

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, ESTATES AT RIDGEMONT, L.L.C., a Washington Limited Liability Company has caused to be platted into tracts the land shown hereon, to be known as 1ST ADDITION TO RIDGEMONT ESTATES NO. 3, located in the Northeast Quarter of Section 25, Township 25 North, Range 44 East, of the Willamette Meridian, Spokane County, Washington being more particularly described as follows: That portion of the Northeast quarter of Section 25, T.25N., R.44 E., W.M. in the County of Spokane, State of Washington more particularly described as follows:

Beginning at the Northeast corner of Lot 11, Block 2 of RIDGEMONT ESTATES NO. 3 according to the plat thereof recorded in Book 21 of Plats, Pages 80 and 81 in the Auditor's Office of said county, being also a point on the westerly boundary of MORNINGSIDE, PHASE I, according to the plat thereof recorded in Book 22 of Plats, Pages 88 and 89 in said Auditor's Office; thence N.25°39'46"E. along said westerly boundary a distance of 62.69 feet; thence continuing along said westerly boundary line and its northerly prolongation N.26°00'59"E., 128.71 feet to its intersection with the westerly boundary of that parcel of land described in Quit Claim Deed recorded under Auditor's File No. 8807080259 and Statutory Warranty Deed recorded under Auditor's File No. 8807120309; thence northerly along said westerly boundary the following two (2) courses: (1) N.25°46'40"E., 71.15 feet; (2) N.00°53'17"E., 605.00 feet; thence N.25°19'59"W., 49.30 feet; thence N.88°50'25"W., 389.75 feet; thence S.00°49'33"W., 160.70 feet; thence N.88°23'41"W., 484.94 feet to the Northeast corner of Lot 10, Block 4 of RIDGEMONT ESTATES NO. 2 according to the plat thereof recorded in Book 13 of Plats, Page 85 in said Auditor's Office; thence southerly along the easterly boundary of said plat the following two (2) courses: (1) S.12°22'01"W., 110.00 feet; (2) S.13°13'42"W., 291.94 feet to an angle point in the boundary of Lot 8, Block 4 of said plat, said point also being the most northerly corner of Lot 7, Block 3 of said plat of RIDGEMONT ESTATES NO. 3; thence easterly along the northerly boundary of said plat the following four (4) course: (1) S.16°03'12"E., 235.00 feet; (2) N.78°41'23"E., 400.00 feet; (3) S.69°19'26"E., 259.02 feet; (4) S.54°50'15"E., 201.48 feet to the point of beginning

Contains 14.37 acres more or less.

And they do hereby dedicate to public use forever Steen Road and 20th Court, as shown on this plat. Lot 9, Block 2, being a one-foot (1') 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. The owners of all lots within this subdivision shall be members of CAMDEN HEIGHTS HOMEOWNERS ASSOCIATION, a homeowners association created by document recorded December 14, 2000 by the Secretary of State of the State of Washington under U.B.I. Number 602 084 319 and subject to the Articles of Incorporation and Bylaws thereof. 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.

No more than one dwelling unit be placed on any one lot, nor shall any lot be further subdivided for the purpose of creating additional lots or buildings sites without first filing a replat.

The owner(s) or successor(s) in instrument agree to join in any County-approved stormwater management program and to pay such rates and charges as may be fixed through public hearings for services or benefit obtained by the planning, design, construction, maintaining or operation of stormwater control facilities. Tract "A" cannot be sold or transferred, and shall be considered subservient estates for tax purposes to the other lots created herein. The status of Tract "A" as a subservient estate cannot be change without filing a replat.

Use of Private wells and water system is prohibited. The public water system, pursuant to the water plan approved by County and State Health authorities, the local fire protection district, Division of Building and Code Enforcement and water purveyor, shall be installed within this subdivision and the subdivider shall provide for individual domestic water service, as well as fire protection, to each lot prior to sale of each lot and prior to issuance of a building permit for each lot.

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

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 ULID by petition method pursuant to RCW 36.94, which petition includes the owner (s)' 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 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 ULID by either petition or resolution method under RCW Chapter 36.94.

A monument easement located on Lot 1, Block 2 as shown hereon is hereby granted to CAMDEN HEIGHTS HOMEOWNERS ASSOCIATION.

