BK 24 Pg 10 Plat #3307

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that RIDGE ASSOCIATES LIMITED PARTNERSHIP, an Idaho Limited Partnership; and JOHN R. PETERSON and JACQUELINE M. PETERSON, husband and wife; and FELGENHAUER FAMILY LIMITED PARTNERSHIP, a Washington Limited Partnershiip; and ROBERT H. TOMLINSON and FRED P. MEYER, 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 platted into Lots, Blocks, Tracts, and Private Roads, the land shown hereon, to be known as THE RIDGE AT HANGMAN, PHASE II, being portions of the Southwest Quarter of Section 28; and the East Half of Section 32; and the Northwest Quarter and the Northeast Quarter and the Southeast Quarter of Section 33; all in Township 24 North, Range 43 East, W.M.; described as follows:

Parcel "A" – to be platted as Block 5

A parcel of land in the Northwest Quarter, Northeast Quarter, and the Southeast Quarter of Section 33, T.24 N., R.43 E., W.M., including all of Lot 4, Block 4 of THE RIDGE AT HANGMAN, PHASE I, per final plat thereof recorded in Volume 22 of Plats, pages 42 through 48, described as follows:

Beginning at the Center 1/4 Corner of said Section 33; thence N.00°53'09"W. along the north-south centerline of said Section 33 a distance of 50.89 feet; thence N.38°18'12"W. a distance of 309.29 feet; thence N.38°12'10"W. a distance of 172.91 feet; thence N.01°44'48"E. a distance of 350.00 feet to the southerly line of Tract "D" of said THE RIDGE AT HANGMAN, PHASE I; thence easterly along said southerly line the following two courses:

(1.) S.88°15'12"E. a distance of 159.71 feet;
(2.) N.69°44'48"E. a distance of 295.24 feet to the northwest corner of said Lot 4, Block 4; thence southeasterly along the northeasterly boundary of said Lot 4 the following five courses:
(1.) S.49°07'14"E. a distance of 67.37 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 50.00 feet, from which point a radial line bears S.61°40'08"E.;
(2.) southeasterly along said curve through a central angle of 144°21'27" an arc distance of 125.98 feet;
(3.) S.26°01'36"E. a distance of 351.30 feet;
(4.) N.71°06'13"E. a distance of 279.36 feet;
(5.) S.15°53'47"E. a distance of 309.26 feet to the southeast corner of said Lot 4;

thence S.08°57'15"W. a distance of 233.49 feet to the north line of said Southeast Quarter of Section 33; thence S.89°10'04"W. along said north line a distance of 122.08 feet; thence S.13°51'15"E. a distance of 707.86 feet; thence S.56°26'21"W. a distance of 438.43 feet to the northeast corner of a triangular parcel of land described as follows:

Beginning at the southwest corner of the North Half of the southeast Quarter of Section 33; thence East along the south line of said North Half a distance of 400.00 feet; thence North 400.00 feet; thence southwesterly to the point of beginning;

thence S.44°00'50"W. along the northwesterly line of said triangular parcel a distance of 565.81 feet to said southwest corner of the North Half of the Southeast Quarter of Section 33; thence N.00°53'07"W. along the west line of said North Half of the Southeast Quarter a distance of 1327.86 feet to the Point of Beginning.

Parcel "B" – to be platted as Block 6

A parcel of land in the Northwest Quarter of Section 33, T.24 N., R.43 E., W.M., described as follows:

Beginning at the northwest corner of Lot 9, Block 4 of said THE RIDGE AT HANGMAN, PHASE I; thence southerly along the westerly boundary of said Block 4 the following four courses:

(1.) S.15°46'47"E. a distance of 200.15 feet;
(2.) S.76°45'12"E. a distance of 325.00 feet;
(3.) S.11°43'37"W. a distance of 279.19 feet;
(4.) S.23°44'48"W. a distance of 431.46 feet;

thence N.89°41'43"W. a distance of 191.39 feet; thence N.72°35'43"W. a distance of 118.56 feet; thence N.08°19'16"E. a distance of 40.51 feet; thence N.20°36'03"E. a distance of 278.94 feet; thence N.14°06'00"E. a distance of 220.73 feet; thence N.21°12'08"W. a distance of 321.26 feet to the southeasterly margin of Wildflower Lane (Private Road), per said THE RIDGE AT HANGMAN, PHASE I, said point being the beginning of a non-tangent curve concave to the northwest having a radius of 425.00 feet, from which point a radial line bears N.24°22'28"W.; thence northeasterly along said curve through a central angle of 20°09'10" an arc distance of 149.49 feet to the Point of Beginning.

Parcel "C" – to be platted as Block 7

Those portions of the East Half of Section 32; and the Northwest Quarter of Section 33, all in T.24 N., R.43 E., W.M., described as follows:

Beginning at the easterlymost corner of Tract "F" of said THE RIDGE AT HANGMAN, PHASE I; thence N.45°58'11"W. along the northeasterly boundary of said Tract "F" a distance of 282.56 feet to a point on the southeasterly margin of Wildflower Lane (Private Road) identified as Point "O" on said final plat; thence northeasterly along said southeasterly margin of Wildflower Land the following five courses:

