

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, ESTATES AT RIDGEMONT, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, AND WASHINGTON TRUST BANK HAVE CAUSED TO BE PLATTED INTO TRACTS THE LAND SHOWN HEREON, TO BE KNOWN AS 2ND ADDITION TO RIDGEMONT ESTATES NO. 3, LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 25 NORTH, RANGE 44 EAST, W.M., SPOKANE COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE MARKING THE NORTHEAST CORNER OF SECTION 25; THENCE SOUTH 00°11'31" EAST ALONG THE EAST LINE OF SAID SECTION 25 A DISTANCE OF 925.14 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND AS DESCRIBED IN A STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 4650515;

THENCE NORTH 89°06'43" WEST ALONG SAID SOUTH LINE A DISTANCE OF 328.53 FEET TO A 1/2" REBAR WITH CAP MARKED "29286" MARKING AN ANGLE POINT ON THE EAST LINE OF LOT 8, BLOCK 2, FINAL PLAT OF THE FIRST ADDITION TO RIDGEMONT ESTATES NO. 3 AS RECORDED IN BOOK 27 OF PLATS, PAGES 60 AND 61 RECORDS OF SPOKANE COUNTY;

THENCE NORTH 25°19'59" WEST ALONG SAID EAST LINE A DISTANCE OF 49.30 FEET TO A 1/2" REBAR WITH CAP MARKED "29286" MARKING A POINT ON THE NORTH LINE OF SAID FIRST ADDITION TO RIDGEMONT ESTATES NO. 3;

THENCE ALONG SAID NORTHERLY LINE THROUGH THE FOLLOWING 3 COURSES:

- 1) NORTH 88°50'25" WEST A DISTANCE OF 389.75 FEET TO A 1/2" REBAR WITH CAP MARKED "29286"
2) SOUTH 00°49'33" WEST A DISTANCE OF 160.70 FEET TO A 1/2" REBAR WITH CAP MARKED "29286"
3) NORTH 88°23'41" WEST A DISTANCE OF 484.94 FEET TO A 1/2" REBAR WITH CAP MARKED "MOORE 18091" MARKING THE SOUTHEAST CORNER OF LOT 11, BLOCK 4, FINAL PLAT OF RIDGEMONT ESTATES NO. 2 AS RECORDED IN BOOK 13 OF PLATS, PAGE 85, RECORDS OF SPOKANE COUNTY;

THENCE NORTH 12°23'41" EAST ALONG THE EAST LINE OF SAID RIDGEMONT ESTATES NO. 2 TO THE NORTHEAST CORNER OF LOT 14, BLOCK 4 A DISTANCE OF 449.25 FEET;

THENCE NORTH 33°02'18" EAST ALONG SAID EAST LINE A DISTANCE OF 698.46 FEET TO A 1/2" REBAR MARKING THE NORTHEAST CORNER OF SAID RIDGEMONT ESTATES NO. 2, SAID POINT ALSO BEING ON THE NORTH LINE OF SAID SECTION 25;

THENCE SOUTH 89°15'46" EAST ALONG SAID NORTH LINE OF SECTION 25 A DISTANCE OF 746.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 976,601 SQUARE FEET OR 22.42 ACRES.

AND THEY DO HEREBY DEDICATE TO PUBLIC USE FOREVER STEEN ROAD, 18TH AVENUE, 18TH AND 19TH COURT, AS SHOWN ON THIS PLAT. LOT 26, BLOCK 1 AND LOT 2, BLOCK 3, 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 BY THE SECRETARY OF STATE OF THE STATE OF WASHINGTON UNDER U.B.I. NUMBER 602 442 691 AND SUBJECT TO THE ARTICLES OF INCORPORATION AND BYLAWS THEREOF.

LOT 25, BLOCK 1, LOT 9, BLOCK 2 AND LOT 1, BLOCK 3 ARE LOCATED ON A TEMPORARY CUL-DE-SAC/STUB ROAD. THIS TEMPORARY CUL-DE-SAC/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.

