FINAL P.U.D. PLAT OF THE RIDGE AT HANGMAN, PHASE IV (A PLANNED UNIT DEVELOPMENT)

LOCATED IN THE S.W. 1/4 OF SECTION. 28
& THE N. 1/2 OF SECTION 33
ALL IN T.24 N., R.43 E., W.M.
SPOKANE COUNTY, WASHINGTON
MAY 1999

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 27th DAY OF MAY 1999
AT 1:25 P.M. IN BOOK 25 OF PLATS
AT PAGE 97 AT THE REQUEST OF WA TRUST BANK

SPOKANE COUNTY AUDITOR
J. Ribini DEPUTY

AUDITOR'S NUMBER

4373002

#3430

1 OF 5

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 IV, described as follows:

That portion of the S.W. ¼ of Section 28 and the N. ½ of Section 33, T.24N., R.43E., W.M., Spokane County, Washington described as follows:

Beginning at Point "B", on the Northerly right of way line of Wildflower Lane, per P.U.D. Plat of The Ridge of Hangman, Phase I, recorded in Book 22 of Plats, Pages 42 through 48, Spokane County, Washington; thence along the boundary line of said Phase I the following 8 courses:

1. N.23°49'44"W., 285.17 feet;
2. N.08°21'30"W., 405.00 feet;
3. N.51°19'25"W., 624.42 feet;
4. N.77°25'46"W., 128.97 feet;
5. S.73°24'37"W., 185.52 feet;
6. N.46°40'47"W., 57.79 feet;
7. S.73°24'37"W., 138.69 feet;
8. N.46°40'47"W., 258.98 feet;

thence S.47°28'01"W., 354.66 feet, to the most Northerly corner of Tract "E" per P.U.D. Plat of The Ridge at Hangman, Phase II, recorded in Book 24 of Plats, Page 10 through 15, Spokane County, Washington; thence along the boundary line of said Phase II the following 3 courses:

1. S.42°31'59"E., 871.45 feet;
2. S.54°12'36"E., 489.29 feet;
3. S.09°12'14"E., 165.43 feet,

to the Northerly right of way line of Wildflower Lane; thence S.57°20'46"E., 52.14 feet, to the Northeast corner of Tract "B" of said Phase II on the Southerly right of way line of Wildflower Lane; thence continue along the boundary line of said Phase II the following 4 courses:

1. S.10°03'14"W., 184.39 feet;
2. S.27°06'47"W., 219.96 feet;
3. S.01°58'18"W., 927.21 feet;
4. S.05°07'42"E., 300.87 feet,

to the South line of the N.W. ¼ of Section 33, T.24N., R.43E., W.M.; thence N.89°11'39"E., along said South line, 1271.30 feet to the center One Quarter corner of said Section 33 a point on the boundary line of said Plat of The Ridge at Hangman, Phase II; thence along the boundary line of said Phase II the following 4 courses;

1. N.00°53'09"W., 50.91 feet;
2. N.38°18'12"W., 309.28 feet;
3. N.38°12'10"W., 172.91 feet;
4. N.01°44'48"E., 350.00 feet,

to the Northwest corner of Lot 6, Block 5, of said Phase II on the Southerly boundary line of Tract "D" of said Plat of The Ridge at Hangman Phase I; N.88°15'12"W., along the boundary line of said Phase I, 150.13 feet to the Southeast corner of Tract "A" of Phase II of said Plat; thence along the boundary line of said Phase II the following 6 courses:

1. N.89°41'43"W., 191.39 feet;
2. N.72°35'43"W., 118.56 feet;
3. N.08°19'16"E., 40.51 feet;
4. N.20°36'03"E., 278.94 feet;
5. N.14°06'00"E., 220.73 feet;
6. N.21°12'08"W., 321.26 feet,

to the Southerly right of way line of Wildflower Lane; thence N.43°54'56"E., 146.48 feet, to the Point of Beginning.

EXCEPT; That portion lying within Wildflower Lane.

