5596739 34/39

FINAL PLAT OF
THE RIDGE AT HANGMAN PHASE VIII

(A PLANNED UNIT DEVELOPMENT)
AND A REPLAT OF LOT 7, BLOCK 24, RIDGE AT HANGMAN PHASE VII
LOCATED IN THE NORTH 1/2 OF SECTION 28, AND THE
S.E. 1/4 OF SECTION 21, AND THE S.W. 1/4 OF SECTION 22, ALL IN T.24N., R.43E., W.M.,
SPOKANE COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 5TH DAY OF OCTOBER 2007,
AT 10:13 A.M. IN BOOK 34 OF PLATS ON PAGES 39-42
VICKY M. DALTON COUNTY AUDITOR
DEPUTY

PLAT #3961

SECTION CORNER
FND. 3" BRASS CAP 1.5' BELOW ROAD SURFACE. RP'S PER R.O.S. BK. 69, PG. 64.

P.O.B.

N.89°24'55"E. 2365.79'
1777.31'
588.48'
309.88'
341.06'

FND. 1/2" I.P. 12' NORTH OF POWERLINE. RP'S PER R.O.S. BK. 69, PG. 64.

UNPLATTED

TRACT "A"
COMMON AREA
12.52 ACS.

TRACT "A"
(DRAINAGE EASEMENT)

TRACT "A"
RIDGE AT HANGMAN PHASE VII

TRACT "A"

50'x100' DRAINFIELD ESMT. TO SERVE LOT 14
50'x100' DRAINFIELD ESMT. TO SERVE LOT 15
50'x100' DRAINFIELD ESMT. TO SERVE LOT 16
50'x100' DRAINFIELD ESMT. TO SERVE LOT 13
50'x100' DRAINFIELD ESMT. TO SERVE LOT 10

40' UTILITY, LANDSCAPE AND ACCESS EASEMENT TO SERVE LOT 8
30' UTILITY, LANDSCAPE AND ACCESS EASEMENT TO SERVE LOT 7

20' DRAINFIELD/ DRAINLINE ESMT. TO SERVE LOTS 13, 14, 15 AND 16

30' ACCESS/ UTILITY EASEMENT TO SERVE LOT 15, BLOCK 27

36' ACCESS/ DRAINAGE/UTILITY EASEMENT

PRIVATE DRIVEWAY OFF ELK RUN LANE

25' UTILITY/ DRAINAGE EASEMENT

LANDSCAPE EASEMENT (SEE DETAIL 'B')

LANDSCAPE EASEMENT (SEE DETAIL 'A')

DRAINAGE EASEMENT PER A.F #5197962 TO BE ABANDON WITH THIS PLAT.

25' UTILITY/ DRAINAGE EASEMENT

15' EXISTING GAS EASEMENT PER A.F. #5177465

ELK RUN LANE

QUAIL CREEK LANE

FAIRWAY RIDGE LN

ROOFLINE LINE

TRACT LINE

MATCHLINE SEE SHEET 2 OF 4

BLOCK	LOT	ACS.	S.	(PRIVATE DRIVEWAY) ELK RUN LANE
27	12	3.72	11622	
27	11	2.62	11618	
27	9	2.29	11418	
27	8	6.73	11411	
27	7	2.85	11415	
27	6	1.95	11421	
27	5	1.61	11509	
27	4	1.24	11517	
27	3	1.09	11615	
27	2	1.05	11625	
27	1	1.59	11703	
27	17	3.42	11512	
27	16	1.14	11519	
27	15	1.62	11523	
27	14	1.39	11601	
27	13	1.73	11607	
27	18	2.25	11604	
24	12	3.31	11422	
24	13	2.10	11516	
24	7	1.35	11516	RIDGE AT HANGMAN PHASE VIII
24	1	1.73	11503	RIDGE AT HANGMAN PHASE VI
24	1			RIDGE AT HANGMAN PHASE VII
24	6			RIDGE AT HANGMAN PHASE VII
24	5			
22	3	1.59	11703	RIDGE AT HANGMAN PHASE VI
21	5			RIDGE AT HANGMAN PHASE VI