SETBACKS SHALL BE DETERMINED AT THE TIME BUILDING PERMITS ARE REQUESTED. THE SETBACKS MAY BE VARIED FROM IF PROPER ZONING APPROVALS ARE OBTAINED.

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 THE 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.

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 TRACTS 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. ALL TRACTS ARE 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 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 DRAINAGE EASEMENTS AND TRACTS FOR THE PURPOSES OF INSPECTION AND EMERGENCY MAINTENANCE OF THE 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 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 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 SUBJECT 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 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 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 NATURAL DRAINAGE CHANNEL OR DRAINAGE DITCH 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, NOR DOES SPOKANE COUNTY ACCEPT ANY LIABILITY FOR ANY FAILURE BY THE LOT OWNER(S) TO PROPERLY MAINTAIN SUCH AREAS. SPOKANE COUNTY IS RESPONSIBLE FOR MAINTAINING THE STORMWATER FACILITIES LOCATED WITHIN THE PUBLIC ROW AS SHOWN IN THE FINAL PLAT DOCUMENTS. MAINTENANCE SHALL INCLUDE CLEANING THE STRUCTURES, PIPES, ETC., REMOVING AND DISPOSING OF THE SOIL AND GRASS SOD AT SUCH A TIME THAT SPOKANE COUNTY DEEMS NECESSARY, AND REPLACING THE SOIL AND GRASS SOD. SPOKANE COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTAINING THE LAWN TURF WITHIN SAID TRACTS, WHICH INCLUDES BUT IS NOT LIMITED TO MOWING, IRRIGATING, AND KEEPING THE AREA FREE OF DEBRIS.

THE CAMDEN HEIGHTS HOMEOWNERS ASSOCIATION OR ITS SUCCESSORS IN INTEREST SHALL MAINTAIN ALL DRAINAGE FACILITIES LOCATED IN THE PRIVATE TRACTS IN CONFORMANCE WITH THE ACCEPTED 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 IS ALSO RESPONSIBLE FOR REMOVING AND DISPOSING OF THE SOIL AND GRASS SOD LOCATED IN DRAINAGE FACILITIES SITUATED WITHIN COMMON AREAS, TRACTS, OR PRIVATE LOTS AT SUCH TIME SPOKANE COUNTY DEEMS NECESSARY, AND REPLACING THE SOIL AND GRASS SOD. 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, FAILS 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.

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.

THE LOTS, TRACTS, COMMON AREAS, AND EASEMENTS OF THIS PLAT ARE SUBJECT TO THE "TITLE OF ANNEXATION DOCUMENT INTO THE CAMDEN HEIGHTS HOMEOWNERS ASSOCIATION" RECORDED UNDER AUDITOR'S FILE NUMBER 5126404 HEREIN ADOPTED BY REFERENCE AND MADE A PART.

THE LOTS, TRACTS, COMMON AREAS, AND EASEMENTS OF THIS PLAT ARE SUBJECT TO THE OFF-SITE "TITLE OF DRAINAGE EASEMENT AND CONSTRUCTION & MAINTENANCE COVENANT" RECORDED ON JULY 19, 2004 UNDER AUDITOR'S DOCUMENT NO. 5099477 HEREIN ADOPTED BY REFERENCE AND MADE A PART.

THE LOTS, TRACTS, COMMON AREAS, AND EASEMENTS OF THIS PLAT ARE SUBJECT TO THE GEOTECHNICAL TITLE NOTICE AND PLAT ADDENDUM RECORDED ON JULY 26, 2004 UNDER AUDITOR'S DOCUMENT NO(S). 5101865 AND 5101864, RESPECTIVELY, HEREIN ADOPTED BY REFERENCE AND MADE A PART.

THE LOTS, TRACTS, COMMON AREAS, AND EASEMENTS OF THIS PLAT ARE SUBJECT TO THE OFF-SITE DRAINAGE EASEMENT AS DEDICATED ON THE ADJUTING RECORDED PLAT OF RIDGEMONT ESTATES NO. 2(P-1059) HEREIN ADOPTED BY REFERENCE AND MADE A PART.

USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED.

SEWER LINE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING, ALTERING, REPLACING, REMOVING, AND ALL OTHER USES OR PURPOSES WHICH ARE OR MAY BE RELATED TO A SEWER SYSTEM ARE HEREBY GRANTED TO SPOKANE COUNTY, ITS SUCCESSORS AND ASSIGNS OVER LOTS 8 AND 9, BLOCK 1, AND TRACT B. SPOKANE COUNTY, ITS SUCCESSORS AND ASSIGNS AT ALL TIMES HEREINAFTER, AT THEIR OWN COST AND EXPENSE, MAY REMOVE ALL CROPS, BRUSH, GRASS OR TREES THAT MAY INTERFERE WITH THE CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING, ALTERING, REPLACING, REMOVING AND ALL OTHER USES OR PURPOSES WHICH ARE MAY BE RELATED TO A SEWER SYSTEM. THE GRANTOR(S) RESERVES THE RIGHT TO USE AND ENJOY THAT PROPERTY WHICH IS THE SUBJECT OF THIS EASEMENT FOR PURPOSES WHICH WILL NOT INTERFERE WITH THE COUNTY'S FULL ENJOYMENT OF THE RIGHTS HEREBY GRANTED; PROVIDED, THE GRANTOR(S) SHALL NOT ERRECT OR CONSTRUCT ANY BUILDING OR OTHER STRUCTURE OR DRILL ON THE EASEMENT, OR DIMINISH OR SUBSTANTIALLY ADD TO THE GROUND COVER OVER THE EASEMENT. THE EASEMENT DESCRIBED HEREIN ABOVE IS TO AND SHALL RUN WITH THE LAND.

UTILITY EASEMENTS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED FOR THE USE OF SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF THEIR RESPECTIVE FACILITIES, TOGETHER WITH THE RIGHT TO PROHIBIT CHANGES IN GRADE THAT WILL REDUCE THE EXISTING COVERAGE OVER INSTALLED UNDERGROUND FACILITIES AND THE RIGHT TO TRIM AND/OR REMOVE TREES, BRUSH, LANDSCAPING AND TO PROHIBIT STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE, AND SAFE OPERATION OF SAME.

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 PUBLIC WATER SYSTEM, PURSUANT TO THE WATER PLAN APPROVED BY COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, COUNTY BUILDING DEPARTMENT 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 SALE OF EACH LOT AND PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 21st DAY OF DEC., 2004

ESTATES AT RIDGEMONT, L.L.C.

A WASHINGTON LIMITED LIABILITY COMPANY

George J. Paras

GEORGE PARAS

ACKNOWLEDGMENTS

STATE OF WASHINGTON)

) SS

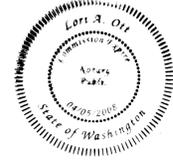
COUNTY OF SPOKANE)

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 22nd DAY OF December 2004

Joni A. O'D

NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON RESIDING AT SPOKANE, MY COMMISSION EXPIRES 4-9-08



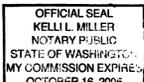
IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 23rd DAY OF December 2004

WASHINGTON TRUST BANK

Connie Bischoff, Constance M. Bischoff

BY: Connie Bischoff, Constance M. Bischoff

ITS: SVP



STATE OF WASHINGTON)

) SS

COUNTY OF SPOKANE)

ON THIS 23rd DAY OF December 2004, 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.

Kelli L. Miller

NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE, MY COMMISSION EXPIRES 10/16/05

SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 5th DAY OF January 2005 AT 10:35 A.M. IN BOOK 30 OF PLATS AT PAGE 74 AT THE REQUEST OF Estates of Ridgemont LLC

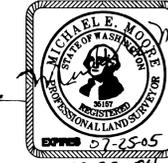
Deputy

SPOKANE COUNTY AUDITOR BY DEPUTY

PLAT # 3709

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.