ALSO: Beginning at the most Southerly corner of Lot 4, Block 9, per P.U.D. Plat of The Ridge at Hangman, Phase III, recorded in Book 25 of Plats, Pages 1 and 2, Spokane County, Washington; thence along the boundary line of said Phase III the following 3 courses:

1. N.54°15'41"E., 146.47 feet;
2. N.36°08'15"E., 30.00 feet;
3. N.50°28'31"E., 197.93 feet, to an angle point in the boundary line of the Hangman Valley Golf Course; thence along said boundary line the following 5 courses as monumented and shown on Record of Survey recorded under Auditor's File No. 9306210505:

1. S.40°17'48"E., 63.41 feet;
2. N.50°43'33"E., 63.68 feet;
3. S.68°11'52"E., 20.60 feet;
4. S.57°53'01"E., 58.77 feet;
5. N.43°12'36"E., 340.11 feet;

thence along the boundary line as monumented and shown on Record of Survey recorded under Auditor's File No. 9407200053 the following 6 courses:

1. S.61°32'20"E., 357.33 feet;
2. S.32°32'16"W., 669.82 feet;
3. S.51°46'37"W., 360.35 feet;
4. S.15°17'40"W., 360.68 feet;
5. N.74°51'09"W., 139.79 feet;
6. N.87°06'20"W., 201.66 feet,

to the most Easterly corner of Lot 1, Block 4, per P.U.D. Plat of The Ridge at Hangman, Phase I, recorded in Book 22 of Plats, Pages 42 through 48, Spokane County, Washington; thence along the boundary line of said Phase I the following 3 courses:

1. N.48°43'06"W., 73.08 feet;
2. S.84°46'54"W., 305.00 feet;
3. S.64°16'54"W., 105.00 feet,

to point "I" of said Phase I on the Easterly right of way line of Bluegrouse Lane; thence along said right of way and said Phase I boundary line the following 6 courses:

1. N.25°43'06"W., 45.25 feet;
2. the beginning of a curve to the right the radius of which bears N.64°16'54"E., 20.00 feet; thence along said curve to the right, through a central angle of 91°39'31", an arc distance of 32.00 feet;
3. N.27°05'29"W., 30.04 feet;
4. a point on a curve to the right the radius of which bears N.24°03'35"W., a distance of 20.00 feet; thence along said curve to the right, through a central angle of 90°20'36", an arc distance of 31.54 feet;
5. the beginning of a curve to the right the radius of which bears N.66°17'01"E., a distance of 735.00 feet; thence along said curve to the right, through a central angle of 03°43'21", an arc distance of 47.75 feet to a point of tangency;
6. N.19°59'38"W., 209.80 feet,

to point "H" on the boundary line of said Phase I; thence along the boundary line of said Phase "I" the following 3 courses:

1. N.49°50'58"E., 253.67 feet;
2. N.65°56'14"E., 495.00 feet;
3. N.00°57'08"W., 154.21 feet,

to Southerly boundary line of said Phase III; thence S.63°05'20"E., along the Southerly boundary line of said Phase III, 33.97 feet to the Point of Beginning.

DECLARATION OF COVENANT AND THE TERMS AND CONDITIONS THEREOF:

RECORDED: JULY 26, 1994
RECORDING NO: 9407260465

RECORDED: AUGUST 10, 1994
RECORDING NO: 9408100224

COVENANTS 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

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 5/25/1999 under Auditor's Document No. 4371655 which by reference is made a part hereof.

Tract (s) A, B, C, D, E, F, G, H, and I 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.

Utility easements shown on the herein described plat are hereby dedicated to the serving utility companies for the construction, reconstruction, maintenance, and operation of utilities together with the right to inspect said utilities and to trim and or remove brush or trees which may interfere with the construction, maintenance and operation of same.

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. 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. All common areas shall be used for the common enjoyment and benefit of the lot owners and shall be owned and maintained by said Homeowner's Association. The status of the areas designated as subservient estates for tax purposes cannot be changed without filing a replat.

The total common area for this plat is 9.84 Acres, which is 12.60 percent of the total area of 78.11 acres. Private roads utilize a total of 3.33 acres of platted area.

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 P.U.D. Plat. 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 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 Grantor's 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 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 MAY 25 1999 under Auditor's Document No. 4371655 which by reference is 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 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 roads 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 drain field tightlines, are hereby granted over portions of lots and Common Areas, as platted and shown hereon. The owners of drain fields located within the drain field 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 drain fields within the drain field easements. These drain field easements shall become null and void upon the benefiting lots receiving public sewer service from a governmental body.

