

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

LOCATED IN THE W. 1/2 OF  
SECTION 28, T.24 N., R.43 E., W.M.  
SPOKANE COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 9<sup>th</sup> DAY OF April 2002  
AT 2:00 P.M. IN BOOK 21 OF PLATS  
AT PAGE 77 AT THE REQUEST OF  
Ridge Assoc, LP

4712180  
BK 27  
Pg 77  
#3549  
sheet 1 of 3

COUNTY AUDITOR  
DEPUTY  
J. Higden

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that RIDGE ASSOCIATES LIMITED PARTNERSHIP, an Idaho Limited Partnership, and SEABOARD WASHINGTON, L.L.C., a Washington Limited Liability Company, have platted into lots, blocks, and private roads, the land shown hereon to be known as THE RIDGE AT HANGMAN, PHASE V, in the County of Spokane, State of Washington, said land being that portion of the West half of Section 28, Township 24 North, Range 43 East, W.M., Spokane County, Washington described as follows:

Beginning at the most Westerly corner of Lot 1, Block 2 per P.U.D. PLAT OF THE RIDGE AT HANGMAN PHASE I, as per plat thereof recorded in Book 22 of Plats, Pages 42 through 48; thence along the boundary line of said Phase I the following 12 courses:

- N.52°14'05"E., 216.94 feet;
- N.88°28'16"E., 416.73 feet, to Point "C" on the Southerly right of way line of Fairway Ridge Lane and a curve to the right the radius of which bears North 37°58'17" East, a distance of 937.10 feet;
- Along said right of way line and said curve to the right, through a central angle of 134°59', an arc distance of 225.43 feet to a point of tangency;
- N.38°14'44"W., along said right of way line, 5.53 feet to the beginning of a curve to the left the radius of which bears South 51°45'16"W., a distance of 30.00 feet;
- Along said right of way line and said curve to the left, through a central angle of 90°00'00", an arc distance of 47.12 feet to a point of tangency;
- S.51°45'16"W., along said right of way line, 15.00 feet;
- N.38°14'44"W., along said right of way line, 30.00 feet;
- N.51°45'16"E., along said right of way line 15.00 feet to the beginning of a curve to the left the radius of which bears N.38°14'44"W., a distance of 30.00 feet;
- Along said right of way line and said curve to the left, through a central angle of 90°00'00", an arc distance of 47.12 feet to a point of tangency;
- N.38°14'44"W., along said right of way line, 30.00 feet;
- N.51°45'16"E., 30.00 feet;
- N.53°00'56"E., 72.90 feet, to an angle point in the boundary line of the Hangman Valley Golf Course; thence along said boundary line the following 17 courses as monument and shown on Records of Survey recorded under Auditor's File Nos. 9306210505 and 9005240240;

- N.57°14'04"W., 165.44 feet;
- N.57°18'35"W., 55.86 feet;
- N.22°06'10"W., 46.31 feet;
- N.07°20'00"W., 56.57 feet;
- N.54°33'52"E., 185.35 feet;
- N.47°31'09"E., 220.63 feet;
- N.57°08'28"E., 101.14 feet;
- N.78°33'30"E., 131.91 feet;
- S.87°02'56"E., 164.63 feet;
- N.75°18'30"E., 106.08 feet;
- N.29°13'47"E., 56.28 feet;
- N.03°25'56"W., 231.14 feet;
- N.32°10'44"E., 136.47 feet;
- N.11°56'58"E., 60.46 feet;
- N.26°23'00"W., 107.58 feet;
- N.36°08'27"W., 185.07 feet;
- N.09°44'21"W., 460.12 feet;

