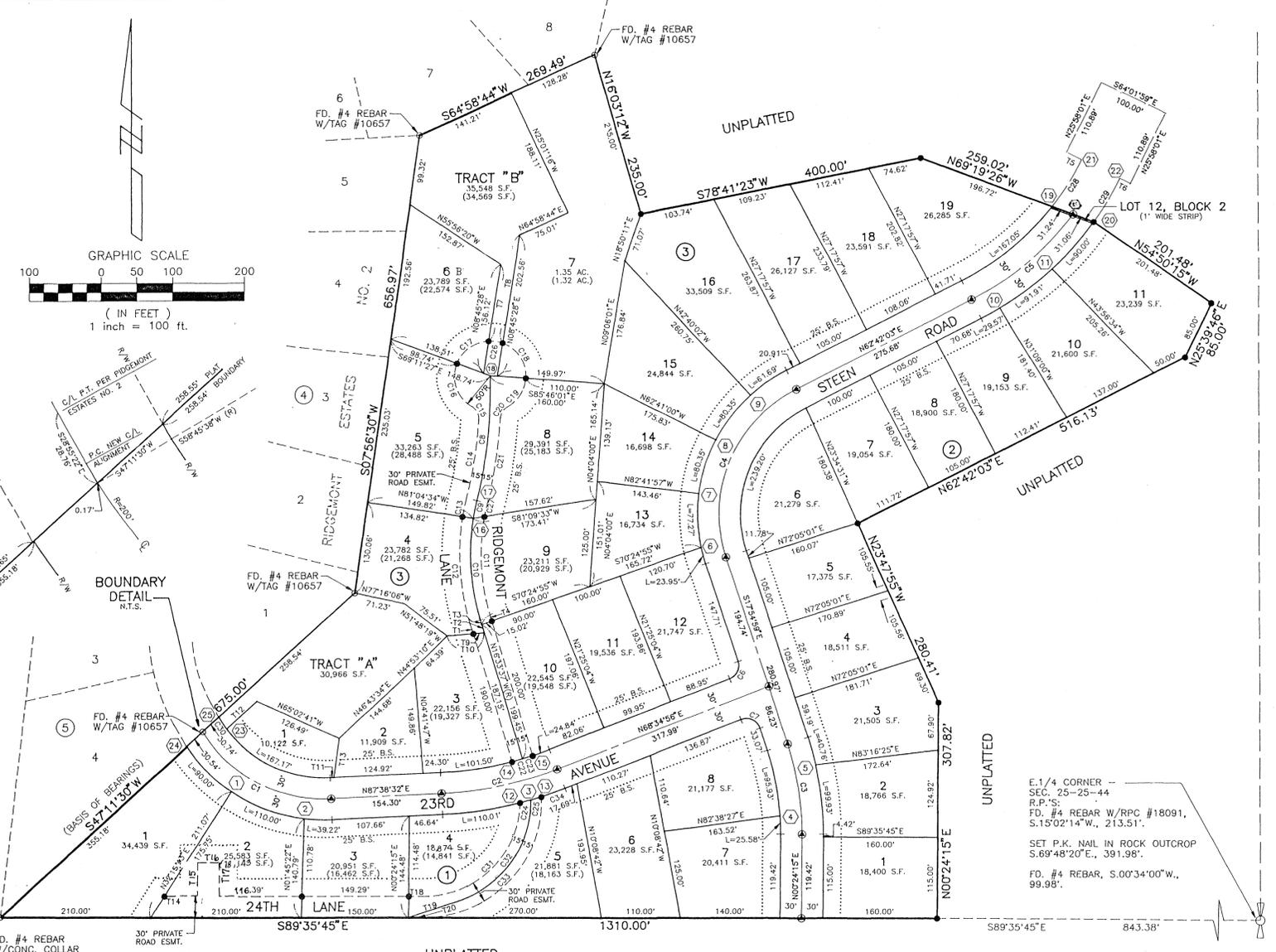


940110601

#3160  
Bl 21 Pg 80



**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	200.00	213.34	118.09	203.37	81.0776
C2	500.00	166.33	83.24	165.56	19.0336
C3	10.00	131.10	66.11	130.54	18.1914
C4	200.00	281.41	169.66	298.76	80.3702
C5	410.00	189.29	96.36	187.61	29.2704
C6	20.00	30.18	18.81	27.41	86.2955
C7	20.00	32.64	21.26	29.14	93.3005
C8	676.91	178.95	80.00	178.14	15.9246
C9	328.60	26.21	13.11	26.20	04.3413
C10	328.60	146.16	74.31	144.95	29.2903
C11	113.00	144.30	73.45	143.03	15.9246
C12	343.60	152.83	77.70	151.57	29.2903
C13	343.60	27.41	13.71	27.40	04.3413
C14	661.91	114.00	57.19	113.95	09.2324
C15	20.00	21.88	12.18	20.80	62.4614
C16	50.00	69.69	41.85	64.19	79.5140
C17	50.00	57.96	32.73	54.76	66.2426
C18	50.00	64.52	37.64	60.14	73.5615
C19	50.00	49.44	26.95	47.45	56.3855
C20	20.00	20.08	10.98	19.25	57.3144
C21	681.91	122.47	61.40	122.31	10.0839
C22	470.00	15.00	7.50	15.00	01.4944
C23	470.00	15.00	7.50	15.00	01.4944
C24	530.00	15.55	7.78	15.55	01.4053
C25	530.00	15.56	7.78	15.56	01.4057
C26	50.00	20.14	10.21	20.00	23.0426
C27	313.60	20.20	10.10	20.19	03.4124
C28	380.00	76.58	38.42	76.45	11.3245
C29	440.00	70.62	35.38	70.54	09.1144
C30	170.00	20.33	10.18	20.32	06.5122
C31	135.00	210.42	133.37	189.75	89.1811
C32	150.00	189.53	109.77	177.17	72.2342
C33	165.00	266.29	172.27	238.36	92.2810
C34	330.00	35.18	17.60	35.18	03.4813

**RADIAL BEARINGS**

LINE	DIRECTION	DISTANCE
1	S34°48'53"W	230.00
2	S07°24'45"E	230.00
3	S15°55'55"E	530.00
4	N86°32'50"E	380.00
5	N77°23'27"E	440.00
6	S78°03'03"W	230.00
7	N82°41'57"E	230.00