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, Division of Building and Planning, 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 Improvement 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.

The Landscape easements as shown hereon, are dedicated to the Ridge At Hangman Home Owners Association.

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 building setbacks shown on this plat are the County minimum setbacks, and each lot owner must refer to the actual building setbacks established by the Homeowner Association's Design Guidelines, which are more restrictive, and which will limit the area on each lot available for building.

Alternate septic systems may be required.

LAWRENCE L. LEINWEBER
STATE OF WASHINGTON
13775
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 10-03-99

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 5/17/99
LICENSED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 13775

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 5

FINAL P.U.D. PLAT OF
THE RIDGE AT HANGMAN
PHASE IV
(A PLANNED UNIT DEVELOPMENT)

DWN: JMH/TKS
DATE: 05/12/99
CADD FILE: 98049P25

#1638C

#3430 25/97

FINAL P.U.D. PLAT OF
THE RIDGE AT HANGMAN, PHASE IV
(A PLANNED UNIT DEVELOPMENT)

LOCATED IN THE S.W. 1/4 OF SECTION. 28
& THE N. 1/2 OF SECTION 33
ALL IN T.24 N., R.43 E., W.M.
SPOKANE COUNTY, WASHINGTON
MAY 1999

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 27TH DAY OF MAY 1999
AT 1:25 P.M. IN BOOK 25 OF MAY PLATS
AT PAGE 98 AT THE REQUEST OF WA TRUST BANK

SPOKANE COUNTY AUDITOR
J. Perkins DEPUTY

AUDITOR'S NUMBER
4373002

2 OF 5
#3430

VESTED IN:

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

WASHINGTON TRUST BANK, A WASHINGTON CORPORATION

by Kevin R. Lehinger 5-20-99
DATE

ACKNOWLEDGMENT

STATE OF Washington)
COUNTY OF Spokane) SS.
)

ON THIS 20th DAY OF May 1999, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF Washington, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Kevin Lehinger TO ME KNOWN TO BE THE V.P. 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.

Linda Coyne

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Spokane
MY COMMISSION EXPIRES 3-17-03

VESTED IN:

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

RIDGE ASSOCIATES LIMITED PARTNERSHIP, AN IDAHO LIMITED PARTNERSHIP

BW Coy 5/18/99
DATE

ACKNOWLEDGMENT

STATE OF Idaho)
COUNTY OF BLAINE) SS. Ketchum
)

ON THIS 18 DAY OF MAY 1999 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF Idaho, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED BRIAN M. MCCOY TO ME KNOWN TO BE THE G.P. OF RIDGE ASSOCIATES LIMITED PARTNERSHIP, AN IDAHO LIMITED PARTNERSHIP, 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.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT BELLEVUE WA
MY COMMISSION EXPIRES 10-11-2002

VESTED IN:

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

FELGENHAUER FAMILY LIMITED PARTNERSHIP

Jack Felgenhauer 5-20-99
DATE

Gloria Felgenhauer 5-20-99
DATE

ACKNOWLEDGMENT

STATE OF Washington)
COUNTY OF Spokane) SS.
)

ON THIS 20th DAY OF May 1999, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF Washington, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Jack Felgenhauer and Gloria Felgenhauer TO ME KNOWN TO BE THE gen. partners 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.

Brian C. Balch

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Spokane
MY COMMISSION EXPIRES 2/28/03

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 24TH DAY OF May 1999.

SPOKANE COUNTY DIVISION OF UTILITIES

SPOKANE COUNTY ENGINEER

EXAMINED AND APPROVED THIS 24TH DAY OF May 1999

SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DIVISION OF BUILDING & PLANNING

EXAMINED AND APPROVED THIS 25TH DAY OF May 1999.

John W. Pederson

DIRECTOR, SPOKANE DIVISION OF BUILDING AND PLANNING.

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 25TH DAY OF May 1999.

for S. Holt, R.S.
REGIONAL HEALTH OFFICER

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 25 DAY OF MAY 1999.