thence South 87°00'00" West, 457.77 feet; thence South 54°15'00" West, 109.40 feet; thence N.21°15'42"W., 7.83 feet, to a point on a curve to the right, the radius of which bears North 68°44'18" East, a distance of 185.00 feet; thence along said curve to the right, through a central angle of 104°01'17", an arc distance of 34.46 feet to a point of tangency; thence North 10°35'25" West, 47.85 feet; thence South 83°18'29" West, 77.61 feet; thence South 14°41'27" West, 215.00 feet; thence South 62°12'18" West, 218.00 feet; thence North 89°58'26" West, 283.00 feet, to a point on a curve to the right the radius of which bears South 81°54'12" East, a distance of 135.00 feet; thence along said curve to the right through a central angle of 9°20'51", an arc distance 22.02 feet; to the beginning of a curve to the left the radius of which bears North 72°33'21" West, a distance of 270.68 feet; thence along said curve to the left, through a central angle of 08°21'52", an arc distance of 39.52 feet; thence North 77°40'12" West, 30.05 feet; thence South 78°22'06" West, 58.45 feet; thence South 69°12'19" West, 412.47 feet, to the West line of the Southwest quarter of said Section 28; thence South 04°18'47" East, along said West line, 1816.94 feet; thence South 64°41'29" East, 395.34 feet; thence North 52°14'05" East, 325.94 feet, to the point of beginning;

Situate in the County of Spokane, State of Washington.  
AREA = 64.91 ACRES

*The secondary access road, Quail Creek Lane, must be constructed and an acceptable certification package must be received prior to December 31, 2002. No more than 10 building permits will be released for this plat until a construction certification package for Quail Creek Lane has been accepted by the Spokane County Engineer. If Quail Creek Lane has not been built and a construction certification package has not been accepted by the Spokane County Engineer by December 31, 2002, Spokane County will invoke the necessary amount from the Letter of Credit drawn under U.S. Bank, Letter of Credit No. SLC65SEA00961 to complete construction of Quail Creek Lane.*

*No building permit shall be issued for Lot 2, Block 16, as shown hereon until such time as evidence is provided that said Lot 2, Block 16 meets the requirements of the Spokane County Health District for on-site sewage disposal system.*

Drainage easements, as platted and shown hereon, which are for the purpose of conveying and storing stormwater runoff, and for installing, operating and maintaining drainage ponds and drainage facilities which dispose of and treat stormwater runoff, are hereby granted to Spokane County and The Ridge at Hangman Homeowners' Association. Common areas (Tracts A, B and C) and Tracts D, E, F and G are hereby dedicated to The Ridge at Hangman Homeowners' Association for the purpose of conveying and storing stormwater runoff, and for installing, operating and maintaining drainage ponds and drainage facilities which dispose of and treat stormwater runoff. A drainage easement is granted to Spokane County over Tracts D, E, F and G for inspection and emergency maintenance of stormwater facilities.

Spokane County and its authorized agents are hereby granted the right to ingress and egress to, over and from all public drainage easements for the purposes of inspection and emergency maintenance of drainage swales, ponds, ditches, culverts and other drainage facilities, if not properly maintained by the property owner(s) or The Ridge at Hangman Homeowners' Association. Spokane County does not accept the responsibility to inspect or maintain drainage facilities located outside of public rights-of-way, except in cases where Spokane County specifically assumes that responsibility in writing. Neither does Spokane County accept any liability for any failure by the property owner(s) to properly maintain such areas.

The property owner(s) within this plat shall be held responsible for keeping open and maintaining the surface path of natural or man-made drainage flow over and across their respective properties. If the property owner(s) fail to maintain the surface path of natural or man-made drainage flow, or drainage facilities on private properties, a notice of such failure may be given to the property owner(s). If not corrected within the period indicated on said notice, Spokane County has the right to correct the maintenance failure, or have it corrected, at the expense of the property owner(s).

Spokane County does not accept the responsibility of maintaining the drainage course on private lots or flood plain areas within private lots, nor the responsibility for any damage whatsoever, including, but not limited to, inverse condemnation to any properties due to deficient construction and/or maintenance of drainage courses in drainage easements on private property.

Any building that is constructed on a lot in this plat shall be set at such an elevation so as to provide positive drainage away from any drainage entry point to the building (including but not limited to a window well, a window unprotected by a window well, or a doorway). Said positive drainage shall consist of a minimum slope of 3% away from the building for a distance of at least 10 feet from the building. The lots shall be graded so that either a) all runoff is routed away from the building, and conveyed over the lot to a natural drainage swale or approved drainage facility, or b) drainage intercepted on the lot is disposed of on the lot in an approved drainage facility. All drainage facilities for this plat, including any '208' swales, shall be constructed in accordance with the approved plans on file at the Spokane County Engineer's Office. Any proposed changes to the approved road and drainage plans must be approved by the Spokane County Engineer's Office prior to construction of said changes.