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	3°56'12"	1985.00'	136.39'
C2	10°32'52"	815.00'	150.04'
C3	42°57'41"	50.00'	37.49'
C4	13°31'54"	108.00'	25.51'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N.89°59'46"W.	100.00'
L2	N.00°00'14"E.	50.00'
L3	S.89°59'46"E.	100.00'
L4	S.00°00'14"W.	50.00'

DETAIL 'A'

DETAIL 'B'

NORTH

SCALE 1"=100' FEET

T.B.M. 1– EL.=1877.92' – (N.A.V.D. 88)

LEGEND

- ● SET 1/2" REBAR W/ YPC. LS# 13775
- ○ FOUND 5/8" REBAR W/Y.P.C. L.S. #37544 OR AS NOTED
- ⊛ 5/8" REBAR W/ YPC. LS# 13775 TO BE SET ON CENTERLINE WHEN ROADS ARE PAVED WITHIN THIS PLAT
- △ CACULATED POINT

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 LEICA TPS 1203 TOTAL STATION, FIELD TRAVERSE METHODS USED PER WAC 332-130-090 PART C.

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT REQUEST OF RIDGE ASSOCIATES IN APRIL, 2007.

13775 Certificate No.
Lawrence L. Leinweber
Licensed Professional Land Surveyor 9/18/07

LAWRENCE L. LEINWEBER — STATE OF WASHINGTON — 13775 REGISTERED — PROFESSIONAL LAND SURVEYOR — EXPIRES: 10-03-07

REVISIONS		
DWN: JDH	DATE: 9-5-07	
CK'D:	DATE:	

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

FINAL PLAT OF THE RIDGE AT HANGMAN PHASE VIII

PS-1638-91

CADD FILE: 06035P1A

FINAL PLAT OF THE RIDGE AT HANGMAN PHASE VIII

(A PLANNED UNIT DEVELOPMENT)
AND A REPLAT OF LOT 7, BLOCK 24, RIDGE AT HANGMAN PHASE VII
LOCATED IN THE NORTH 1/2 OF SECTION 28, AND THE
S.E. 1/4 OF SECTION 21, AND THE S.W. 1/4 OF SECTION 22, ALL IN T.24N., R.43E., W.M.,
SPOKANE COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 5TH DAY OF OCTOBER 2007,
AT 10:13 A.M. IN BOOK 34 OF PLATS AT PAGES 38-42
VICKEY M. DALTON, COUNTY AUDITOR
DEPUTY

PLAT # 3961

C.S. 1/16 NOT VISITED THIS SURVEY COMPUTED FROM R.O.S. BK. 97, PG. 56.

S.E. 1/16 COR.

S. 1/16 CORNER NOT VISITED THIS SURVEY COMPUTED FROM R.O.S. BK. 97, PG. 56.

S.89°22'14"W. 1143.19'

876.88' | 266.31' | 182.22'

UNPLATTED

N.01°50'06"W. 1331.97'

1325.41'

S.02°23'00"E. 1334.14'

828.44' | 499.22'

N.38°19'01"W. 258.07'

668.22'

Δ=16°13'18" R=320.00' L=90.60'

N.22°05'43"W. 201.97'

Δ=26°57'23" R=595.00' L=279.93'

N.04°51'40"E. 259.13'

S.02°55'47"E. 571.94'

HANGMAN VALLEY ROAD
R/W FROM AS-BUILT CENTERLINE THIS SHEET

Δ=10°20'09" R=525.00' L=94.71'

N.15°11'49"E. 148.52

N.89°24'37"E. 665.91'

159.32' | 506.59'

S.W. 1/4

S.E. 1/4, S.E. 1/4, S.E. 1/4

N.E. 1/4, N.E. 1/4, N.E. 1/4

N.03°36'52"W. 667.64'

N.03°53'29"W. 598.80'

346.05'

N.61°57'56"E. 285.34'

Δ=13°23'39" R=901.82' L=210.82'

FND. 1/2" I.P. 12' NORTH OF POWERLINE. RP'S PER R.O.S. BK. 69, PG. 64.

