

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that RIDGE ASSOCIATES LIMITED PARTNERSHIP, a Partnership; and JOHN R. PETERSON and JACQUELINE M. PETERSON, husband and wife; and JACK R. FELGENHAUER and GLORIA F. FELGENHAUER, husband and wife; and ROBERT H. TOMLINSON and FRED D. WEAVER, Co-Trustees of the Tomlinson Agency South, Inc. amended and restated Employees' 401(k) Profit Sharing Plan and Trust, Co-Trustees of the Tomlinson Agency North, Inc. amended and restated Employees' 401(k) Profit Sharing Plan and Trust, Co-Trustees of the Tomlinson Consulting, Inc. amended and restated Employees' 401(k) Profit Sharing Plan and Trust, Co-Trustees of the Tomlinson Valley, Inc. amended and restated Employees' 401(k) Profit Sharing Plan and Trust, have caused to be plated into Lots, Blocks, Streets, and Private Roads, the land shown hereon, to be known as THE RIDGE AT HANGMAN, PHASE I, being portions of the South Half of Section 28, and the East Half of Section 32, and the Northwest Quarter and the Southeast Quarter and the Southwest Quarter of Section 33; all in Township 24 North, Range 43 East, W.M.; described as follows:

Beginning at the intersection of the east line of the West Half of the Southeast Quarter of said Section 32 and of northerly margin of Estates Road, as shown on Spokane County Short Plat No. 78-089, per final short plat recorded in Volume 1 of Short Plats, pages 60 and 61, and per Quit Claim Deed recorded under Auditor's File No. 8107090166, said point being the beginning of a non-tangent curve concave to the south having a radius of 130.00 feet to which curve bears S.04°50'57"E.; thence westerly along said northerly margin the following two (2) courses:

- (1.) along said curve through a central angle of 16°47'49" an arc distance of 38.11 feet;
(2.) S.68°21'14"W. a distance of 20.02 feet to the easterly margin of Stentz Road; thence northerly along said easterly margin the following four (4) courses:

- (1.) N.21°38'46"W. a distance of 437.00 feet;
(2.) N.68°21'14"E. a distance of 20.00 feet;
(3.) N.21°38'46"W. a distance of 43.41 feet to the beginning of a curve concave to the southwest having a radius of 170.00 feet;
(4.) northwesterly along said curve through a central angle of 78°03'25" an arc distance of 231.60 feet to the easterly margin of State Highway Route No. 195; thence N.22°17'49"W. a distance of 61.714 feet to the north line of the Southeast Quarter of said Section 32; thence S.89°34'20"E. along said north line a distance of 617.10 feet to the northeast corner of said West Half of the Southeast Quarter; thence S.00°55'35"E. along said east line of the West Half of the Southeast Quarter a distance of 385.05 feet to the beginning of a non-tangent curve concave to the southeast having a radius of 515.00 feet (a radial line of which curve bears S.48°23'34"E.), said point being hereinafter referred to as Point "A"; thence northeasterly along said curve through a central angle of 91°13'29" an arc distance of 82.92 feet to the beginning of a compound curve concave to the southeast having a radius of 980.00 feet; thence northeasterly along said compound curve through a central angle of 205°7'41" an arc distance of 358.53 feet; thence N.71°47'35"E. a distance of 404.90 feet to the beginning of a curve concave to the northwest having a radius of 785.00 feet; thence northeasterly along said curve through a central angle of 28°21'43" an arc distance of 388.58 feet; thence N.43°25'53"E. a distance of 152.73 feet to the beginning of a curve concave to the southeast having a radius of 730.00 feet; thence northeasterly along said curve through a central angle of 11°00'00" an arc distance of 140.15 feet; thence N.54°25'53"E. a distance of 728.29 feet to the beginning of a curve concave to the northwest having a radius of 985.00 feet; thence northeasterly along said curve through a central angle of 45°14'45" an arc distance of 778.41 feet to the beginning of a reverse curve concave to the southeast having a radius of 215.00 feet; thence northeasterly along said reverse curve through a central angle of 78°22'21" an arc distance of 294.09 feet; thence N.87°31'30"E. a distance of 632.42 feet to the beginning of a curve concave to the northwest having a radius of 395.00 feet; thence northeasterly along said curve through a central angle of 42°03'08" an arc distance of 289.91 feet to a point hereinafter referred to as Point "B"; thence N.23°49'44"W. a distance of 285.17 feet; thence N.08°21'30"W. a distance of 405.00 feet; thence N.51°19'25"W. a distance of 624.42 feet; thence N.77°25'46"W. a distance of 128.97 feet; thence S.73°24'37"W. a distance of 185.52 feet; thence N.48°40'47"W. a distance of 165.79 feet; thence S.73°24'37"W. a distance of 138.69 feet; thence N.46°40'47"W. a distance of 530.98 feet; thence N.52°14'05"E. a distance of 216.94 feet; thence N.88°28'16"E. a distance of 416.73 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 937.10 feet (from which a radial line of said curve bears N.37°58'17"E. and which point is hereinafter referred to as Point "C"); thence northwesterly along said curve through a central angle of 13°46'59" an arc distance of 225.43 feet; thence N.38°14'44"W. a distance of 5.53 feet to the beginning of a curve concave to the south having a radius of 30.00 feet; thence westerly along said curve through a central angle of 90°00'00" an arc distance of 47.12 feet; thence S.51°45'15"W. a distance of 15.50 feet; thence N.38°14'44"W. a distance of 30.00 feet; thence N.51°45'15"E. a distance of 15.00 feet to the beginning of a curve concave to the west having a radius of 30.00 feet; thence northerly along said curve through a central angle of 90°00'00" an arc distance of 47.12 feet; thence N.38°14'44"W. a distance of 30.00 feet; thence N.51°45'15"E. a distance of 30.00 feet to a point hereinafter referred to as Point "D"; thence N.53°00'56"E. a distance of 72.90 feet to an angle point on the northerly boundary of Parcel "D" of the Record of Survey recorded in Book 56 of Surveys, page 22; thence easterly along said northerly boundary the following four (4) courses:

- (1.) S.82°01'29"E. a distance of 120.21 feet (Record: S.80°01'59"E. a distance of 120.36 feet);
(2.) S.75°04'43"E. a distance of 266.29 feet (Record: S.73°08'17"E. a distance of 266.15 feet) to the Point of Beginning of said Parcel "D";

- (3.) continuing along said northerly boundary S.71°31'33"E. a distance of 157.95 feet (Record: S.69°38'00"E. a distance of 157.96 feet);
(4.) S.29°09'40"E. a distance of 61.91 feet (Record: S.27°13'09"E. a distance of 61.94 feet) to the northwesterly most corner of Parcel "C" of said Record of Survey; thence southeasterly along the southwesterly boundary of said Parcel "C" the following two (2) courses:

- (1.) S.29°09'40"E. a distance of 30.23 feet (Record: S.27°13'09"E. a distance of 30.24 feet);
(2.) S.53°14'31"E. a distance of 82.64 feet (Record: S.51°19'01"E. a distance of 82.66 feet) to the southeasterly most corner of said Parcel "C", being also a point on the northeasterly boundary of the Parcel called Parcels "A", "B" and "C" in the Quit Claim Deed recorded under Auditor's Document No. 9006190234; thence southeasterly along the northeasterly boundary of said Parcel the following seventeen (17) courses:

- (1.) S.43°56'01"E. a distance of 217.84 feet (Record: S.42°01'28"E. a distance of 217.86 feet);
(2.) S.48°26'13"E. a distance of 70.39 feet (Record: S.48°31'37"E. a distance of 70.40 feet);
(3.) S.83°51'28"E. a distance of 62.64 feet (Record: S.81°56'17"E. a distance of 62.61 feet);
(4.) S.63°44'35"E. a distance of 162.37 feet (Record: S.61°49'24"E. a distance of 162.42 feet);
(5.) S.67°54'29"E. a distance of 78.89 feet (Record: S.66°01'52"E. a distance of 78.84 feet);

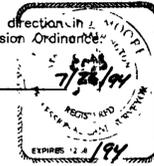
- (6.) S.73°16'07"E. a distance of 108.39 feet (Record: S.71°21'55"E. a distance of 108.38 feet);
(7.) S.79°40'35"E. a distance of 93.42 feet (Record: S.77°45'59"E. a distance of 93.44 feet);
(8.) S.56°28'40"E. a distance of 61.08 feet (Record: S.54°27'55"E. a distance of 61.04 feet);
(9.) S.84°40'42"E. a distance of 130.89 feet (Record: S.82°46'07"E. a distance of 130.87 feet);
(10.) N.43°52'13"E. a distance of 71.48 feet (Record: N.45°47'14"E. a distance of 71.47 feet);
(11.) N.08°14'14"E. a distance of 144.59 feet (Record: N.10°09'56"E. a distance of 144.62 feet);
(12.) S.71°11'22"E. a distance of 108.02 feet (Record: S.69°16'09"E. a distance of 104.98 feet);
(13.) N.87°55'14"E. a distance of 203.33 feet (Record: N.89°47'21"E. a distance of 203.31 feet);
(14.) S.56°35'02"E. a distance of 83.60 feet (Record: S.54°19'36"E. a distance of 83.75 feet);
(15.) N.80°49'40"E. a distance of 161.00 feet (Record: N.82°40'44"E. a distance of 161.39 feet);
(16.) S.73°12'50"E. a distance of 197.82 feet (Record: S.71°21'02"E. a distance of 197.82 feet);
(17.) S.69°23'17"E. a distance of 49.75 feet (Record: S.67°29'29"E. a distance of 49.75 feet);

