5405357 32/76

FINAL PLAT OF THE RIDGE AT HANGMAN PHASE VII

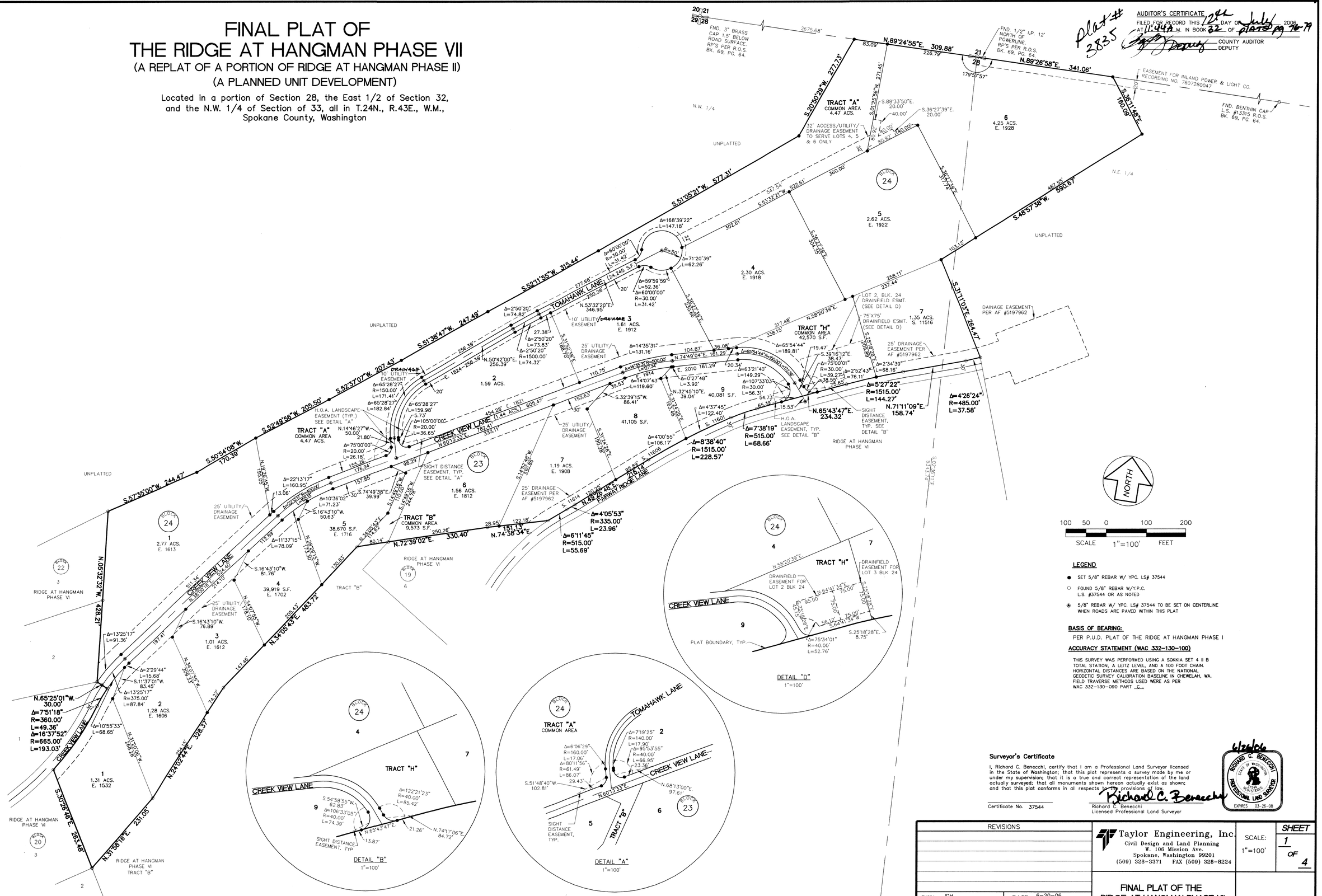
(A REPLAT OF A PORTION OF RIDGE AT HANGMAN PHASE II)

(A PLANNED UNIT DEVELOPMENT)

Located in a portion of Section 28, the East 1/2 of Section 32, and the N.W. 1/4 of Section of 33, all in T.24N., R.43E., W.M., Spokane County, Washington

Plat # 3835

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 24 DAY OF July 2006
AT 11:44 A.M. IN BOOK 32 OF PLATS pg 76-77
COUNTY AUDITOR
DEPUTY



LEGEND

- ● SET 5/8" REBAR W/ YPC. LS# 37544
- ○ FOUND 5/8" REBAR W/Y.P.C. L.S. #37544 OR AS NOTED
- ⊛ 5/8" REBAR W/ YPC. LS# 37544 TO BE SET ON CENTERLINE WHEN ROADS ARE PAVED WITHIN THIS PLAT

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 B TOTAL STATION, A LEITZ LEVEL, AND A 100 FOOT CHAIN. HORIZONTAL DISTANCES ARE BASED ON THE NATIONAL GEODETIC SURVEY CALIBRATION BASELINE IN CHEWELAH, WA. FIELD TRAVERSE METHODS USED WERE AS PER WAC 332-130-090 PART C.