There may exist properties located uphill and adjacent to this subdivision that periodically discharge stormwater runoff onto individual lots within this plat. Stormwater runoff from nearby uphill properties should be expected, and during snow melt periods or wet seasons the lots may be subjected to higher amounts of stormwater runoff than what is normally observed or anticipated. Because stormwater runoff from adjacent properties have discharged onto this plat prior to development, stormwater runoff will likely continue to do so after development.

The property owner(s) within this plat shall maintain all drainage ditches situated on their respective properties, and any portion of a drainage swale situated in a public right-of-way adjacent to their respective properties, with a permanent ground cover as specified in the currently approved and accepted plans on file at Spokane County Engineer's Office. No structures, including fences, shall be constructed directly over or within a drainage easement without the expressed written consent of the Spokane County Engineer. Spokane County does not accept the responsibility to inspect and/or maintain the drainage easements or drainage swales, nor does Spokane County accept any liability for any failure by the lot owner(s) to properly maintain such areas.

The Ridge at Hangman Homeowners' Association or its successors in interest shall maintain any drainage facilities, located in common areas (Tracts A, B and C) and Tracts D, E, F and G, in conformance with the approved plans on file at the Spokane County Engineer's Office. Maintenance of drainage facilities includes, but is not limited to, keeping open and cleaning storm pipes, ditches, drainage ponds, swales, etc., replacement of drainage facilities as needed, and maintaining live native-type dryland grasses or lawn turf in the '208' swales located in common areas or tracts, with optional shrubbery and/or trees, which do not obstruct the flow and percolation of storm drainage water in the drainage swale as indicated by the approved plans. The Ridge at Hangman Homeowners' Association shall be responsible for payment of all claims and other liabilities which may become due for said maintenance responsibilities.

If The Ridge at Hangman Homeowners' Association, or their successors in interest, fails to maintain the drainage facilities in conformance with the accepted drainage plan on file at the Spokane County Engineer's Office, a notice of such failure may be given to The Ridge at Hangman Homeowners' Association, or their successors in interest, by the County Engineer. If not corrected within the period indicated on said notice, Spokane County has the right to correct the maintenance failure, or have it corrected, at the expense of The Ridge at Hangman Homeowners' Association, or their successors in interest.

Should The Ridge at Hangman Homeowners' Association be terminated for any reason, the successors in interest shall be the individual lot owner(s), or their successors in interest, who are members of The Ridge at Hangman Homeowners' Association at the time of said termination. The successors in interest shall share equally in the responsibility and cost of maintaining said drainage facilities.

The roads and or common areas shown on this plat are hereby dedicated to the Ridge at Hangman Homeowners' Association created by document recorded ~~Submap 20~~ 601 521 012 under State UBI number 601 521 012.

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.

The private roads and drainage easements are subject to the separate DECLARATION OF COVENANT as recorded ~~Map 4 20~~ 601 521 012 under Auditor's Document No. ~~470 359 8~~ which by reference is made a part hereof.

KNOWN ALL MEN BY THESE PRESENTS, for mutual offsetting benefits which are hereby acknowledged, do hereby convey and grant to serving utilities and to their successors and 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, and to install, inspect, in charge, operate, maintain, repair, refurbish, and protect a natural gas distribution pipeline together with natural gas services and all necessary and convenient appurtenances and fixtures which is to be 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 clear 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 Grantor's adjacent lands will be allowed at all times. Grantee shall not be responsible for loss, replacement or damage of and 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.

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. Alternate septic systems may be required.

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 owners 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 owners 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 owners property. PROVIDED this condition shall not prohibit the owners or successor(s) from objecting to any assessments 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.