- (18.) S.59°11'21"W. a distance of 400.75 feet to the beginning of a non-tangent curve concave to the southwest having a radius of 50.00 feet (from which a radial line of said curve bears S.38°54'03"W. and which point is hereinafter referred to as Point "E"); thence southeasterly along said curve through a central angle of 35°40'25" an arc distance of 31.13 feet to the beginning of a reverse curve concave to the northeast having a radius of 20.00 feet; thence southeasterly along said reverse curve through a central angle of 53°41'36" an arc distance of 18.74 feet to the beginning of a reverse curve concave to the south having a radius of 265.00 feet; thence easterly along said reverse curve through a central angle of 1°59'03" an arc distance of 9.18 feet; thence S.22°51'54"W. a distance of 30.00 feet to the beginning of a non-tangent curve concave to the south having a radius of 20.00 feet (from which a radial line of said curve bears S.27°51'54"W.); thence westerly along said curve through a central angle of 67°47'45" an arc distance of 23.67 feet to the beginning of a reverse curve concave to the north having a radius of 50.00 feet; thence westerly along said reverse curve through a central angle of 105°32'32" an arc distance of 92.10 feet to the beginning of a reverse curve concave to the south having a radius of 20.00 feet, said point being hereinafter referred to as Point "F"; thence westerly along said reverse curve through a central angle of 67°47'45" an arc distance of 23.67 feet to the beginning of a compound curve concave to the southeast having a radius of 235.00 feet; thence southwesterly along said compound curve through a central angle of 40°04'08" an arc distance of 164.34 feet to the beginning of a reverse curve concave to the northwest having a radius of 165.00 feet; thence southwesterly along said reverse curve through a central angle of 57°24'19" an arc distance of 165.32 feet to a point hereinafter referred to as Point "G"; thence S.00°53'09"E. a distance of 194.87 feet; thence S.76°04'37"E. a distance of 280.64 feet; thence S.85°34'20"E. a distance of 423.47 feet; thence S.63°05'20"E. a distance of 253.66 feet; thence S.01°04'20"E. a distance of 153.97 feet; thence S.65°55'40"W. a distance of 495.00 feet; thence S.49°50'24"W. a distance of 253.67 feet to a point hereinafter referred to as Point "H"; thence S.20°00'12"E. a distance of 209.80 feet to the beginning of a curve concave to the east having a radius of 735.00 feet; thence southerly along said curve through a central angle of 3°43'13" an arc distance of 47.72 feet to the beginning of a compound curve concave to the north having a radius of 20.00 feet; thence easterly along said compound curve through a central angle of 90°21'31" an arc distance of 31.54 feet; thence S.27°06'13"E. a distance of 30.04 feet to the beginning of a non-tangent curve concave to the east having a radius of 20.00 feet (from which a radial line of said curve bears S.24°04'56"E.); thence southerly along said curve through a central angle of 91°39'30" an arc distance of 31.99 feet; thence S.25°44'27"E. a distance of 45.24 feet to a point hereinafter referred to as Point "I"; thence N.64°15'33"E. a distance of 105.00 feet; thence N.84°45'33"E. a distance of 305.00 feet; thence S.48°44'27"E. a distance of 73.08 feet; thence S.23°11'31"W. a distance of 434.78 feet; thence S.15°42'00"E. a distance of 113.92 feet; thence S.13°36'13"W. a distance of 217.66 feet; thence S.15°53'47"E. a distance of 309.26 feet; thence N.88°53'47"W. a distance of 548.63 feet; thence N.06°31'48"W. a distance of 628.90 feet; thence S.69°44'48"W. a distance of 295.24 feet; thence N.88°15'12"W. a distance of 309.84 feet; thence N.23°44'48"E. a distance of 431.46 feet; thence N.11°43'37"E. a distance of 279.19 feet; thence N.76°45'12"W. a distance of 325.00 feet; thence N.15°46'47"W. a distance of 200.15 feet to the beginning of a non-tangent curve concave to the northwest having a radius of 425.00 feet (from which a radial line of said curve bears N.44°31'38"W. and which point is hereinafter referred to as Point "J"); thence southerly along said curve through a central angle of 42°03'08" an arc distance of 311.93 feet; thence S.87°31'30"W. a distance of 405.21 feet to a point hereinafter referred to as Point "K"; thence S.02°28'30"E. a distance of 132.00 feet; thence S.73°31'30"W. a distance of 157.08 feet; thence S.87°31'30"W. a distance of 61.07 feet; thence N.02°28'30"W. a distance of 170.00 feet to a point hereinafter referred to as Point "L"; thence S.87°31'30"W. a distance of 13.73 feet to the beginning of a curve concave to the southeast having a radius of 185.00 feet; thence southwesterly along said curve through a central angle of 78°22'21" an arc distance of 253.05 feet to the beginning of a reverse curve concave to the northwest having a radius of 1015.00 feet; thence southwesterly along said reverse curve through a central angle of 45°16'43" an arc distance of 802.12 feet; thence S.54°25'53"W. a distance of 728.29 feet to the beginning of a curve concave to the southeast having a radius of 700.00 feet; thence southwesterly along said curve through a central angle of 11°00'00" an arc distance of 134.39 feet to a point hereinafter referred to as Point "M"; thence S.46°34'07"E. a distance of 65.00 feet; thence S.11°34'07"E. a distance of 145.00 feet; thence S.19°40'53"W. a distance of 205.00 feet; thence S.80°40'53"W. a distance of 100.00 feet; thence N.17°19'07"W. a distance of 157.18 feet; thence N.38°46'47"W. a distance of 76.90 feet to the beginning of a non-tangent curve concave to the northwest having a radius of 815.00 feet (from which a radial line of said curve bears N.38°46'47"W. and which point is hereinafter referred to as Point "N"); thence southwesterly along said curve through a central angle of 20°34'22" an arc distance of 282.64 feet; thence S.71°47'35"W. a distance of 404.90 feet to the beginning of a curve concave to the southwest having a radius of 950.00 feet; thence southwesterly along said curve through a central angle of 20°57'41" an arc distance of 347.55 feet to the beginning of a compound curve concave to the southeast having a radius of 485.00 feet; thence southwesterly along said compound curve through a central angle of 13°14'41" an arc distance of 112.12 feet to said east line of the West Half of the Southeast Quarter of said Section 32; thence S.00°55'35"E. along said east line a distance of 42.04 feet to a point hereinafter referred to as Point "O"; thence S.42°58'11"E. a distance of 282.56 feet to the south line of the North Half of the Northeast Quarter of the Southeast Quarter of Section 32; thence N.89°37'37"W. along said south line a distance of 200.00 feet to said easterly line of the West Half of the Southeast Quarter of Section 32; thence S.00°55'35"E. along said easterly line a distance of 440.88 feet to the point of beginning;

This map correctly represents a survey made by me or under my direction in accordance with the requirements of the Spokane County Subdivision Ordinance.

SURVEYOR'S CERTIFICATE

Patrick J. Moore, PLS
Certificate Number 18091



AUDITOR'S CERTIFICATE

Filed for record this 10 day of August, 1994 at 2:00 PM
Book 22 of Plats at page 32 at the request of Ridge Assoc. Ltd.

Deputy

9408108333
BK 22 Pg 42
#5203

EXCEPT the abandoned Oregon, Washington Railroad right of way across the Northwest Quarter of said Section 33, T.24 N., R.43 E., W.M.;

TOGETHER WITH an easement for utilities and drainage over a strip of land 25 feet in width in said East Half of Section 32 and said Northwest Quarter of Section 33, the southeasterly margin of which strip is that portion of the above-described boundary beginning at the above-described Point "A" and ending at the above-described Point "B";

ALSO TOGETHER WITH an easement for utilities and drainage over a strip of land 25 feet in width in the Southwest Quarter of said Section 28, the northeasterly and southeasterly margin of which strip is that portion of the above-described boundary beginning at the above-described Point "C" and ending at the above-described Point "D";

ALSO TOGETHER WITH an easement for utilities and drainage over a strip of land 25 feet in width in the Southeast Quarter of said Section 28 and said Northeast Quarter of Section 33, the southerly, westerly, and northerly margin of which strip is that portion of the above-described boundary beginning at the above-described Point "E" and ending at the above-described Point "G";

ALSO TOGETHER WITH an easement for utilities and drainage over a strip of land 25 feet in width in said Northeast Quarter of Section 33, the westerly margin of which strip is that portion of the above-described boundary beginning at the above-described Point "H" and ending at the above-described Point "I";

ALSO TOGETHER WITH an easement for utilities and drainage over a strip of land 25 feet in width in said Northwest Quarter of Section 33, the northerly margin of which strip is that portion of the above-described boundary beginning at the above-described Point "J" and ending at the above-described Point "K";

ALSO TOGETHER WITH an easement for utilities and drainage over a strip of land 25 feet in width in the Northeast Quarter of said Section 32 and in said Northwest Quarter of Section 33, the northwesterly margin of which strip is that portion of the above-described boundary beginning at the above-described Point "L" and ending at the above-described Point "M";

ALSO TOGETHER WITH an easement for utilities and drainage over a strip of land 25 feet in width in said East Half of Section 32, the northwesterly margin of which strip is that portion of the above-described boundary beginning at the above-described Point "N" and ending at the above-described Point "O";

ALSO TOGETHER WITH an easement for drainage over a portion of said Southeast Quarter of Section 28 described as follows:

- Beginning at the above-described Point "C", being the beginning of a curve concave to the northeast having a radius of 937.10 feet; thence northwesterly along said curve and the above-described boundary through a central angle of 9°18'28" an arc distance of 152.23 feet to the TRUE POINT OF BEGINNING; thence S.63°33'38"W. a distance of 127.07 feet; thence N.49°46'30"W. a distance of 27.51 feet; thence N.17°34'21"E. a distance of 99.15 feet to an angle point on the above-described boundary; thence northeasterly, easterly, and southeasterly along said boundary to the TRUE POINT OF BEGINNING of this parcel description;

ALSO TOGETHER WITH an easement for drainage over a portion of said Southeast Quarter of Section 28 and said Northeast Quarter of Section 33 described as follows:

- Beginning at the above-described Point "F"; thence S.34°42'16"W. a distance of 39.09 feet; thence S.74°06'37"W. a distance of 82.00 feet; thence N.22°08'50"W. a distance of 33.96 feet to the above-described boundary; thence easterly along said boundary to said Point "F", being the point of beginning of this parcel description;

ALSO TOGETHER WITH an easement for drainage over a portion of said Northeast Quarter of Section 33 described as follows:

- Beginning at the above-described Point "H"; thence S.20°00'12"E. along the above-described boundary a distance of 209.80 feet to the TRUE POINT OF BEGINNING of this parcel description; thence N.69°59'48"E. a distance of 25.00 feet; thence S.48°30'59"E. a distance of 56.39 feet; thence S.25°44'27"E. a distance of 110.00 feet to the above-described boundary; thence S.64°15'33"W. along said boundary a distance of 50.00 feet to the above-described Point "I"; thence northerly along said boundary to the TRUE POINT OF BEGINNING of this parcel description;

ALSO TOGETHER WITH an easement for drainage over a portion of said Northeast Quarter of Section 33 described as follows:

- Beginning at the above-described Point "I"; thence easterly along the above-described boundary the following two (2) courses:
(1.) N.64°15'33"E. a distance of 105.00 feet;
(2.) N.84°45'33"E. a distance of 197.25 feet to the TRUE POINT OF BEGINNING of this parcel description; thence continuing N.84°45'33"E. along said boundary a distance of 89.52 feet; thence N.74°21'40"W. a distance of 27.81 feet; thence S.79°03'41"W. a distance of 46.95 feet; thence S.67°25'01"W. a distance of 17.61 feet to the TRUE POINT OF BEGINNING of this parcel description;

Situate in the County of Spokane, State of Washington



FINAL P.U.D. PLAT OF
THE RIDGE AT HANGMAN, PHASE I
LOCATED IN THE S 1/2 OF SECTION 28
& THE NW 1/4, NE 1/4 & SE 1/4 OF SECTION 33
& THE E 1/2 OF SECTION 32
ALL IN T.24 N., R.43 E., W.M.
SPOKANE COUNTY, WASHINGTON

22/42 3203

ACKNOWLEDGMENTS

the required improvements at their own expense, pay to the 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 Washington Road and Excelsior Road provided that Excelsior Road is not realigned.