Surveyor's Certificate

I, Richard C. Benecchi, certify that I am a Professional Land Surveyor licensed in the State of Washington; that this plat represents a survey made by me or under my supervision; that it is a true and correct representation of the land actually surveyed; that all monuments shown hereon actually exist as shown; and that this plat conforms in all respects to the provisions of law.

6/26/06

Richard C. Benecchi

Certificate No. 37544

Richard C. Benecchi
Licensed Professional Land Surveyor

RICHARD C. BENECCHI — STATE OF WASHINGTON — 37544 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 03-26-08

REVISIONS			
	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 1 OF 4
DWN: JDH DATE: 6-20-06	FINAL PLAT OF THE RIDGE AT HANGMAN PHASE VII		
CK'D: DATE:		CADD FILE: 05096P1A	

32/76

5405387 32/77

FINAL PLAT OF THE RIDGE AT HANGMAN PHASE VII

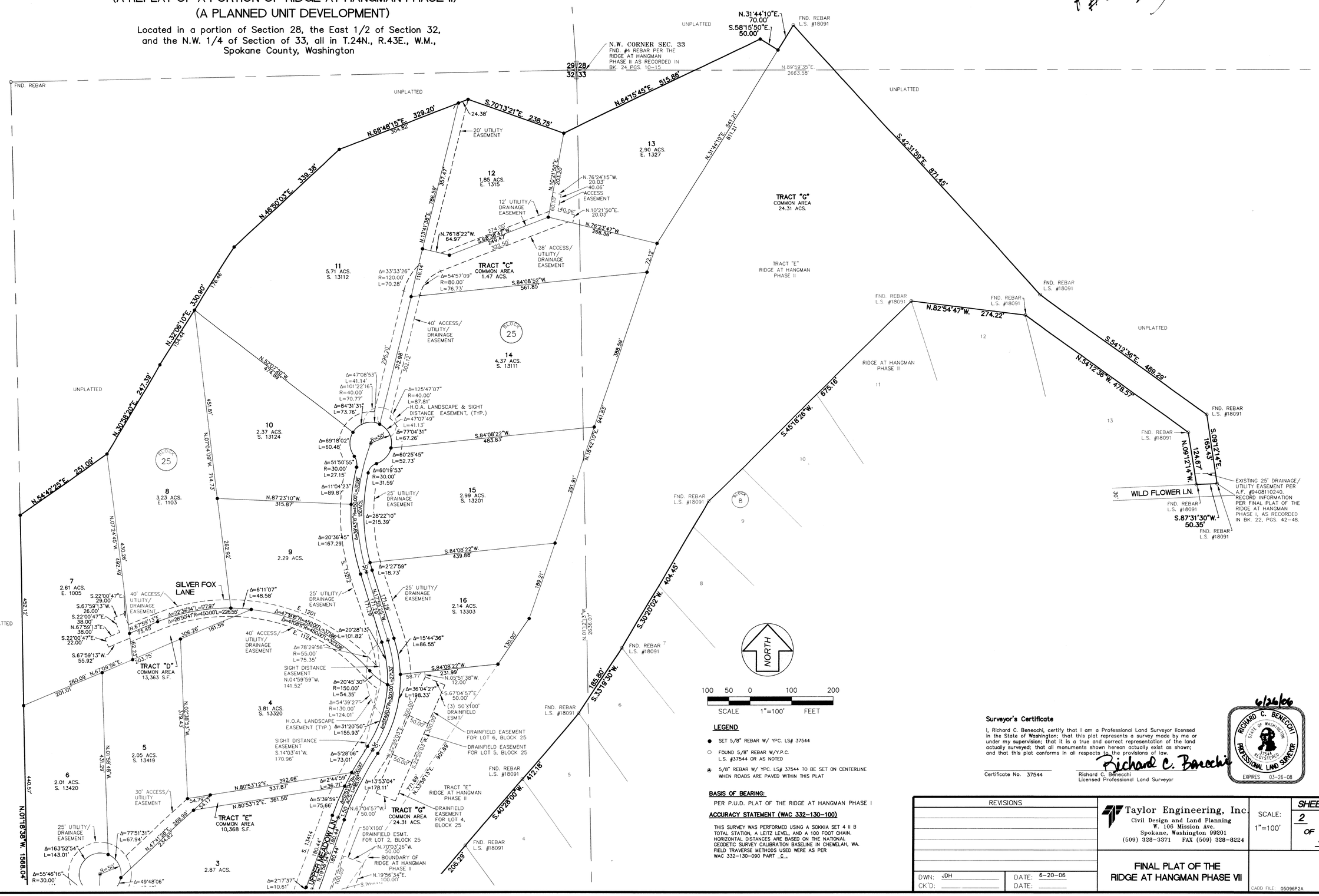
(A REPLAT OF A PORTION OF RIDGE AT HANGMAN PHASE II)