FND. 1 1/2" I.P. PER R.O.S. BK. 97, PG. 56.

R.O.S. BK. 97, PG. 56

P.O.B.

S.89°26'58"W. 997.16'

560.79' | 383.18' | 53.19'

341.06'

669.11' | 669.11'

S.36°11'45"E. 160.09'

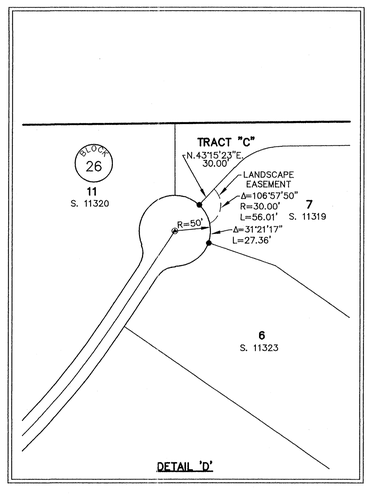
S.48°57'38"W. 590.67'

487.59'

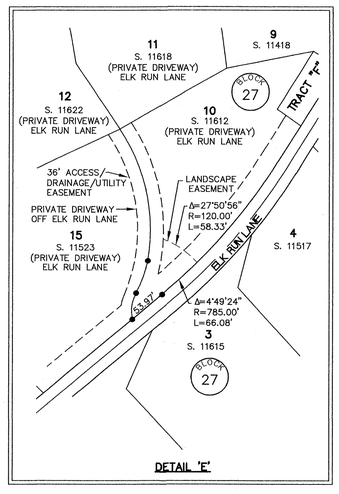
MATCHLINE SEE SHEET 1 OF 4

SEE SHEET 3 OF 4

DETAIL 'D'



DETAIL 'E'



UNPLATTED

BLOCK 26

10
10.04 ACS.
S. 11305
(PRIVATE DRIVEWAY)
FAIRWAY RIDGE LANE

9
10.06 ACS.
S. 11311
(PRIVATE DRIVEWAY)
FAIRWAY RIDGE LANE

100 -YEAR FLOOD PLAIN EL. 1881.8 TO 1876.8 (NAVD 88)

250' TYPE 1 STREAM BUFFER

100' WETLAND BUFFER/ CONSERVATION EASEMENT

200' SHORELINE BOUNDARY

LATAH CREEK

ORDINARY HIGHWATER MARK

TRACT "L" COMMON AREA 6.77 ACS.

10' UTILITY EASEMENT

TRACT "B" COMMON AREA 14,518 S.F.

8
2.85 ACS.
S. 11315
(PRIVATE DRIVEWAY)
FAIRWAY RIDGE LANE

ACCESS, DRAINAGE & UTILITY EASEMENT PER A.F #4703833

TRACT "C" COMMON AREA 17,493 S.F.

PRIVATE DRIVEWAY OFF FAIRWAY RIDGE LANE
36' ACCESS/UTILITY DRAINAGE ESMT.

TRACT "E" COMMON AREA 35.08 ACS.

TRACT "D" COMMON AREA 26,753 S.F.

FAIRWAY RIDGE LANE

11
3.30 ACS.
S. 11320

12
3.31 ACS.
S. 11422

13
2.10 ACS.
S. 11516

7
2.03 ACS.
S. 11319

6
1.70 ACS.
S. 11323

5
1.87 ACS.
S. 11415

4
2.09 ACS.
S. 11419

3
2.11 ACS.
S. 11421

2
1.84 ACS.
S. 11425

RIDGE AT HANGMAN PHASE VII

25' UTILITY/ DRAINAGE EASEMENT

(DRAINAGE EASEMENT)

DRAINAGE EASEMENT PER A.F #5197962 TO BE ABANDON WITH THIS PLAT.

20' DRAINAGE EASEMENT

12' TRAIL EASEMENT

36' ACCESS/DRAINAGE UTILITY ESMT.

