



**After Recording Return To: Spokane County Engineer
Attn.: Right of Way Department**

Document Title: Easement for Emergency Access and Drainage
Grantor(s): John R. Peterson and Jacqueline M. Peterson
Grantee: Owners of Record of the Lots in THE RIDGE AT HANGMAN
Legal Description: W 1/2 of Sec. 28 & NE 1/4, Sec. 29, Twn. 24N, Rg. 43 East, W.M., Spokane County, WA
Additional Legal Description: See Pages 1, 4 and 5
Assessor's Tax Parcel Numbers: 34283.9047, 34282.9041, 34282.9040, and 34291.9017
Reference: 4150741
Log In Date: 10-3-97 Requested by: Dean Prepared by: Ray Moon
Purpose: P 1638B RF No. 2373 Road Names: Fairway Ridge & Freelson



SPOKANE COUNTY DIVISION OF ENGINEERING
Spokane County, Washington

**EASEMENT FOR
EMERGENCY ACCESS AND DRAINAGE**

IN THE MATTER OF FAIRWAY RIDGE ROAD & FREELSON ROAD, RF NO. 2373,
KNOW ALL MEN BY THESE PRESENTS, that the Grantors, John R. Peterson and Jacqueline
M. Peterson, being owners of the following described lands in consideration of Mutual Benefits,
grants to the owners of record of all Lots in the Plat of THE RIDGE AT HANGMAN, NO. 1638,
an Easement over the following described real estate, situated in the County of Spokane, State of
Washington.

This instrument is given as a Correction Easement to correct an erroneous description contained
in that certain Easement for Access and Drainage executed by the Grantor herein which was filed
for record as Document No. 4150741 thereof, and shall hereby render same null and void.

AFFECTS ASSESSOR TAX PARCEL NOS. 34283.9047, 34282.9041,
34282.9040, and 34291.9017

Said Road shall be contained in the following described right of way:

See Attached Attachment "A"

The easement granted to said lot owners and their authorized agents is for the purpose of
providing an area for emergency or other vehicles to safely navigate on or turn around and
allowing natural drainage and/or runoff over and across the above described lands. The Grantors
hereby agree not to obstruct, artificially collect or discharge the flow across or adjacent to the
above described lands. The Grantors agree that Spokane County accepts no responsibility for
maintaining this Easement. The easement grants to Spokane County and its authorized agents
the right of ingress and egress to, over, and from said Easement for the purpose of inspection and
emergency maintenance of drainage facilities.

R.E. Excise Tax Exempt
Date: 10/6/97 19 97
Spokane County Treasurer
By: [Signature]



The Grantors will construct the drainage facilities in conformance with the approved plans on file in the office of the Spokane County Division of Engineering.

The Ridge at Hangman Homeowners Association or their successors in interest shall maintain the drainage facilities in conformance with the approved plans.

The property owner or his representative shall inform each succeeding purchaser of all Drainage Easements on the property and his responsibility for maintaining drainage facilities within said Easements.

The Drainage Easement described hereinabove is to and shall run with the land. No modification of the boundaries of said Easement can be made without the prior approval of Spokane County.

Whenever the individual lot owners 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 individual lot owners or their successors in interest by the County. If not corrected after ten (10) days, the County has the right to correct the maintenance failure or have it corrected at the expense of the individual lot owners or their successors in interest.

Spokane County does not accept the responsibility of maintaining the drainage course on private lots within Drainage Easements or floodplain areas, 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 6th day of November, 1997.