(1.) N.00°55'35"W. a distance of 42.04 feet to the beginning of a non-tangent curve concave to the southeast having a radius of 485.00 feet, from which point a radial line bears S.52°24'47"E.;
(2.) northeasterly along said curve through a central angle of 13°14'42" an arc distance of 112.12 feet to the beginning of a compound curve concave to the southeast having a radius of 950.00 feet;
(3.) northeasterly along said compound curve through a central angle of 20°57'41" an arc distance of 347.55 feet;
(4.) 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 815.00 feet;
(5.) northeasterly along said curve through a central angle of 20°34'22" an arc distance of 292.64 feet to the westerlymost corner of Tract "E" of said THE RIDGE AT HANGMAN, PHASE I; thence along the boundary of said Tract "E" the following six (6) courses:
(1.) S.38°46'47"E. a distance of 76.90 feet;
(2.) S.17°19'07"E. a distance of 157.18 feet;
(3.) N 80°40'53"E. a distance of 100.00 feet;
(4.) N.19°40'53"E. a distance of 205.00 feet;
(5.) N.11°34'07"W. a distance of 145.00 feet;
(6.) N.46°34'07"W. a distance of 65.00 feet to a point on said southeasterly margin of Wildflower Lane identified as Point "M" on said final plat, said point also being the beginning of a non-tangent curve concave to the southeast having a radius of 700.00 feet, from which point a radial line bears S.46°34'07"E.; thence northeasterly along said southeasterly margin of Wildflower Lane the following five courses:
(1.) northeasterly along said non-tangent curve through a central angle of 11°00'00" an arc distance of 134.39 feet;
(2.) 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 1015.00 feet;
(3.) northeasterly along said curve through a central angle of 45°16'43" an arc distance of 802.12 feet to the beginning of a reverse curve concave to the southeast having a radius of 185.00 feet;
(4.) northeasterly along said curve through a central angle of 78°22'21" an arc distance of 253.05 feet;
(5.) N.87°31'30"E. a distance of 13.73 feet to the northwest corner of Tract "H" of said THE RIDGE AT HANGMAN, PHASE I; thence along the boundary of said Tract "H" the following four courses:
(1.) S.02°28'30"E. a distance of 170.00 feet;
(2.) N.87°31'30"E. a distance of 61.07 feet;
(3.) N.73°31'30"E. a distance of 157.08 feet;
(4.) N.02°28'30"W. a distance of 132.00 feet to a point on the southerly margin of said Wildflower Lane identified as Point "K" on said final plat; thence N.87°31'30"E. along said southerly margin a distance of 130.00 feet; thence S.10°03'14"W. a distance of 184.39 feet; thence S.27°06'47"W. a distance of 219.96 feet; thence S.01°58'18"W. a distance of 927.21 feet; thence S.05°07'42"E. a distance of 300.86 feet to the south line of said Northwest Quarter of Section 33; thence S.89°11'39"W. along said south line a distance of 1377.34 feet to the West 1/4 Corner of said Section 33; thence S.00°44'23"E. along the east line of the Southeast Quarter of Section 32 a distance of 667.03 feet to the southeast corner of the North Half of the Northeast Quarter of the Southeast Quarter of said Section 32; thence N.89°37'37"W. along the south line of said North Half of the Northeast Quarter of the Southeast Quarter a distance of 1134.95 feet to the Point of Beginning.

Parcel "D" – to be platted as Block 8

Those portions of the Southwest Quarter of Section 28; and the East Half of Section 32; and the Northwest Quarter of Section 33; all in T.24 N., R.43 E., W.M., described as follows:

Beginning at the intersection of the northwesterly margin of Wildflower Lane (Private Road) and the east line of Tract "G" of said THE RIDGE AT HANGMAN, PHASE I, being a point identified as Point "A" on said final plat and being the beginning of a non-tangent curve concave to the southeast having a radius of 515.00 feet, from which point a radial line bears S.44°00'59"E.; thence northeasterly along the northwesterly margin of said Wildflower Lane the following four courses:

(1.) northeasterly along said curve through a central angle of 9°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;
(2.) northeasterly along said compound curve through a central angle of 20°57'41" an arc distance of 358.53 feet;
(3.) N.71°47'35"E. a distance of 62.15 feet to the TRUE POINT OF BEGINNING of this parcel description; thence N.22°56'20"E. a distance of 469.72 feet; thence N.09°35'36"E. a distance of 281.70 feet; thence N.33°59'13"E. a distance of 901.69 feet; thence N.18°42'10"E. a distance of 941.83 feet; thence N.31°44'10"E. a distance of 611.21 feet; thence S.42°31'59"E. a distance of 871.45 feet; thence S.54°12'36"E. a distance of 489.29 feet; thence S.09°12'14"E. a distance of 165.43 feet to said northwesterly margin of Wildflower Lane; thence southwesterly along said margin the following eight courses:
(1.) S.87°31'30"W. a distance of 314.57 feet to the beginning of a curve concave to the southeast having a radius of 215.00 feet;
(2.) southwesterly along said curve through a central angle of 78°22'21" an arc distance of 294.09 feet to the beginning of a reverse curve concave to the northwest having a radius of 985.00 feet;
(3.) southwesterly along said reverse curve through a central angle of 45°16'43" an arc distance of 778.41 feet;
(4.) 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 730.00 feet;
(5.) southwesterly along said curve through a central angle of 11°00'00" an arc distance of 140.15 feet;
(6.) S.43°25'53"W. a distance of 152.73 feet to the beginning of a curve concave to the northwest having a radius of 785.00 feet;
(7.) southwesterly along said curve through a central angle of 28°21'43" an arc distance of 388.58 feet;
(8.) S.71°47'35"W. a distance of 342.75 feet to the True Point of Beginning.

Side yard and rear yard setbacks shall be determined at the time building permits are requested unless these setbacks are specifically drafted on this final plat. The setbacks indicated on this plat may be varied from if proper zoning approvals are obtained.

The owners of all lots within this subdivision shall be members of THE RIDGE AT HANGMAN HOMEOWNERS ASSOCIATION and subject to the Articles of Incorporation and Bylaws thereof. SUBJECT to the DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS FOR THE RIDGE AT HANGMAN, as recorded under Auditor's Document No. 9407290529, which by reference is made a part hereof.

The private roads and/or common areas shown on this plat are hereby dedicated to THE RIDGE AT HANGMAN HOMEOWNERS ASSOCIATION created by document recorded January 20,1994 under Washington State UBI No. 601 521 812. Drainage easements over a twenty-five (25') wide strip adjoining the margins of all private roads, and over all of Tracts "A", "B", "C", "D", "E", "F" and "G", and over portions of lots and tracts, as platted and shown hereon, which are for the purpose of installing, operating, and maintaining drainage swales and drainage facilities to dispose of runoff, are hereby granted to THE RIDGE AT HANGMAN HOMEOWNER'S ASSOCIATION or successors in interest. The private roads and/or 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 with filing a replat. All common open space lots shall be used for the common enjoyment and benefit of the lot owners and shall be owned and maintained by said Homeowners Association.

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. Private roads and drainage easements are subject to the separate DECLARATION OF COVENANT as recorded July 16, 19 96 under Auditor's Document No. 4018232 and the separate DECLARATION OF COVENANT as recorded July 16, 1996 under Auditor's Document No. 4015253 which by reference are made a part hereof.

WARNING: Spokane County has no responsibility to build, improve, or maintain or otherwise 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, or provide drainage or snow removal on a private road. This requirement is and shall run with the land and shall be binding upon the owner(s), their heirs, successors or assigns including the obligation to participate in the maintenance of the private road as provided herein.