At the time of approval of the plat, this property fell under the jurisdiction of the Washington State Shoreline Management Act, RCW 90.58, and the Spokane County Shoreline Program, WAC 173-19-4000. 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.

The Landscape easements as shown hereon, are dedicated to the Ridge at Hangman Homeowners Association.

Building setbacks shall be determined at the time Building permits are requested. Each lot owner must refer to the actual building setbacks established by the Homeowners Association's Design Guidelines, which may be more restrictive than County requirements and will limit the area on each lot available for building.

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 the 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 deeds drawn to transfer ownership of Lots 3, 4, 6, 7, 8, 9, and 10 Block 16 as shown hereon.

Line of sight easements in Lot 1, Block 15, Lot 10, Block 16, and Lot 2 Block 17 as platted and shown hereon, are hereby granted to Spokane County and its authorized agents for the sole purpose of allowing a clear view sight distance triangle over and across the easements. The owners of said lots agree not to obstruct or in any manner allow any obstacle to block this clear view triangle between a height of three (3) feet and a height of seven (7) feet above the road pavement elevation adjacent to said lots. Spokane County and its authorized agents are hereby granted the right of ingress and egress to, over and from said easements for the purpose of inspection and emergency maintenance of the sight distance area. If the property owner fails to maintain the sight distance area in reasonable conformance with the approved plans on file in the office of the Spokane County Engineer, a notice will be given to the property owner. If not corrected after ten (10) days, Spokane County has the right to restore the sight distance area to that of the approved plans on file, or have it restored by others. All costs involved will be charged to the property owner.

**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.

LICENSED PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 37544



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 3
FINAL P.U.D. PLAT OF THE RIDGE AT HANGMAN PHASE V (A PLANNED UNIT DEVELOPMENT)	

# 3549

1/3

2/11

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

LOCATED IN THE W. 1/2 OF  
SECTION 28, T.24 N., R.43 E., W.M.  
SPOKANE COUNTY, WASHINGTON

**AUDITOR'S CERTIFICATE**  
FILED FOR RECORD THIS 9th DAY OF April, 2002  
AT 3:00 P.M. IN BOOK 21 OF Plats  
AT PAGE 78 AT THE REQUEST OF  
Ridge Assoc., LP  
COUNTY AUDITOR  
J. Higden DEPUTY

4712180  
Blk 27  
Pg 78  
# 3549  
sheet 2 of 3

**APPROVALS:**

SPOKANE COUNTY DIVISION OF UTILITIES  
EXAMINED AND APPROVED THIS 4th DAY OF APRIL, 2002.  
[Signature]  
SPOKANE COUNTY DIVISION OF UTILITIES

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS  
EXAMINED AND APPROVED THIS 5th DAY OF April, 2002.  
[Signature]  
SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DIVISION OF PLANNING  
EXAMINED AND APPROVED THIS 9th DAY OF APRIL, 2002.  
James Richardson FOR  
DIRECTOR, SPOKANE DIVISION OF PLANNING.

SPOKANE REGIONAL HEALTH DISTRICT  
EXAMINED AND APPROVED THIS 8th DAY OF April, 2002.  
[Signature] P. Kelly, R.S.  
for REGIONAL HEALTH OFFICER

SPOKANE COUNTY ASSESSOR  
EXAMINED AND APPROVED THIS 8th DAY OF April, 2002.  
[Signature] by M.K. White  
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 9th DAY OF April, 2002.  
[Signature]  
CHAIRMAN, SPOKANE COUNTY COMMISSIONERS

SPOKANE COUNTY TREASURER  
I DO HEREBY CERTIFY THAT ALL TAXES WHICH HAVE BEEN LEVIED AND BECOME CHARGEABLE  
AGAINST THE LAND SHOWN WITHIN THIS MAP HAVE BEEN FULLY PAID THIS 9th DAY OF  
April, 2002.  
[Signature]  
SPOKANE COUNTY TREASURER BY DEPUTY

**ACKNOWLEDGMENT**

STATE OF Florida )  
COUNTY OF Polk ) SS.  
ON THIS 19 DAY OF March, 2002, BEFORE ME,  
THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF  
Florida, DULY COMMISSIONED AND SWORN, PERSONALLY  
APPEARED BRIAN M. MCCOY TO ME KNOWN TO BE THE  
President 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.  
[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF Florida  
RESIDING AT 5700 Sullivan Hwy, Wesley Chapel, Fla  
MY COMMISSION EXPIRES 2/14/06.