Development within this subdivision shall conform to the requirements of the National Flood Insurance Program and the Spokane County Flood Zone Ordinance. Purchasers of property within this subdivision are warned of possible flooding and ponding and the potential requirement to purchase flood insurance. This warning shall be carried in each and every deed drawn to transfer ownership of any and all property within the plat in the area of special flood hazard; specifically, to those portions of Lots 1 through 4, Block 4, lying below the elevation of 1950, as shown on Sheet 5. This condition is applicable to driveway approaches, driveways and private roads constructed on the site for access.

Utility easements for the construction, reconstruction, maintenance and operation of utilities are hereby granted to the serving utility companies over all of Tracts "F" and "G", and over the private roads, and over a twenty-five foot (25') wide strip adjoining the margins of all private roads, except Deercrest Lane, where said utility easement shall be a fifteen foot (15') wide strip along the northerly margin only of said Deercrest Lane. 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.

An easement for the installation, operation, and maintenance of a water main is hereby granted to Spokane County over the West 15 feet of Lot 7, Block 1 and the East 5 feet of Lot 6, Block 1. An easement for pedestrian and bike access is hereby granted to THE RIDGE AT HANGMAN HOMEOWNERS' ASSOCIATION over a twenty foot (20') wide strip in Lot 5, Block 4, as platted and shown hereon. A driveway and utility easement for the benefit of Lot 3, Block 2 only is hereby granted over a portion of Lot 4, Block 2, as platted and shown hereon. No other lot will be allowed access through this driveway easement. A twenty foot (20') wide drainfield access easement is hereby granted over portions of Lots 3 through 7, inclusive, of Block 1, as platted and shown hereon, for the purpose of access to the drainfield easements in the Hangman Valley Golf Course adjoining Lots 2 through 6, Block 1.

The Drainage easements, as platted and shown hereon, which are for the purposes of installing, operating and maintaining drainage ponds and drainage facilities to dispose of runoff, are also hereby granted to Spokane County and the Public.

Spokane County does not accept the responsibility of maintaining facilities within the plat 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. Spokane County does not accept any responsibility whatsoever to establish or maintain ingress or egress across the flood plain areas.

IN WITNESS WHEREOF, the aforesaid owners have hereunto set their hand this 26th day of July, 1994.

RIDGE ASSOCIATES LIMITED PARTNERSHIP  
BY: SEABOARD CORPORATION, General Partner

Brian M. McCoy, President  
John R. Peterson, Jacqueline M. Peterson  
Jack R. Felgenhauer, Gloria F. Felgenhauer

Robert H. Tomlinson, Co-Trustee of the Tomlinson Agency South, Inc. amended and restated Employees' 401(k) Profit Sharing Plan and Trust, Co-Trustee of the Tomlinson Agency North, Inc. amended and restated Employees' 401(k) Profit Sharing Plan and Trust, Co-Trustee of the Tomlinson Consulting, Inc. amended and restated Employees' 401(k) Profit Sharing Plan and Trust, Co-Trustee of the Tomlinson Valley, Inc. amended and restated Employees' 401(k) Profit Sharing Plan and Trust

Robert J. Frisch, Co-Trustee of the Tomlinson Agency South, Inc. amended and restated Employees' 401(k) Profit Sharing Plan and Trust, Co-Trustee of the Tomlinson Agency North, Inc. amended and restated Employees' 401(k) Profit Sharing Plan and Trust, Co-Trustee of the Tomlinson Consulting, Inc. amended and restated Employees' 401(k) Profit Sharing Plan and Trust, Co-Trustee of the Tomlinson Valley, Inc. amended and restated Employees' 401(k) Profit Sharing Plan and Trust

STATE OF WASHINGTON }  
County of Spokane } ss  
On this 25th day of July, 1994, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared BRIAN M. McCOY to me known to be the President of SEABOARD CORPORATION, the corporation that as General Partner of RIDGE ASSOCIATES LIMITED PARTNERSHIP executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said partnership for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument. Given under my hand and official seal the day and year first above written.

[Signature]   
NOTARY PUBLIC in and for the State of Washington, residing at Spokane, My commission expires 8/25/95

STATE OF WASHINGTON }  
County of Spokane } ss  
I certify that I know or that I have satisfactory evidence that JOHN R. PETERSON and JACQUELINE M. PETERSON, husband and wife, are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument, and acknowledged it as their free and voluntary act and deed, for the uses and purposes stated in the instrument.

[Signature]   
NOTARY PUBLIC in and for the State of Washington, residing at Spokane, My commission expires 3/24/95

STATE OF WASHINGTON }  
County of Spokane } ss  
I certify that I know or that I have satisfactory evidence that JACK R. FELGENHAUER and GLORIA F. FELGENHAUER, husband and wife, are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument, and acknowledged it as their free and voluntary act and deed, for the uses and purposes stated in the instrument.

[Signature]   
NOTARY PUBLIC in and for the State of Washington, residing at Spokane, My commission expires 3/25/95

STATE OF WASHINGTON }  
County of Spokane } ss  
I certify that I know or have satisfactory evidence that ROBERT H. TOMLINSON and FRISCH are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the Co-Trustees of the Tomlinson Agency South, Inc. amended and restated Employees' 401(k) Profit Sharing Plan and Trust, Co-Trustees of the Tomlinson Agency North, Inc. amended and restated Employees' 401(k) Profit Sharing Plan and Trust, Co-Trustees of the Tomlinson Consulting, Inc. amended and restated Employees' 401(k) Profit Sharing Plan and Trust, Co-Trustees of the Tomlinson Valley, Inc. amended and restated Employees' 401(k) Profit Sharing Plan and Trust, to be the free and voluntary act and deed of such party for the uses and purposes mentioned in the instrument.

[Signature]   
NOTARY PUBLIC in and for the State of Washington, residing at Spokane, My commission expires 3/25/95

SPOKANE COUNTY AUDITOR'S CERTIFICATE  
Filed for record this 10 day of August 1994 at 2:50 P.M. in Book 22 of Plats at page 43 at the request of Ridge Associates

4408100333  
BK 22 Pg 43  
# 3203

[Signature]   
Deputy

SPOKANE COUNTY UTILITIES DEPARTMENT  
Examined and approved this 29th day of July, 1994.  
By James A. Rept  
Director, Spokane County Utilities

SPOKANE COUNTY ENGINEER  
Examined and approved this 28th day of July, 1994.  
[Signature]  
Spokane County Engineer

SPOKANE COUNTY PLANNING DEPARTMENT  
Examined and approved this 20th day of August, 1994.  
[Signature]  
Director, Spokane County Planning Department

SPOKANE COUNTY HEALTH DISTRICT  
Examined and approved this 20th day of August, 1994.  
[Signature]  
for Spokane County Health Officer

SPOKANE COUNTY ASSESSOR  
Examined and approved this 2 day of August, 1994.  
[Signature]  
Spokane County Assessor by Deputy

THE BOARD OF COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON  
This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 2 day of August, 1994.  
[Signature]  
Chairman, Spokane County Commissioners

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 10 day of August, 1994.  
[Signature]  
Spokane County Treasurer by Deputy

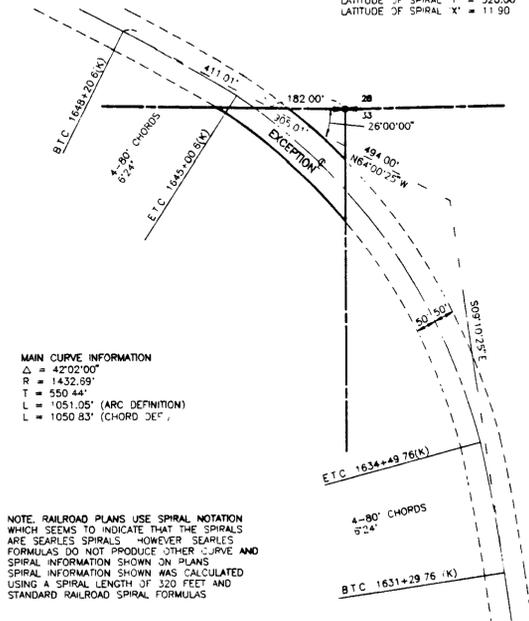


FINAL P.U.D. PLAT OF  
THE RIDGE AT HANGMAN, PHASE I  
LOCATED IN THE S 1/2 OF SECTION 28  
& THE NW 1/4, NE 1/4 & SE 1/4 OF SECTION 33  
& THE E 1/2 OF SECTION 32  
ALL IN T.24 N., R.43 E., W.M.  
SPOKANE COUNTY, WASHINGTON



SPokane County Auditor's Certificate  
 FILED FOR RECORD THIS 10 DAY OF August 19 94  
 AT 2:30 P.M. IN BOOK OF PLATS AT PAGE 441  
 AT THE REQUEST OF *Richard J. Moyer*  
*L. Behrens*  
 Spokane County Auditor by Deputy 9408.00333

RAILROAD SPIRAL INFORMATION  
 TOTAL DELTA = 54°50'  
 SPIRAL LENGTH = 320.00'  
 MAIN CURVE DELTA = 42°02'  
 RADIUS = 1432.89'  
 LENGTH OF MAIN CURVE = 1050.83'  
 SEMITANGENT = 305.01'  
 SPIRAL DELTA = 6°2'  
 LATITUDE OF SPIRAL Y = 320.00'  
 LATITUDE OF SPIRAL X = 11.90'



MAIN CURVE INFORMATION  
 Δ = 42°02'00"  
 R = 1432.89'  
 T = 305.01'  
 L = 1051.05' (ARC DEFINITION)  
 L = 1050.83' (CHORD DEF.)

