

FINAL P.U.D. PLAT OF THE RIDGE AT HANGMAN, PHASE III (A PLANNED UNIT DEVELOPMENT) LOCATED IN THE S.E. 1/4 OF SECTION. 28 & THE N.E. 1/4 OF SECTION 33 ALL IN T.24 N., R.43 E., W.M. SPOKANE COUNTY, WASHINGTON OCTOBER, 1997

AUDITOR'S CERTIFICATE

AUDITOR'S NUMBER

FILED FOR RECORD THIS 28 DAY OF October 1997 AT 2:48 P.M. IN BOOK 25 OF Plat AT PAGE 1 AT THE REQUEST OF Washington Trust Bank, Ridge Associates, Felgenhauer Family Limited Partnership, etc. etc. COUNTY AUDITOR DEPUTY

4155 220 BK 25 pg 1

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT RIDGE ASSOCIATES LIMITED PARTNERSHIP, AN Idaho Limited Partnership; FELGENHAUER FAMILY LIMITED PARTNERSHIP, a Washington Limited Partnership; and WASHINGTON TRUST BANK, a Washington Corporation, 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 III. Being portions of the Southeast Quarter of Section 28, and the Northeast Quarter of Section 33, all in Township 24 North, Range 43 East, W.M.; described as follows:

Beginning at Point "G" on the South right of way line of Fairway Ridge Lane according to the Final P.U.D. PLAT OF THE RIDGE AT HANGMAN PHASE I, recorded in Book 22 of Plats, Page 42 through 48; thence South 00°53'09" East, along the Boundary line of said Phase I, 194.87 feet; thence South 76°04'37" East, along said Boundary line, 280.64 feet; thence South 85°34'20" East, along said Boundary line, 423.47 feet; thence South 63°05'20" East, along said Boundary line the extension thereof, 287.63 feet; thence North 54°15'41" East, 146.47 feet; thence North 36°08'15" East, 30.00 feet; thence North 50°28'31" East, 197.93 feet, to an angle point in the Boundary line of Hangman Valley Golf Course; thence along said Boundary line the following 10 courses as monumented and shown on Record of Surveys recorded under Auditors File Nos. 9003090281 and 9306210505; 1) North 13°47'05" East, 61.62 feet; 2) North 23°16'45" West, 63.08 feet; 3) North 31°28'12" East, 55.30 feet; 4) North 01°13'59" West 154.60 feet; 5) North 84°48'15" West, 114.13 feet; 6) North 57°56'51" West, 184.20 feet; 7) North 28°53'56" West, 104.48 feet; 8) North 50°09'02" West, 160.01 feet; 9) North 75°41'44" West, 79.34 feet; 10) North 69°26'10" West, 43.63 feet; thence S.46°21'08"W., 456.27 feet, to a point on a curve to the right the radius of which bears South 09°43'59" West, a distance of 265.00 feet; thence along said curve to the right, through a central angle of 13°07'55", an arc distance of 60.74 feet to the end of Fairway Ridge Lane as shown on said Phase I; thence South 22°51'54" West, along the end of said Lane, 30.00 feet to a point on a curve to the left the radius of which bears South 22°51'54" West, a distance of 235.00 feet, thence along the extended South right of way line and said Fairway Ridge Lane and said South right of way line of said curve to the left, through a central angle of 70°07'06", an arc distance of 287.59 feet to the beginning of a curve to the right the radius of which bears North 47°15'12" West, a distance of 165.00 feet; thence along said South right of way line of said curve to the right, through a central angle of 57°24'19", an arc distance of 165.32 feet to the Point of Beginning;

Situate in the County of Spokane, State of Washington. AREA=14.877 ACRES

DRAINAGE LANGUAGE

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 hereby granted to Spokane County, the public, and The Ridge at Hangman Home Owners Association. The drainage easements, lots and tracts are subject to the separate Declaration of Covenant as recorded Oct 27, 1997 under Auditor's Document No. 4155219 which by reference is made a part hereof.

Tract (s) A1, A2, B1, B2, C, and D are hereby dedicated to The Ridge at Hangman Home Owners Association. The Ridge at Hangman Home Owners Association shall be responsible for payment of claims and other liabilities which may become due for said tracts.

Should The Ridge at Hangman Home Owners Association be terminated for any reason, the successors in interest for the tract (s) shall be individual lot owners of lots within this plat, or their successors in interest, who are members of The Ridge at Hangman Home Owners Association at the time of said termination.

DECLARATION OF COVENANT AND THE TERMS AND CONDITIONS THEREOF.