By: John R. Peterson
John R. Peterson

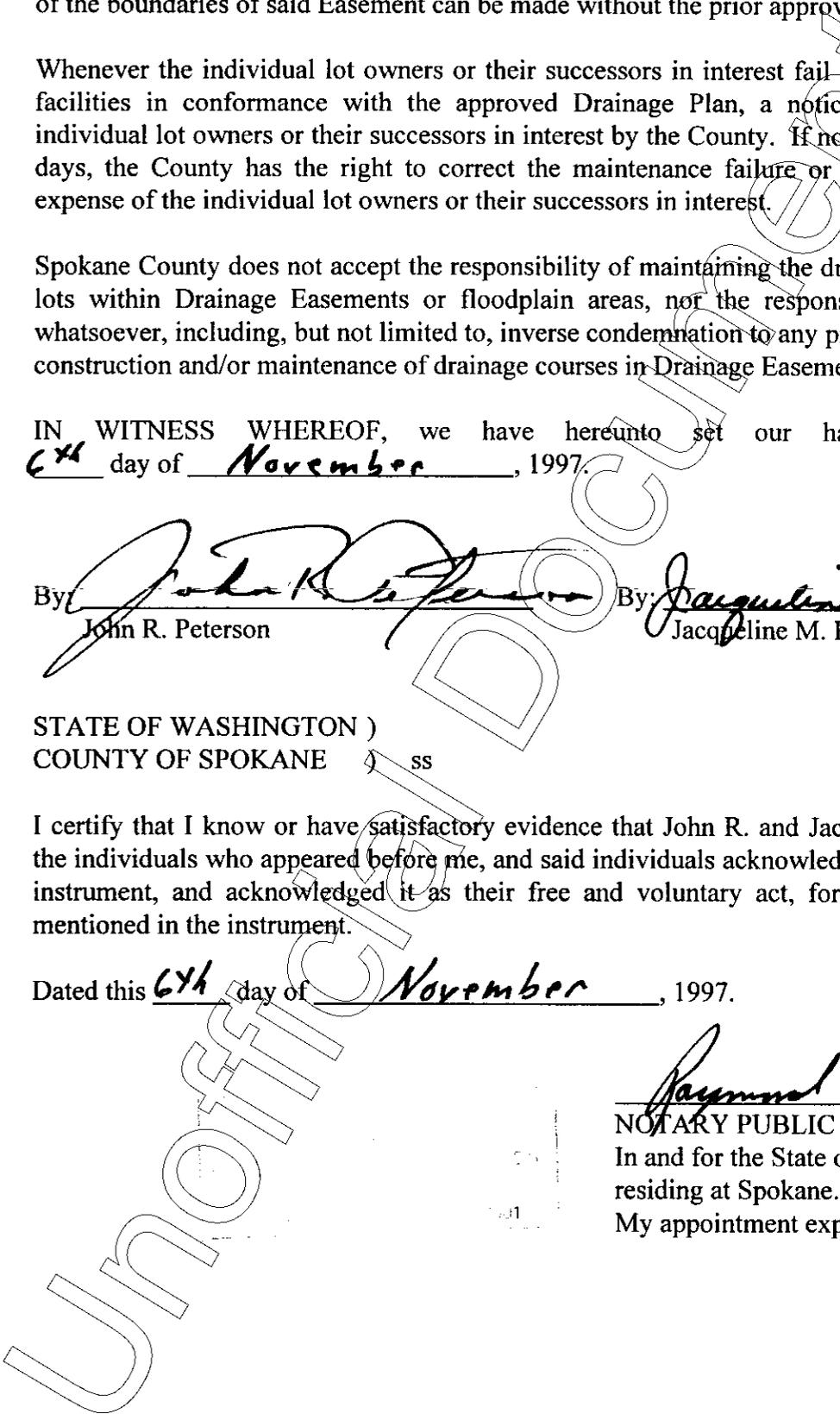
By: Jacqueline M. Peterson
Jacqueline M. Peterson

STATE OF WASHINGTON)
COUNTY OF SPOKANE) ss

I certify that I know or have satisfactory evidence that John R. and Jacqueline M. Peterson are the individuals who appeared before me, and said individuals acknowledged that they signed this instrument, and acknowledged it as their free and voluntary act, for the uses and purposes mentioned in the instrument.

Dated this 6th day of November, 1997.

