After Recording Return To: Spokane County Engineer's Office  
Attn.: Gary Nyberg, Development Services

Document Title: Drainage Easement  
Grantor(s): Spokane County  
General Legal Description: Portions of SEC. 28, RGE. 24N., TWN. 43E., W.M.,  
Hangman Valley Golf Course, Spokane County, WA.  
Assessor’s Tax Parcel Number(s): 34285.9056, 34283.9057  
Exact Legal Description: See Original Easement (AF #5182868)

AMENDMENT NO. 1 HANGMAN VALLEY  
GOLF COURSE DRAINAGE EASEMENT  
TO INCLUDE PHASE 7

THIS AMENDMENT, made and entered this 11th day of April, 2006, between SPOKANE COUNTY, a political subdivision of the State of Washington, having offices for the transaction of business at W. 1116 Broadway, Spokane, Washington 99260, hereinafter referred to as “COUNTY,” and RIDGE ASSOCIATES LIMITED PARTNERSHIP and SEABOARD WASHINGTON LIMITED PARTNERSHIP offices for the transaction of business at 500 Ohio Gulch Road, Hailey, Idaho, 83333, hereinafter individually and jointly referred to as “DEVELOPER,” jointly hereinafter referred to as the “PARTIES.”

RECITALS

WHEREAS, pursuant to the provisions of RCW Section 36.32.120(6), the Board of County Commissioners of Spokane County has the care of COUNTY property and the management of COUNTY funds and business; and
WHEREAS, COUNTY is the owner of certain real property located in Section 28 Township 24 North, Range 43 East, W.M., Spokane County, WA commonly known as “Hangman Valley Golf Course”; and

WHEREAS, DEVELOPER is the owner of certain real property located in Sections 27, 28, 32, and 33, Township 24 North, Range 43 East, W.M., Spokane County, WA, which property is the subject of Plat No. PE-1638, entitled “The Ridge at Hangman” (hereinafter also referred to as the “PLAT”); and

WHEREAS, six (6) phases of the Ridge at Hangman have been final platted with the seventh (7th) phase in the process of being finalized; and

WHEREAS, the Spokane County Board of County Commissioners executed the Hangman Valley Golf Course Drainage Easement serving PLAT Phases 1-6, inclusive on February 8, 2005 pursuant to Resolution No. 5-0149; and

WHEREAS, DEVELOPER requests that stormwater from PLAT Phase 7 be included in the Hangman Valley Golf Course Drainage Easement; and

WHEREAS, the Spokane County Engineer has accepted final road and drainage plans for PLAT Phases 1-6, inclusive, and is ready to accept those for Phase 7 at this time; and

WHEREAS, the Spokane County Parks & Recreation Director and Maintenance Superintendent of the Hangman Valley Golf Course has concurred with the drainage disposal proposal on the golf course for all phases of the PLAT including Phases 7; and

NOW THEREFORE, COUNTY, for and in consideration of the mutual promises set forth hereinafter, the PARTIES hereto do mutually agree as follows:

SECTION 1: AMENDMENT

For and in consideration of $100.00 the Hangman Valley Golf Course Drainage Easement dated February 8, 2005 and recorded under Spokane County Auditors Documents No. 5182868 is amended to include PLAT Phase 7 as set forth in Exhibit “C” attached hereto, into the drainage basin and service area of said Easement.

Except as modified herein all terms and conditions of the Hangman Valley Course Drainage Easement dated February 8, 2005, shall remain in full force and effect and applicable to PLAT Phase 7.
STATE OF WASHINGTON

County of Spokane

On this 14th day of April 2016 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared TODD MIELKE, MARK RICHARD, and PHILLIP D. HARRIS to me known to be the members of the Board of County Commissioners of Spokane County, a political subdivision of the State of Washington, that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said County, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument, and that the seal affixed is the seal of said County.

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 at Spokane. My commission expires 4-9-2010
RIDGEO ASSOCIATES LIMITED PARTNERSHIP:
An Idaho Limited Partnership

By: Seaboard Corporation, Its General Partner
By: Brian M. McCoy
Its: President

SEABOARD WASHINGTON LIMITED PARTNERSHIP:
A Washington Limited Partnership

By: Seaboard Corporation, Its General Partner
By: Brian M. McCoy
Its: President

STATE OF WASHINGTON  

County of Spokane

I certify that I know or have satisfactory evidence that Brian M. McCoy the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the President of Seaboard Corporation, General Partner to Ridge Associates Limited Partnership and Seaboard Washington Limited Partnership to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 3-24-06

Janis E. Potesky
Notary Public in and for the State of Washington.
My Appointment Expires: 9-11-09