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

Ridge Associates Limited Partnership, an Idaho Limited Partnership  
[Signature] 3/19/02  
Ridge Associates Limited Partnership DATE

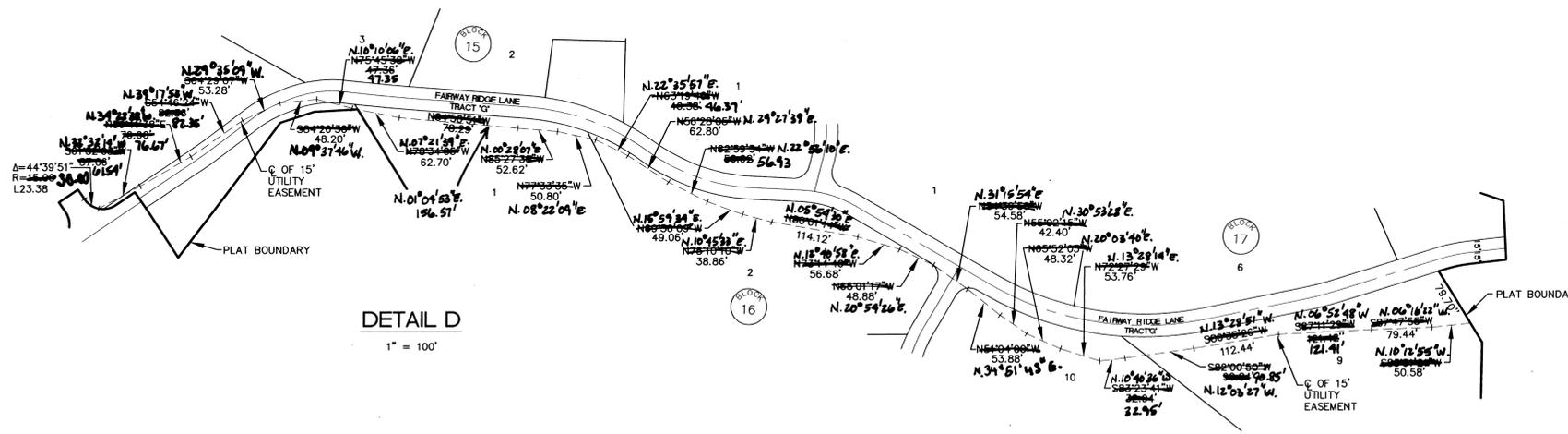


**ACKNOWLEDGMENT**

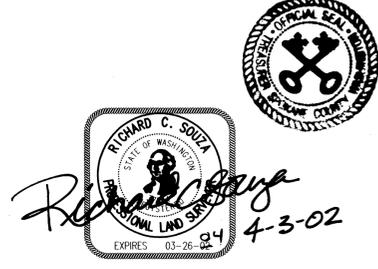
STATE OF Florida )  
COUNTY OF Polk ) SS.  
ON THIS 19 DAY OF March, 2002, BEFORE ME,  
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President OF SEABOARD WASHINGTON, L.L.C., A  
WASHINGTON CORPORATION, THAT EXECUTED THE FOREGOING  
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NOTARY PUBLIC IN AND FOR THE STATE OF Florida  
RESIDING AT 5700 Sullivan Hwy, Wesley Chapel, Fla  
MY COMMISSION EXPIRES 2/14/06.