8	N82°41'00"W	230.00
9	N42°40'02"W	230.00
10	S31°09'00"E	440.00
11	S43°07'05"E	440.00
12	S14°15'01"E	530.00
13	S17°36'51"E	530.00
14	S14°35'55"E	470.00
15	S18°23'27"E	470.00
16	N81°04'34"W	328.60
17	N76°50'21"W	328.60
18	N89°20'51"E	476.81
19	S52°29'13"E	380.00
20	S54°50'15"E	440.00
21	S64°01'59"E	380.00
22	S64°01'59"E	440.00
23	S53°59'06"W	170.00
24	S57°41'05"W	230.00
25	S67°50'18"W	170.00
26	S53°45'06"E	410.00

**TANGENT TABLE**

LINE	DIRECTION	DISTANCE
T1	N16°33'37"W	16.55
T2	N16°33'37"W	12.30
T3	N16°33'37"W	3.34
T4	S16°33'37"E	6.55
T5	N64°01'59"W	23.05
T6	N64°01'59"W	16.95
T7	N08°45'28"E	109.27
T8	N08°45'28"E	154.36
T9	N85°04'59"E	15.32
T10	N85°04'59"E	52.59
T11	N08°38'37"E	20.15
T12	N47°13'00"E	57.38
T13	N07°25'25"E	55.78
T14	S89°35'45"E	45.68
T15	S20°24'15"E	47.00
T16	S89°35'45"E	20.15
T17	S00°24'15"E	30.00
T18	S00°24'15"E	47.00
T19	N71°50'21"E	71.63
T20	N89°35'45"W	20.15

**LEGEND**

- - METAL MARKERS FOUND AS NOTED.
- SET 1/2" REBAR W/YPC STAMPED "MOORE 18091" (UNLESS OTHERWISE NOTED).
- - ANGLE POINT IN BOUNDARY; LOT CORNER AND/OR INTERSECTION OF PROPERTY LINE WITH PRIVATE ROAD EASEMENT.
- ⊥ - PROPERTY CORNER (EXCEPT ALONG PRIVATE ROADS)
- ⊙ - CENTERLINE MONUMENT
- B.S. - BUILDING SETBACK

KNOW ALL MEN BY THESE PRESENTS, that RIDGEMONT III LIMITED PARTNERSHIP, has caused to be platted into Lots, Blocks, Streets and Private Roads the land shown hereon, to be known as RIDGEMONT ESTATES NO. 3, said land being located in the Northeast Quarter of Section 25, Township 25 North, Range 44 East, W.M., Spokane County, Washington and is more particularly described as follows:

Commencing at a point on the East-West centerline of said Section 25, said point being the most southerly corner of RIDGEMONT ESTATES NO. 2 according to the plat thereof recorded in Book 13 of Plats, Page 85 in the Spokane County Auditor's Office and thence S16°03'12"E, a distance of 217.79 feet to the True Point of Beginning for this description; thence N78°41'23"E, a distance of 171.15 feet; thence S11°18'37"E, a distance of 17.15 feet; thence S78°41'23"W, a distance of 219.62 feet; thence N16°03'12"W, a distance of 17.21 feet to the True Point of Beginning.

ALSO TOGETHER WITH a drainage easement in the Northeast Quarter of said Section 25, being more particularly described as follows:

Commencing at the Southeast corner of Lot 8, Block 4, RIDGEMONT ESTATES NO. 2 according to the Plat thereof recorded in Book 13 of Plats, Page 85 in the Spokane County Auditor's Office, thence S16°03'12"E, a distance of 192.71 feet to the True Point of Beginning for this description; thence N78°41'23"E, a distance of 171.15 feet; thence S11°18'37"E, a distance of 17.15 feet; thence S78°41'23"W, a distance of 219.62 feet; thence N16°03'12"W, a distance of 17.21 feet to the True Point of Beginning.

ALSO TOGETHER WITH a Native Growth Protection easement in the Northeast Quarter of said Section 25, being more particularly described as follows:

Commencing at the Southeast corner of Lot 8, Block 4, RIDGEMONT ESTATES NO. 2 according to the Plat thereof recorded in Book 13 of Plats, Page 85 in the Spokane County Auditor's Office, thence S16°03'12"E, a distance of 192.71 feet to the True Point of Beginning for this description; thence N78°41'23"E, a distance of 171.15 feet; thence S11°18'37"E, a distance of 17.15 feet; thence S78°41'23"W, a distance of 219.62 feet; thence N16°03'12"W, a distance of 17.21 feet to the True Point of Beginning.

Said temporary turnaround easement is hereby granted to Spokane County until such time as Steen Road is continued as a full width right of way and dedicated to Spokane County as a public road right of way, at which time the temporary turnaround easement will be vacated.

Steen Road and 23RD Avenue as shown hereon are hereby dedicated to public use forever. Lot 12, Block 2, being one (1) foot wide strip as shown hereon, is hereby dedicated to Spokane County as general county property, to be dedicated for road purposes forever at such time as the road is continued as a full width right of way, or until adjacent lands are platted. Individual driveway access permits are required prior to issuance of a building permit for driveway approaches to the county road system.

Slope easements, along public and private right of ways, in locations where necessary for the construction of public and private roads within the plat is hereby granted to the public.

Lot 11, Block 2 and Lot 19, Block 3 is located on a temporary easement, as platted on 10/13/93, which said stub road may be extended to provide access to adjacent property and/or connect to existing roads or new roads as development and/or circulation needs dictate.

The private roads shown hereon are easements which provide a means of ingress and egress for those lots within the subdivision having frontage thereon. Subject to separate Declaration of Covenant requiring private maintenance and construction of a private roads as recorded, 22 December, 1993 under Auditor's Document No. S312220502, which by reference is made a part hereof.

WARNING: Spokane County has no responsibility to build, improve, 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 road as provided herein.

Side yard and rear yard setbacks shall be determined at the time building permits are requested unless these setbacks are specifically drafted on this final plat. The setbacks indicated on this plat may be varied from if proper zoning approvals are obtained.

The buildable area of Lot 1, Block 3 is restricted by the lot configuration and will affect the size of the building footprint.

The public water system pursuant to the Water Plan approved by county and state health authorities, the local fire protection district, County Department of Buildings and water purveyor, shall be installed within this subdivision and the applicant shall provide for individual domestic water service as well as fire protection to each lot prior to issuance of a building permit for each lot. Use of private wells and water systems is prohibited.

The owner(s) or successor(s) in interest agree to authorize the County to place their name(s) on a petition for the formation of a ULD by petition method pursuant to RCW 36.94, which the petition includes the owner(s) property; and further not to object by the signing of a protest petition against the formation of a ULD by resolution method pursuant to RCW Chapter 36.94, which includes the owner(s) property; PROVIDED this condition shall not prohibit the owner(s) or successor(s) from objecting to any assessment(s) on the property as a result of improvements called for in conjunction with the formation of a ULD by either petition or resolution method under RCW Chapter 36.94.