Utility easements are hereby granted to the serving utility companies adjoining all public roads, as shown hereon, for the construction, reconstruction, maintenance and operation of utilities. Together with the right to inspect said utilities and to trim and/or remove brush and trees which may interfere with the construction, maintenance and operation of same.

The Border Easements as shown hereon are hereby granted to Spokane County, its authorized agents and to the public for road purposes including but not limited to curbs, sidewalks, drainage, signage, and other usage deemed necessary by the Spokane County Engineer for the safety and welfare of the Public. No fence or portion thereof will be constructed within said easement without permission of the Spokane County Engineer, nor will any objects be placed in said easement that would obstruct the sight distance necessary for safe and efficient vehicular movement. Any other easements granted or dedicated within this Border Easement area will be subordinate to the rights created by this easement and are subject to Spokane County Engineers permit process prior to usage.

Drainage easements and natural drainage channel 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 Camden Heights Homeowners' Association. Tract A is hereby dedicated to the Camden Heights Homeowners' Association 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. A drainage easement is granted to Spokane County over Tract A for inspection and emergency maintenance of drainage swales, ponds, ditches, culverts and other drainage facilities, if not properly maintained by the property owner(s) or the Camden Heights 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) 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 or floodplain areas within 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 3% 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,

THE 20' WIDE SANITARY SEWER EASEMENT AS SHOWN ON THE SOUTH LINE OF LOT 5, BLOCK 2 IS HEREBY GRANTED TO SPOKANE COUNTY UTILITIES FOR THE CONSTRUCTION AND MAINTENANCE OF A SANITARY SEWER SYSTEM

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 that 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 property owner(s) within this plat shall maintain all water quality swales ('208' swales) and drainage ditches situated on their respective properties, and any portion of a '208' swale situated in a public right-of-way adjacent to their respective properties, with a permanent ground cover as specified in the currently approved and accepted plans on file at Spokane County Engineer's Office. No structures, including fences, shall be constructed directly over or within a '208' swale or drainage easement without the expressed written consent of the Spokane County Engineer. Spokane County does not accept the responsibility to inspect and/or maintain the drainage easements or drainage swales, nor does Spokane County accept any liability for any failure by the lot owner(s) to properly maintain such areas.

The Camden Heights Homeowners' Association or its successors in interest shall maintain any drainage facilities, located in Tract A, in conformance with the approved plans on file at the Spokane County Engineer's Office. Maintenance of drainage facilities includes, but is not limited to, keeping open and cleaning storm pipes, ditches, drainage ponds, swales, etc., replacement of drainage facilities as needed, and maintaining live native-type dryland grasses or lawn turf in the '208' swales 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. The Camden Heights Homeowners' Association shall be responsible for payment of all claims and other liabilities which may become due for said maintenance responsibilities.

If the Camden Heights Homeowners' Association, or their successors in interest, fail to maintain the drainage facilities in conformance with the accepted drainage plan on file at the Spokane County Engineer's Office, a notice of such failure may be given to the Camden Heights 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 Camden Heights Homeowners' Association, or their successors in interest.

Should the Camden Heights 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 Camden Heights 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.

Lots 1 through 10, Block 1 and Lots 1 through 6, Block 2 are subject to the requirements of the Stormwater Agreement Resolution 1-1222.

Individual driveway access permits are required prior to issuance of a building permit of driveway approaches to the County road system.

IN WITNESS WHEREOF, the aforesaid owners have caused their names to be hereunto subscribed this 18th day of January, 2002.

ESTATES AT RIDGEMONT, L.L.C.
A Washington Limited Liability Company

George Paras

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) ss
COUNTY OF SPOKANE)

I certify that I know or that I have satisfactory evidence that George Paras, is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the MANAGING MEMBER of ESTATES AT RIDGEMONT, L.L.C., a Washington Limited Liability Company to be the free and voluntary act of such partnership, for the uses and purposes stated in the instrument.

DATED this 18th day of January, 2002

June N. Hale

NOTARY PUBLIC, in and for the State of Washington residing at Spokane, My Commission expires 12-12-05

IN WITNESS WHEREOF, the aforesaid owners have caused their names to be hereunto subscribed this 18th day of January, 2002.