EXISTING WELL EASEMENT

TBM

Δ=4°26'24" R=485.00' L=37.58'

FND. 1/2" I.P. 12' NORTH OF POWERLINE. RP'S PER R.O.S. BK. 69, PG. 64.

21 | 28 | 22 | 27

T.B.M. 1- EL.=1877.92' - (N.A.V.D. 88)

LEGEND

- ● SET 1/2" REBAR W/ YPC. LS# 13775
- ○ FOUND 5/8" REBAR W/Y.P.C. L.S. #37544 OR AS NOTED
- ◉ 5/8" REBAR W/ YPC. LS# 13775 TO BE SET ON CENTERLINE WHEN ROADS ARE PAVED WITHIN THIS PLAT
- △ CACULATED POINT

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 LEICA TPS 1203 TOTAL STATION, FIELD TRAVERSE METHODS USED PER WAC 332-130-090 PART C.

NORTH

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

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT REQUEST OF RIDGE ASSOCIATES IN APRIL, 2007.

13775 Certificate No.

Lawrence L. Leinweber
Licensed Professional Land Surveyor 10-01-07

LAWRENCE L. LEINWEBER — STATE OF WASHINGTON — 13775 REGISTERED — PROFESSIONAL LAND SURVEYOR
EXPIRES: 10-03-09

REVISIONS		Taylor Engineering, Inc.	SCALE:	SHEET
		Civil Design and Land Planning W. 106 Mission Ave. Spokane, Washington 99201 (509) 328-3371 FAX (509) 326-8224	1"=100'	2 OF 4
DWN: JDH	DATE: 9-5-07	FINAL PLAT OF THE RIDGE AT HANGMAN PHASE VIII		PS-1638-91
CK'D:	DATE:			CADD FILE: 06035P1A

