cap No. 9967 or as noted
- ◎ = Set Mag Nail/Washer stamped No. 9967
- ● ◉ = Found 1/2" rebar cap No. 9967 or as noted
- = Subdivision Boundary
- = Sewer, Maintenance & Utility Easements
- = 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 N48°29'52"E, along the Northwest line of Lot 3 Block 1, as per The Plat of REMINGTON HILL 3 - HIGHLANDS 1ST ADDITION, as recorded in Book 36 of Plats, page 89 was used as the Basis of Bearing for this Subdivision.

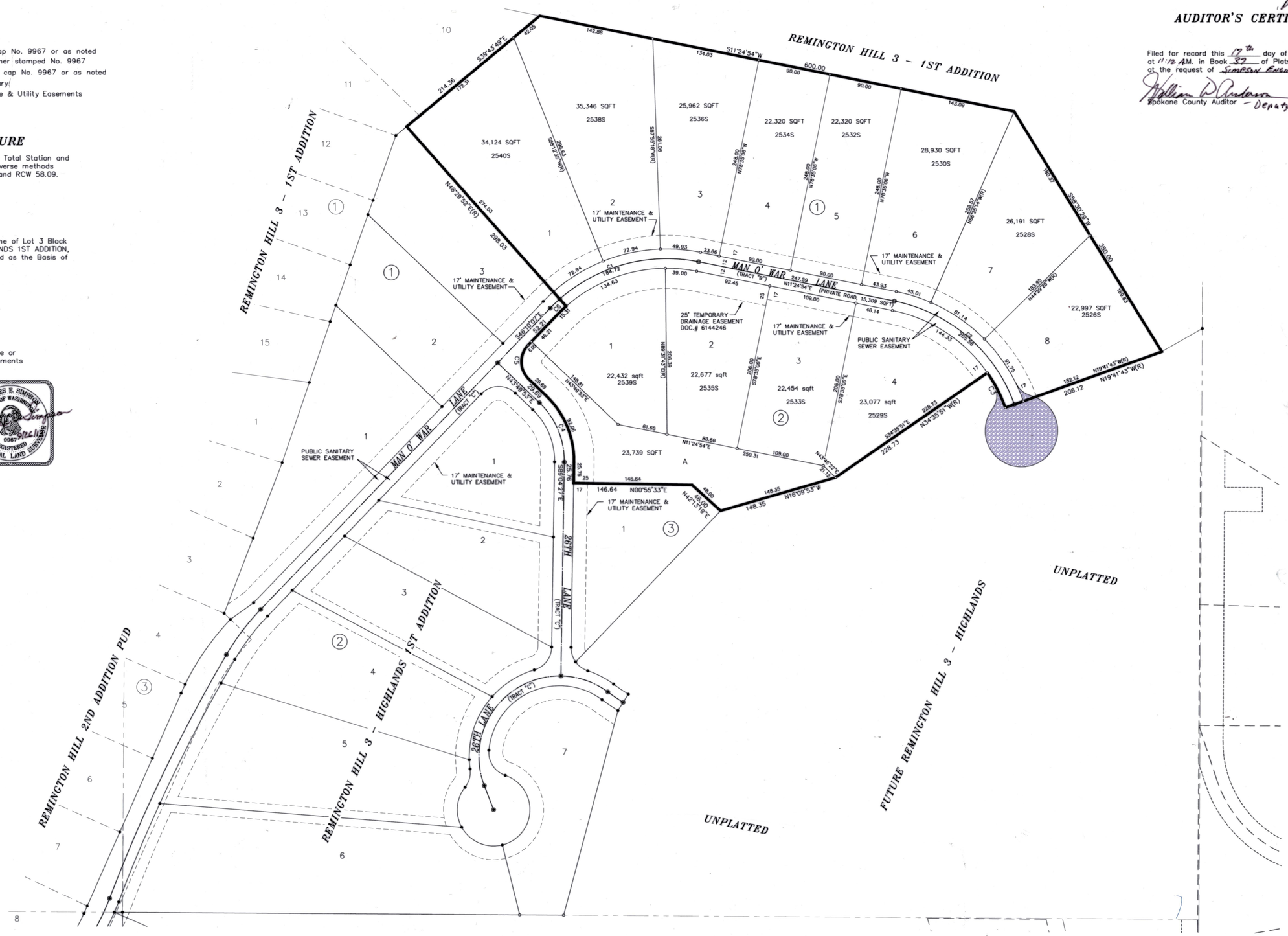
SURVEYOR'S CERTIFICATE

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
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 9/26/13

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	52°55'02"	200.00	184.72	99.54
C2	58°53'23"	200.00	205.56	112.90
C3	14°54'08"	188.00	48.90	24.59
C4	47°05'40"	112.00	92.06	48.81
C5	90°00'00"	30.00	47.12	30.00
C6	4°39'59"	188.00	15.31	7.66



REMINGTON HILL 3 - HIGHLANDS 2ND ADDITION

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

GRAPHIC SCALE (IN FEET)
0 30 60 120
1" = 60'

NORTH

Founded 1946
Simpson Engineers, Inc.
CIVIL ENGINEERS & LAND SURVEYORS
N. 909 ARGONNE ROAD, SPOKANE VALLEY WA., 99212-2789
PHONE (509) 926-1322 FAX (509) 926-1323

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