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.

7/12/96

Patrick J. Moore
Patrick J. Moore, PLS
Certificate Number 18091

AUDITOR'S CERTIFICATE

#4018041

Filed for record this 24 day of July, 1996 at 1:13 A M. in Book 24 of Plats at page 10 at the request of Ridge Assoc.

January
Deputy

Subject to specific application approval and issuance of permits by the Health Officer, the use of on-site sewage systems may be authorized. Special construction requirements may be necessary for the installation of on-site sewage disposal systems.

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 districts, County Department of Buildings, and the water purveyor, shall be installed within this subdivision, and the subdivider/sponsor 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.

The owners(s) or successor(s) in interest agree to authorize the County to place their name(s) on a petition for the formation of a Road Improvement District (RID) by the petition method pursuant to Chapter 36.88 RCW, which petition includes the owner(s) property, and further not to object, by the signing of a ballot, to the formation of an RID by the resolution method pursuant to Chapter 36.88 RCW, which resolution includes the owner(s) property. If an RID is formed by either the petition or resolution method as provided for in Chapter 36.88 RCW, the owner(s) or successor(s) further agree: (1) that the improvement(s) or construction contemplated within the proposed RID is feasible; (2) that the benefits to be derived from the formation of the RID by the property included therein, together with the amount of any County participation, exceed the cost and expense of formation of the RID; and (3) that the property within the proposed RID is sufficiently developed. Provided further that the owner(s) or successor(s) shall retain the right, as authorized under RCW 36.88.090, to object to any assessment(s) on the property as a result of the improvements called for in conjunction with the formation of an RID by either petition or resolution method under Chapter 36.88 RCW, and to appeal to the Superior Court the decision of the Board of County Commissioners affirming the final assessment roll.

It is further agreed that at such time as an RID is created or any Road Improvements Project is sanctioned by Spokane County, the improvements required (curb, sidewalk, drainage control and paving) will be at the sole expense of the undersigned owner(s), their heirs, grantees and assigns without participation by Spokane Count. The RID waiver contained in this agreement shall expire after ten (10) years from the date of execution below. However, the owner(s) or successor(s) agree that if said RID waiver expires without construction of the required improvements, the owner(s) or successor(s) agree to construct the required improvements at their own expense, pay to 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 .

The owner(s) or successor(s) in interest agree to authorize the County to place their name(s) on a petition for the formation of ULID by petition method pursuant to RCW 36.94, which petition includes the owner(s)' property; and further not to object by the signing of a protest petition against the formation of a ULID by resolution method pursuant to RCW Chapter 36.94 which includes the owner(s)' property. PROVIDED this condition shall not prohibit the owner(s) or successor(s) from objecting to any assessment(s) on the property as a result of improvements called for in conjunction with the formation of a ULID by either petition or resolution method under RCW Chapter 36.94.

Development within this subdivision shall conform to the requirements of the National Flood Insurance Program and Chapter 3.20 of the Spokane County Code. Purchasers of property within this subdivision are warned of possible flooding or 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 Lot 1, Block 5, lying below the elevation of 1950, as shown on Sheet 4. This condition is applicable to driveway approaches, driveways and private roads constructed on the site for access.

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

FINAL PLAT OF THE RIDGE AT HANGMAN, PHASE II

(A PLANNED UNIT DEVELOPMENT)
LOCATED IN THE SW 1/4 OF SECTION 28
& THE EAST 1/2 OF SECTION 32
& THE NW 1/4, NE 1/4 & SE 1/4 OF SECTION 33
ALL IN T.24 N., R.43 E., W.M.
SPOKANE COUNTY, WASHINGTON

SHEET 1 OF 6

\9433\PLAT1 JUNE 24, 1996

3307 24-10

4018041

At the time of approval of the final plat, portions of Lot 1, Block 5 of this property fell under the jurisdiction of the Washington State Shoreline Management Act, RCW 90.58, and the Spokane County Shoreline Program, WAC 173-19-400. Any development of this property shall only proceed in strict compliance with the Shoreline Act rules and regulations in effect at the time of permit issuance.

No buildings shall be located in areas with slopes of more than 30% as determined by the Spokane County Division of Building and Planning. Any development in areas with 15 to 30 percent slopes shall implement measures to recontour cut and fill areas and replace vegetation with mulch netting, retaining walls or new vegetation. Individual lot topography will be required prior to building permit release to insure compliance with the above mitigating measures.

Utility easements for the construction, reconstruction, maintenance and operation of utilities are hereby granted to the serving utility companies over the private roads, and over a twenty-five foot (25') wide strip adjoining the margins of all private roads, and over portions of Lots 1 and 11, Block 7 and Tracts "B", "C" and "D", as platted and shown hereon. 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.

A driveway and utility easement for the benefit of Lot 9, Block 4 of THE RIDGE AT HANGMAN, PHASE I, only is hereby granted over a portion of Lot 1, Block 6, as platted and shown hereon. No other lot will be allowed access through this driveway easement. A driveway and utility easement for the benefit of Lots 1, 2 and 3, Block 6 only is hereby granted over portions of said Lots 1, 2 and 3, Block 6, as platted and shown hereon. No other lots will be allowed access through this driveway easement.

An easement for water mains, drainage and tank overflow, over portions of Lot 1, Block 7, and Tracts "C" and "D", as platted and shown hereon is hereby granted to THE RIDGE AT HANGMAN HOMEOWNERS ASSOCIATION. An easement for utilities, including watermains and related appurtenances is hereby granted to the THE RIDGE AT HANGMAN HOMEOWNERS ASSOCIATION over strips of land 20 feet in width in Lot 11, Block 7, and Tract "B", as platted and shown hereon.

IN WITNESS WHEREOF, the aforesaid owners have hereunto set their hand this 3rd day of JULY, 1996.

RIDGE ASSOCIATES LIMITED PARTNERSHIP

BY: SEABOARD, General Partner

Brian M. McCoy, President

JOHN R. PETERSON

JACQUELINE M. PETERSON

FELGENHAUER FAMILY LIMITED PARTNERSHIP

Jack R. Felgenhauer, General Partner

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

FRED P. MEYER, 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

?

ACKNOWLEDGMENTS

STATE OF ~~WASHINGTON~~ IDAHO)
County of ~~Spokane~~ BLAINE) ss

On this 8th day of JULY, 1996 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, 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.