NOTE: RAILROAD PLANS USE SPIRAL NOTATION WHICH SEEMS TO INDICATE THAT THE SPIRALS ARE SEARLES SPIRALS. HOWEVER SEARLES FORMULAS DO NOT PRODUCE OTHER CURVE AND SPIRAL INFORMATION SHOWN ON PLANS. SPIRAL INFORMATION SHOWN WAS CALCULATED USING A SPIRAL LENGTH OF 320 FEET AND STANDARD RAILROAD SPIRAL FORMULAS.

OREGON, WASHINGTON RAILROAD RIGHT OF WAY DETAIL

SCALE: 1" = 200'

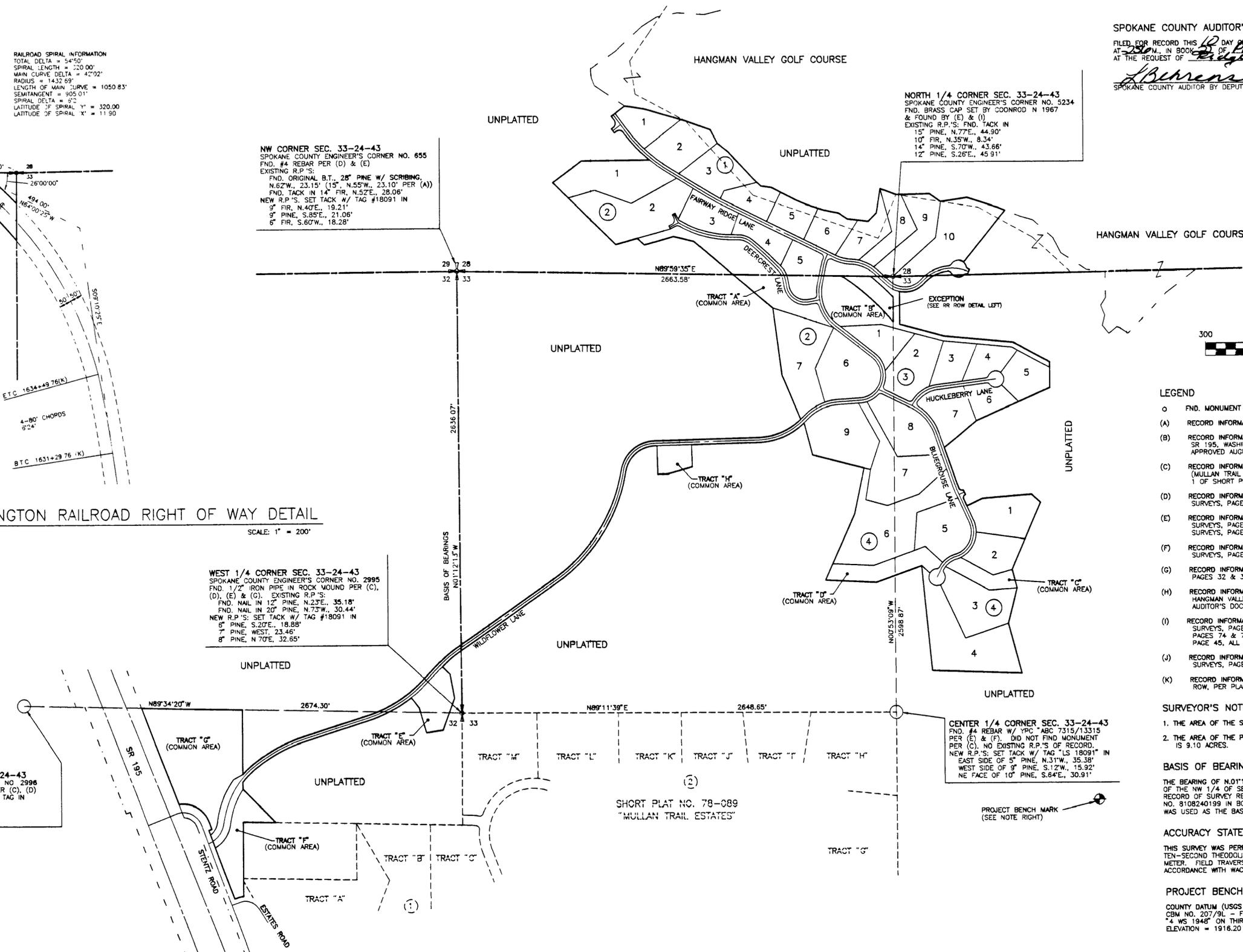
NW CORNER SEC. 33-24-43  
 SPOKANE COUNTY ENGINEER'S CORNER NO. 655  
 FND. #4 REBAR PER (D) & (E)  
 EXISTING R.P.'S:  
 FND. ORIGINAL B.T., 28" PINE W/ SCRIBING,  
 N.62°W., 23.15' (15" N.55°W., 23.10' PER (A))  
 FND. TACK IN 14" FIR, N.52°E., 26.06'  
 NEW R.P.'S: SET TACK W/ TAG #18091 IN  
 9" FIR, N.40°E., 19.21'  
 9" PINE, S.85°E., 21.06'  
 6" FIR, S.60°W., 18.28'

WEST 1/4 CORNER SEC. 33-24-43  
 SPOKANE COUNTY ENGINEER'S CORNER NO. 2995  
 FND. 1/2" IRON PIPE IN ROCK MOUND PER (C),  
 (D), (E) & (G). EXISTING R.P.'S:  
 FND. NAIL IN 12" PINE, N.23°E., 35.18'  
 FND. NAIL IN 20" PINE, N.73°W., 30.44'  
 NEW R.P.'S: SET TACK W/ TAG #18091 IN  
 8" PINE, S.20°E., 18.88'  
 7" PINE, WEST, 23.46'  
 8" PINE, N.70°E., 32.65'

CENTER 1/4 CORNER SEC. 32-24-43  
 SPOKANE COUNTY ENGINEER'S CORNER NO. 2996  
 FND. 4"x7" BASALT STONE W/ "C" PER (C), (D)  
 & (G). EXISTING R.P.'S: FND. TACK IN TAG IN  
 10" PINE, S.73°E., 36.17'  
 18" PINE, WEST, 41.91'  
 10" PINE, S.60°W., 49.76'

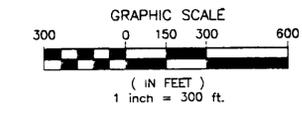
NORTH 1/4 CORNER SEC. 33-24-43  
 SPOKANE COUNTY ENGINEER'S CORNER NO. 5234  
 FND. BRASS CAP SET BY COONROD N 1967  
 & FOUND BY (E) & (I)  
 EXISTING R.P.'S: FND. TACK IN  
 15" PINE, N.77°E., 44.90'  
 10" FIR, N.35°W., 8.34'  
 14" PINE, S.70°W., 43.66'  
 12" PINE, S.26°E., 45.91'

CENTER 1/4 CORNER SEC. 33-24-43  
 FND. #4 REBAR W/ "PC" ABC 7315/13315  
 PER (E) & (F). DID NOT FIND MONUMENT  
 PER (C). NO EXISTING R.P.'S OF RECORD.  
 NEW R.P.'S: SET TACK W/ TAG "LS 18091" IN  
 EAST SIDE OF 5" PINE, N.31°W., 35.38'  
 WEST SIDE OF 3" PINE, S.12°W., 15.92'  
 NE FACE OF 10" PINE, S.84°E., 30.91'



SUBDIVISION OVERALL & SECTION CORNER INFORMATION

SCALE: 1" = 300'



LEGEND

- FND. MONUMENT AS NOTED
- (A) RECORD INFORMATION PER GLO NOTES OF 1880
- (B) RECORD INFORMATION PER SHEETS 1 & 2 OF 9, SR 195, WASHINGTON ROAD TO HATCH ROAD, APPROVED AUGUST 4, 1959
- (C) RECORD INFORMATION PER SHORT PLAT NO. 78-089 (MULLAN TRAIL ESTATES), AS RECORDED IN VOLUME 1 OF SHORT PLATS, PAGES 60 & 61
- (D) RECORD INFORMATION PER R.O.S., BOOK 25 OF SURVEYS, PAGE 57, BY ROBERT ADAMS, LS 7317
- (E) RECORD INFORMATION PER R.O.S., BOOK 25 OF SURVEYS, PAGE 67, & R.O.S., BOOK 29 OF SURVEYS, PAGE 2, BY JAMES BENTHIN, LS 13315
- (F) RECORD INFORMATION PER R.O.S., BOOK 47 OF SURVEYS, PAGE 21, BY JAMES BENTHIN, LS 13315
- (G) RECORD INFORMATION PER R.O.S., BOOK 30 OF SURVEYS, PAGES 32 & 33, BY CLIFFORD CAMERON, LS 20840
- (H) RECORD INFORMATION PER OUI CLAIM DEED FOR HANGMAN VALLEY GOLF COURSE RECORDED UNDER AUDITOR'S DOCUMENT NO. 415357C
- (I) RECORD INFORMATION PER R.O.S., BOOK 44 OF SURVEYS, PAGE 21; & R.O.S., BOOK 45 OF SURVEYS, PAGES 74 & 75; & R.O.S., BOOK 46 OF SURVEYS, PAGE 45, ALL BY DAVID BERTO, LS 25565
- (J) RECORD INFORMATION PER R.O.S., BOOK 56 OF SURVEYS, PAGE 22, BY EUGENE WELLBORN, LS 15043
- (K) RECORD INFORMATION OF OREGON, WASHINGTON RAILROAD ROW, PER PLANS ON FILE AT SPOKANE CO. ASSESSOR

SURVEYOR'S NOTES:

1. THE AREA OF THE SUBDIVISION IS 95.35 ACRES.
2. THE AREA OF THE PRIVATE ROADS (TRACT "F") IS 9.10 ACRES.

BASIS OF BEARINGS

THE BEARING OF N.01°12'13"W, ON THE WEST LINE OF THE NW 1/4 OF SECTION 33, AS SHOWN ON THE RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 8108240199 IN BOOK 25 OF SURVEYS, PAGE 67, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

ACCURACY STATEMENT

THIS SURVEY WAS PERFORMED USING A TOPCON GTS 3C TEN-SECOND THEODOLITE AND ELECTRONIC DISTANCE METER. FIELD TRAVERSE METHODS USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".