A public sewer system will be made available for the plat, and individual service will be provided to each tract prior to sale. Use of on-site sewage systems shall not be authorized.

Utility easements as shown hereon are hereby dedicated to the serving utility companies over the private road easements, and over a ten (10) foot wide strip adjoining all public road right of ways and lots 3 through 10, Block 3 adjoining the private road easement, as platted on 10/13/93, which said stub road may be extended to provide access to adjacent property and/or connect to existing roads or new roads as development and/or circulation needs dictate.

Tracts "A" and "B" are hereby dedicated to Spokane County Stormwater Utility. If at a future date, Spokane County Stormwater Utility no longer needs these tracts, title will be transferred at the discretion of the Spokane County Stormwater Utility. Tracts "A" and "B" are not residential building sites and residential structures are not permitted there on.

The drainage conveyance facilities and structures associated with the private road of Ridgemont Lane are the responsibility of the owners of Lots 3 through 10, inclusive, Block 3, and for 24TH Lane, the responsibility of Lots 1 through 5, inclusive, Block 1. The drainage facilities and structures shall be maintained and kept open and clear of debris.

The agreement and Declaration of Covenant, recording # 22-22-20502, with its terms, is hereby in force with all property owners within this plat.

Drainage easements, as platted and shown hereon, which are for the purpose of installing, operating and maintaining drainage swales, ditches and drainage facilities to dispose of runoff, are hereby granted to the public. The County of Spokane, a hereby granted the right of ingress and egress to all drainage easements adjacent to the public right of way. The property owner shall maintain the drainage swale with a permanent live cover of lawn turf, with optional shrubbery and/or trees, which do not obstruct the flow and percolation of storm drainage water in the drainage swale as indicated by the approved plans.

The owners of all lots within this subdivision shall be held responsible for keeping open and maintained the path of the natural or man-made drainage flow over and across the property.

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.

Spokane County does not accept the responsibility of maintaining the drainage courses on private lots within drainage easements or floodplain areas, nor the responsibility for any drainage easement, 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.

The lowest building opening, including basement opening, for any building on all lots within this subdivision shall be high enough to allow a minimum slope of 3% away from the building in 10.00 feet. All drainage shall be routed away from the building to natural drainage or other lawful drainage features.

Native Growth Protection Easements, as platted and shown hereon, are hereby granted to the public. The right of ingress and egress is granted to Spokane County or its duly authorized agents.

Dedication of a Native Growth Protection Easement (NGPE) conveys to the public a beneficial interest of the land within the easement. This interest is provided for the preservation of native vegetation for all purposes that benefit the public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, visual and sound buffering, and protection of plant and animal habitat and does not include any right of ingress or egress for the benefit of the general public. The NGPE imposes upon all present and future owners and occupiers of the land subject to the easement the obligation, enforceable on behalf of the public by Spokane County, to leave undisturbed all trees and other vegetation

with the easement. The vegetation within the easement may not be cut, piled, or gressed for those lots within the subdivision without express permission from Spokane County, which permission must be obtained in writing.

IN WITNESS WHEREOF, the said owner has hereunto set his hand this 27th day of December, 1993.

*Kenneth J. Tupper*  
RIDGEMONT III LIMITED PARTNERSHIP  
TOO INCORPORATED, GENERAL PARTNER  
KENNETH J. TUPPER, PRESIDENT

On this 27th day of December, 1993, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared KENNETH TUPPER, to me known to be the President of TOO, INC., a general partner and corporation that executed the within and 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 on oath stated that he is authorized to execute the said instrument and that the said (if any) is the corporation seal of said corporation.

Given under my hand and official seal the day and year first above written.

*Andreas Leo*  
NOTARY PUBLIC in and for the State of Washington, residing at Spokane, My commission expires 10-27-97

**ACKNOWLEDGMENTS**

STATE OF WASHINGTON ) ss  
County of Spokane )

On this 27th day of December, 1993, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared KENNETH TUPPER, to me known to be the President of TOO, INC., a general partner and corporation that executed the within and 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 on oath stated that he is authorized to execute the said instrument and that the said (if any) is the corporation seal of said corporation.

Given under my hand and official seal the day and year first above written.