S cooney by Robert L Fobian
SPOKANE COUNTY ASSESSOR BY DEPUTY

SPOKANE COUNTY COMMISSIONERS

THIS FINAL PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON, ON THIS _____ DAY OF _____ 19____.

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 25 DAY OF May 1999.

Linda M Wolverton a/Heads
SPOKANE COUNTY TREASURER BY DEPUTY

LAWRENCE L. LEINWEBER
STATE OF WASHINGTON
13775
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 10-03-99

Lawrence L. Leinweber 5/17/99
LICENSED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 13775

Taylor Engineering, Inc.
Civil Design and Land Planning
W. 106 Mission Ave.
Spokane, Washington 99201
(509) 328-3371 FAX (509) 328-8224

SHEET 2 OF 5

FINAL P.U.D. PLAT OF
THE RIDGE AT HANGMAN
PHASE IV
(A PLANNED UNIT DEVELOPMENT)

DWN: JMH/TKS
DATE: 05/12/99
CADD FILE: 98049P25_2

#1638C

#3430 25/98

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(A PLANNED UNIT DEVELOPMENT)
LOCATED IN THE S.W. 1/4 OF SECTION 28
& THE N. 1/2 OF SECTION 33
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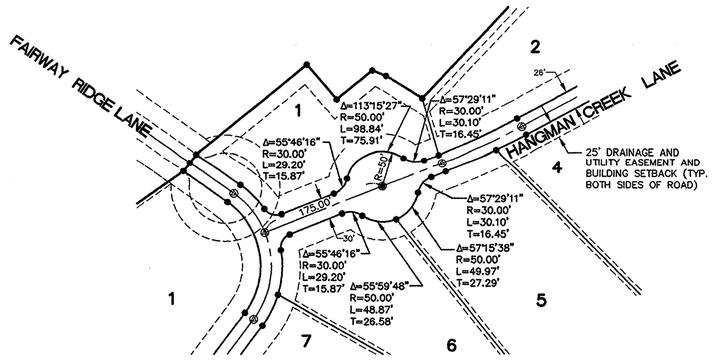
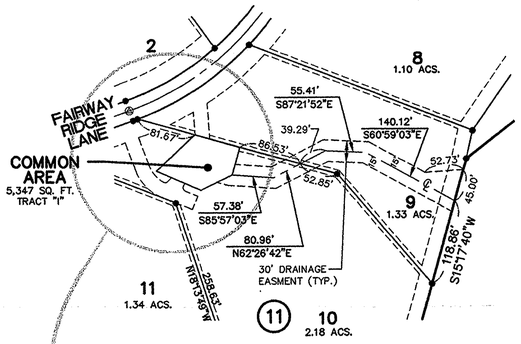
SPOKANE COUNTY AUDITOR
J. Purkins DEPUTY

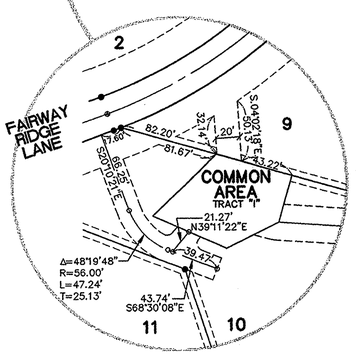
AUDITOR'S NUMBER
4373002
#3430
3 OF 5



PRIVATE ROAD CUL-DE-SAC DETAIL



DRAINAGE EASEMENT DETAIL



EASEMENT DETAIL
SCALE 1" = 60'

LEGEND

- ● SET 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 REBAR W/ CAP PLS 25564
- ③ REBAR W/CAP PLS 15043
- ④ 5/8" REBAR W/YPC P.L.S. 13775
- ◎ 5/8" REBAR W/Y.P.C. L.S. 13775 SET ON CENTERLINE WHEN ROAD IS PAVED, OR FOUND AS NOTED

(R-B-D) RECORD-BEARING-DISTANCE
(R) RADIAL BEARING

BASIS OF BEARING" PER P.U.D. PLAT OF THE RIDGE AT HANGMAN, PHASE III

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 C.