5596739 34/41

FINAL PLAT OF THE RIDGE AT HANGMAN PHASE VIII

(A PLANNED UNIT DEVELOPMENT)
AND A REPLAT OF LOT 7, BLOCK 24, RIDGE AT HANGMAN PHASE VII
LOCATED IN THE NORTH 1/2 OF SECTION 28, AND THE
S.E. 1/4 OF SECTION 21, AND THE S.W. 1/4 OF SECTION 22, ALL IN T.24N., R.43E., W.M.,
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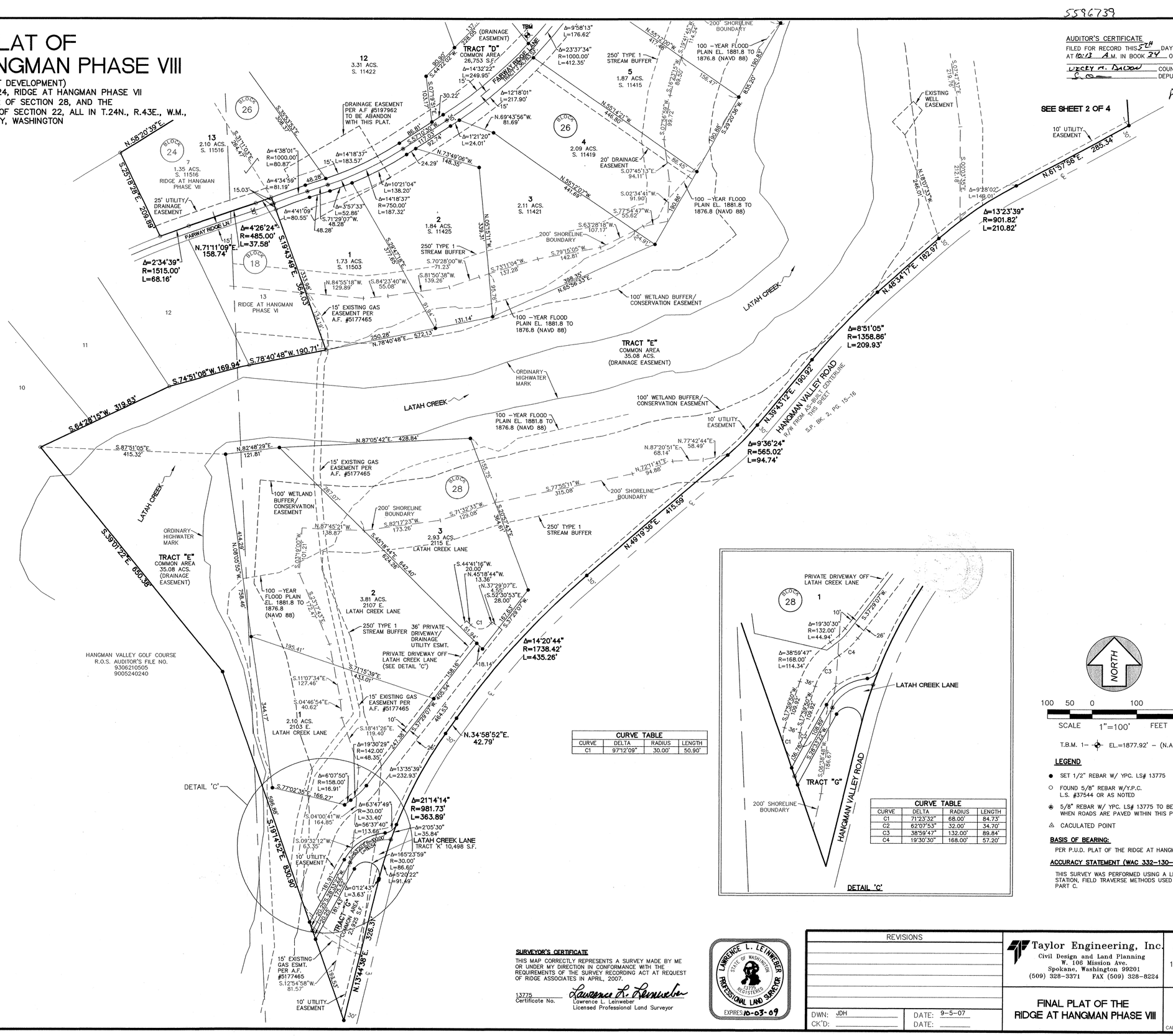
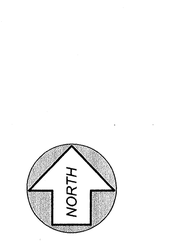
AT 10:13 A.M. IN BOOK 34 OF PLATS at PAGES 39-42
WESLEY M. DAGGETT COUNTY AUDITOR
DEPUTY
plat # 3961

SEE SHEET 2 OF 4



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	97°12'09"	30.00'	50.90'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	71°23'32"	68.00'	84.73'
C2	62°07'53"	32.00'	34.70'
C3	38°59'47"	132.00'	89.84'
C4	19°30'30"	168.00'	57.20'



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

T.B.M. 1— EL.=1877.92' – (N.A.V.D. 88)

LEGEND

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- ○ FOUND 5/8" REBAR W/Y.P.C. L.S. #37544 OR AS NOTED
- ◉ 5/8" REBAR W/ YPC. LS# 13775 TO BE SET ON CENTERLINE WHEN ROADS ARE PAVED WITHIN THIS PLAT
- △ CACULATED POINT

BASIS OF BEARING:

PER P.U.D. PLAT OF THE RIDGE AT HANGMAN PHASE I

ACCURACY STATEMENT (WAC 332-130-100)

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13775
Certificate No.