*Andreas Leo*  
NOTARY PUBLIC in and for the State of Washington, residing at Spokane, My commission expires 10-27-97

\* SEE SHEET 2 OF 2 FOR STREET ADDRESSES AND ALL UTILITY EASEMENTS

**FINAL PLAT**  
OF  
**RIDGEMONT ESTATES NO. 3**  
LOCATED IN THE N.E.1/4  
SECTION 25, T.25N., R.44E., W.M.  
SPOKANE COUNTY, WASHINGTON

SHEET 1 OF 2

**SPOKANE COUNTY AUDITOR'S CERTIFICATE**

Filed for record this 27th day of December, 1993, at \_\_\_\_\_ M., in Book \_\_\_\_\_ of \_\_\_\_\_ at the request of \_\_\_\_\_

Spokane County Auditor by Deputy \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Spokane County Subdivision Ordinance.

*Patrick J. Moore*  
Patrick J. Moore, PLS  
Certificate Number 18091

**SPOKANE COUNTY UTILITIES DEPARTMENT**

Examined and approved this 28th day of December, 1993.

*William A. Wilson*  
Director, Spokane County Utilities

**SPOKANE COUNTY ENGINEER**

Examined and approved this 28th day of December, 1993.

*D. E. Shumann*  
Spokane County Engineer

**SPOKANE COUNTY PLANNING DEPARTMENT**

Examined and approved this 14th day of December, 1993.

*William A. Wilson*  
Director, Spokane County Planning Department

**SPOKANE COUNTY HEALTH DISTRICT**

Examined and approved this 27th day of December, 1993.

*Steven P. Holladay, R.S.*  
for Spokane County Health Officer, R.S.

**SPOKANE COUNTY ASSESSOR**

Examined and approved this 29th day of December, 1993.

*S. Cooney by C. Fischer*  
Spokane County Assessor by Deputy

**SPOKANE COUNTY COMMISSIONERS**

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 4th day of January, 1994.

*Andreas Leo*  
Chairman, Spokane County Commissioners

**SPOKANE COUNTY TREASURER**

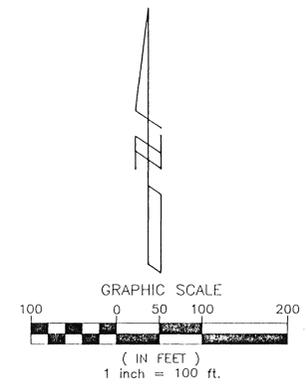
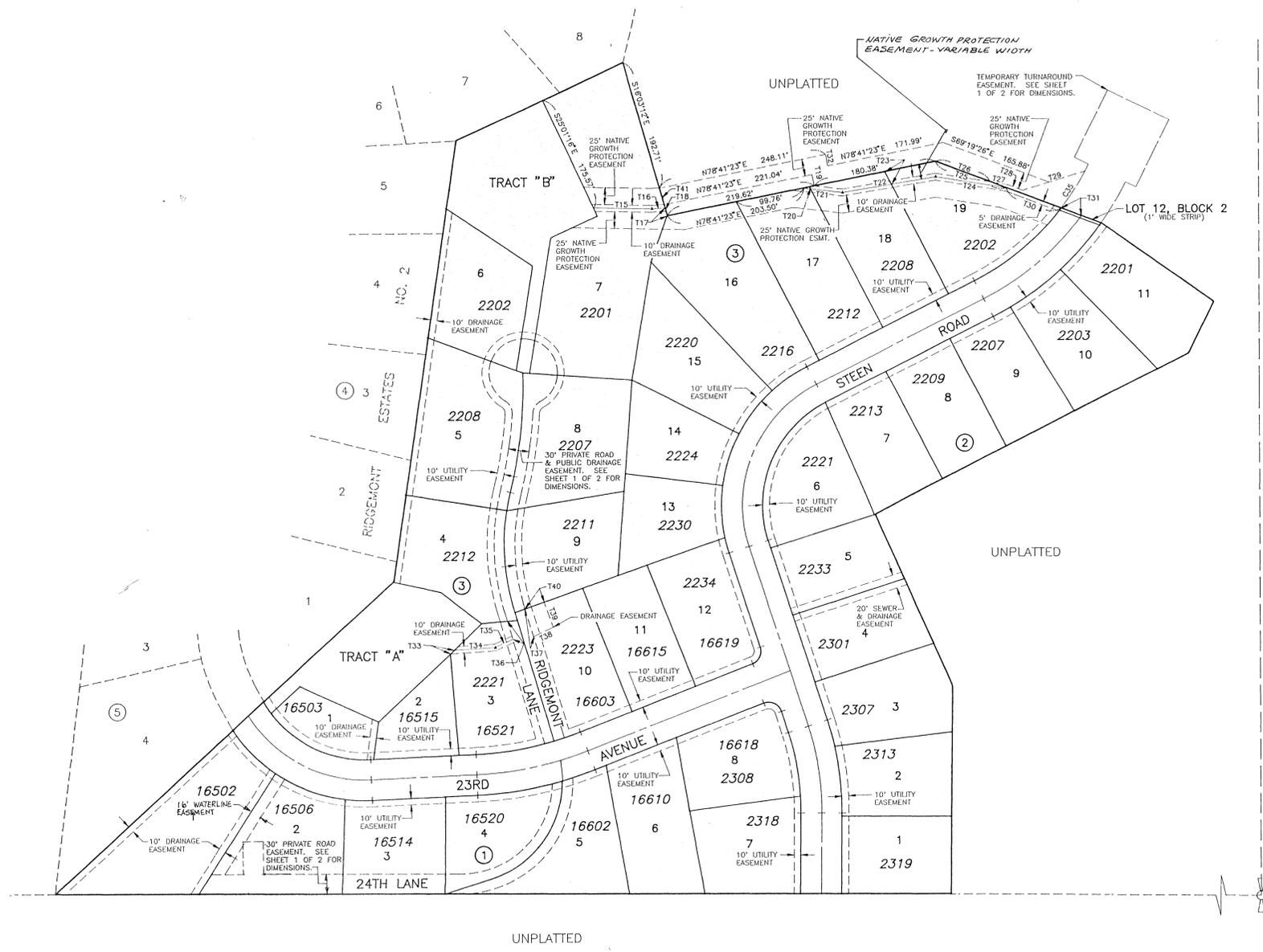
I do hereby certify that all taxes which have been levied and become chargeable against the land shown within this map have been fully paid this 10th day of January, 1994.