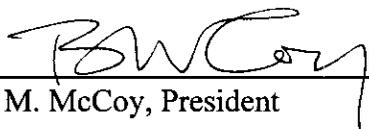
Raymond T. Wilson
NOTARY PUBLIC
In and for the State of Washington,
residing at Spokane.
My appointment expires 6-21-2001.





IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this 28th day of October, 1997.

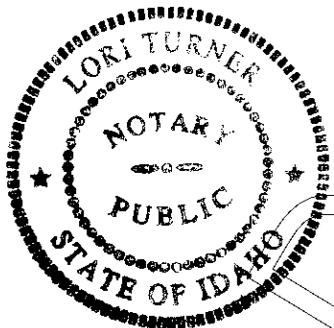
For Obligation to Maintain
RIDGE AT HANGMAN HOMEOWNERS ASSOCIATION

By: 
Brian M. McCoy, President

STATE OF IDAHO)
COUNTY OF BLAINE) ss Ketchum

I certify that I know or have satisfactory evidence that Brian M. McCoy is the individual who appeared before me, and said individual acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of Ridge at Hangman Homeowners Association to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 28 day of October, 1997.




NOTARY PUBLIC
In and for the State of Idaho,
residing at Blaine.
My appointment expires: 10-11-2002.

Unofficial Document



ATTACHMENT "A"

An easement for emergency access, slopes and drainage over a strip of land 160.00 feet in width in the West Half of Section 28 and the Northeast Quarter of Section 29, all in Township 24 North, Range 43 East, W.M., lying 100.00 feet to the left and 60.00 feet to the right, looking in the direction of the traverse, of the following described centerline:

Beginning at the northwesterly end of the centerline of Fairway Ridge Lane, as shown on THE RIDGE AT HANGMAN, PHASE I, per final plat recorded in Volume 22 of Plats, pages 42 through 48, from which point said centerline bears S.38°14'44"E. and which point is the beginning of a curve tangent to said centerline of Fairway Ridge Lane, concave to the southwest, and having a radius to 150.00 feet; thence northwesterly along said curve through a central angle of 12°49'59" an arc distance of 33.60 feet to the beginning of a reverse curve concave to the northeast having a radius of 150.00 feet; thence northwesterly along said reverse curve through a central angle of 12°49'59" an arc distance of 33.60 feet; thence N.38°14'44"W. a distance of 122.58 feet to the beginning of a curve concave to the east having a radius of 175.00 feet; thence northerly along said curve through a central angle of 38°31'54" an arc distance of 117.69 feet; thence N.00°17'10"E. a distance of 241.28 feet to the beginning of a curve concave to the east having a radius of 300.00 feet; thence northerly along said curve through a central angle of 32°02'11" an arc distance of 167.74 feet to the beginning of a reverse curve concave to the west having a radius of 250.00 feet; thence northerly along said reverse curve through a central angle of 33°27'15" an arc distance of 145.97 feet; thence N.01°07'54"W. a distance of 66.57 feet to the beginning of a curve concave to the east having a radius of 150.00 feet; thence northerly along said curve through a central angle of 5°57'08" an arc distance of 15.58 feet; thence N.79°57'31"W. a distance of 44.61 feet to the beginning of a curve concave to the south having a radius of 150.00 feet; thence westerly along said curve through a central angle of 49°47'04" an arc distance of 130.34 feet to the beginning of a reverse curve concave to the northeast having a radius of 150.00 feet; thence northwesterly along said reverse curve through a central angle of 120°03'46" an arc distance of 314.32 feet; thence N.09°40'49"W. a distance of 166.16 feet to the beginning of a curve concave to the west having a radius of 250.00 feet; thence northerly along said curve through a central angle of 21°24'06" an arc distance of 93.38 feet; thence N.31°04'55"W. a distance of 205.20 feet to the beginning of a curve concave to the east having a radius of 150.00 feet, said point being hereinafter referred to as Point "A"; thence northerly along said curve through a central angle of 51°04'29" an arc distance of 133.71 feet to the beginning of a reverse curve concave to the west having a radius of 250.00 feet; thence northerly along said reverse curve through a central angle of 20°32'22" an arc distance of 89.62 feet; thence N.00°32'48"W. a distance of 213.60 feet to the beginning of a curve concave to the west having a radius of 500.00 feet; thence northerly along said curve through a central angle of 18°22'38" an arc distance of 160.37 feet; thence N.18°55'26"W. a distance of 179.75 feet to the beginning of a curve concave to the east having a radius of 500.00 feet; thence northerly along said curve through a central angle of 16°40'08" an arc distance of 145.46 feet; thence N.02°15'18"W. a distance of 744.26 feet to the beginning of a curve concave to the south having a radius of 150.00 feet; thence northerly, westerly and southerly along said curve through a central angle of 172°14'24" an arc distance of 450.92 feet to the beginning of a reverse curve concave to the northwest having a radius of 500.00 feet, said point being hereinafter referred to as Point "B"; thence southwesterly along said reverse curve through a central angle of 58°31'19" an arc distance of 510.70 feet; thence S.64°01'37"W. a distance of 16.30 feet to the beginning of a curve concave to the southeast having a radius of 500.00 feet; thence southwesterly along said curve through a central angle of 42°09'57" an arc distance of 367.97 feet to the beginning of a reverse curve concave to the northwest having a radius of 500.00 feet; thence southwesterly along said reverse curve through a central angle of 67°49'57" an arc distance of 591.95 feet; thence S.89°41'37"W. a distance of 185.50 feet to the beginning of a curve concave to the southeast having a radius of 150.00 feet; thence southwesterly along said curve through a central angle of 90°00'00" an arc distance of 235.62 feet; thence S.00°18'22"E. a distance of 144.95 feet to the centerline of Excelsior Road, being the terminus point of this centerline description.