WASHINGTON TRUST BANK

Constance M. Bischoff

By: Constance M. Bischoff
Its: RSV

STATE OF WASHINGTON)
) ss
County of Spokane)

On this 18th day of January, 2002, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared CONSTANCE M. BISCHOFF, to me known to be the REGIONAL SENIOR VICE PRESIDENT of WASHINGTON TRUST BANK, the 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 SHE is authorized to execute the said instrument and that the seal affixed (if any) is the corporation seal of said corporation.

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

Kimberly K. Gibson

Kimberly K. Gibson
Notary Public, State of Washington
My Commission Expires 2-18-2005

SPOKANE COUNTY AUDITOR'S CERTIFICATE

Filed for record this 21st day of January, 2002 at 2:08 P.M., in Book 21 of Plats at Page 160 at the request of Estates at Ridgemont LLC

A. Higdon

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.



Kerrel Bell, PLS
Certificate Number 29286

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 22nd day of January, 2002.

Spokane County Division of Utilities

SPOKANE COUNTY ENGINEER

Examined and approved this 22nd day of January, 2002.

Spokane County Engineer

SPOKANE COUNTY DIVISION OF PLANNING

Examined and approved this 22nd day of January, 2002.

Director, Spokane County Division of Planning

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 22nd day of January, 2002.

for Spokane Regional Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 22nd day of January, 2002.

Spokane County Assessor by Deputy

THE BOARD OF COUNTY COMMISSIONERS OF SPOKANE, WASHINGTON

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 21st day of January, 2002.

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 22nd day of January, 2002.