RECORDED: JULY 26, 1994 RECORDING NO: 9407260465

RECORDED: AUGUST 10, 1994 RECORDING NO: 9408100224

CONVENANTS, CONDITIONS AND RESTRICTIONS

RECORDED: JULY 29, 1994 RECORDING NO: 9407290529

EASEMENT

RECORDED: JULY 12, 1994 RECORDING NO: 9407120429

RECORDED: AUGUST 11, 1994 RECORDING NO: 9408110240

RECORDED: JANUARY 3, 1997 RECORDING NO: 4070401

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 CONVENANTS, 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 documents recorded January 20, 1994 under Washington State UBI No. 601 521 812. 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 without filing a replat.

RIGHT-OF-WAY-EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, for mutual offsetting benefits which are hereby acknowledged, do hereby convey and grant to INLAND POWER & LIGHT CO., a Washington Corporation (hereinafter called "Grantee") and to its successors, assigns, or permittees, the right, privilege and authority, to install, alter, bury, rephase, energize, chemically treat, operate, move, maintain, and remove electric transmission and distribution facilities, consisting of poles, cables, wires and all other necessary or convenient appurtenances, to make said facilities an integrated electric system, as such specifications now exist and as hereafter changed in accordance with specifications adopted by the Grantee, to the extent necessary to install and maintain said electric system, which is located upon, under, over, and across the area indicated on this Binding Site Plan. Grantee, its successors and assigns is also granted the right, privilege, and authority to clear cut 10 feet each side of an overhead conductor and or cut, remove and trim trees, brush, shrubbery and other obstructions to the extent necessary to keep them clean of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling, or the branches thereof, to chip and spread branches and other foliage and to pile and stack logs as necessary alongside the cleared right-of-way; and to license, permit, or otherwise agree to the joint use or occupancy of the line or system by any other person, association or corporation, for electrification, telephone, television, or communication needs.

It is agreed that areas over buried vaults, cables, and within the right-of-way shall remain free and clear of structures, barriers, buildings, trees, shrubbery and/or any other physical encumbrances except by written consent of the Grantee. Free access to all facilities over the Grantors adjacent lands will be allowed at all times. Grantee shall not be responsible for loss, replacement or damage of any improvements or other things below, over or upon such easement necessitated by the Grantee's use of this easement.

The private road, as shown hereon are easements which provide a means 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 02/26/94, 28, 1997, under Auditor's Document No. 4155219 and the separate DECLARATION OF COVENANT as recorded 11/19/97, 19 are made 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 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.

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. Easements to install and maintain septic fields and related appurtenances, including drainfield tightlines, are hereby granted over portions of lots and Common Areas, as platted and shown hereon. The owners of drainfields located within the drainfield easements shall maintain the septic fields at their own expense with the least possible disturbance of the site. Hard surface pathways or driveways may not be constructed over drainfields within the drainfield easements. These drainfield easements shall become null and void upon the benefiting lots receiving public sewer service from a governmental body.

The use of private well 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 subdivisor/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 owner(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 he 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 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 RWC, 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 of suchtime 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 County. 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 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.

THIS PROPERTY IS SITUATED ENTIRELY ABOVE THE FLOOD ELEVATION OF 1950 FEET AS ESTABLISHED BY THE F.I.R.M. MAPS.

ACKNOWLEDGMENT STATE OF WASHINGTON ) COUNTY OF Spokan ) ss. K. Ketchum

ON THIS 20 DAY OF October 1997, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED John W. Hedman to me known to be the [redacted] OF RIDGE ASSOCIATES LIMITED PARTNERSHIP, A WASHINGTON LIMITED PARTNER, THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND TO OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HEREUNTO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN. [Signature] NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT [redacted] MY COMMISSION EXPIRES 10-11-2002.

ACKNOWLEDGMENT STATE OF WASHINGTON ) COUNTY OF Spokan ) ss. [redacted]

ON THIS 17th DAY OF October 1997, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Felgenhauer Family Limited Partnership to me known to be the [redacted] OF FELGENHAUER FAMILY LIMITED PARTNERSHIP, A WASHINGTON LIMITED PARTNERSHIP, THAT EXECUTED THE 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 TO OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HEREUNTO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN. [Signature] NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Spokane MY COMMISSION EXPIRES 3/25/99.

ACKNOWLEDGMENT STATE OF WASHINGTON ) COUNTY OF Spokan ) ss. [redacted]

ON THIS 14th DAY OF October 1997, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Einar Jensen to me known to be the [redacted] OF WASHINGTON TRUST BANK, A WASHINGTON CORPORATION, THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND TO OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HEREUNTO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN. [Signature] NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Spokane MY COMMISSION EXPIRES 6/13/2000.

COUNTY DIVISION OF UTILITIES EXAMINED AND APPROVED THIS 22nd DAY OF October 1997 [Signature] SPOKANE COUNTY DIVISION OF UTILITIES

COUNTY ENGINEER EXAMINED AND APPROVED THIS 27th DAY OF October 1997 [Signature] SPOKANE COUNTY ENGINEER

COUNTY DIVISION OF BUILDING & PLANNING EXAMINED AND APPROVED THIS 27th DAY OF October 1997 [Signature] DIRECTOR, SPOKANE DIVISION OF BUILDING AND PLANNING.