PROJECT BENCH MARK:

COUNTY DATUM (USGS - 1947 ADJUSTMENT)  
 CBM NO. 20779L - FND. BRASS DISK STAMPED  
 4 WS 1948" ON THIRD STEP, N. SIDE OF FARMHOUSE  
 ELEVATION = 1916.20

FINAL P.U.D. PLAT OF  
**THE RIDGE AT HANGMAN, PHASE I**  
 LOCATED IN THE S 1/2 OF SECTION 28  
 & THE NW 1/4, NE 1/4 & SE 1/4 OF SECTION 33  
 & THE E 1/2 OF SECTION 32  
 ALL IN T.24 N., R.43 E., W.M.  
 SPOKANE COUNTY, WASHINGTON

SHEET 3 OF 7



**IPE INLAND PACIFIC ENGINEERING**  
 707 West 7th - Suite 200 (509) 458-6840  
 Spokane, WA 99204 FAX: (509) 458-6844

22/44 3203

**SURVEYOR'S NOTES:**

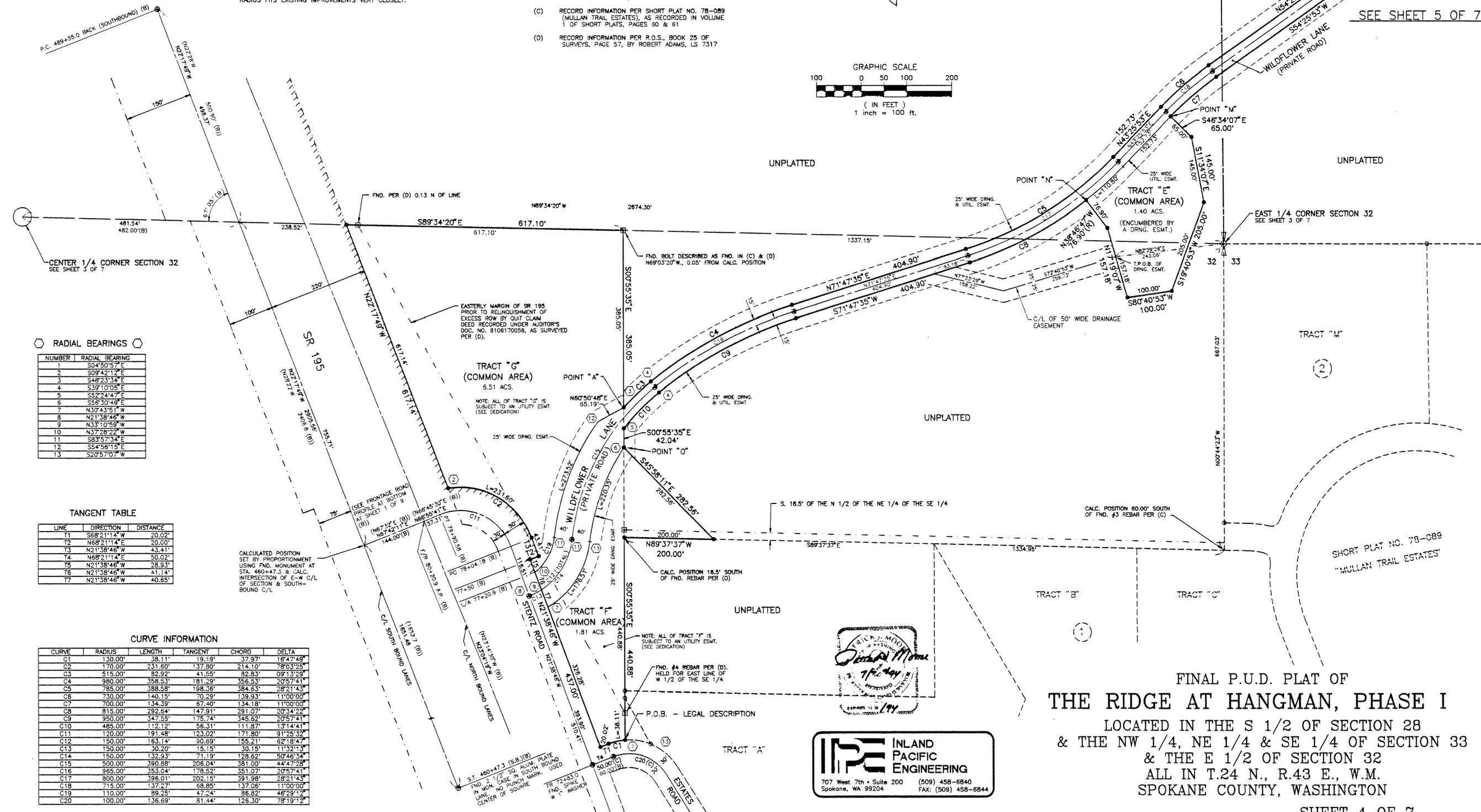
- SEE SHEET 3 OF 7 FOR BASIS OF BEARINGS & ACCURACY STATEMENT.
- SURVEY INFORMATION FOR THE CENTERLINES OF STENZ ROAD AND ESTATES ROAD SHOWN ON PLANS FOR SR 195 (WASHINGTON ROAD TO HATCH ROAD) SHEET 1 OF 9 HAS SEVERAL ERRORS AND IS ALSO INCONSISTENT WITH CENTERLINE INFORMATION FOR ESTATES ROAD SHOWN ON SHORT PLAT 78-089 AND AS-BUILT LOCATION OF PAVING OF STENZ AND ESTATES ROADS. USING STATIONING FOR THE CURVE AT THE NORTH END OF STENZ ROAD AT ITS INTERSECTION WITH SR 195, THE TANGENT OF SAID CURVE IS 117.92 FEET AND THE ARC LENGTH IS 186.40 FEET. USING THESE TWO CURVE ELEMENTS, THE DELTA CALCULATES TO BE 89°00'00" AND RADIUS 120.00 FEET. HOWEVER, A DELTA OF 91°00'00" CAN BE CALCULATED USING THE BEARINGS SHOWN ON CENTERLINE OF STENZ, WHICH AGREES MORE CLOSELY WITH AS-BUILT DELTA OF 91°25'32" (C11). AT INTERSECTION OF STENZ ROAD AND ESTATES ROAD, DISTANCE (50.00 FEET) BETWEEN FOUND SPIKES ON ESTATES ROAD AGREES WITH SHORT PLAT 78-089 AND AS-BUILT LOCATION OF ROADS. SR 195 PLANS SHOW THIS DISTANCE AS 60.00 FEET. TO CALCULATE ALIGNMENT OF STENZ ROAD I USED THESE TWO FOUND SPIKES AND THE CALCULATED LOCATION OF FRONTAGE ROAD A.P. AT 80+20.9. ON CENTERLINE OF NORTHBOUND LANES. TURNING RIGHT ANGLES OFF THESE TWO LINES AND CALCULATING A CURVE WITH A 120.00 FOOT RADIUS FITS EXISTING IMPROVEMENTS VERY CLOSELY.

**LEGEND**

- ⊙ FND. SPIKE W/ 1" WASHER PER (C)
- FND. #3 REBAR W/ TAG "SRA 10018" PER (C)
- ⊖ FND. WSDOT MONUMENT PER (B)
- ⊕ FND. #3 REBAR W/ YPC "ABC 7315/13315" PER (D)
- SET 1/2" REBAR W/ YPC STAMPED "MOORE 18091" (UNLESS OTHERWISE NOTED) AS:
- ANGLE POINT IN BOUNDARY
- ⊕ PROPERTY CORNER
- ⊖ CENTERLINE MONUMENT
- B.S. BUILDING SETBACK
- SFNF SEARCHED FOR AND NOT FOUND
- (B) RECORD INFORMATION PER SHEETS 1 & 2 OF 9, SR 195, WASHINGTON ROAD TO HATCH ROAD, APPROVED AUGUST 4, 1959
- (C) RECORD INFORMATION PER SHORT PLAT NO. 78-089 (MULLAN TRAIL ESTATES), AS RECORDED IN VOLUME 1 OF SHORT PLATS, PAGES 60 & 61
- (D) RECORD INFORMATION PER R.O.S., BOOK 25 OF SURVEYS, PAGE 57, BY ROBERT ADAMS, LS 7317

**SPOKANE COUNTY AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS 19 DAY OF August 19 2014  
 AT 2:00 P.M. IN BOOK OF 14294 AT PAGE 35  
 AT THE REQUEST OF Dianna Moore  
 SPOKANE COUNTY AUDITOR BY DEPUTY



**RADIAL BEARINGS**

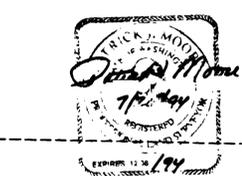
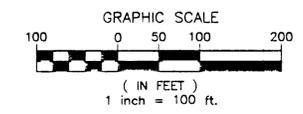
NUMBER	RADIAL BEARING
1	S04°50'57"E
2	S09°42'12"E
3	S46°23'34"E
4	S19°10'05"E
5	S52°24'47"E
6	S56°30'49"E
7	N30°43'51"W
8	N21°38'46"W
9	N33°10'59"W
10	N37°28'22"W
11	S83°57'34"E
12	S54°58'15"E
13	S20°57'07"W

**TANGENT TABLE**

LINE	DIRECTION	DISTANCE
T1	S68°21'14"E	20.02'
T2	N68°21'14"E	20.00'
T3	N21°38'46"W	43.41'
T4	N68°21'14"E	50.02'
T5	N21°38'46"W	28.93'
T6	N21°38'46"W	41.14'
T7	N21°38'46"W	40.65'

**CURVE INFORMATION**

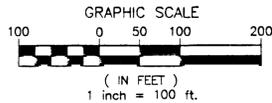
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	130.00'	38.11'	19.19'	37.97'	16°47'49"
C2	170.00'	231.60'	137.80'	214.10'	78°03'25"
C3	515.00'	82.92'	41.55'	82.83'	09°13'29"
C4	980.00'	358.53'	181.29'	356.53'	20°57'41"
C5	785.00'	388.58'	198.36'	384.63'	28°21'43"
C6	730.00'	140.15'	70.29'	139.93'	11°00'00"
C7	700.00'	134.39'	67.40'	134.18'	11°00'00"
C8	815.00'	292.64'	147.91'	291.07'	20°34'22"
C9	950.00'	347.55'	175.74'	345.62'	20°57'41"
C10	485.00'	112.12'	56.31'	111.87'	13°14'41"
C11	120.00'	191.48'	123.02'	171.80'	91°25'32"
C12	150.00'	163.14'	90.69'	155.21'	62°18'47"
C13	150.00'	30.20'	15.15'	30.15'	11°32'13"
C14	150.00'	132.93'	71.19'	128.62'	50°46'34"
C15	500.00'	390.88'	206.04'	381.00'	44°47'28"
C16	965.00'	353.04'	178.52'	351.07'	20°57'41"
C17	800.00'	396.01'	202.15'	391.98'	28°21'43"
C18	715.00'	137.27'	68.85'	137.06'	11°00'00"
C19	110.00'	89.25'	47.24'	86.82'	46°29'12"
C20	100.00'	136.69'	81.44'	126.30'	78°19'12"