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

SEABOARD WASHINGTON, L.L.C., A WASHINGTON CORPORATION  
[Signature] 3/19/02  
SEABOARD WASHINGTON, L.L.C. DATE



**DETAIL D**  
1" = 100'



LICENSED PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 37544

Taylor Engineering, Inc. Civil Design and Land Planning 109 Mission Ave. Spokane, Washington 99201 (509) 328-3371 FAX (509) 328-8224	<b>SHEET</b> 2 OF 3
	FINAL P.U.D. PLAT OF THE RIDGE AT HANGMAN PHASE V (A PLANNED UNIT DEVELOPMENT) DWN: JDH DATE: 03-15-02 CADD FILE: 00132PA2

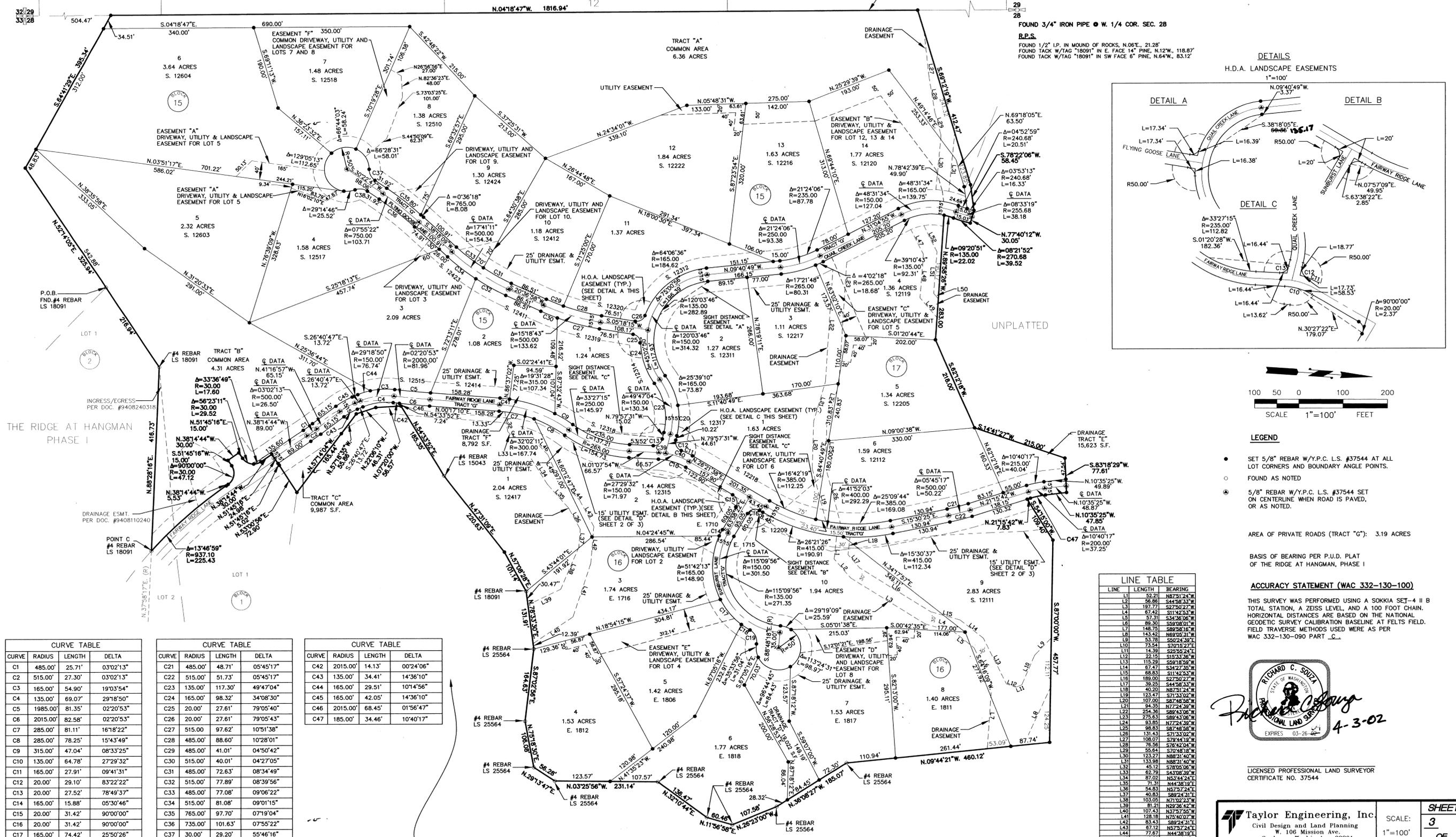
SET #5 REBAR PER RIDGE • HANGMAN PLATS  
 R.P.S.  
 SET #5 REBAR, S39°25'W, 49.19'  
 FND. TACK W/TAG #13775 IN 13" FIR, N.66°14'W, 75.91'  
 FND. TACK W/TAG #13775 IN 9" FIR, N.74°20'E, 108.69'  
 FND. TACK W/TAG #13775 IN 15" FIR, S.60°04'W, 141.84'