Michael E. Moore, Pls

CERTIFICATE NUMBER 35157

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 29th DAY OF December 2004

N Bruce Rawls

SPOKANE COUNTY DIVISION OF UTILITIES

SPOKANE COUNTY ENGINEER

EXAMINED AND APPROVED THIS 28th DAY OF December 2004

Belley

SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

EXAMINED AND APPROVED THIS 3rd DAY OF JAN. 2005

John Yumery

FOR DIRECTOR, SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 4th DAY OF JAN 2005

Donald R. Cysby

FOR SPOKANE REGIONAL HEALTH OFFICER

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 5th DAY OF January 2005

Ralph Baker by M.K. Wintz

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 4th DAY OF JAN. 2005

Chairman

THE 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 5th DAY OF January 2005

Linda M Walerton a feach

SPOKANE COUNTY TREASURER BY DEPUTY



FINAL PLAT OF SECOND ADDITION TO RIDGEMONT ESTATES NO. 3 LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 25 NORTH, RANGE 44 EAST W.M., SPOKANE COUNTY, WASHINGTON

12/22/2004 9:11:33 AM PST



CLC ASSOCIATES 12730 E. MIRABEAU PKWY. SUITE 100 SPOKANE VALLEY WASHINGTON 99216 P 509 458 6840 F 509 458 6844 CLCASSOC.COM ARCHITECTURE ENGINEERING PLANNING LANDSCAPE ARCHITECTURE LAND SURVEYING

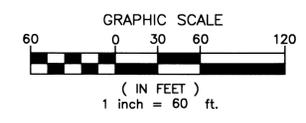
NORTH ONE-QUARTER CORNER OF SECTION 25.
 FOUND 3/4" IRON PIPE IN 16TH AVENUE
 R.P.S.
 NORTHEAST CORNER OF POWER TRANSFORMER,
 S36°W 43.01'
 FOUND CHISELED 'X' ON TOP OF CURB, S56°E
 57.21'
 FOUND NAIL AND BRASS TAG MARKED 'LS 642
 LS9967' IN POWER POLE, N06°E 26.00'
 DATE VISITED 8-28-03

NORTHEAST CORNER SECTION 25.
 FOUND 1" IRON PIPE
 R.P.S.
 FOUND STEEL FENCE POST 'L' SHAPED,
 N80°W 16.12'
 SET 1/2" REBAR WITH RED PLASTIC CAP
 MARKED 'CLC 29286', S02°W 25.94'
 SET 1/2" REBAR WITH RED PLASTIC CAP
 MARKED 'CLC 29286', N77°E 25.13'
 DATE VISITED 8-28-03

SPOKANE COUNTY AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS 5 DAY OF JANUARY, 2005
 AT 10:35 A.M., IN BOOK 30 OF PLATS AT PAGE
 75
 AT THE REQUEST OF Estate of Ridgemont LLC
Ridger - Deputy
 SPOKANE COUNTY AUDITOR BY DEPUTY

LEGEND
 ○ - FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "29286", UNLESS OTHERWISE NOTED.
 ● - SET 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "MEM 35157"
 1234 - STREET ADDRESSES
 (R) - RADIAL BEARING

PLAT # 3709



CURVE TABLE

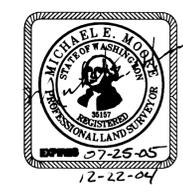
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	286.00	338.82	192.46	319.35	67°52'36"
C2	250.00	437.74	299.65	385.93	100°19'25"
C3	286.00	340.26	193.52	320.55	68°10'00"
C4	30.00	49.34	30.31	43.97	94°14'21"
C5	30.00	27.01	14.50	26.10	51°34'40"
C6	30.00	27.58	14.85	26.61	52°39'52"
C7	30.00	21.67	11.33	21.20	41°22'46"
C8	30.00	14.30	7.29	14.16	27°18'54"
C9	30.00	47.04	29.92	42.37	89°50'29"
C10	30.00	27.35	14.71	26.41	52°13'46"
C11	30.00	13.71	6.98	13.59	26°11'18"
C12	30.00	13.64	6.94	13.52	26°02'28"
C13	30.00	47.21	30.08	42.49	90°09'31"
C14	30.00	47.04	29.92	42.37	89°50'29"
C15	30.00	47.21	30.08	42.49	90°09'31"
C16	30.00	47.77	29.93	39.24	81°40'37"
C17	30.00	19.52	10.12	19.17	37°14'15"
C18	30.00	7.83	3.94	7.81	14°57'51"
C19	30.00	21.55	11.26	21.09	41°09'39"
C20	30.00	5.80	2.91	5.79	11°04'07"
C21	30.00	42.77	25.93	39.24	81°40'37"
C22	22.00	19.43	10.40	18.80	50°35'58"
C23	22.00	19.43	10.40	18.80	50°35'58"