ADDRESSES		
BLOCK	LOT	ADDRESS
11	1	2707 HANGMAN CREEK LANE 13001 FAIRWAY RIDGE LANE
11	2	2415 HANGMAN CREEK LANE
11	3	2426 HANGMAN CREEK LANE
11	4	2418 HANGMAN CREEK LANE
11	5	2410 HANGMAN CREEK LANE
11	6	2402 HANGMAN CREEK LANE 13005 FAIRWAY RIDGE LANE
11	7	13015 FAIRWAY RIDGE LANE
11	8	13023 FAIRWAY RIDGE LANE
11	9	13105 FAIRWAY RIDGE LANE
11	10	13117 FAIRWAY RIDGE LANE
11	11	13125 FAIRWAY RIDGE LANE
11	12	13209 FAIRWAY RIDGE LANE
12	1	13006 FAIRWAY RIDGE LANE
12	2	13110 FAIRWAY RIDGE LANE
12	3	13128 FAIRWAY RIDGE LANE
12	4	13212 FAIRWAY RIDGE LANE

CENTERLINE CURVE DATA

NUMBER	DELTA	RADIUS	LENGTH	TANGENT
C1	90°23'34"	125.00'	197.21'	125.86'
C2	32°04'12"	125.00'	69.97'	35.93'
C3	58°19'22"	125.00'	127.24'	69.75'
C4	33°17'56"	400.00'	232.47'	119.62'
C5	32°00'30"	200.00'	111.73'	57.37'
C6	28°07'10"	400.00'	196.31'	100.17'
C7	06°57'18"	1000.00'	121.39'	60.77'

RADIAL BEARINGS	
R1	S.26°06'18"E.
R2	S.55°34'19"W.
R3	N.80°50'35"E.
R4	S.73°12'41"E.
R5	N.28°32'25"W.
R6	N.29°00'19"W.
R7	S.66°17'01"W.
R8	N.41°39'28"W.
R9	N.46°58'38"W.
R10	N.22°01'05"W.
R11	N.21°04'57"W.

LAWRENCE L. LEINWEBER
STATE OF WASHINGTON
13775
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 10-03-99

Lawrence L. Leinweber 5/17/99
LICENSED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 13775

Taylor Engineering, Inc.
Civil Design and Land Planning
W. 106 Mission Ave.
Spokane, Washington 99201
(509) 328-3371 FAX (509) 328-8224

SCALE: 1"=100'

SHEET 3 OF 5

FINAL P.U.D. PLAT OF
THE RIDGE AT HANGMAN
PHASE IV
(A PLANNED UNIT DEVELOPMENT)

DWN: TKS/RWE
DATE: 05/12/99
CADD FILE: 98049PUD1

#1638C

3430 2/5/99

FINAL P.U.D. PLAT OF
THE RIDGE AT HANGMAN, PHASE IV
(A PLANNED UNIT DEVELOPMENT)

LOCATED IN THE S.W. 1/4 OF SECTION 28
& THE N. 1/2 OF SECTION 33,
ALL IN THE T.24N., R.43 E., W.M.
SPOKANE COUNTY, WASHINGTON
MAY 1999