SPOKANE REGIONAL HEALTH DISTRICT EXAMINED AND APPROVED THIS 22nd DAY OF October 1997 [Signature] REGIONAL HEALTH OFFICER

COUNTY ASSESSOR EXAMINED AND APPROVED THIS 22nd DAY OF October 1997 [Signature] SPOKANE COUNTY ASSESSOR BY DEPUTY

COUNTY COMMISSIONERS THIS FINAL PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON, ON THIS 28 DAY OF October 1997 [Signature] CHAIRMAN, SPOKANE COUNTY COMMISSIONERS

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 28 DAY OF October 1997 [Signature] SPOKANE COUNTY TREASURER BY DEPUTY

VESTED IN: IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE HEREUNTO SET THEIR HANDS UPON THE DATES SHOWN.

WASHINGTON TRUST BANK, A WASHINGTON CORPORATION [Signature] DATE 10-17-97

RIDGE ASSOCIATES LIMITED PARTNERSHIP, AN IDAHO LIMITED PARTNERSHIP [Signature] DATE 10-20-97

FELGENHAUER FAMILY LIMITED PARTNERSHIP [Signature] DATE 10-17-97

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. [Signature] LICENSED PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 13775 10/17/97



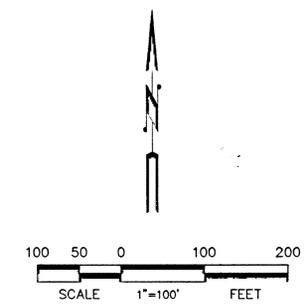
Table with 2 columns: Information and SHEET. Information: Taylor Engineering, Inc. Civil Design and Land Planning, W. 106 Mission Ave., Spokane, Washington 99201, (509) 328-3371 FAX (509) 328-8224. SHEET: 1 OF 2. DWN: CMH, DATE: 7/03/97. CADD ACCESS NAME: 97042P25

# FINAL P.U.D. PLAT OF THE RIDGE AT HANGMAN, PHASE III (A PLANNED UNIT DEVELOPMENT) LOCATED IN THE S.E. 1/4 OF SECTION 28 & THE N.E. 1/4 OF SECTION 33 ALL IN T.24 N., R.43 E., W.M. SPOKANE COUNTY, WASHINGTON OCTOBER, 1997

### AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 25 DAY OF October 1997  
AT 2:45 P.M. IN BOOK 4155200 OF PLAT  
AT PAGE 2 AT THE REQUEST OF Washington Trust Bank,  
Ridge Associates, Fehrhauser Family Limited Partnership  
COUNTY AUDITOR  
DEPUTY

AUDITOR'S NUMBER



### LEGEND

- 5/8" REBAR W/Y.P.C. L.S. 13775 AT ALL LOT CORNERS AND BOUNDARY ANGLE POINTS.
- FOUND AS NOTED: ① 1/2" REBAR W/YPC "MOORE 18091"  
② 1/2" REBAR W/YPC "P.L.S. 25564"  
③ 1/2" REBAR W/YPC "P.L.S. 15043"
- ⊙ 5/8" REBAR W/Y.P.C. L.S. 13775 SET ON CENTERLINE WHEN ROAD IS PAVED.

(R-B-D) RECORD-BEARING-DISTANCE  
(R) RADIAL BEARING  
BASIS OF BEARING\* PER P.U.D. PLAT OF THE RIDGE AT HANGMAN, PHASE I

### ACCURACY STATEMENT (WAC 332-130-100)

THIS SURVEY WAS PERFORMED USING A LIETZ SET-4 TOTAL STATION, A ZEISS LEVEL, AND A 100 FOOT CHAIN. HORIZONTAL DISTANCES ARE BASED ON THE NATIONAL GEODETIC SURVEY CALIBRATION BASELINE AT FELTS FIELD. FIELD TRAVERSE METHODS USED WERE AS PER WAC 332-130-090 PART 2.