(A PLANNED UNIT DEVELOPMENT)

Located in a portion of Section 28, the East 1/2 of Section 32, and the N.W. 1/4 of Section of 33, all in T.24N., R.43E., W.M., Spokane County, Washington

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 12th DAY OF July 2006.
AT 11:44 A.M. IN BOOK 32 OF PLATS
COUNTY AUDITOR
DEPUTY

Plat #3835



LEGEND

- ● SET 5/8" REBAR W/ YPC. LS# 37544
- ○ FOUND 5/8" REBAR W/Y.P.C. L.S. #37544 OR AS NOTED
- ⊗ 5/8" REBAR W/ YPC. LS# 37544 TO BE SET ON CENTERLINE WHEN ROADS ARE PAVED WITHIN THIS PLAT

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 B TOTAL STATION, A LEITZ LEVEL, AND A 100 FOOT CHAIN. HORIZONTAL DISTANCES ARE BASED ON THE NATIONAL GEODETIC SURVEY CALIBRATION BASELINE IN CHEWELAH, WA. FIELD TRAVERSE METHODS USED WERE AS PER WAC 332-130-090 PART _C_.

Surveyor's Certificate

I, Richard C. Benecchi, certify that I am a Professional Land Surveyor licensed in the State of Washington; that this plat represents a survey made by me or under my supervision; that it is a true and correct representation of the land actually surveyed; that all monuments shown hereon actually exist as shown; and that this plat conforms in all respects to the provisions of law.

Richard C. Benecchi

Certificate No. 37544

Richard C. Benecchi
Licensed Professional Land Surveyor

6/26/06
RICHARD C. BENECCHI
STATE OF WASHINGTON
37544
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 03-26-08

REVISIONS		Taylor Engineering, Inc.	SCALE:	SHEET
		Civil Design and Land Planning W. 106 Mission Ave. Spokane, Washington 99201 (509) 328-3371 FAX (509) 328-8224	1"=100'	2 OF 4
DWN: JDH	DATE: 6-20-06	FINAL PLAT OF THE RIDGE AT HANGMAN PHASE VII		
CK'D:	DATE:		CADD FILE: 05096P2A	