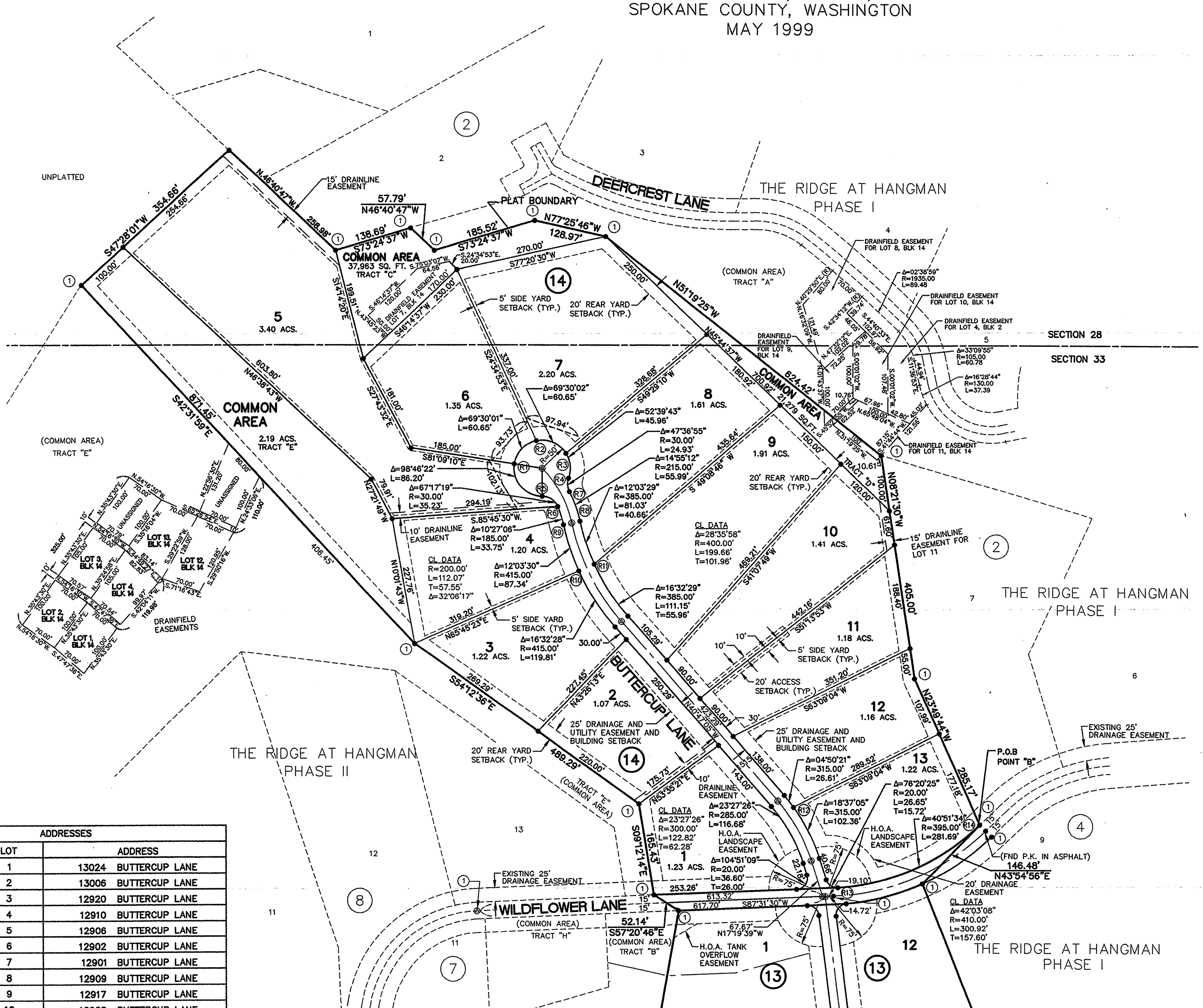
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 27TH DAY OF MAY 1999
AT 1:25 P M. IN BOOK 25 OF PLATS
AT PAGE 100 AT THE REQUEST OF WA TRUST BANK

SPOKANE COUNTY AUDITOR
J Perkins DEPUTY

AUDITOR'S NUMBER

4373002
#3430
4 OF 5



100 50 0 100 200
SCALE 1"=100' FEET

LEGEND

- ● SET 5/8" REBAR W/Y.P.C. L.S. 13775 AT ALL LOT CORNERS AND BOUNDARY ANGLE POINTS.
- (1) FOUND 1/2" REBAR W/Y.P.C. "MOORE 18091" OR AS NOTED
- ⊗ 5/8" REBAR W/Y.P.C. L.S. 13775 SET ON CENTERLINE WHEN ROAD IS PAVED, OR AS NOTED.

(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 C.

RADIAL BEARINGS	
R1	N.81°09'10"W.
R2	N.11°39'09"W.
R3	N.57°50'53"E.
R4	S.69°29'24"W.
R5	S.00°04'28"W.
R6	N.67°21'47"E.
R7	N.62°53'41"E.
R8	N.77°48'53"E.
R9	N.77°48'53"E.
R10	N.65°45'23"E.
R11	S.65°45'24"W.
R12	S.54°03'16"W.
R13	S.03°40'04"E.
R14	S.44°31'38"E.