LINE TABLE

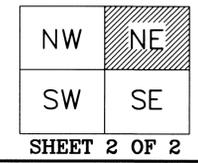
LINE	LENGTH	BEARING
L1	25.76	N00°49'33"E
L2	10.00	N33°02'18"E
L3	38.79	N05°19'57"W
L4	49.98	S89°32'00"E
L5	47.59	N60°01'30"W
L6	21.00	N29°58'30"E
L7	20.00	S60°01'30"E
L8	21.00	N29°58'30"E

RADIAL BEARINGS

LINE	BEARING
11	N50°08'11"W
12	N75°14'01"W
13	N00°02'05"E
14	N54°41'01"W
15	N57°58'21"E
16	S41°06'29"E
17	S87°30'00"W
18	N72°17'42"W
19	N53°56'45"W
20	N33°03'22"W
21	N16°14'50"W
22	N01°38'28"E
23	N18°36'08"E
24	S16°30'57"E
25	N48°35'22"W
26	N22°26'22"W
27	S53°42'27"E
28	S63°47'42"W
29	S46°21'38"E
30	S26°44'08"W
31	S83°29'22"E
32	S66°06'04"E
33	S16°27'46"W
34	N79°03'24"E
35	S31°13'05"E
36	N32°54'03"E
37	S89°27'51"E
38	N64°48'08"E
39	S09°25'32"E
40	S69°22'32"W
41	S75°53'15"E
42	N76°06'01"E



EAST ONE-QUARTER CORNER OF SECTION 25.
 FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP
 MARKED 'BENTHIN & CLARK 13315'
 R.P.S.
 FOUND CHISELED 'X' IN TOP OF WALK AT BACK
 OF WALK, S66°W 71.75'
 FOUND CHISELED 'X' IN TOP OF WALK AT BACK
 OF WALK, S27°W 65.88'
 SET 1/2" REBAR WITH RED PLASTIC CAP
 MARKED 'LS 29286', N46°E 19.83'
 DATE VISITED 8-28-03



FINAL PLAT
 OF
**SECOND ADDITION TO
 RIDGEMONT ESTATES NO. 3**
 LOCATED IN THE
 NORTHEAST ONE-QUARTER OF SECTION 25,
 TOWNSHIP 25 NORTH, RANGE 44 EAST W.M.,
 SPOKANE COUNTY, WASHINGTON

ACCURACY STATEMENT:
 THIS SURVEY WAS PERFORMED USING A TRIMBLE 5603 DR200 +3 SECOND TOTAL
 STATION. FIELD TRAVERSE METHODS USED WERE IN ACCORDANCE WITH WAC
 332-130-90 SECTION "C".

SURVEYOR'S NOTE:
 1.) THE AREA OF THE SUBDIVISION IS 22.42 ACRES.

BASIS OF BEARINGS
 THE BEARING OF N00°49'33"E ON THE CENTERLINE OF STEEN ROAD, AS
 SHOWN ON THE PLAT OF 1ST ADDITION TO RIDGEMONT ESTATES NO. 3,
 RECORDED IN BOOK 27 OF PLATS, PAGES 60 & 61, WAS USED AND THE
 BASIS OF BEARINGS FOR THIS MAP.

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.
 (D) FINAL PLAT OF FIRST ADDITION TO RIDGEMONT ESTATES NO. 3, BOOK 27 OF PLATS, PAGES 60 & 61.

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