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

LOCATED IN THE W. 1/2 OF  
 SECTION 28, T.24 N., R.43 E., W.M.  
 SPOKANE COUNTY, WASHINGTON

SUBDIVISION OF SOUTHEAST 1/4 OF SECTION 29,  
 TOWNSHIP 24 NORTH, RANGE 43 E., W.M.  
 VOLUME "E" OF PLATS, P. 60

AUDITOR'S CERTIFICATE  
 FILED FOR RECORD THIS 9th DAY OF April 2002  
 AT 3:02 P.M. IN BOOK 27 OF Plats  
 AT PAGE 79 AT THE REQUEST OF  
 Ridge Assoc  
 COUNTY AUDITOR  
 J. Higgins

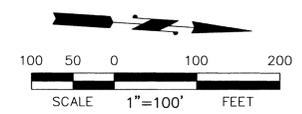
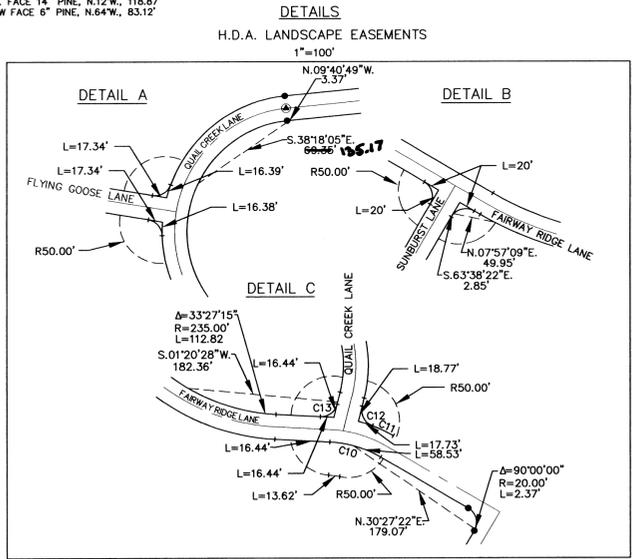


CURVE	RADIUS	LENGTH	DELTA
C1	485.00'	25.71'	03°02'13"
C2	515.00'	27.30'	03°02'13"
C3	165.00'	54.90'	19°03'54"
C4	135.00'	69.07'	29°18'50"
C5	1985.00'	81.35'	02°20'53"
C6	2015.00'	82.58'	02°20'53"
C7	285.00'	81.11'	16°18'22"
C8	285.00'	78.25'	15°43'49"
C9	315.00'	47.04'	08°33'25"
C10	135.00'	64.78'	27°29'32"
C11	165.00'	27.91'	09°41'31"
C12	20.00'	29.10'	83°22'22"
C13	20.00'	27.52'	78°49'37"
C14	165.00'	15.88'	05°30'46"
C15	20.00'	31.42'	90°00'00"
C16	20.00'	31.42'	90°00'00"
C17	165.00'	74.42'	25°50'26"
C18	165.00'	23.00'	07°59'14"
C19	30.00'	37.13'	70°55'04"
C20	165.00'	143.34'	24°07'54"