NOTARY PUBLIC, in and for the State of IDAHO ~~Washington~~, residing at ~~Spokane~~ HAILEY
My commission expires 3/9/98

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, an 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.

DATED this 16th day July, 1996.

NOTARY PUBLIC in and for the State of Washington, residing at Spokane
My commission expires 5-8-99

STATE OF WASHINGTON)
County of Spokane) ss

On this 10th day of July, 1996, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared JACK R. FELGENHAUER that as General Partner of the FELGEHAUER FAMILY 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.

DATED this 10th day of July, 1996.

BRIAN C. BALCH COMMISSION EXPIRES MARCH 29, 1997 NOTARY PUBLIC STATE OF WASHINGTON

NOTARY PUBLIC in and for the State of Washington, residing at Spokane
My commission expires 3/25/99

STATE OF WASHINGTON)
County of Spokane) ss

I certify that I know or have satisfactory evidence that ROBERT H. TOMLINSON and FRED P. MEYER 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.

DATED this 3rd day of July, 1996

NOTARY PUBLIC, in and for the State of Washington, residing at Spokane.
My commission expires 1-15-98

SPOKANE COUNTY AUDITOR'S CERTIFICATE

Filed for record this 24 day of July, 1996 at 1:13 P M. in Book 24 of Plats at page 11 at the request of Ridge Assoc.

Deputy

SPOKANE COUNTY UTILITIES DEPARTMENT

Examined and approved this 16th day of July, 1996.

By

Director, Spokane County Utilities

SPOKANE COUNTY ENGINEER

Examined and approved this 15TH day of July, 1996

Spokane County Engineer

SPOKANE COUNTY DIVISION OF BUILDING AND PLANNING

Examined and approved this 23rd day of July, 1996

Stacy Bordelon
for: Director, Spokane County Division of Building and Planning

SPOKANE COUNTY HEALTH DISTRICT

Examined and approved this 17th day of July, 1996

for Spokane County Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 17th day of July, 1996.

S.C. Cooley Linda Rowe
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 23 day of July, 1996

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 24 day of July, 1996.

Linda M. Walderstor
Spokane County Treasurer by Deputy

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

7/02/96

FINAL PLAT OF
THE RIDGE AT HANGMAN, PHASE II

(A PLANNED UNIT DEVELOPMENT)
LOCATED IN THE SW 1/4 OF SECTION 28
& THE EAST 1/2 OF SECTION 32
& THE NW 1/4, NE 1/4 & SE 1/4 OF SECTION 33
ALL IN T.24 N., R.43 E., W.M.
SPOKANE COUNTY, WASHINGTON

\94337\PLAT2 JUNE 27, 1996

B124 Pg 12 Plat #3307

#4018041

SUBDIVISION OVERALL & SECTION CORNER INFORMATION

SCALE. 1" = 300'

SPOKANE COUNTY AUDITOR'S CERTIFICATE

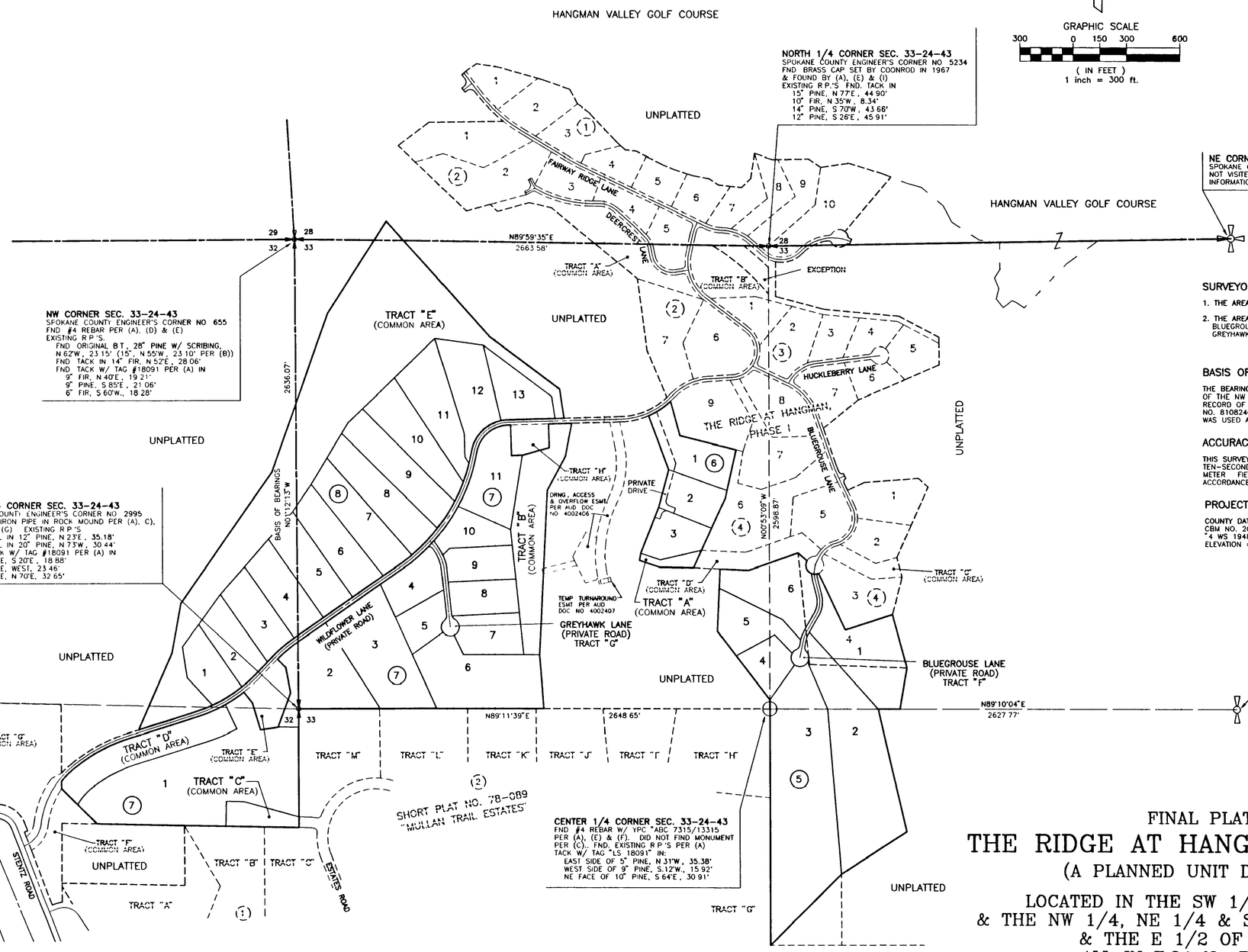
FILED FOR RECORD THIS 24 DAY OF July, 1996
AT 11:12 A.M., IN BOOK 24 OF Plats PAGE 12
AT THE REQUEST OF Ridge Assoc

SPOKANE COUNTY AUDITOR BY DEPUTY

GRAPHIC SCALE
300 0 150 300 600
(IN FEET)
1 inch = 300 ft.