Lawrence L. Leinweber
Licensed Professional Land Surveyor

LAWRENCE L. LEINWEBER — STATE OF WASHINGTON — 13775 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES: 10-03-09

REVISIONS			
DWN: JDH	DATE: 9-5-07		
CK'D:	DATE:		

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

FINAL PLAT OF THE RIDGE AT HANGMAN PHASE VIII

PS-1638-91

CADD FILE: 06039P1A

FINAL PLAT OF
THE RIDGE AT HANGMAN PHASE VIII

(A PLANNED UNIT DEVELOPMENT)
AND A REPLAT OF LOT 7, BLOCK 24, RIDGE AT HANGMAN PHASE VII
LOCATED IN THE NORTH 1/2 OF SECTION 28, AND THE
S.E. 1/4 OF SECTION 21, AND THE S.W. 1/4 OF SECTION 22, 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 LIMITED PARTNERSHIP, have platted into lots, blocks, and private roads, the land shown hereon to be known as THE RIDGE AT HANGMAN PHASE VIII, in the County of Spokane, State of Washington, said land being that portion of the North 1/2 of Section 28, the S.E. 1/4 of Section 21, and the S.W. 1/4 of Section 22, all in Township 24 North, Range 43 East, W.M., Spokane County, Washington described as follows:

Beginning at the Northwest corner of said Section 28; thence N. 89°24'55" E., along the North line of said Section 28, 2365.79 feet to the Northwest corner of Tract "A" as per the Plat of The Ridge At Hangman Phase VII, recorded in Book 32 of Plats, pages 76 thru 79, in the Spokane County Auditor's office, Spokane, Washington; thence along the Westerly and Northerly boundary of said Plat the following 8 courses:

1. thence S. 20°50'29" W., 277.73 feet;
2. thence S. 51°05'21" W., 577.31 feet;
3. thence S. 52°11'55" W., 315.44 feet;
4. thence S. 51°38'47" W., 247.49 feet;
5. thence S. 52°37'07" W., 207.43 feet;
6. thence S. 52°49'56" W., 205.50 feet;
7. thence S. 50°54'08" W., 170.39 feet;
8. thence S. 57°35'00" W., 244.47 feet, to the Northeast corner of Lot 3, Block 22, as per the Plat of The Ridge At Hangman Phase VI, recorded in Book 31 of Plats, pages 23 thru 27, in the Spokane County Auditor's office, Spokane, Washington; thence along the Northerly and Westerly boundary of said Plat the following 7 courses:

1. thence S. 54°34'54" W., 338.04 feet;
2. thence N. 02°15'18" W., 274.33 feet to the beginning of a curve to the left the radius of which bears S. 87°44'42" W., a distance of 165.00 feet;
3. thence along said curve to the left, through a central angle of 172°14'24", an arc distance of 496.02 feet;
4. thence S. 05°30'18" W., 31.05 feet to the beginning of a curve to the right the radius of which bears N. 84°29'42" W., a distance of 235.00 feet;
5. thence along said curve to the right, through a central angle of 14°10'41", an arc distance of 58.15 feet;
6. thence S. 19°40'59"W., 73.75 feet to the beginning of a curve to the right the radius of which bears N.70°19'01" W., a distance of 310.00 feet;
7. thence along said curve to the right, through a central angle of 09°14'54", an arc distance of 50.04 feet to the West line of said Section 28;
thence N.01°08'08"W., along said West line, 1548.81 feet to the Point of Beginning.

ALSO:

Beginning on the North line of the N.E. ¼ of said Section 28 at the Northeast corner of Lot 6, Block 24 as per the Plat of The Ridge At Hangman Phase VII, recorded in Book 32 of Plats, pages 76 thru 79 in the Spokane County Auditor's office, Spokane, Washington; thence along the Easterly boundary of said Plat the following 3 courses:

1. thence S.36°11'48"E., 160.09 feet;
2. thence S.48°57'38"W., 590.67 feet;
3. thence S.31°11'03"E., 264.47 feet to an angle point in the Boundary of the Plat of The Ridge at Hangman Phase VI, as per the Plat recorded in Book 31 of Plats, pages 23 thru 27, in the Spokane County Auditor's Office, Spokane, Washington, thence along the Easterly and Southerly boundary of said Plat the following 4 courses:
1. thence S.19°43' 49"E., 364.03 feet;
2. thence S.78°40'48"W., 190.71 feet;
3. thence S.74°51'08"W., 169.94 feet;
4. thence S.64°28'15"W., 319.83 feet, to the East line of the Hangman Valley Golf Course;
thence S.39°01'22"E., along said East line, 650.38 feet; thence S.19°14'52"E. along said East line, 830.90 feet to the West right of way line of Hangman Valley Road; thence along said right of way line the following 11 courses:
1. thence N.13°44'38"E., 326.31 feet, to the beginning of a curve to the right the radius of which bears S.76°15'22"E., a distance of 981.73 feet;
2. thence along said curve to the right through a central angle of 21°14'14", an arc distance of 363.89 feet to a point of tangency;
3. thence N.34°58'52"E., 42.79 feet, to the beginning of a curve to the right the radius of which bears S.55°01'08"E., a distance of 1738.42 feet;
4. thence along said curve to the right, through a central angle of 14°20'44", an arc distance of 435.26 feet to a point of tangency;
5. thence N.49°19'36"E., 415.59 feet to the beginning of a curve to the left the radius of which bears N.40°40'24"W., a distance of 565.02 feet;
6. thence along said curve to the left, through a central angle of 09°36'24", an arc distance of 94.74 feet to a point of tangency;
7. thence N.39°43'12"E., 190.92 feet, to the beginning of a curve to the right, the radius of which bears S.50°16'48"E., a distance of 1358.86 feet;
8. thence along said curve to the right, through a central angle of 08°51'05", an arc distance of 209.93 feet to a point of tangency;
9. thence N.48°34'17"E., 182.97 feet, to the beginning of a curve to the right, the radius of which bears S.41°25'43"E., a distance of 901.82 feet;
10. thence along said curve to the right, through a central angle of 13°23'39", an arc distance of 210.82 feet to the point of tangency;
11. thence N.61°57'56"E., 285.34 feet, to the West line of the N.E. ¼ of the N.E. ¼ of said Section 28;
thence N.03°53'29"W., along said West line, 598.60 feet to the North line of the N.E. ¼ of said Section 28; thence S.89°26'58"W., along said North line, 1666.27 feet to the Point of Beginning.

ALSO:

The West half of the S.E. ¼ of the S.E. ¼ of said Section 21 and that portion of the N.E. ¼ of the S.E. ¼ of the S.E. ¼ of said Section 21 lying West of Hangman Valley Road and that portion of the S.W. ¼ of the S.W. ¼ of said Section 22 lying West of Hangman Valley Road.

ALSO:

Lot 7, Block 24, as per the Plat of The Ridge At Hangman Phase VII, recorded in Book 32 of Plats, pages 76 thru 79, in the Spokane County Auditor's Office, Spokane, Washington.

Area = 152.04 Acres

The private roads and drainage easements are subject to the seperate DECLARATION OF COVENANT as recorded August 2, 2007 under Auditor's Document No. 5570372 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 36' access/utility/drainage easement, within Tracts C and D, and Lots 7, 8, and 9, Block 26, is to serve Lots 8, 9, and 10, Block 26 only.

The 36' access/utility/drainage easement, within Lots 10 and 15, Block 27, is to serve Lots 10, 11 and 12, Block 27 only.

The 36' access/utility/drainage easement, within Lots 1, 2, and 3, Block 28, and Tract "F", is to serve Lots 1, 2, and 3, Block 28 only.

The 30' access/utility/landscape easement, within Lots 6 and 7, Block 27, is to serve Lots 6 and 7, Block 27 only.

The 40' access/utility/landscape easement, within Lot 8, Block 27, and Tract A, is to serve Lot 8, Block 27 only.

Latah Creek Lane, as shown hereon, is also granted as an access/utility and drainage easement serving Spokane County Parks Recreation and Golf.

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 issuing 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 homeowner's association established for this Plat/P.U.D.

Lots 1–10 Block 26, Lots 1–9, 11, 12, 14, 15, and 17, Block 27, contain slopes 30% or greater.

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.