ADDRESSES		
BLOCK	LOT	ADDRESS
14	1	13024 BUTTERCUP LANE
14	2	13006 BUTTERCUP LANE
14	3	12920 BUTTERCUP LANE
14	4	12910 BUTTERCUP LANE
14	5	12906 BUTTERCUP LANE
14	6	12902 BUTTERCUP LANE
14	7	12901 BUTTERCUP LANE
14	8	12909 BUTTERCUP LANE
14	9	12917 BUTTERCUP LANE
14	10	12925 BUTTERCUP LANE
14	11	13003 BUTTERCUP LANE
14	12	13011 BUTTERCUP LANE
14	13	13019 BUTTERCUP LANE
14	14	13027 BUTTERCUP LANE

THE RIDGE AT HANGMAN
PHASE IV

SEE SHEET 5 OF 5

LAWRENCE L. LEINWEBER, STATE OF WASHINGTON, 13775 REGISTERED, PROFESSIONAL LAND SURVEYOR, EXPIRES 10-03-99

Lawrence L. Leinweber 5/17/99
LICENSED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 13775

Taylor Engineering, Inc. Civil Design and Land Planning W. 106 Mission Ave. Spokane, Washington 99201 (509) 328-3371 FAX (509) 328-8224	SCALE: 1"=100'	SHEET 4 OF 5
FINAL P.U.D. PLAT OF THE RIDGE AT HANGMAN PHASE IV (A PLANNED UNIT DEVELOPMENT)	DWN: TKS/RWE DATE: 05/12/99 CADD FILE: 98049PUD2	

#1638C #3430 25/100

FINAL P.U.D. PLAT OF
THE RIDGE AT HANGMAN, PHASE IV
(A PLANNED UNIT DEVELOPMENT)

LOCATED IN THE N. 1/2 OF
SECTION 33, T.24 N., R.43 E., W.M.
SPOKANE COUNTY, WASHINGTON
MAY 1999

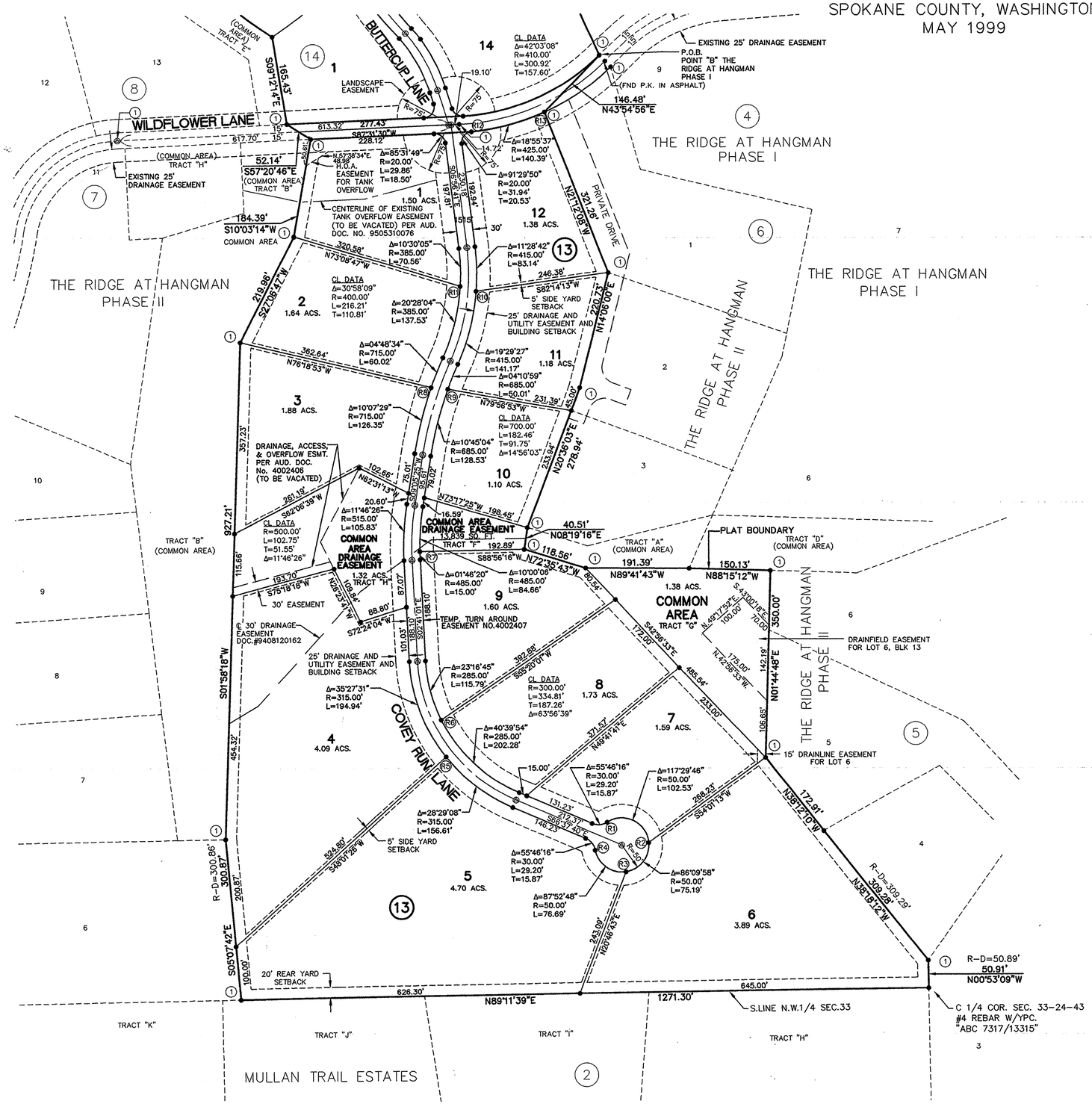
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 27TH DAY OF MAY, 1999
AT 1:25 P M. IN BOOK 25 OF PLATS
AT PAGE 101 AT THE REQUEST OF WA TRUST BANK