Spokane County Treasurer by Deputy



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



4124840
BK 21
Pg 160
sheet 1 of 2
3540

1-22-02

1/2

3540

21/60

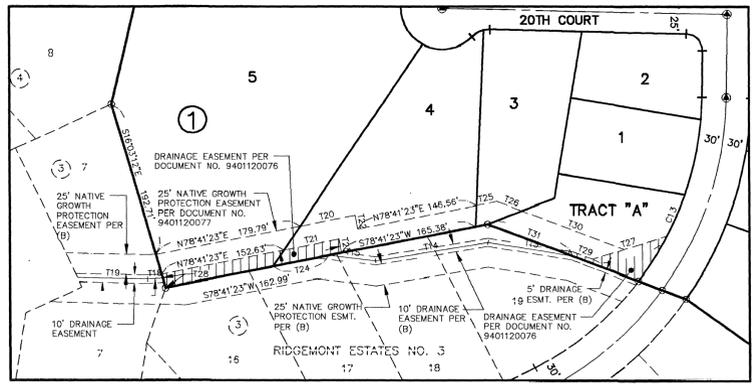
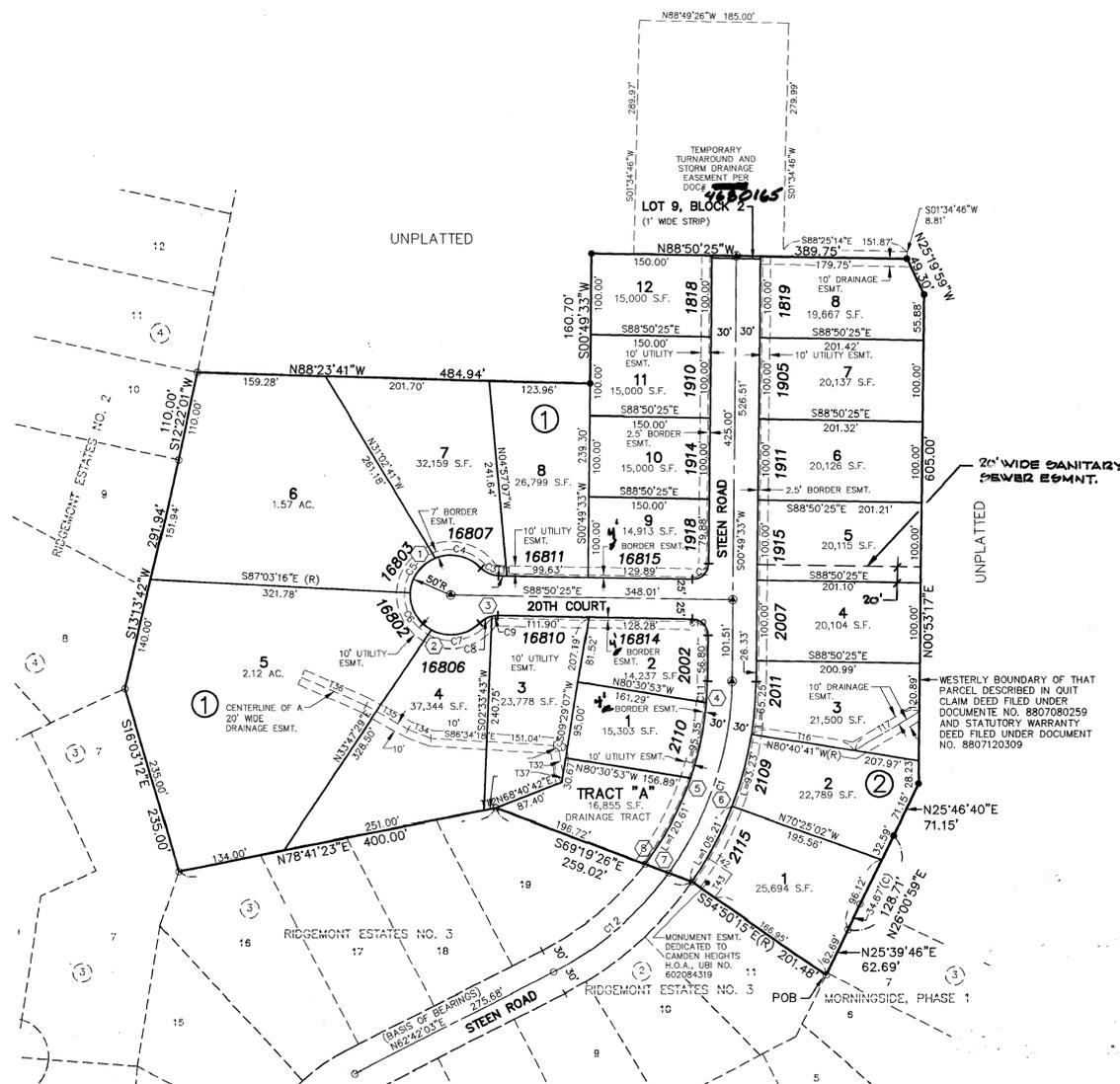
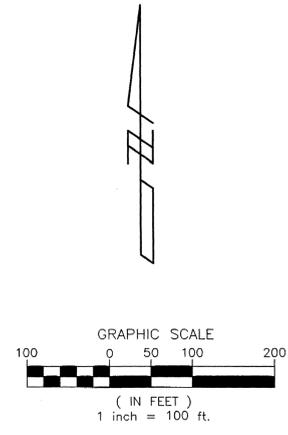
SPOKANE COUNTY AUDITOR'S CERTIFICATE

Filed for record this 2nd day of January, 2002
 at 2:50 P.M. in Book 21 of Plats at Page 61
 at the request of Eric S. Hildner LLC

C. Hildner
 Spokane County Auditor by Deputy
 41,848.49
 Bk 27
 Pg 61
 sheet 2 of 2
 # 3540



1-22-02



NATIVE GROWTH PROTECTION EASEMENT DETAIL

LEGEND

- - FND. 1/2" REBAR W/YPC STAMPED "MOORE 18091" UNLESS NOTED OTHERWISE.
- SET 1/2" REBAR W/YPC STAMPED "29286" (UNLESS OTHERWISE NOTED) AS:
 - - ANGLE POINT IN BOUNDARY
 - ┆ - LOT CORNER
 - ⊙ - CENTERLINE MONUMENT
- B.S. - BUILDING SETBACK
- 1234 - STREET ADDRESS

REFERENCES

- (A) FINAL PLAT OF RIDGEMONT ESTATES NO. 2, BOOK 13 OF PLATS, PAGE 85.
- (B) FINAL PLAT OF RIDGEMONT ESTATES NO. 3, BOOK 21 OF PLATS, PAGES 80 & 81.
- (C) FINAL PLAT OF MORNINGSIDE, PHASE I, BOOK 22 OF PLATS, PAGES 88 & 89.