Dry utility easements shown on the herein described plat are hereby dedicated for the use by serving utility companies for the construction, reconstruction, maintenance, protection, inspection and operationof their respective dry facilities; fiber optics, cable, phone, natural gas and electric. The rights granted herein prohibit changes in-grade that alter coverage of underground facilities, the installation of water meter boxes and the placement of surface structures of brick, rock or masonry that may interfere with the rights granted herein. The installation of street light poles is also prohibited unless installed by the serving utility. This provision shall not prohibit fences or any lateral crossings of the easement strips with water or sewer lines.

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.

The trail easement on Lot 9, Block 26, as shown hereon, is for the exclusive shared use of Lots 9 & 10, Block 26 for equestrian purposes.

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.

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.

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

The regulations of the National Flood Insurance Program shall be observed as this plat is affected by a flood hazard zone. A floodplain development permit shall be obtained from the County Engineer before construction or development begins within any area of special flood hazard (Lots 1–3, Block 28 and Lots 1–10, Block 26), ref. Chapter 3.20 of the Spokane County Code–Flood Damage Protection, or within any lot all or a portion of which includes a special flood hazard. This includes any structures, excavation, fill placement, paving, etc. and is applicable also to driveways, roads and approaches.

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 Tracts D and 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 public 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 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 daylight). 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.

The building lots within this plat are subject to the recommendations regarding basements found in the geotechnical study dated May 15, 2007 prepared by Cummings Geotechnology, Inc., and recorded under Auditors Document Number 5570277 which be reference is a part hereof.

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.

This plat is subject to the regulations contained in the County's Critical Areas Ordinance as amended.

The building envelopes as shown on Lots 7 and 8 of Block 26 and Lots 1 and 3 of Block 28, reflect the 200' jurisdictional boundary of the Spokane County Shoreline Master Program. The Spokane County Critical Area Ordinance requires a 250' buffer from Latah Creek. This buffer may be reduced, consistent with the Spokane County Critical Areas ORDINANCE (11.20.060), however, no structures may be located within the 200' JURISDICTIONAL boundary of the Spokane County Shorelines Master program.

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at request of Ridge Associates in July, 2007.

13775
Certificate No.

Lawrence L. Leinweber 9/11/07
Lawrence L. Leinweber
Licensed Professional Land Surveyor

LAWRENCE L. LEINWEBER — STATE OF WASHINGTON — 13775 — REGISTERED — PROFESSIONAL LAND SURVEYOR
EXPIRES 10-03-07

AUDITOR'S CERTIFICATE

Filed for record this 5TH day of OCTOBER 2007.
At 10:12 A.M. In Book 24 of PLATS
At page 39-42 at the request of HANGMAN CORP

VICKEY M DALTON — County Auditor
Deputy

PLAT # 3961

APPROVALS:

SPOKANE COUNTY DIVISION OF UTILITIES
Examined and approved this 4TH day of OCTOBER 2007.
Spokane County Division of Utilities

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS
Examined and approved this 4TH day of OCTOBER 2007
Spokane County Engineer

SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING
Examined and approved this 5TH day of October 2007
Spokane County Department of Building & Planning.

SPOKANE REGIONAL HEALTH DISTRICT
Examined and approved this 5th day of October 2007.
for Regional Health Officer

SPOKANE COUNTY ASSESSOR
Examined and approved this 5 day of October 2007.
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 2nd day of OCTOBER 2007.
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 3rd day of OCTOBER, 2007.
Spokane County Treasurer by Deputy

OFFICIAL SEAL — SPOKANE COUNTY WASHINGTON — TREASURER

ACKNOWLEDGMENT

State of Washington)
County of Spokane) ss.

On this 11 day of September, 2007, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Brian 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.,

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.

Hangman Corporation — 9/11/2007 Date

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

ACKNOWLEDGMENT

State of Washington)
County of Spokane) ss.

On this 11 day of September, 2007, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Brian McCoy, to me known to be the President of Ridge Associates Limited Partnership, a 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.

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.

Ridge Associates Limited Partnership — 9/11/2007 Date

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

REVISIONS			
DWN: JDH	DATE: 9-5-07		
CK'D:	DATE:		

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 4

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

PS-1638-91

CADD FILE: 06035P2A