LEGEND

- o FND. MONUMENT (1/2" REBAR W/ YPC "MOORE 18091" PER (A) UNLESS OTHERWISE NOTED
- (A) RECORD INFORMATION PER FINAL PLAT OF THE RIDGE AT HANGMAN, PHASE I, AS RECORDED IN VOLUME 22 OF PLATS, PAGES 42 THRU 48
- (B) RECORD INFORMATION PER GLO NOTES OF 1880
- (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 20640
- (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, 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 WELBORN, LS 15043
- (K) RECORD INFORMATION PER R.O.S., BOOK 61 OF SURVEYS, PAGES 3 & 4, BY EUGENE WELBORN, LS 15043



SURVEYOR'S NOTES:

1. THE AREA OF THE SUBDIVISION IS 140.45 ACRES.
2. THE AREAS OF THE PRIVATE ROAD PARCELS ARE:
   BLUEGROUSE LANE – TRACT "F" – 21,372 S.F.
   GREYHAWK LANE – TRACT "G" – 21,385 S.F.

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 303 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. 207/9L – FND BRASS DISK STAMPED "4 WS 1948" ON THIRD STEP, N SIDE OF FARMHOUSE
ELEVATION = 1916.20

7/12/96

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

\94337\PLAT3 JUNE 26, 1996

FINAL PLAT OF
THE RIDGE AT HANGMAN, PHASE II
(A PLANNED UNIT DEVELOPMENT)

LOCATED IN THE SW 1/4 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

3307 24-12

Bk 24 Pg 13 Plat #3302

LEGEND

- FND 1/2" REBAR W/ YPC "MOORE 18091" PER (A), UNLESS OTHERWISE 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
- (A) RECORD INFORMATION PER FINAL PLAT OF THE RIDGE AT HANGMAN, PHASE I AS RECORDED IN BOOK 22 OF PLATS PAGES 42 THRU 48
- (C) RECORD INFORMATION PER SHORT PLAT NO 78-089 (MULLAN TRAIL ESTATES), AS RECORDED IN VOLUME 1 OF SHORT PLATS, PAGES 60 & 61
- (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
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- (K) RECORD INFORMATION PER R.O.S., BOOK 61 OF SURVEYS, PAGES 3 & 4, BY EUGENE WELBORN, LS 15043

SURVEYOR'S NOTES:

1. SEE SHEET 3 OF 6 FOR BASIS OF BEARINGS AND ACCURACY STATEMENT
2. AREA OF TRACT "F" IS 21,372 SF

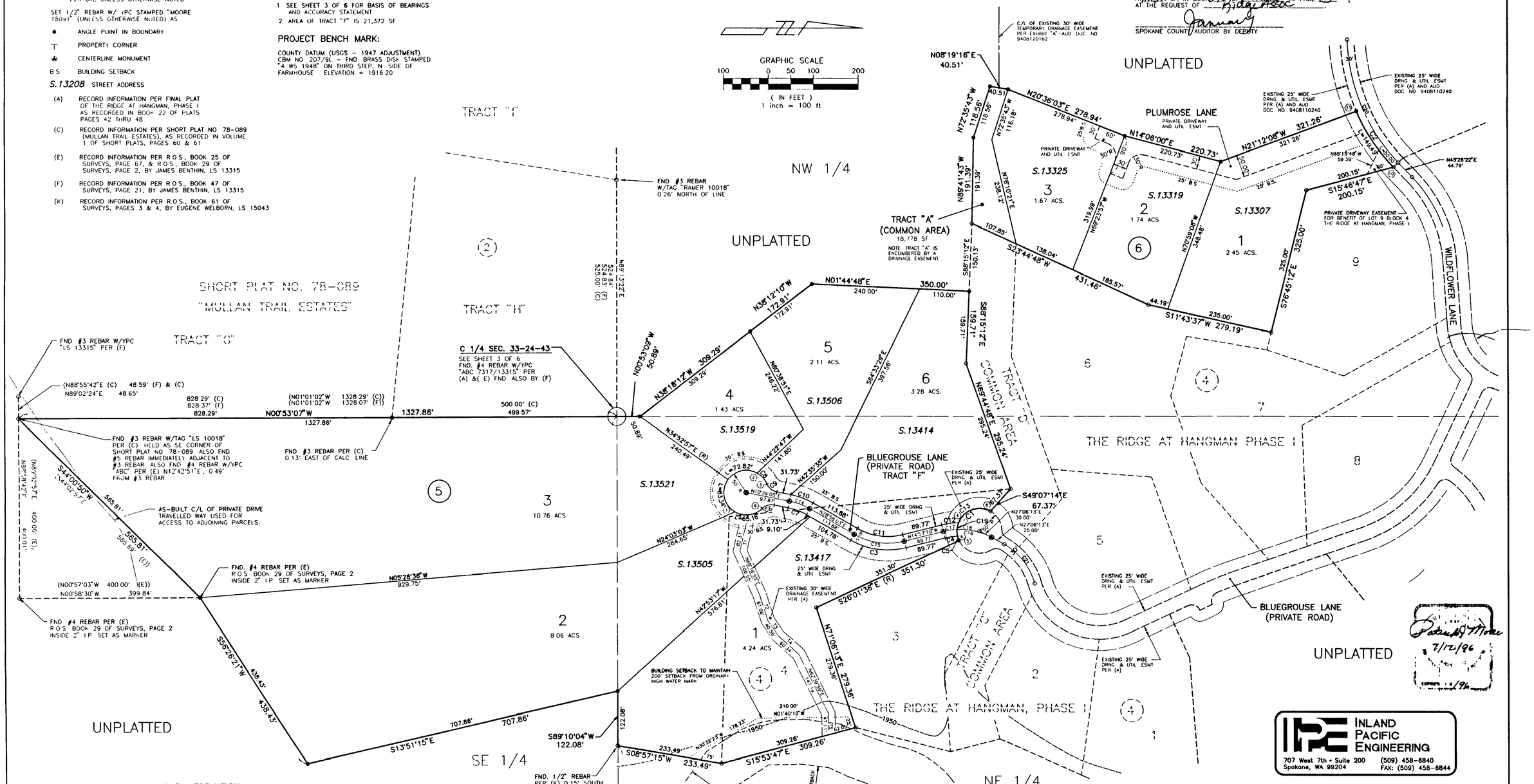
PROJECT BENCH MARK:

COUNTY DATUM (USGS - 1947 ADJUSTMENT)
CBM NO 207/9L - FND BRASS DISK STAMPED "4 WS 1948" ON THIRD STEP, N SIDE OF FARMHOUSE ELEVATION = 1916 20

SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 31 DAY OF July, 1996
AT 11:13 A.M. IN BOOK 24 OF Plats AT PAGE 13
AT THE REQUEST OF Ridge Assoc
SPOKANE COUNTY AUDITOR BY DEPUTY

#4018041



CURVE INFORMATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	50.00'	125.98'	155.53'	95.20'	144°21'27"
C2	425.00'	149.49'	75.52'	148.72'	20°09'10"
C3	165.00'	126.48'	66.53'	123.41'	43°55'13"
C4	135.00'	28.42'	14.26'	28.36'	12°03'38"
C5	50.00'	10.25'	5.13'	10.20'	11°42'20"
C6	30.00'	29.20'	15.87'	28.06'	55°46'16"
C7	135.00'	43.55'	21.97'	43.36'	18°28'58"
C8	50.00'	33.10'	17.18'	32.50'	37°55'52"
C9	30.00'	29.20'	15.87'	28.06'	55°46'16"
C10	165.00'	53.23'	26.85'	53.00'	18°28'58"
C11	135.00'	103.49'	54.43'	100.97'	43°55'13"
C12	165.00'	37.94'	19.06'	37.86'	13°10'30"
C13	50.00'	85.14'	57.08'	75.22'	97°34'07"
C14	150.00'	48.39'	24.41'	48.18'	18°28'58"
C15	150.00'	114.98'	60.48'	112.19'	43°55'13"
C16	150.00'	110.10'	57.66'	107.65'	42°03'23"
C17	150.00'	30.84'	15.48'	30.79'	11°46'52"
C18	150.00'	79.26'	40.58'	78.34'	30°16'31"
C19	50.00'	30.62'	15.81'	30.14'	35°05'01"
C20	410.00'	300.92'	157.60'	294.21'	42°03'08"
C21	150.00'	120.54'	63.74'	117.33'	46°02'41"

RADIAL BEARINGS

LINE	DIRECTION
1	N60°37'15"W
2	N61°40'31"W
3	S23°44'39"E
4	S20°45'45"W
5	S14°19'16"E
6	N87°06'28"E
7	N88°13'20"E
8	N61°40'08"W
9	S44°42'49"W
10	N44°31'38"W
11	N24°22'28"W

TANGENT INFORMATION

LINE	DIRECTION	DISTANCE
T1	S78°01'30"E	82.33'
T2	N71°22'34"E	61.06'
T3	N54°23'23"E	40.56'
T4	N41°00'19"E	60.34'
T5	N88°05'44"E	47.11'

7/12/96

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

FINAL PLAT OF

THE RIDGE AT HANGMAN, PHASE II

(A PLANNED UNIT DEVELOPMENT)
LOCATED IN THE SW 1/4 OF SECTION 28
& THE EAST 1/2 OF SECTION 32
& THE NW 1/4, NE 1/4 & SE 1/4 OF SECTION 33
ALL IN T.24 N., R.43 E., W.M.
SPOKANE COUNTY, WASHINGTON