32/77

5405357 32/78

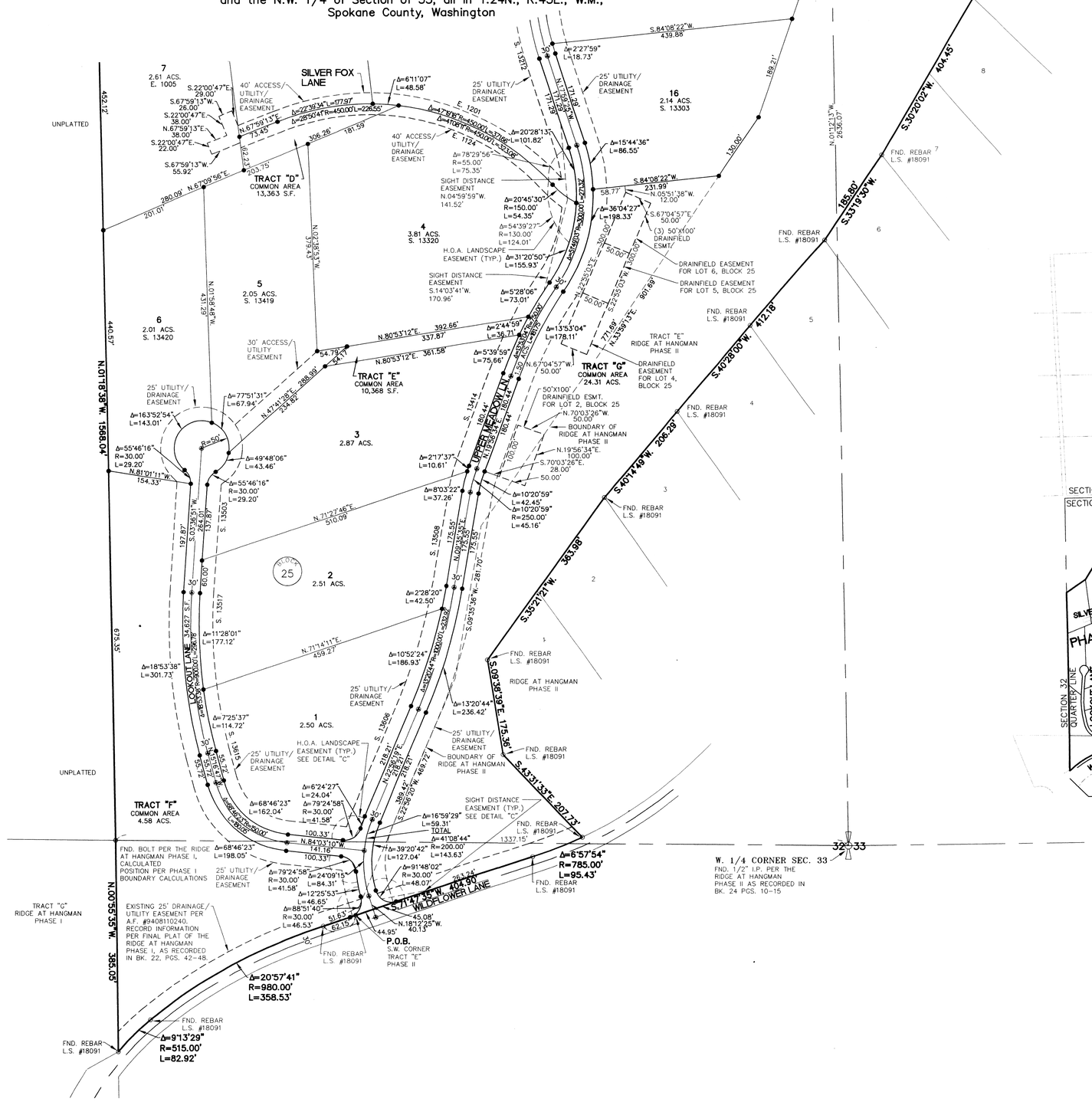
AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 24 DAY OF July 2006
AT 11:44 A.M. IN BOOK 32 OF plated pg 76-79
COUNTY AUDITOR
DEPUTY
Deputy
plat 3835

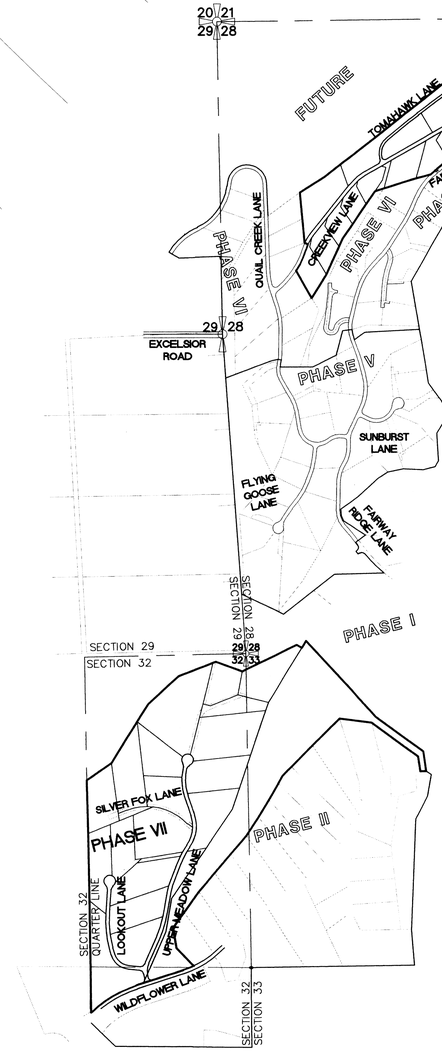
FINAL PLAT OF THE RIDGE AT HANGMAN PHASE VII

(A REPLAT OF A PORTION OF RIDGE AT HANGMAN PHASE II)

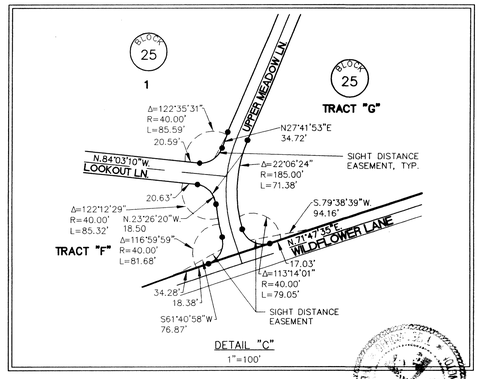
(A PLANNED UNIT DEVELOPMENT)

Located in a portion of Section 28, the East 1/2 of Section 32, and the N.W. 1/4 of Section 33, all in T.24N., R.43E., W.M., Spokane County, Washington





SITE MAP
N.T.S.