**INLAND PACIFIC ENGINEERING**  
 707 West 7th • Suite 200 (509) 458-6840  
 Spokane, WA 99204 FAX: (509) 458-6844

**FINAL P.U.D. PLAT OF  
 THE RIDGE AT HANGMAN, PHASE I**  
 LOCATED IN THE S 1/2 OF SECTION 28  
 & THE NW 1/4, NE 1/4 & SE 1/4 OF SECTION 33  
 & THE E 1/2 OF SECTION 32  
 ALL IN T.24 N., R.43 E., W.M.  
 SPOKANE COUNTY, WASHINGTON

22/45 3203



**LEGEND**

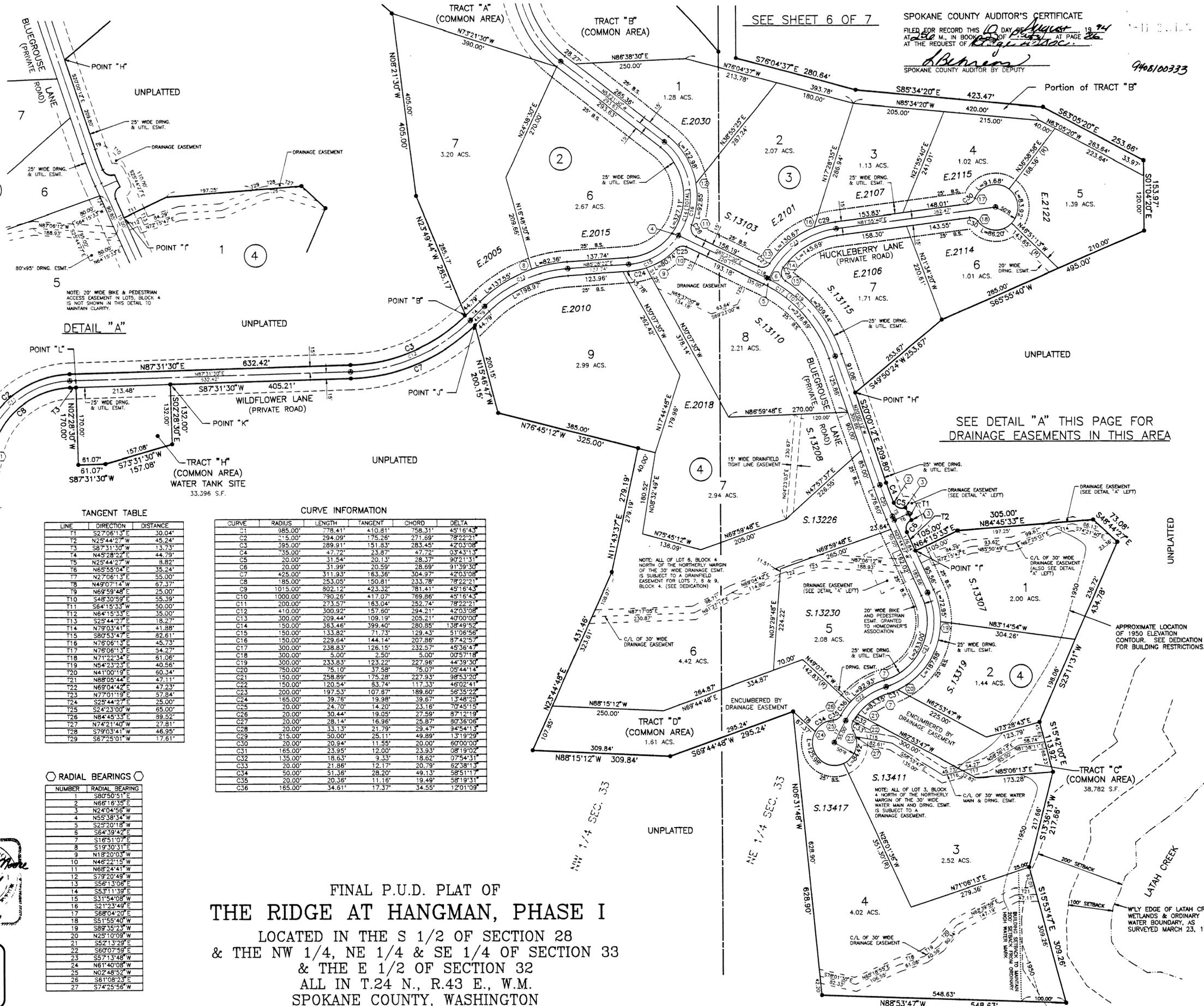
- FND. MONUMENT AS NOTED
- SET 1/2" REBAR W/ YPC STAMPED "MOORE 18091" (UNLESS OTHERWISE NOTED) AS:
- ANGLE POINT IN BOUNDARY
- ⊥ PROPERTY CORNER
- ⊙ CENTERLINE MONUMENT
- B.S. BUILDING SETBACK
- S.13208 STREET ADDRESS

**SURVEYOR'S NOTES:**

- SEE SHEET 3 OF 7 FOR BASIS OF BEARINGS AND ACCURACY STATEMENT.

**PROJECT BENCH MARK:**

COUNTY DATUM (USGS - 1847 ADJUSTMENT)  
 CDM NO. 207/9L - FND. BRASS DISK STAMPED  
 "4 WS 1948" ON THIRD STEP, N. SIDE OF  
 FARMHOUSE. ELEVATION = 1916.20



**TANGENT TABLE**

LINE	DIRECTION	DISTANCE
T1	S27°06'13"E	30.04'
T2	N25°44'27"W	45.24'
T3	S87°31'30"W	13.73'
T4	N45°28'22"E	44.79'
T5	N25°44'27"W	8.82'
T6	N65°53'04"E	35.24'
T7	N27°06'13"E	55.00'
T8	N49°07'14"W	67.37'
T9	N69°59'48"E	25.00'
T10	S48°30'59"E	55.39'
T11	S64°18'33"E	30.00'
T12	N64°15'33"E	35.00'
T13	S25°44'27"E	18.27'
T14	N79°03'41"E	41.88'
T15	S80°53'47"E	82.61'
T16	N76°06'13"E	45.73'
T17	N76°06'13"E	54.27'
T18	N71°22'34"E	61.06'
T19	N54°23'23"E	40.56'
T20	N41°00'19"E	60.34'
T21	N88°05'44"E	47.11'
T22	N69°04'42"E	47.23'
T23	N77°01'19"E	57.84'
T24	S25°44'27"E	25.00'
T25	S24°23'00"E	85.00'
T26	N84°45'33"E	89.52'
T27	N74°21'40"W	27.81'
T28	S79°03'41"E	46.95'
T29	S67°25'01"W	17.61'

**CURVE INFORMATION**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	985.00'	778.41'	410.81'	758.31'	45°16'43"
C2	215.00'	294.09'	175.26'	271.69'	78°22'21"
C3	395.00'	289.91'	151.83'	283.45'	42°03'08"
C4	355.00'	477.72'	23.87'	477.72'	03°43'13"
C5	20.00'	31.54'	20.13'	28.37'	90°21'31"
C6	20.00'	31.99'	20.59'	28.89'	91°39'30"
C7	425.00'	311.93'	183.36'	304.97'	42°03'08"
C8	185.00'	253.05'	150.81'	233.78'	78°22'21"
C9	1015.00'	802.12'	423.32'	781.41'	45°16'43"
C10	1000.00'	790.26'	417.07'	769.86'	45°18'43"
C11	200.00'	273.57'	163.04'	252.74'	78°22'21"
C12	410.00'	300.92'	157.60'	294.21'	42°03'08"
C13	300.00'	209.44'	109.19'	205.21'	40°00'00"
C14	150.00'	363.46'	399.40'	280.85'	138°49'52"
C15	150.00'	133.82'	71.73'	129.43'	51°06'56"
C16	150.00'	229.64'	144.14'	207.86'	87°42'57"
C17	300.00'	238.83'	126.15'	232.57'	49°36'47"
C18	300.00'	5.00'	2.50'	5.00'	00°57'18"
C19	300.00'	233.83'	123.22'	227.96'	44°39'30"
C20	750.00'	75.10'	37.88'	75.07'	05°44'14"
C21	150.00'	258.89'	175.28'	227.93'	98°53'20"
C22	150.00'	120.54'	83.74'	117.33'	46°02'41"
C23	200.00'	197.53'	107.87'	189.60'	58°35'22"
C24	165.00'	39.76'	19.88'	39.67'	13°48'25"
C25	20.00'	24.70'	14.20'	23.16'	70°45'15"
C26	20.00'	30.44'	19.05'	27.59'	87°12'19"
C27	20.00'	28.14'	16.96'	25.87'	80°36'06"
C28	20.00'	33.13'	21.79'	29.47'	94°54'13"
C29	215.00'	50.00'	25.11'	49.89'	13°19'29"
C30	20.00'	20.94'	11.55'	20.00'	60°00'00"
C31	165.00'	23.95'	12.00'	23.93'	08°19'02"
C32	135.00'	18.63'	9.33'	18.62'	07°54'31"
C33	20.00'	21.86'	12.17'	20.79'	62°38'13"
C34	50.00'	51.36'	28.20'	49.13'	58°51'17"
C35	20.00'	20.36'	11.16'	19.48'	58°19'31"
C36	165.00'	34.61'	17.37'	34.55'	12°01'09"

**RADIAL BEARINGS**

NUMBER	RADIAL BEARING
1	S80°50'11"E
2	N66°16'35"E
3	N24°04'56"W
4	N55°38'34"W
5	S25°20'18"W
6	S64°39'42"E
7	S16°53'27"E
8	S19°30'31"E
9	N18°20'03"W
10	N46°22'15"W
11	N68°24'41"W
12	S79°20'49"W
13	S56°13'05"E
14	S83°11'39"E
15	S31°54'08"W
16	S21°23'49"E
17	S68°04'20"E
18	S51°55'40"W
19	S89°35'23"W
20	N25°10'09"W
21	S83°11'39"E
22	S60°07'59"E
23	S57°13'48"W
24	N61°40'08"W
25	N02°48'52"W
26	S61°08'23"E
27	S74°25'56"W

**FINAL P.U.D. PLAT OF  
 THE RIDGE AT HANGMAN, PHASE I**  
 LOCATED IN THE S 1/2 OF SECTION 28  
 & THE NW 1/4, NE 1/4 & SE 1/4 OF SECTION 33  
 & THE E 1/2 OF SECTION 32  
 ALL IN T.24 N., R.43 E., W.M.  
 SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY AUDITOR'S CERTIFICATE  
 FILED FOR RECORD THIS 10 DAY OF August 19 74  
 AT THE REQUEST OF Rick J. Moore  
 SPOKANE COUNTY AUDITOR BY DEPUTY  
 9468100333

SEE SHEET 4 OF 7



**IPE INLAND PACIFIC ENGINEERING**  
 707 West 7th - Suite 200 (509) 458-6840  
 Spokane, WA 99204 FAX: (509) 458-6844

22/46 3203

408100333

SURVEYOR'S NOTES:  
1. SEE SHEET 3 OF 7 FOR BASIS BEARINGS AND ACCURACY STATEMENT.