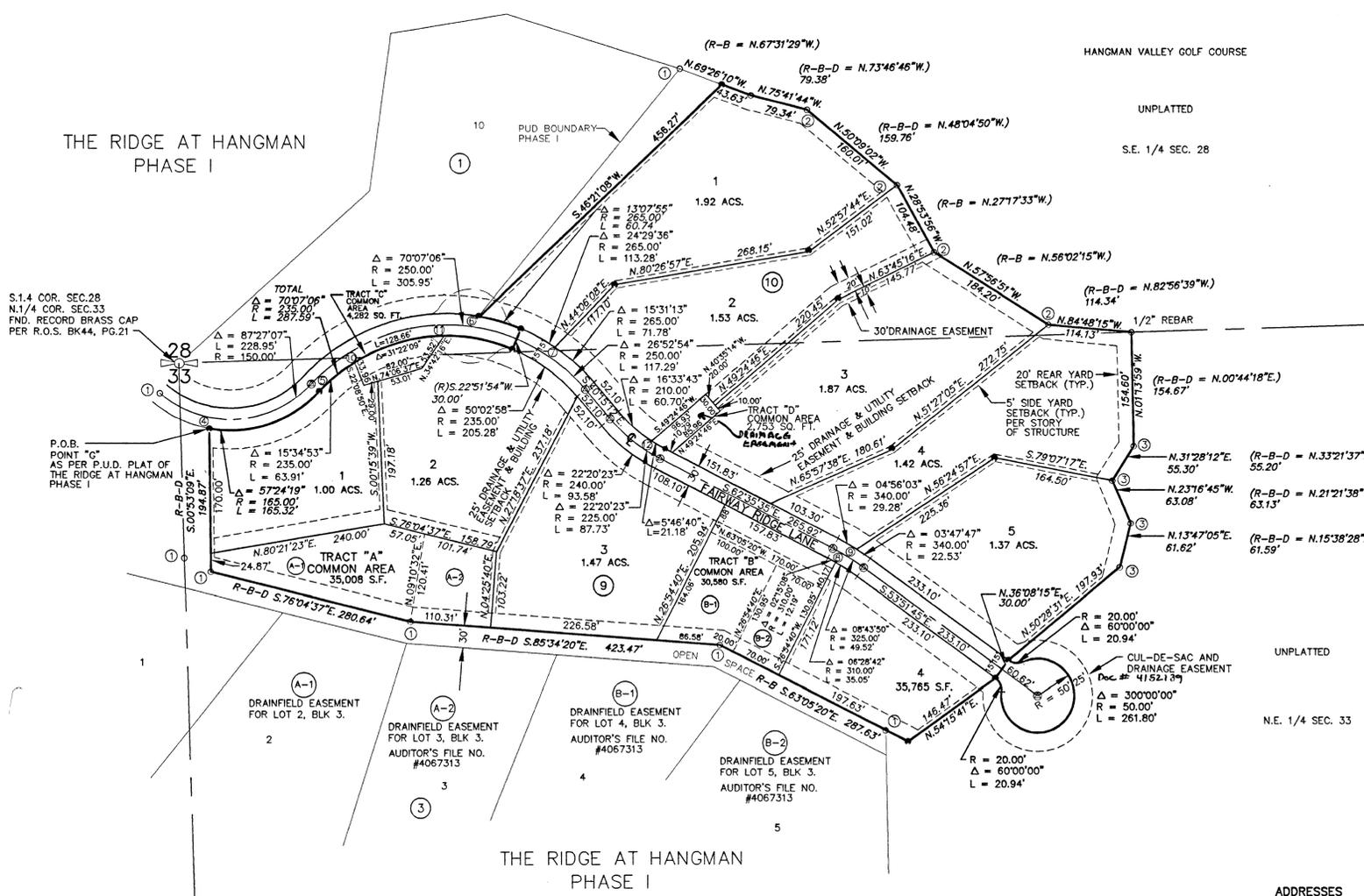
### RADIAL BEARINGS

4. N.10°09'07"E.
5. N.47°15'12"W.
6. S.09°43'59"W.
7. S.34°13'35"W.
8. S.29°19'33"W.
9. S.32°20'28"W.
10. S.31°40'19"E.
11. S.00°18'10"E.
12. N.33°11'05"E.

### 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.

*Lawrence L. Leinweber*  
LICENSED PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 13775  
10/17/97



### ADDRESSES

- BLOCK 9 LOT 1. 12808 E. FAIRWAY RIDGE LANE  
 LOT 2. 12820 E. FAIRWAY RIDGE LANE  
 LOT 3. 12910 E. FAIRWAY RIDGE LANE  
 LOT 4. 12928 E. FAIRWAY RIDGE LANE
- BLOCK 10 LOT 1. 12823 E. FAIRWAY RIDGE LANE  
 LOT 2. 12901 E. FAIRWAY RIDGE LANE  
 LOT 3. 12917 E. FAIRWAY RIDGE LANE  
 LOT 4. 12923 E. FAIRWAY RIDGE LANE  
 LOT 5. 12931 E. FAIRWAY RIDGE LANE

<b>Taylor Engineering, Inc.</b> Civil Design and Land Planning 7, 106 Mission Ave. Spokane, Washington 99201 (509) 328-3371 FAX (509) 328-8224	SCALE:	SHEET
	1" = 100'	2 OF 2
<b>THE RIDGE AT HANGMAN PHASE III</b>		CADD ACCESS NAME: 97042P15