DETAIL "C"
1"=100'

NORTH

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

LEGEND

- ● SET 5/8" REBAR W/ YPC. LS# 37544
- ○ FOUND 5/8" REBAR W/Y.P.C. L.S. #37544 OR AS NOTED
- ⊛ 5/8" REBAR W/ YPC. LS# 37544 TO BE SET ON CENTERLINE WHEN ROADS ARE PAVED WITHIN THIS PLAT

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 B TOTAL STATION, A LEITZ LEVEL, AND A 100 FOOT CHAIN. HORIZONTAL DISTANCES ARE BASED ON THE NATIONAL GEODETIC SURVEY CALIBRATION BASELINE IN CHEWELAH, WA. FIELD TRAVERSE METHODS USED WERE AS PER WAC 332-130-090 PART C.

Surveyor's Certificate

I, Richard C. Benecchi, certify that I am a Professional Land Surveyor licensed in the State of Washington; that this plat represents a survey made by me or under my supervision; that it is a true and correct representation of the land actually surveyed; that all monuments shown hereon actually exist as shown; and that this plat conforms in all respects to the provisions of law.

Richard C. Benecchi

Certificate No. 37544

Richard C. Benecchi
Licensed Professional Land Surveyor

6/26/06
RICHARD C. BENECCHI
STATE OF WASHINGTON
37544
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 03-26-08

REVISIONS	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 4
DWN: JDH DATE: 6-20-06 CK'D: DATE:	FINAL PLAT OF THE RIDGE AT HANGMAN PHASE VII	CADD FILE: 05096P3A	

32/78

5405357 32/79

FINAL PLAT OF
THE RIDGE AT HANGMAN PHASE VII
(A REPLAT OF A PORTION OF RIDGE AT HANGMAN PHASE II)
(A PLANNED UNIT DEVELOPMENT)

Located in a portion of Section 28, the East 1/2 of Section 32, and the N.W. 1/4 of Section of 33, all in T.24N., R.43E., W.M., Spokane County, Washington

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that HANGMAN CORPORATION, a Washington Corporation and RIDGE ASSOCIATES, a Limited Partnership, have platted into lots, blocks, and private roads, the land shown hereon to be known as THE RIDGE AT HANGMAN PHASE VII, in the County of Spokane, State of Washington, said land being that portion of Section 28, the East 1/2 of Section 32, and the N.W. 1/4 of Section 33, all, in Township 24 North, Range 43 East, W.M., Spokane County, Washington described as follows:

Being all of Tract "E" per P.U.D. Plat of The Ridge at Hangman Phase II, as per Plat thereof recorded in Book 24 of Plats, pages 10 through 15;

That portion of Section 28, the E.1/2 of Section 32, and the N.W. 1/4 of Section 33, beginning at the Northeast corner of Tract "F" (Fairway Ridge Lane), per P.U.D. Plat of Ridge at Hangman Phase VI, as per plat thereof recorded in Book 31 of Plats, page 23 through 27; thence along the Northerly and Easterly boundary of said Phase VI, the following 19 courses:

1. the beginning of a curve to the right the radius of which bears N.23°15'15"W., a distance of 485.00 feet; thence along said curve to the right, through a central angle of 04°26'24", an arc distance of 37.58 feet;
2. S.71°11'09"W., 158.74 feet; to the beginning of a curve to the left the radius of which bears S.18°48'51"E., a distance of 1515.00 feet;
3. along said curve to the left, through a central angle of 05°27'22", an arc distance of 144.27 feet;
4. thence S.65°43'47"W., 234.32 feet to the beginning of a curve to the left the radius of which bears S.24°16'13"E., a distance of 515.00 feet;
5. along said curve to the left, through a central angle of 07°38'19", an arc distance of 68.66 feet to the beginning of a compound curve the radius of which bears S.31°54'32"E., a distance of 1515.00 feet;
6. along said compound curve, through a central angle of 08°38'40", an arc distance of 228.57 feet;
7. S.49°26'48"W., 216.14 feet to the beginning of a curve to the right the radius of which bears N.40°33'12"W., a distance of 335.00 feet;
8. along said curve to the right, through a central angle of 04°05'53", an arc distance of 23.96 feet to the beginning of a reverse curve the radius of which bears S.36°27'19"E., a distance of 515.00 feet;
9. along said reverse curve, through a central angle of 06°11'45", an arc distance of 55.69 feet;
10. S.74°38'34"W., 151.13 feet;
11. S.72°39'02"W., 330.40 feet;
12. S.34°05'43"W., 483.72 feet;
13. S.24°02'44"W., 328.37 feet;
14. S.31°58'16"W., 231.05 feet;
15. N.30°26'46"W., 263.48 feet to a point on a curve to the left the radius of which bears N.56°38'27"W., a distance of 665.00 feet;
16. along said curve to the left, through a central angle of 16°37'52", an arc distance of 193.03 feet to the beginning of a reverse curve the radius of which bears S.73°16'19"E., a distance of 360.00 feet;
17. along said reverse curve, through a central angle of 07°51'18", an arc distance of 49.36 feet;
18. thence N.65°25'01"W., 30.00 feet;
19. N.05°32'32"W., 428.21 feet;

thence N.57°35'00"E., 244.47 feet; thence N.50°54'08"E., 170.39 feet; thence N.52°49'56"E., 205.50 feet; thence N.52°37'07"E., 207.43 feet; thence N.51°38'47"E., 247.49 feet; thence N.52°11'55"E., 315.44 feet; thence N.51°05'21"E., 577.31 feet; thence N.20°50'29"E., 277.73 feet, to the North line of the N.W. ¼ of said Section 28; thence N.89°24'55"E., along said North line, 309.88 feet to the North ¼ corner of said Section 28; thence N.89°26'58"E., along the North line of the N.E. ¼ of said Section 28, 341.06 feet; thence S.36°11'48"E., 160.09 feet; thence S.48°57'38"W., 590.67 feet; thence S.31°11'03"E., 264.47 feet, to the Point of Beginning.

Beginning on the North right of way line of Wildflower Lane 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, at the Southwest corner of Tract "E" of said Plat of Ridge at Hangman Phase II; thence S.71°47'35"W., along said North right of way line, 62.15 feet to the beginning of a curve to the left the radius of which bears S.18°12'25"E., a distance of 980.00 feet; thence along said North right of way line and curve to the left, through a central angle of 20°57'41", an arc distance of 358.53 feet to the beginning of a curve to the left the radius of which bears S.39°10'06"E., a distance of 515.00 feet; thence along said North right of way line and said curve to the left, through a central angle of 09°13'29", an arc distance of 82.92 feet to the East line of Tract "G" of said Plat of The Ridge at Hangman Phase I; thence N.00°55'35"W., along the East line of said Tract "G", 385.05 feet; thence N.01°18'38"W., 1568.04 feet;
thence N.54°42'25"E., 251.09 feet;
thence N.30°58'20"E., 247.39 feet;
thence N.32°06'10"E., 330.90 feet;
thence N.46°50'03"E., 339.38 feet;
thence N.68°48'15"E., 329.20 feet;
thence S.70°13'21"E., 238.75 feet;
thence N.64°15'45"E., 515.86 feet;
thence S.58°15'50"E., 50.00 feet, to the West line of Tract "E" of said plat of The Ridge at Hangman Phase II; thence along the boundary of said Tract "E" the following 18 courses:

1. thence N.31°44'10"E., 70.00 feet;
2. thence S.42°31'59"E., 871.45 feet;
3. thence S.54°12'36"E., 489.29 feet;
4. thence S.09°12'14"E., 165.43 feet, to the North right of way line of Wildflower Lane;
5. thence S.87°31'30"W., along said North right of way line, 50.35 feet;
6. thence N.09°12'14"W., 124.67 feet;
7. thence N.54°12'36"W., 478.57 feet;
8. thence N.82°54'47"W., 274.22 feet;
9. thence S.45°18'26"W., 675.16 feet;
10. thence S.30°20'02"W., 404.45 feet;
11. thence S.33°19'30"W., 185.80 feet;
12. thence S.40°28'00"W., 412.18 feet;
13. thence S.40°14'49"W., 206.29 feet;
14. thence S.35°21'21"W., 363.98 feet;
15. thence S.09°38'39"E., 175.36 feet;
16. thence S.43°31'33"E., 207.73 feet, to the North right of way line of said Wildflower Lane and a point on a curve to the right the radius of which bears N.25°10'19"W., a distance of 785.00 feet;
17. thence along said North right of way line and curve to the right, through a central angle of 06°57'54", an arc distance of 95.43 feet to a point of tangency;
18. thence S.71°47'35"W., along said North right of way line, 342.75 feet to the Point of Beginning.