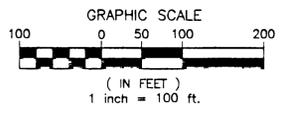
LEGEND  
○ FND. MONUMENT PER (C) & UNRECORDED SURVEY BY WILLARD BOATWRIGHT, LS 10944, & AS PER (I) & (J)  
△ FND. 1/2" REBAR W/ YPC \*PLS 25564\* PER (I)  
□ FND. 1/2" REBAR W/ YPC \*PLS 15043\* PER (J)

SPOKANE COUNTY AUDITOR'S CERTIFICATE  
FILED FOR RECORD THIS DAY OF August 1924  
AT THE REQUEST OF David Berto AT PAGE 27  
David Berto  
SPOKANE COUNTY AUDITOR BY DEPUTY

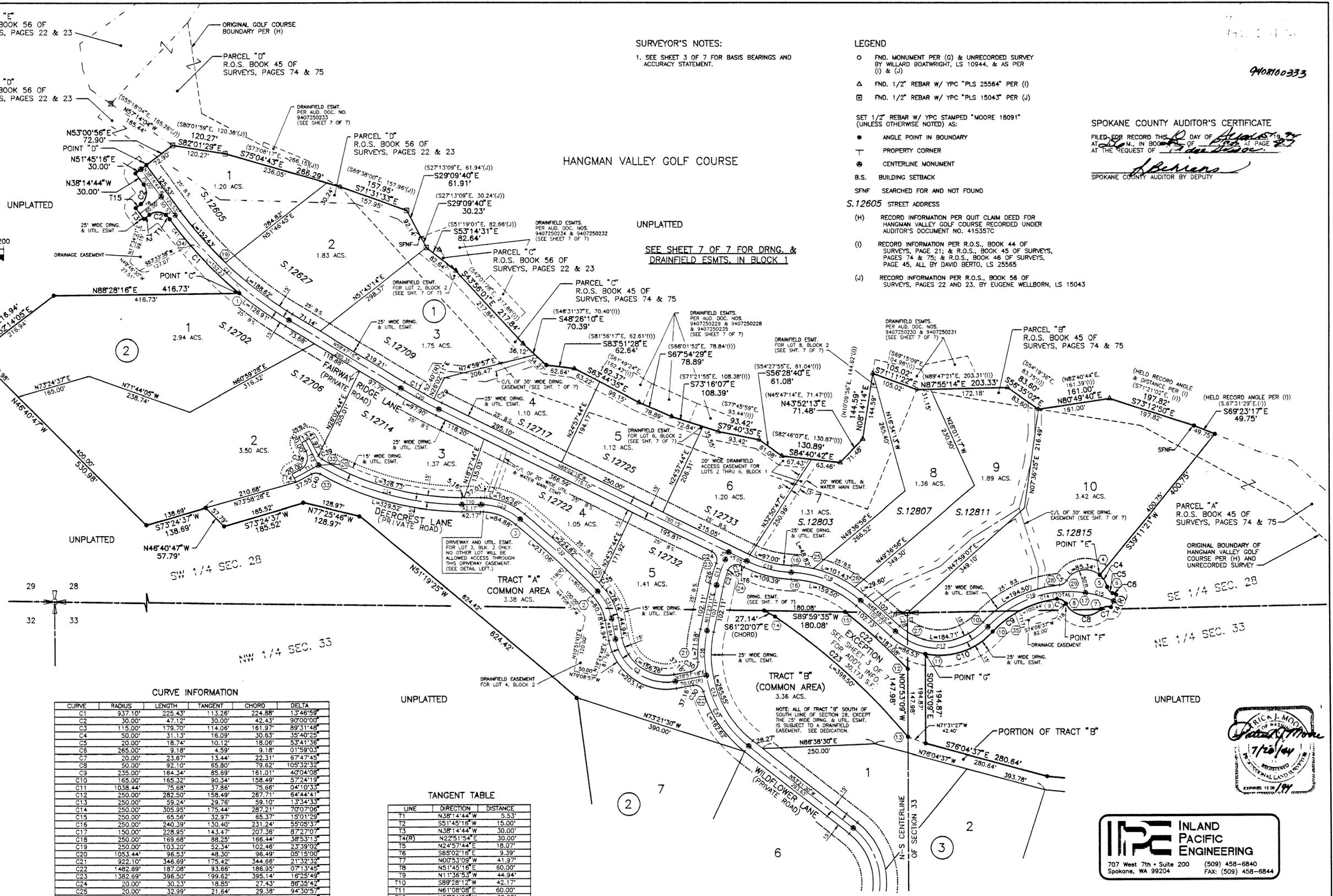
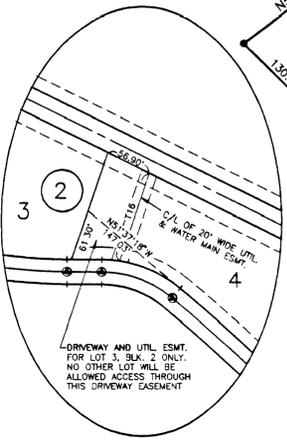
SET 1/2" REBAR W/ YPC STAMPED "MOORE 18091" (UNLESS OTHERWISE NOTED) AS:  
● ANGLE POINT IN BOUNDARY  
+ PROPERTY CORNER  
● CENTERLINE MONUMENT  
B.S. BUILDING SETBACK  
SNF# SEARCHED FOR AND NOT FOUND  
S.12605 STREET ADDRESS  
(H) RECORD INFORMATION PER QUIT CLAIM DEED FOR HANGMAN VALLEY GOLF COURSE RECORDED UNDER AUDITOR'S DOCUMENT NO. 415357C  
(I) RECORD INFORMATION PER R.O.S., BOOK 44 OF SURVEYS, PAGE 21; & R.O.S., BOOK 45 OF SURVEYS, PAGES 74 & 75; & R.O.S., BOOK 46 OF SURVEYS, PAGE 45, ALL BY DAVID BERTO, LS 25565  
(J) RECORD INFORMATION PER R.O.S., BOOK 56 OF SURVEYS, PAGES 22 AND 23, BY EUGENE WELLBORN, LS 15043

### HANGMAN VALLEY GOLF COURSE

UNPLATTED  
SEE SHEET 7 OF 7 FOR DRNG. & DRAINFIELD ESMTS. IN BLOCK 1



#### EASEMENTS DETAIL LOT 4, BLOCK 2



#### ○ RADIAL BEARINGS ○

NUMBER	RADIAL BEARING
1	N37°58'17"E
2	S45°13'11"W
3	S38°22'42"W
4	S38°54'03"W
5	S74°34'28"W
6	N20°52'51"E
7	N44°55'51"W
8	N60°36'41"E
9	S07°11'04"E
10	S47°15'12"E
11	N10°09'07"E
12	S44°27'25"W
13	S48°49'23"W
14	S32°23'34"W
15	S37°13'39"W
16	S01°18'42"W
17	S07°50'25"W
18	N42°07'35"E
19	N29°27'39"E
20	S85°54'33"W
21	N71°48'03"E
22	S68°26'34"E
23	S69°33'13"E
24	S11°52'02"W
25	S33°47'54"W
26	N31°08'23"E
27	N05°12'01"W
28	S58°53'37"E
29	S44°56'00"W
30	N29°25'21"E
31	N28°17'39"E
32	N47°16'45"E
33	S31°40'19"E

#### CURVE INFORMATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	937.10'	225.43'	113.26'	224.88'	134°48'58"
C2	30.00'	47.12'	30.00'	42.43'	90°00'00"
C3	115.00'	179.70'	114.06'	161.97'	89°31'48"
C4	50.00'	31.13'	16.09'	30.63'	35°40'25"
C5	20.00'	18.74'	10.12'	18.06'	53°41'36"
C6	265.00'	9.18'	4.59'	9.18'	01°59'03"
C7	20.00'	23.67'	13.44'	22.31'	67°47'45"
C8	50.00'	92.10'	55.80'	79.52'	105°32'32"
C9	235.00'	164.34'	85.69'	161.01'	40°04'08"
C10	165.00'	165.32'	90.34'	158.49'	57°24'19"
C11	1038.44'	75.68'	37.86'	75.66'	04°10'33"
C12	250.00'	282.50'	158.49'	267.71'	64°44'41"
C13	250.00'	59.24'	29.76'	59.10'	13°34'33"
C14	250.00'	305.95'	175.44'	287.21'	70°07'06"
C15	250.00'	85.56'	32.97'	85.37'	15°01'29"
C16	250.00'	240.39'	130.40'	231.24'	55°05'37"
C17	150.00'	228.95'	143.47'	207.36'	87°27'07"
C18	250.00'	169.68'	88.25'	166.44'	38°53'13"
C19	250.00'	103.20'	52.34'	102.46'	23°39'02"
C20	1053.44'	96.53'	48.30'	96.49'	01°15'00"
C21	922.10'	346.69'	175.42'	344.66'	31°32'32"
C22	1482.89'	187.08'	93.66'	186.35'	07°13'45"
C23	1382.69'	396.50'	199.62'	395.14'	16°25'49"
C24	20.00'	30.23'	18.55'	27.43'	86°35'42"
C25	20.00'	32.99'	21.64'	29.38'	94°30'57"
C26	265.00'	47.04'	23.58'	46.98'	10°10'15"
C27	235.00'	37.16'	18.62'	37.12'	09°03'37"
C28	135.00'	21.34'	10.69'	21.32'	09°03'32"
C29	1038.44'	19.47'	9.74'	19.47'	01°04'27"
C30	20.00'	28.95'	17.68'	26.49'	82°56'45"
C31	120.00'	69.46'	35.73'	68.50'	33°09'55"
C32	1950.00'	232.85'	116.56'	232.71'	06°50'30"
C33	140.00'	95.07'	49.45'	93.25'	38°54'29"
C34	840.00'	335.00'	171.43'	331.19'	29°59'27"
C35	1965.00'	9.82'	4.91'	9.82'	00°17'11"
C36	250.00'	98.31'	49.80'	97.68'	22°31'53"
C37	250.00'	184.19'	96.50'	180.05'	42°12'49"
C38	30.00'	47.12'	30.00'	42.43'	90°00'00"
C39	20.00'	11.07'	5.68'	10.33'	31°42'47"
C40	20.00'	19.95'	10.90'	19.14'	57°08'32"
C41	937.10'	75.19'	36.62'	75.18'	04°28'51"