*Andreas Leo*  
Spokane County Treasurer by Deputy

**INLAND PACIFIC ENGINEERING**

707 West 7th • Suite 200  
Spokane, WA 99204 (509) 458-6840  
FAX: (509) 458-6844

9401100601  
 BK 21 Pg 81  
 #3160



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C35	380.00'	65.42'	32.79'	65.34'	09°51'50"

TANGENT TABLE

LINE	DIRECTION	DISTANCE
T15	S88°42'07" E	84.95'
T16	S86°48'31" W	18.73'
T17	S16°03'12" E	12.08'
T18	S16°03'12" E	17.21'
T19	S11°18'37" E	17.15'
T20	S27°17'57" E	3.54'
T21	S83°13'54" E	57.18'
T22	N80°30'30" E	138.28'
T23	S27°17'57" E	20.88'
T24	S80°51'24" E	104.32'
T25	S69°19'26" E	110.60'
T26	S69°19'26" E	85.59'
T27	S80°51'24" E	25.01'
T28	S69°19'26" E	24.60'
T29	N72°42'13" E	95.78'
T30	S69°19'26" E	86.12'
T31	N69°19'26" W	31.24'
T32	S11°18'37" E	17.15'
T33	N44°53'10" E	7.56'
T34	N86°18'34" E	59.72'
T35	N64°06'22" E	28.59'
T36	S16°33'37" E	28.30'
T37	S16°33'37" E	43.51'
T38	N64°06'22" E	32.15'
T39	S19°35'05" E	39.91'
T40	N70°24'55" E	29.66'
T41	S16°03'12" E	25.09'

E 1/4 CORNER  
 SEC. 25-25-44

\* THIS SHEET CONTAINS STREET ADDRESSES AND ALL UTILITY EASEMENTS.

FINAL PLAT  
 OF  
**RIDGEMONT ESTATES NO. 3**  
 LOCATED IN THE N.E.1/4  
 SECTION 25, T.25N., R.44E., W.M.  
 SPOKANE COUNTY, WASHINGTON

*Daniel J. Moore*  
 12/30/98

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SHEET 2 OF 2

**IP** INLAND PACIFIC ENGINEERING  
 707 West 7th • Suite 200 (509) 458-6840  
 Spokane, WA 99204 FAX: (509) 458-6844

Plat # 1437 2/81 3160