BASIS OF BEARINGS

THE BEARING OF N62°42'03"E ON THE CENTERLINE OF STEEN ROAD, AS SHOWN ON THE PLAT OF RIDGEMONT ESTATES NO. 3, RECORDED IN BOOK 21 OF PLATS, PAGES 80 & 81, WAS USED AND THE BASIS OF BEARINGS FOR THIS MAP.

ACCURACY STATEMENT

THIS SURVEY WAS PERFORMED USING A TOPCON GTS 303 FIVE-SECOND THEODOLITE AND ELECTRONIC DISTANCE METER. FIELD TRAVERSE METHODS WERE USED IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".

SURVEYOR'S NOTES

- 1.) THE AREA OF THE SUBDIVISION IS 14.37 ACRES.

CURVE TABLE

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | DELTA |
|-------|---------|---------|---------|---------|-----------|
| C1 | 410.00' | 253.48' | 130.94' | 249.46' | 35°05'31" |
| C2 | 20.00' | 31.53' | 20.12' | 28.37' | 90°20'02" |
| C3 | 30.00' | 24.38' | 12.91' | 23.72' | 46°34'03" |
| C4 | 50.00' | 61.19' | 35.09' | 57.44' | 70°07'17" |
| C5 | 50.00' | 56.43' | 31.65' | 53.48' | 64°39'37" |
| C6 | 50.00' | 55.81' | 31.21' | 52.95' | 63°56'53" |
| C7 | 30.00' | 64.93' | 37.96' | 60.46' | 74°24'19" |
| C8 | 30.00' | 16.69' | 8.57' | 16.47' | 31°52'35" |
| C9 | 30.00' | 7.70' | 3.87' | 7.67' | 14°41'48" |
| C10 | 20.00' | 31.30' | 19.88' | 28.20' | 89°39'58" |
| C11 | 380.00' | 27.35' | 13.68' | 27.35' | 4°07'27" |
| C12 | 410.00' | 189.29' | 96.36' | 187.61' | 28°27'59" |
| C13 | 380.00' | 55.19' | 27.65' | 55.15' | 8°19'19" |

Ⓢ RADIAL BEARINGS Ⓢ

| LINE | BEARING |
|------|-------------|
| 1 | S22°23'39"E |
| 2 | S28°59'51"W |
| 3 | S13°32'13"E |
| 4 | N85°03'00"W |
| 5 | S70°40'23"E |
| 6 | N68°32'15"W |
| 7 | N53°45'06"W |
| 8 | N52°28'14"W |

LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|---------|
| T11 | S88°50'25"E | 10.15' |
| T12 | N78°41'22"E | 15.00' |
| T13 | N80°51'24"W | 104.32' |
| T14 | N80°30'30"E | 138.28' |
| T15 | S83°13'54"E | 57.18' |
| T16 | S80°40'41"E | 127.97' |
| T17 | N58°48'11"E | 93.39' |
| T18 | N66°48'31"E | 18.73' |
| T19 | S88°42'07"E | 84.95' |
| T20 | S78°41'23"W | 68.32' |
| T21 | S78°41'23"W | 68.41' |
| T22 | S11°18'37"E | 17.15' |
| T23 | S11°18'37"E | 17.15' |
| T24 | S78°41'23"W | 69.50' |
| T25 | S78°41'23"W | 25.43' |
| T26 | N69°19'26"W | 32.48' |
| T27 | N72°42'13"E | 95.78' |
| T28 | N16°03'12"W | 12.08' |
| T29 | N69°19'26"W | 24.60' |
| T30 | N69°19'26"W | 133.40' |
| T31 | S69°19'26"E | 110.60' |
| T32 | S08°46'16"E | 30.58' |
| T33 | S45°24'56"E | 9.31' |
| T34 | S68°16'19"E | 29.99' |
| T35 | S61°07'13"E | 59.58' |
| T36 | S65°56'45"E | 86.99' |
| T37 | N09°28'07"E | 9.28' |
| T42 | S54°50'15"E | 36.00' |
| T43 | S35°09'45"W | 36.00' |



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

J:\Land Projects\1500460\dwg\PLAT.dwg, 01/18/2002 11:33:45 AM, ANDREANI