CURVE	RADIUS	LENGTH	DELTA
C21	485.00'	48.71'	05°45'17"
C22	515.00'	51.73'	05°45'17"
C23	135.00'	117.30'	49°47'04"
C24	165.00'	98.32'	34°08'30"
C25	20.00'	27.61'	79°05'40"
C26	20.00'	27.61'	79°05'43"
C27	515.00'	97.62'	10°51'38"
C28	485.00'	88.60'	10°28'01"
C29	485.00'	41.01'	04°50'42"
C30	515.00'	40.01'	04°27'05"
C31	485.00'	72.63'	08°34'49"
C32	515.00'	77.89'	08°39'56"
C33	485.00'	77.08'	09°06'22"
C34	515.00'	81.08'	09°01'15"
C35	765.00'	97.70'	07°19'04"
C36	735.00'	101.63'	07°55'22"
C37	30.00'	29.20'	55°46'16"
C38	30.00'	29.20'	55°46'16"
C39	150.00'	15.58'	05°57'08"
C40	150.00'	56.39'	21°32'24"
C41	315.00'	21.74'	03°57'18"

CURVE	RADIUS	LENGTH	DELTA
C42	2015.00'	14.13'	00°24'06"
C43	135.00'	34.41'	14°36'10"
C44	165.00'	29.51'	10°14'56"
C45	165.00'	42.05'	14°36'10"
C46	2015.00'	68.45'	01°56'47"
C47	185.00'	34.46'	10°40'17"

LINE	LENGTH	BEARING
L1	52.21	N67°21'24"W
L2	26.98	S44°53'22"W
L3	197.77	S27°50'27"W
L4	87.42	S14°23'23"W
L5	57.31	S34°36'06"W
L6	89.30	S59°08'01"W
L7	148.75	S89°36'11"W
L8	143.42	N89°53'51"W
L9	53.78	S50°24'39"E
L10	73.54	S70°52'12"E
L11	14.39	S25°52'24"E
L12	22.15	S15°33'36"E
L13	115.29	S81°56'56"W
L14	87.47	S34°27'35"W
L15	88.63	S11°42'53"W
L16	189.00	S27°50'27"W
L17	39.25	S44°53'22"W
L18	40.50	N67°21'24"W
L19	123.47	S14°23'23"W
L20	107.00	S74°48'54"W
L21	94.35	N72°34'38"W
L22	254.36	S89°36'11"W
L23	275.63	S89°36'11"W
L24	93.95	N72°34'38"W
L25	88.83	S67°48'58"W
L26	131.43	S71°33'02"E
L27	108.07	S72°41'54"E
L28	76.56	S78°42'04"W
L29	55.94	S70°48'18"W
L30	123.27	N88°14'40"W
L31	133.98	N88°14'40"W
L32	45.12	S78°06'06"W
L33	62.79	S43°36'36"W
L34	87.02	S53°44'24"E
L35	71.31	N44°38'12"E
L36	54.83	N59°17'24"E
L37	40.83	S88°24'31"E
L38	103.05	N71°22'24"E
L39	81.21	N29°36'42"W
L40	107.43	N37°57'55"W
L41	128.18	N75°00'00"W
L42	83.43	S89°24'31"E
L43	67.12	N57°27'24"E
L44	77.67	N44°38'12"E
L45	48.89	S82°00'00"W
L46	88.63	S43°36'36"W
L47	62.97	N59°17'24"E
L48	98.76	S89°32'57"E
L49	58.19	N45°24'24"E
L50	16.35	N45°24'24"E
L51	94.61	S89°32'57"E
L52	66.44	N59°31'57"E



**LEGEND**

- SET 5/8" REBAR W/Y.P.C. L.S. #37544 AT ALL LOT CORNERS AND BOUNDARY ANGLE POINTS.
- FOUND AS NOTED
- ⊙ 5/8" REBAR W/Y.P.C. L.S. #37544 SET ON CENTERLINE WHEN ROAD IS PAVED, OR AS NOTED.

AREA OF PRIVATE ROADS (TRACT "G"): 3.19 ACRES

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 SOKKIA SET-4 II 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.



LICENSED PROFESSIONAL LAND SURVEYOR  
 CERTIFICATE NO. 37544

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

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

SCALE: 1"=100'  
 SHEET 3 OF 3

DATE: 03-15-02  
 CADD FILE: 00132P.A3

HANGMAN VALLEY GOLF COURSE  
 R.O.S. AUD. FILE NO'S.  
 9306210505  
 9005240240