TOGETHER WITH an easement for drainage over a portion of the Northwest Quarter of the Southwest Quarter of said Section 28, Township 24 North, Range 43 East, W.M., described as follows:

Beginning at the above-described Point "A"; thence S.31°04'55"E. a distance of 105.01 feet; thence N.58°55'05"E. a distance of 77.15 feet; thence N.02°48'28"W. a distance of 129.27 feet; thence N.83°48'30"W. a distance of 135.41 feet to the beginning of a non-tangent curve concave to the east having a radius of 150.00 feet (from which a radial line of said curve bears S.83°48'30"E.); thence southerly along said curve through a central angle of 37°16'25" an arc distance of 97.58 feet to the point of beginning;

TOGETHER WITH an easement for drainage over a portion of the West Half of the Northwest Quarter of Section 28 and the Northeast Quarter of the Northeast Quarter of Section 29, all in Township 24 North, Range 43 East, W.M., described as follows:

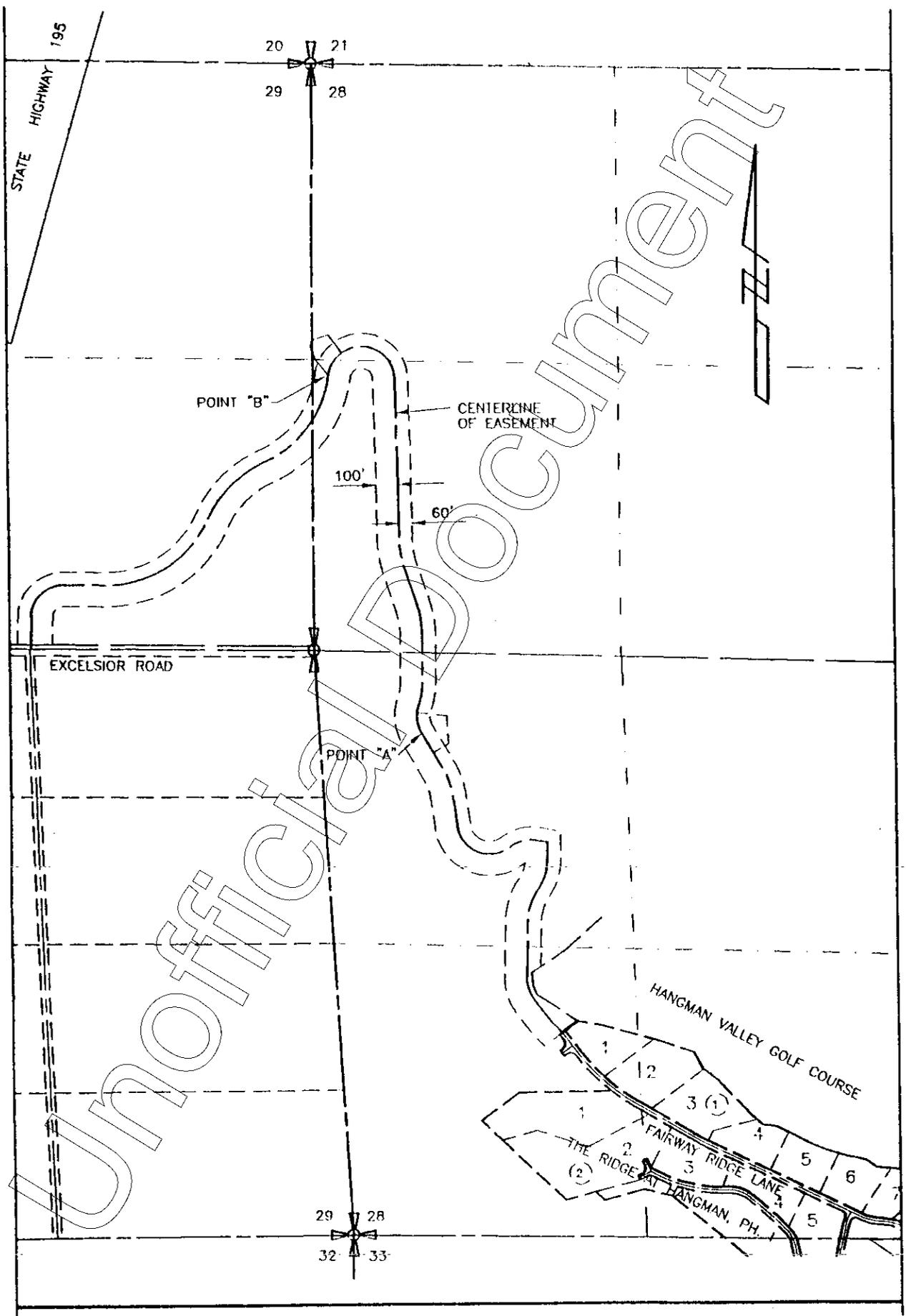
Beginning at the above-described Point "B"; thence N.39°16'45"W. a distance of 96.99 feet; thence N.22°53'34"W. a distance of 61.42 feet; thence N.23°37'43"E. a distance of 34.40 feet; thence N.70°09'01"E. a distance of 70.79 feet; thence S.37°25'00"E. a distance of 103.84 feet to the beginning of a non-tangent curve concave to the southeast having a radius of 150.00 feet (from which a radial line of said curve bears S.37°25'00"E.); thence southwesterly along said curve through a central angle of 47°04'41" an arc distance of 123.25 feet to the point of beginning;

EXCEPT any portion of the above described strip lying within Parcel "D" of the Record of Survey recorded in Book 45 of Surveys, pages 74 and 75, being a portion of the Hangman Valley Golf Course;

ALSO EXCEPT any portion of the above described strip lying within Parcel "E" of the Record of Survey recorded in Book 56 of Surveys, pages 22 and 23, being a portion of the Hangman Valley Golf Course;

ALSO EXCEPT County road right of way for Excelsior Road;

Situate in the County of Spokane, State of Washington



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