SPOKANE COUNTY AUDITOR
J. Williams DEPUTY

AUDITOR'S NUMBER

4373002
#3430
5 OF 5



SCALE 1"=100' FEET (100 50 0 100 200)

LEGEND

- ● SET 5/8" REBAR W/Y.P.C. L.S. 13775 AT ALL LOT CORNERS AND BOUNDARY ANGLE POINTS.
- ● (1) FOUND 1/2" REBAR W/Y.P.C. "MOORE 18091" OR AS NOTED
- ◎ 5/8" REBAR W/Y.P.C. L.S. 13775 SET ON CENTERLINE WHEN ROAD IS PAVED, OR AS NOTED.

(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 c.

RADIAL BEARINGS	
R1	S.32°23'56"E.
R2	S.85°05'50"W.
R3	N.08°44'12"W.
R4	N.79°08'36"E.
R5	N.51°51'28"E.
R6	N.64°02'14"E.
R7	N.89°05'19"E.
R8	S.70°47'06"E.
R9	S.70°09'31"E.
R10	N.85°27'59"W.
R11	N.86°26'36"W.
R12	S.05°26'51"E.
R13	S.24°22'28"E.

LAWRENCE L. LEINWEBER
STATE OF WASHINGTON
13775
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 10-03-99

Lawrence L. Leinweber
LICENSED PROFESSIONAL LAND SURVEYOR 5/17/99
CERTIFICATE NO. 13775

ADDRESSES		
BLOCK	LOT	ADDRESS
13	1	13102 COVEY RUN LANE
13	2	13114 COVEY RUN LANE
13	3	13126 COVEY RUN LANE
13	4	13224 COVEY RUN LANE
13	5	13310 COVEY RUN LANE
13	6	13329 COVEY RUN LANE
13	7	13317 COVEY RUN LANE
13	8	13305 COVEY RUN LANE
13	9	13223 COVEY RUN LANE
13	10	13125 COVEY RUN LANE
13	11	13115 COVEY RUN LANE
13	12	13103 COVEY RUN LANE

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SCALE: 1"=100'

SHEET 5 OF 5

FINAL P.U.D. PLAT OF
THE RIDGE AT HANGMAN
PHASE IV
(A PLANNED UNIT DEVELOPMENT)

DWN: TKS/RWE
DATE: 05/13/99
CADD FILE: 98049PUD3

#3430 25/101

#1638C