#### TANGENT TABLE

LINE	DIRECTION	DISTANCE
T1	N38°14'44"W	5.53'
T2	S51°45'18"W	15.00'
T3	N38°14'44"W	30.00'
T4(R)	N22°51'54"E	30.00'
T5	N24°57'44"E	18.07'
T6	S65°02'18"E	9.39'
T7	N00°53'09"W	41.97'
T8	N51°45'16"E	60.00'
T9	N11°36'53"W	44.94'
T10	S89°28'12"W	42.17'
T11	N61°08'08"E	60.00'
T12	N28°51'52"W	60.00'
T13	N61°08'08"E	20.00'
T14	N28°51'52"W	20.00'
T15	N51°45'16"E	15.00'
T16	N18°27'44"E	110.83'
T17	N22°08'50"W	33.96'
T18	S34°42'16"W	39.09'
T19(R)	N42°51'03"E	40.00'

**INLAND PACIFIC ENGINEERING**  
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Spokane, WA 99204 FAX: (509) 458-6844

FINAL P.U.D. PLAT OF  
**THE RIDGE AT HANGMAN, PHASE I**  
LOCATED IN THE S 1/2 OF SECTION 28  
& THE NW 1/4, NE 1/4 & SE 1/4 OF SECTION 33  
& THE E 1/2 OF SECTION 32  
ALL IN T.24 N., R.43 E., W.M.  
SPOKANE COUNTY, WASHINGTON

22/47 3203

PARCEL "E"  
R.O.S. BOOK 56 OF  
SURVEYS, PAGES 22 & 23

PARCEL "D"  
R.O.S. BOOK 56 OF  
SURVEYS, PAGES 22 & 23

ORIGINAL GOLF COURSE  
BOUNDARY PER (H)

PARCEL "D"  
R.O.S. BOOK 45 OF  
SURVEYS, PAGES 74 & 75

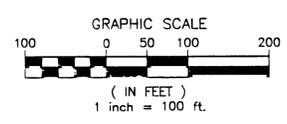
HANGMAN VALLEY GOLF COURSE

SPOKANE COUNTY AUDITOR'S CERTIFICATE  
FILED FOR RECORD THIS 6 DAY OF August 19 94  
AT 2:51 P.M. IN BOOK 48 OF Plat Maps AT PAGE 21  
AT THE REQUEST OF *Eugene Wellborn*  
*E. Wellborn*  
SPOKANE COUNTY AUDITOR BY DEPUTY

9408100333

UNPLATTED

UNPLATTED



HANGMAN VALLEY GOLF COURSE

TANGENT TABLE

LINE	DIRECTION	DISTANCE
T1	N53°14'31"W	82.84'
T2	N29°09'40"W	25.79'
T3	S68°50'11"W	31.73'
T4	N68°50'11"E	20.27'
T5	N21°09'49"W	37.11'
T6	N53°14'31"W	55.88'
T7	N43°56'01"W	15.66'
T8	S43°56'01"E	60.15'
T9	S46°03'59"W	50.00'
T10	S67°54'29"E	9.67'
T11	N22°05'31"E	48.71'
T12	S73°16'07"E	40.96'
T13	N22°05'31"E	44.88'
T14	N22°05'31"E	5.15'
T15	S68°54'29"E	31.41'
T16	S79°40'35"E	44.90'
T17	N20°05'31"E	33.28'
T18	N24°57'44"E	7.04'
T19	S73°16'07"E	67.43'
T20	S78°51'25"E	13.83'
T21	N08°14'14"E	29.19'
T22	N16°34'13"W	32.93'
T23	N08°14'14"E	30.89'
T24	N87°55'14"E	31.15'
T25	N26°01'17"W	47.35'
T26	S26°01'17"E	57.59'
T27(R)	N27°24'09"E	58.71'
T28	S85°07'57"E	59.75'
T29	S85°07'57"E	47.38'
T30	S18°43'26"E	7.46'
T31	N54°24'36"E	58.05'
T32	N01°27'40"E	44.53'
T33	N07°26'25"E	61.88'
T34	N07°25'54"W	60.99'
T35	S56°35'02"E	10.00'

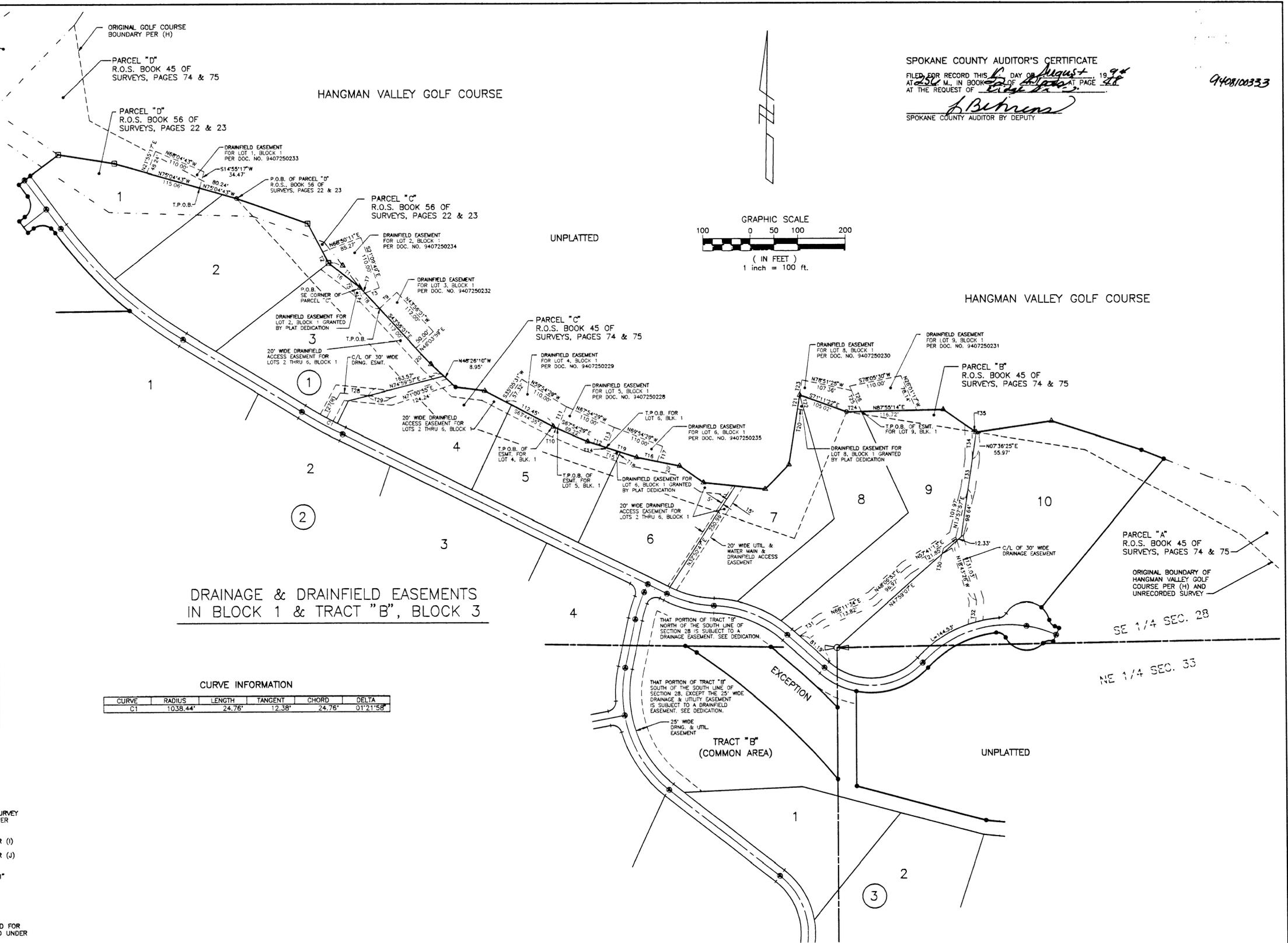
CURVE INFORMATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	1038.44'	24.76'	12.38'	24.76'	01°21'58"

- LEGEND
- FND. MONUMENT PER (G) & UNRECORDED SURVEY BY WILLARD BOATWRIGHT, LS 10944, & AS PER (I) & (J)
  - △ FND. 1/2" REBAR W/ YPC "PLS 25564" PER (I)
  - FND. 1/2" REBAR W/ YPC "PLS 15043" PER (J)
  - SET 1/2" REBAR W/ YPC STAMPED "MOORE 18091" (UNLESS OTHERWISE NOTED) AS:
  - ANGLE POINT IN BOUNDARY
  - CENTERLINE MONUMENT
  - (H) RECORD INFORMATION PER QUIT CLAIM DEED FOR HANGMAN VALLEY GOLF COURSE RECORDED UNDER AUDITOR'S DOCUMENT NO. 415357C
  - (I) RECORD INFORMATION PER R.O.S., BOOK 44 OF SURVEYS, PAGE 21; & R.O.S., BOOK 45 OF SURVEYS, PAGES 74 & 75; & R.O.S., BOOK 46 OF SURVEYS, PAGE 45, ALL BY DAVID BERTO, LS 25565
  - (J) RECORD INFORMATION PER R.O.S., BOOK 56 OF SURVEYS, PAGES 22 AND 23, BY EUGENE WELLBORN, LS 15043

SURVEYOR'S NOTES:  
1. SEE SHEET 3 OF 7 FOR BASIS BEARINGS AND ACCURACY STATEMENT.

DRAINAGE & DRAINFIELD EASEMENTS IN BLOCK 1 & TRACT "B", BLOCK 3



FINAL P.U.D. PLAT OF  
**THE RIDGE AT HANGMAN, PHASE I**  
LOCATED IN THE S 1/2 OF SECTION 28  
& THE NW 1/4, NE 1/4 & SE 1/4 OF SECTION 33  
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22/48 3203