



Spokane County Engineers  
1026 W Broadway  
Spokane WA 99260-0170  
509)477-3600

Document Title **PUD**  
**DECLARATION OF COVENANT**  
Reference Numbers PLANNING DEPT. PS-1638-91

Legal Description PORTION OF W 1/2 SEC. 28, T. 24 N., R. 43 E., WM. (REFER TO P. 3 FOR

Parcel Number 34283.9051, 34283.9055, 34287.9008 **FULL LEGAL**  
**DESC.)**

Grantors and Grantees BRIAN M. MCLOY

In consideration of the approval by Spokane County of THE FINAL PUD PLAT OF  
THE RIDGE AT HANGMAN, PHASE II.

(hereinafter referred to as the "Development"), the undersigned covenants and agrees that:

1. The subdivider/sponsor will construct the private roads and associated drainage facilities in conformance with the approved plans on file in the County Engineer's Office.
2. A lot is served by a private road when: a. the only road frontage for the lot in the Development is on the private road, or; b. a lot having frontage on more than one road (public or private) constructs an approach to the private road.
3. The RIDGE AT HANGMAN HOMEOWNERS ASSOCIATION Home Owners Association or their successors in interest shall maintain the private roads and associated drainage facilities in conformance with the approved plans on file in the County Engineer's Office.
4. The owner(s) of any lot created by the Development or alternation thereof and served by a private road shall be responsible for maintenance of said private road, including associated drainage facilities.
5. Maintenance financing of the private roads and associated drainage facilities shall be in a manner determined by the RIDGE AT HANGMAN HOMEOWNERS ASSOCIATION  
Home Owners Association or their successors in interest.
6. Should the RIDGE AT HANGMAN HOMEOWNERS ASSOCIATION  
Home Owners Association be terminated for any reason, the successors in interest shall be the individual lot owners, or their successors in interest, who are members of the RIDGE AT HANGMAN HOMEOWNERS ASSOCIATION  
Home Owners Association at the time of said termination.
7. In the event such private road including associated drainage facilities is improved to Spokane County standards for public streets, and the County is willing to accept the dedication of such road and drainage facilities, each lot owner shall execute any documents necessary to accomplish such dedication.
8. Owners of lots within the Development who are served by such road, may sue and recover damages and attorneys' fees from any owner of any lot within the Development which is similarly served who refuses to participate in the road and drainage facilities construction, financing, and maintenance.
9. **WARNING:** Spokane County has no responsibility to build, improve, or maintain or otherwise service the private roads, and associated drainage facilities contained within or providing service to the property described in the Development. By accepting this development or subsequently by allowing a building permit to be issued for 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 of nature whatsoever to establish, examine, survey, construct, alter repair, improve, maintain, provide drainage or snow removal on a private road or its' associated drainage facilities

10. Whenever the RIDGE AT HANGMAN HOMEOWNERS ASSOCIATION  
Home Owners Association or their successors in interest fail to maintain the drainage facilities in conformance with the approved drainage plan, a notice will be given to the RIDGE AT HANGMAN HOMEOWNERS ASSOCIATION  
Home Owners Association or their successors in interest by the County. If not corrected after 10 days, the County has the right to correct the maintenance failure or have it corrected at the expense of the RIDGE AT HANGMAN HOMEOWNERS ASSOCIATION

Home Owners Association, their successors in interest, or lots in the development.

- 11. Spokane County does not accept the responsibility of maintaining the drainage course on private lots within drainage easements or floodplain areas, no the responsibility for any drainage, 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.
- 12. This covenant and agreement shall run with the land and shall be binding upon the owner, their heirs, successors or assigns, including the obligation to participate in the maintenance of the private road and drainage facilities as provided herein.

BWCOY  
OWNER  
OWNER  
Dated this 19 day of MARCH, 2002

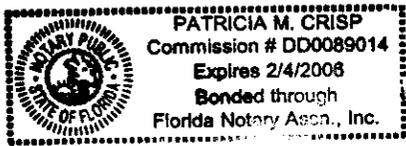
STATE OF ~~WASHINGTON~~ )  
FLORIDA :ss  
County of ~~Spokane~~ )  
FRASCO

On this day personally appeared before me BRIAN M. MCCOY

known to me to be the individual(s) described in and who executed the within and foregoing instrument and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed for the uses and purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 19 day of March, 2002.

Patricia M. Crisp  
Notary Public in and for the State  
of Washington, residing at Spokane  
FLORIDA DELOY CARRAN





## Legal Description

KNOW ALL MEN BY THESE PRESENTS, that RIDGE ASSOCIATES LIMITED PARTNERSHIP, an Idaho Limited Partnership, and SEABORD 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:

1. N.52°14'05"E., 216.94 feet;
2. 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;
3. Along said right of way line and said curve to the right, through a central angle of 13°46'59", an arc distance of 225.43 feet to a point of tangency;
4. 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" West, a distance of 30.00 feet;
5. 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;
6. S.51°45'16"W., along said right of way line, 15.00 feet;
7. N.38°14'44"W., along said right of way line, 30.00 feet;
8. 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;
9. 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;
10. N.38°14'44"W., along said right of way line, 30.00 feet;
11. N.51°45'16"E., 30.00 feet;
12. 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;

1. N.57°14'04"W., 165.44 feet;
2. N.57°18'35"W., 55.86 feet;
3. N.22°06'10"W., 46.31 feet;
4. N.07°20'00"W., 56.57 feet;
5. N.54°33'52"E., 185.35 feet;
6. N.47°31'09"E., 220.63 feet;
7. N.57°08'28"E., 101.14 feet;
8. N.78°33'30"E., 131.91 feet;
9. S.87°02'56"E., 164.63 feet;
10. N.75°18'30"E., 106.08 feet;
11. N.29°13'47"E., 56.28 feet;
12. N.03°25'56"W., 231.14 feet;
13. N.32°10'44"E., 136.47 feet;
14. N.11°56'58"E., 60.45 feet;
15. N.26°23'00"W., 107.58 feet;
16. N.36°08'27"W., 185.07 feet;
17. N.09°44'21"W., 480.12 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 10°40'17", 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