SHEET 4 OF 6

\94337\P-AT4 JUNE 24, 1996

3307 24-13

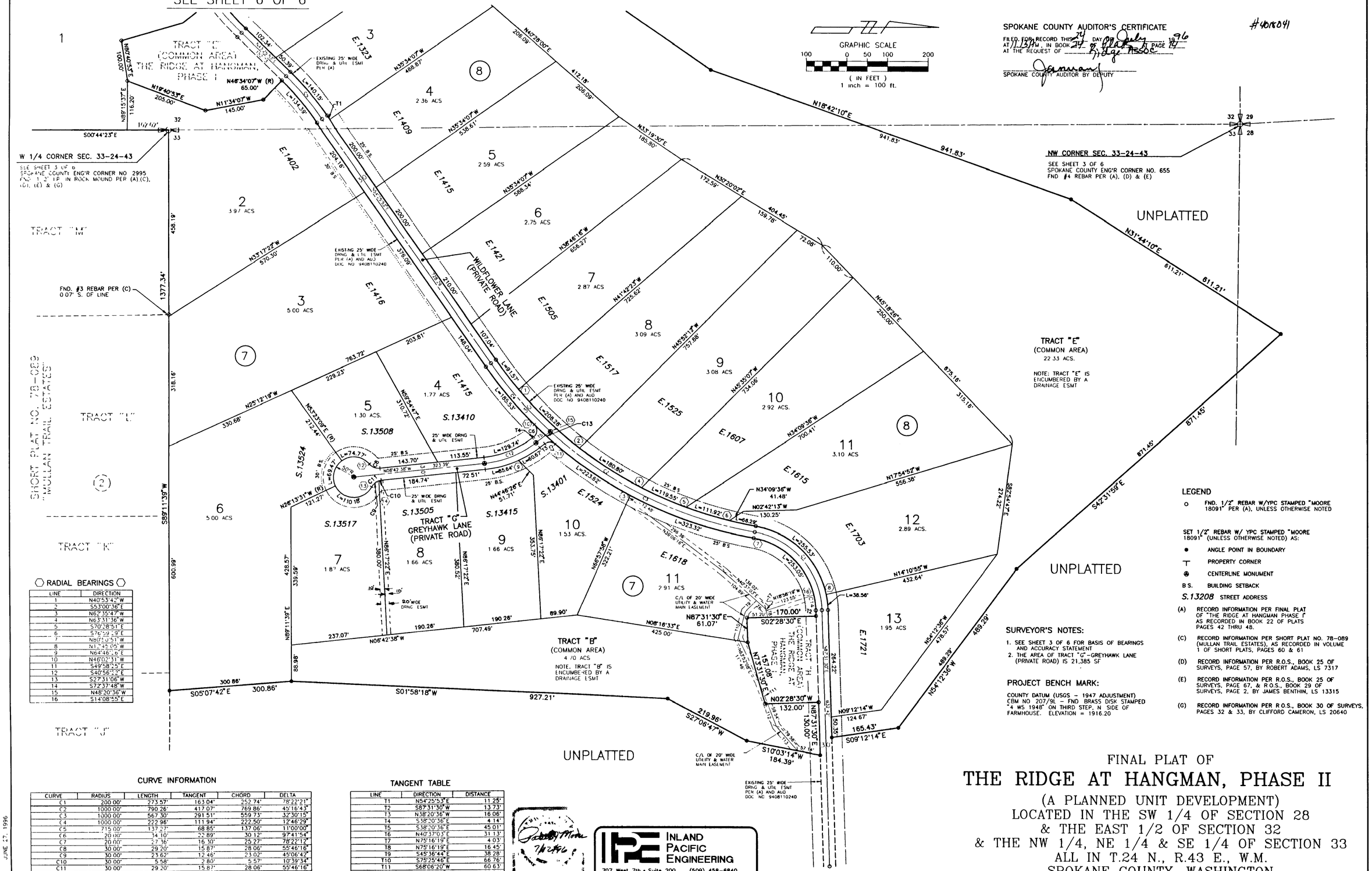
BK 24 Pg 14 Plat #3307

#408041

SEE SHEET 6 OF 6

SPOKANE COUNTY AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 24 DAY OF July 1996
AT 11:34 AM, IN BOOK 24 OF PLATS PAGE 14
AT THE REQUEST OF The Ridge Assoc
SPOKANE COUNTY AUDITOR BY DEPUTY

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.



RADIAL BEARINGS

LINE	DIRECTION
1	N40°53'42"W
2	S53°00'36"E
3	N67°35'47"W
4	N63°31'36"W
5	S70°28'51"E
6	S76°59'19"E
7	N80°10'51"W
8	N17°45'05"W
9	N64°46'19"E
10	N46°02'31"W
11	S49°58'25"E
12	S40°56'22"E
13	S27°31'06"W
14	S72°37'48"W
15	N48°30'36"W
16	S14°08'55"E

CURVE INFORMATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	200.00'	273.57'	163.04'	252.74'	78°22'21"
C2	1000.00'	790.26'	417.07'	769.86'	45°16'43"
C3	1000.00'	567.30'	291.51'	559.73'	32°30'15"
C4	1000.00'	222.96'	111.94'	222.50'	12°46'29"
C5	715.00'	137.27'	68.85'	137.06'	11°00'00"
C6	20.00'	34.10'	22.89'	30.12'	97°41'54"
C7	20.00'	27.16'	16.30'	25.27'	78°22'12"
C8	30.00'	29.20'	15.87'	28.06'	55°46'16"
C9	30.00'	23.62'	12.46'	23.02'	45°06'42"
C10	30.00'	5.58'	2.80'	5.57'	10°39'34"
C11	30.00'	29.20'	15.87'	28.06'	55°46'16"
C12	250.00'	138.02'	70.82'	136.28'	31°37'59"
C13	1015.00'	69.65'	34.84'	69.64'	03°55'54"
C14	185.00'	37.69'	18.91'	37.63'	11°40'25"

TANGENT TABLE

LINE	DIRECTION	DISTANCE
T1	N54°25'53"E	11.25'
T2	S87°31'30"W	13.73'
T3	N38°20'36"W	16.06'
T4	S38°20'36"E	4.14'
T5	S38°20'36"E	45.01'
T6	N40°37'03"E	31.13'
T7	N75°16'19"E	4.03'
T8	N75°16'19"E	16.45'
T9	S45°36'44"E	38.28'
T10	S75°25'46"E	66.76'
T11	S68°06'20"W	60.63'
T12	N68°06'20"E	59.54'
T13	N48°06'02"E	79.56'

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

LEGEND

- ○ FND. 1/2" REBAR W/YPC STAMPED "MOORE 18091" PER (A), UNLESS OTHERWISE 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
- (A) RECORD INFORMATION PER FINAL PLAT OF "THE RIDGE AT HANGMAN PHASE I" AS RECORDED IN BOOK 22 OF PLATS PAGES 42 THRU 48.
- (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
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- (G) RECORD INFORMATION PER R.O.S., BOOK 30 OF SURVEYS, PAGES 32 & 33, BY CLIFFORD CAMERON, LS 20640

SURVEYOR'S NOTES:

1. SEE SHEET 3 OF 6 FOR BASIS OF BEARINGS AND ACCURACY STATEMENT
2. THE AREA OF TRACT "G"-GREYHAWK LANE (PRIVATE ROAD) IS 21,385 SF

PROJECT BENCH MARK:

COUNTY DATUM (USGS - 1947 ADJUSTMENT) CBM NO 207/9L - FND BRASS DISK STAMPED "4 WS 1948" ON THIRD STEP, N SIDE OF FARMHOUSE. ELEVATION = 1916.20

FINAL PLAT OF THE RIDGE AT HANGMAN, PHASE II

(A PLANNED UNIT DEVELOPMENT)
LOCATED IN THE SW 1/4 OF SECTION 28
& THE EAST 1/2 OF SECTION 32
& THE NW 1/4, NE 1/4 & SE 1/4 OF SECTION 33
ALL IN T.24 N., R.43 E., W.M.
SPOKANE COUNTY, WASHINGTON