Area = 113.60 ACS.

The private roads and drainage easements are subject to the seperate DECLARATION OF COVENANT as recorded May 31, 2006 under Auditor's Document No. 5386659 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, 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 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 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.

The 32' access/utility/drainage easement, Tomahawk Private Driveway, is to serve lots 4, 5 and 6, Block 24 only.

The 40'/28' access/utility/drainage easement, Upper Meadow Private Driveway, is to serve lots 11, 12 and 13, Block 25 only.

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 as approved by County and State Health authorities and the local fire district and purveyor will be installed within this plat, and the subdivider will provide for individual domestic water service as well as fire protection to each lot prior to sale of each lot.

All Common Area shown within the boundaries of the Plat/P.U.D. are required to be maintained by homeowners association established for this Plat/P.U.D.

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.

Lots 2, 3, 4, 5, 6, 7, 12, 13, Block 25, Lots 2, 3, 4, 5, 6, Block 24, and Lot 6, Block 23 contain slopes 30% or greater.

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 pusuant 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.

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.

Utility easements shown on the herein described plat are hereby dedicated for the use of serving utility companies for the construction, reconstruction, maintenance, protection, inspection and operation of their respective facilities, together with the right to prohibit changes in grade that will reduce the existing coverage over installed underground facilities and the right to trim and/or remove trees, bushes, landscaping and to prohibit structures that may interfere with the construction, reconstruction, reliability, maintenance, and safe operation of same.

The private roads as shown hereon are dedicated for utility purposes in addition to ingress and egress as stated.

The 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 State UBI number 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 filling a replat.

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 Area Tract C+F 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 that dispose of and treat stormwater runoff. A drainage easement is granted to Spokane County over all tracts 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 drainage easements and tracts for the purposes of inspection and emergency maintenance of the 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) or The Ridge at Hangman Homeowners Association to properly maintain such areas.

The lots, common area tracts, and private roads of this plat are subject to the Hangman Valley Golf Drainage Easement originally granted by the Spokane County Board of County Commissioners on February 8, 2005 and recorded under Auditor's Document No. 5182868 and as amended for this plat on May 26, 2006 and recorded under Auditors Document No. 5384599.

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 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 5% 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.

If groundwater or mottled soil is encountered during basement excavation, it is Spokane County's recommendation that protective measures that meet the requirements of the current UBC code with respect to dampproofing and waterproofing be implemented as part of the basement foundation construction

The property owner(s) within this plat shall maintain all natural drainage channels, drainage ditches, and all water quality swales ('208' swales) situated on their respective properties, and any portion of a '208' swale or drainage conveyance ditch situated in a public right-of-way adjacent to their respective properties, with a permanent ground cover such as live native-type dryland grasses or lawn turf as specified in the currently accepted plans on file at Spokane County Engineer's Office. No structures, including fences, shall be constructed directly over or within a water quality swale, natural drainage channel or drainage ditch without the expressed written consent of the Spokane County Engineer. Property owner(s) maintenance responsibilities shall include, but is not limited to mowing, irrigating and keeping the area free of debris.

The Ridge at Hangman Homeowners Association is responsible to keep open and clean related stormwater pipes and/or structures; replacement of drainage facilities as needed; removing and disposing of the soil and grass sod located in drainage facilities situated within easements on private lots at such time Spokane County deems necessary, and replacing the soil and grass sod. Spokane County does not accept the responsibility to inspect and/or maintain the drainage easements, nor does Spokane County accept any liability for any failure by the lot owner(s) or The Ridge at Hangman Homeowners Association to properly maintain such areas. Spokane County is only responsible for maintaining the stormwater structures located within the public ROW as shown in the final plat documents. The property owner(s) and/or 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.

The Ridge at Hangman Homeowners Association or its successors in interest shall maintain all drainage facilities, located in the private tracts or common areas in conformance with the accepted plans and the Operations and Maintenance Manual as prepared by the design engineer, Taylor Engineering, both of which are on file at the Spokane County Engineer's Office. Maintenance of drainage facilities includes, but is not limited to, keeping open and cleaning stormwater pipes, structures, ditches, drainage ponds, swales; replacement of drainage facilities as needed; maintaining live native-type dryland grasses or lawn turf in the pond facilities 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; mowing, irrigating and keeping the area free of debris; removing and disposing of the soil and grass sod located in drainage facilities situated within tracts or common areas at such time Spokane County deems necessary, and replacing the soil and grass sod. 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 road and drainage plans and the Operations and Maintenance Manual as prepared by the design engineer, Taylor Engineering, 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 tracts and 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 developer, property owners, and homeowners' association waive any and all claims for damages against any governmental authority arising from the construction, ownership or maintenance of public facilities. This waiver includes claims of any nature, including but not limited to person and real property damages as well as any inverse condemnation claims.