SHEET 5 OF 6

94337.PLATS JUNE 27, 1996

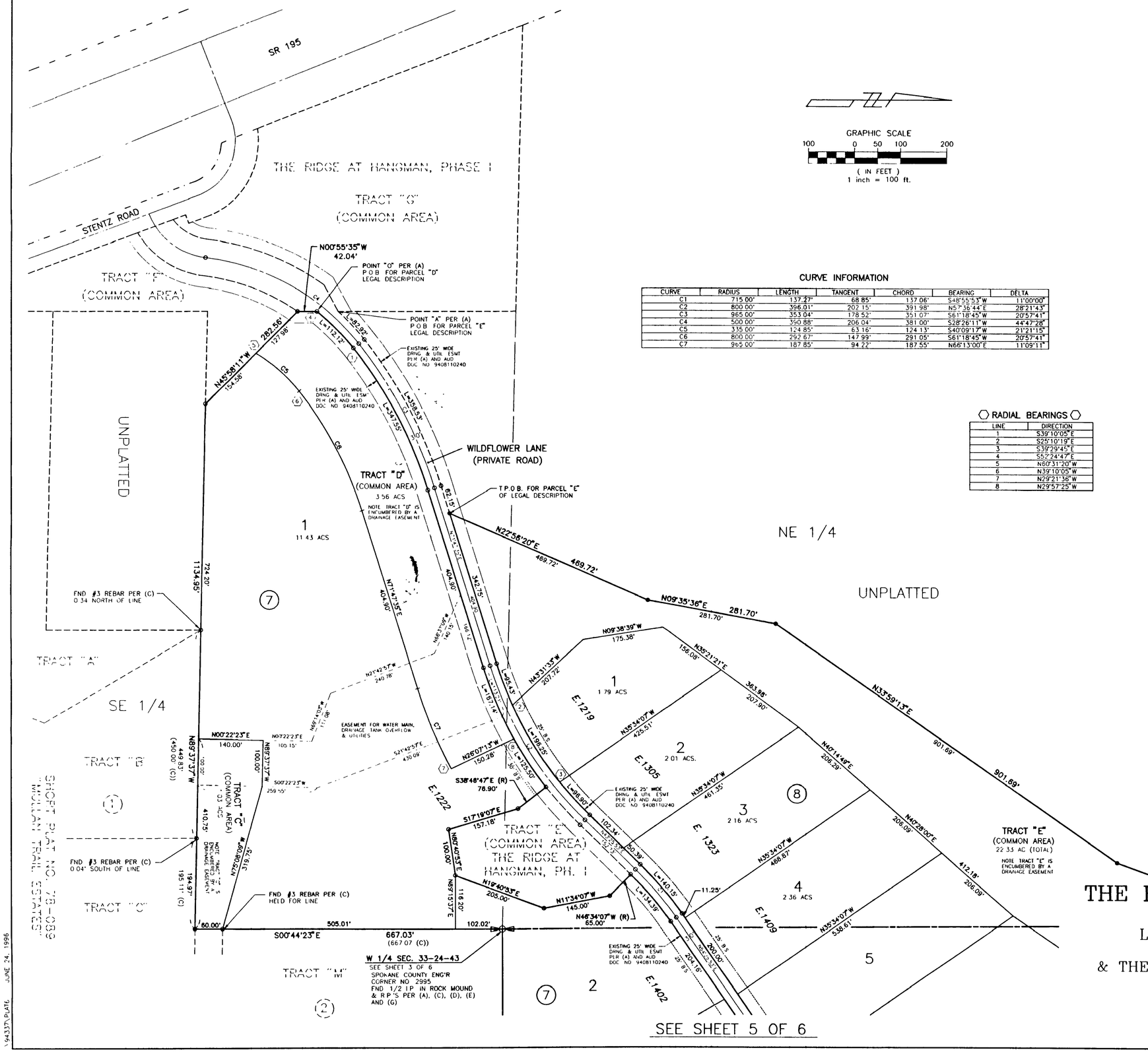
3307 24-14

BK 24 Pg 15 Plat #3307

SPOKANE COUNTY AUDITOR'S CERTIFICATE #4018041

FILED FOR RECORD THIS 24 DAY OF July 19 96
AT 11:34 M. IN BOOK 24 OF Plats AT PAGE 15
AT THE REQUEST OF Ridge Assoc

January
SPOKANE COUNTY AUDITOR BY DEPUTY



GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

CURVE INFORMATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	715.00'	137.27'	68.85'	137.06'	S48°55'53"W	11°00'00"
C2	800.00'	396.01'	202.15'	391.98'	N57°36'44"E	28°21'43"
C3	965.00'	353.04'	178.52'	351.07'	S61°18'45"W	20°57'41"
C4	500.00'	390.88'	206.04'	381.00'	S28°26'11"W	44°47'28"
C5	335.00'	124.85'	63.16'	124.13'	S40°09'17"W	21°21'15"
C6	800.00'	292.67'	147.99'	291.05'	S61°18'45"W	20°57'41"
C7	965.00'	187.85'	94.22'	187.55'	N66°13'00"E	11°09'11"

RADIAL BEARINGS

LINE	DIRECTION
1	S39°10'05"E
2	S25°10'19"E
3	S39°29'45"E
4	S52°24'47"E
5	N60°31'20"W
6	N39°10'05"W
7	N29°21'36"W
8	N29°57'25"W

LEGEND

- ○ FND. 1/2" REBAR W/YPC STAMPED "MOORE 18091" PER (A), UNLESS OTHERWISE NOTED
- SET 1/2" REBAR W/ YPC STAMPED "MOORE 18091" (UNLESS OTHERWISE NOTED) AS:
- ● ANGLE POINT IN BOUNDARY
- ⊤ PROPERTY CORNER
- B.S. BUILDING SETBACK
- *S.13208* STREET ADDRESS
- (A) RECORD INFORMATION PER FINAL PLAT OF "THE RIDGE AT HANGMAN PHASE I" AS RECORDED IN BOOK 22 OF PLATS PAGES 42 THRU 48
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SURVEYOR'S NOTES:

1. SEE SHEET 3 OF 6 FOR BASIS OF BEARINGS AND ACCURACY STATEMENT.

PROJECT BENCH MARK:

COUNTY DATUM (USGS – 1947 ADJUSTMENT)
CBM NO. 207/9L – FND. BRASS DISK STAMPED "4 WS 1948" ON THIRD STEP, N. SIDE OF FARMHOUSE. ELEVATION = 1916.20

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7/12/96

FINAL PLAT OF
THE RIDGE AT HANGMAN, PHASE II

(A PLANNED UNIT DEVELOPMENT)
LOCATED IN THE SW 1/4 OF SECTION 28
& THE EAST 1/2 OF SECTION 32
& THE NW 1/4, NE 1/4 & SE 1/4 OF SECTION 33
ALL IN T.24 N., R.43 E., W.M.
SPOKANE COUNTY, WASHINGTON

SHEET 6 OF 6

\94337\PLATE JUNE 24, 1996

3307 24-15