This covenant and agreement shall run with the land in perpetuity, and shall be binding upon the owner(s), their heirs, successors and assigns, including the obligation to participate in the maintenance of the drainage facilities provided herein.

Line of sight easements as platted and shown hereon, are hereby granted to Ridge Home Owners Association 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. Ridge Home Owners Association 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, Ridge Home Owners Association 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.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 24th DAY OF July 2006
AT 11:44 A.M. IN BOOK 32 OF PLATS
AT PAGE 79 AT THE REQUEST OF
Hangman Corp
VICKY DALTON COUNTY AUDITOR
[signature] DEPUTY

Plat #3835

APPROVALS:

SPOKANE COUNTY DIVISION OF UTILITIES
EXAMINED AND APPROVED THIS 3RD DAY OF JULY 2006.
[signature]
SPOKANE COUNTY DIVISION OF UTILITIES

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS
EXAMINED AND APPROVED THIS 29th DAY OF June 2006
[signature: Kelley]
SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING
EXAMINED AND APPROVED THIS 11 DAY OF July 2006
[signature: Robert W. Brock]
SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING.

SPOKANE REGIONAL HEALTH DISTRICT
EXAMINED AND APPROVED THIS 6TH DAY OF JULY 2006.
[signature: Donald L. Copley]
For REGIONAL HEALTH OFFICER

SPOKANE COUNTY ASSESSOR
EXAMINED AND APPROVED THIS 12th DAY OF July 2006.
Desiree Dalley for Ralph Baker
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 11th DAY OF July 2006.
[signature: Todd Mielke]
CHAIRMAN, SPOKANE COUNTY COMMISSIONERS

OFFICIAL SEAL TREASURER SPOKANE COUNTY WASHINGTON

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 12TH DAY OF July, 2006.
Linda M. Wolverton
SPOKANE COUNTY TREASURER BY DEPUTY
Lyk Smith

EDWIN G. WAGNILD NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES NOVEMBER 30, 2009

ACKNOWLEDGMENT

STATE OF Washington)
COUNTY OF Spokane) SS.
)

ON THIS 27 DAY OF June, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF Washington, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Brian W McCoy, TO ME KNOWN TO BE THE President OF HANGMAN CORPORATION, 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.
Edwin G Wagnild
NOTARY PUBLIC IN AND FOR THE STATE OF Washington
RESIDING AT Spokane
MY COMMISSION EXPIRES 11/30/09

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

B W McCoy, President — 6/27/06
HANGMAN CORPORATION — DATE

EDWIN G. WAGNILD NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES NOVEMBER 30, 2009

ACKNOWLEDGMENT

STATE OF Washington)
COUNTY OF Spokane) SS.
)

ON THIS 27 DAY OF June, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF Washington, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Brian W McCoy, TO ME KNOWN TO BE THE Pres. of Seaboard Corp., G.P. OF RIDGE ASSOCIATES LIMITED PARTNERSHIP, THE 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.
Edwin G Wagnild
NOTARY PUBLIC IN AND FOR THE STATE OF Washington.
RESIDING AT Spokane
MY COMMISSION EXPIRES 11/30/09

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

B W McCoy, Pres. — 6/27/06
RIDGE ASSOCIATES LIMITED PARTNERSHIP — DATE
SEABOARD CORP, G.P.

Surveyor's Certificate

I, Richard C. Benecchi, certify that I am a Professional Land Surveyor licensed in the State of Washington; that this plat represents a survey made by me or under my supervision; that it is a true and correct representation of the land actually surveyed; that all monuments shown hereon actually exist as shown; and that this plat conforms in all respects to the provisions of law.

Certificate No. 37544

Richard C. Benecchi
Richard C. Benecchi
Licensed Professional Land Surveyor

6/26/06
RICHARD C. BENECCHI STATE OF WASHINGTON 37544 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 03-26-08

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

FINAL PLAT OF THE RIDGE AT HANGMAN PHASE VII (A PLANNED UNIT DEVELOPMENT)	DWN: JDH DATE: 6-20-06 CADD FILE: 05096P4A

SHEET 4 OF 4