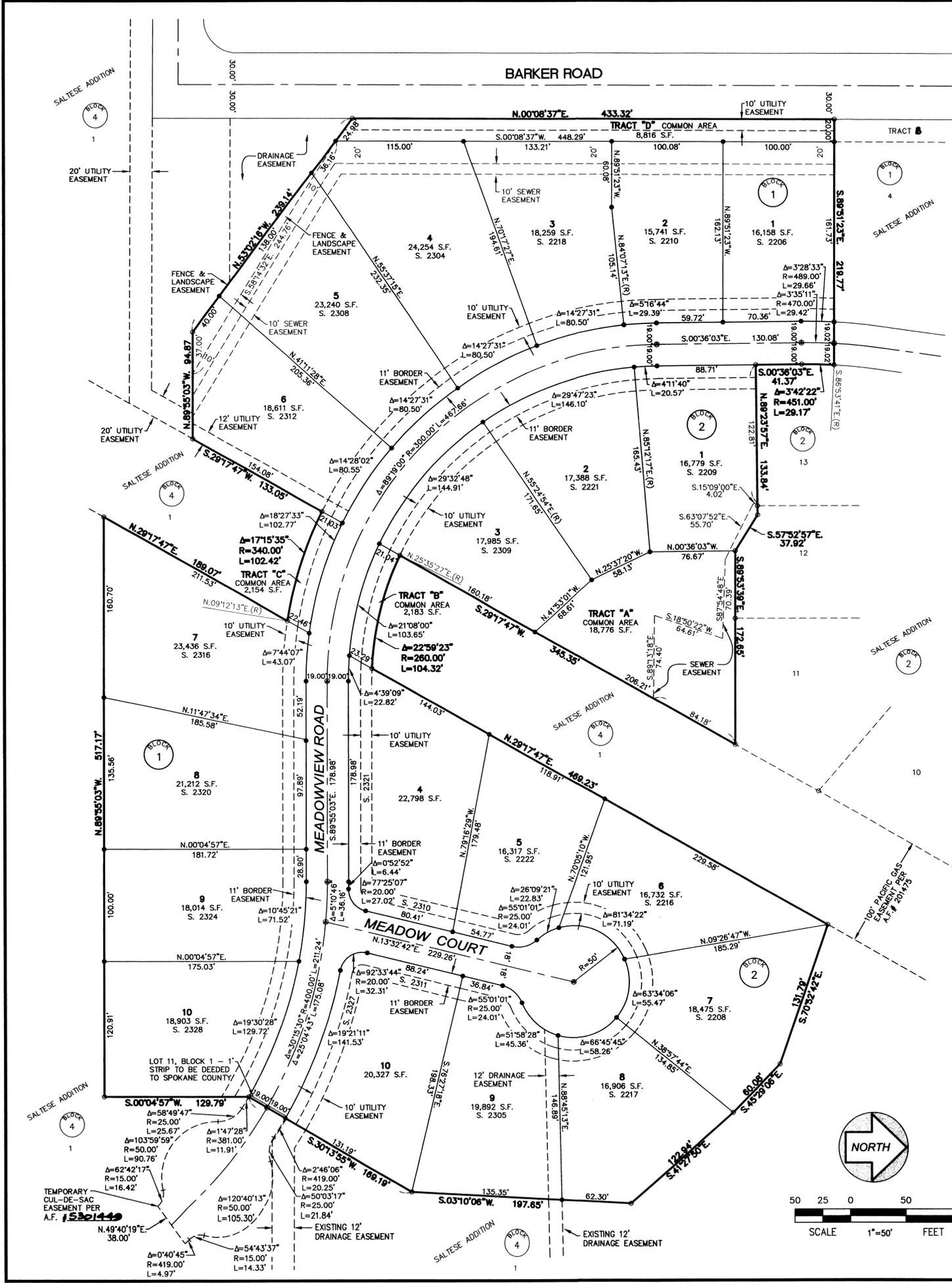


FINAL PLAT OF SALTESE 1ST ADDITION

LOCATED IN SECTION 29, T.25N., R.45E., W.M.,
SPOKANE COUNTY, WASHINGTON.
(SHEET 1 OF 2)

AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS 15TH DAY OF DEC 2005.
 AT 1:31 P.M. IN BOOK 31 OF PLATS
 AT PAGE 9900 AT THE REQUEST OF
SALTESE
Vicki Dalton COUNTY AUDITOR
 DEPUTY

Plat # 3782



- EASEMENTS AND SPECIAL EXCEPTIONS**
- ITEMS NUMBERED AS PER TITLE REPORT BY LAND AMERICA TRANSACTION TITLE COMPANY EFFECTIVE AUGUST 4, 2005 AT 8:00 A.M. ORDER NO.: 20172773
9. ELECTRIC TRANSMISSION AND DISTRIBUTION FACILITIES AND APPURTENANCES, WITH RIGHT OF INGRESS AND EGRESS. A.F.# 4727428 (BLANKET EASEMENT)
 11. BENEFICIAL UTILITY EASEMENT TO OPERATE, REPAIR AND MAINTAIN UTILITIES. A.F.# 4680423 (BLANKET EASEMENT)
 12. BENEFICIAL DECLARATION OF EASEMENT FOR INGRESS, EGRESS TO EQUESTRIAN, HIKING, AND BIKING ACTIVITIES. A.F.# 4932293 (BLANKET EASEMENT)

- LEGEND**
- SET 5/8" REBAR W/YPC L.S. #37544 OR AS NOTED
 - FOUND 5/8" REBAR W/YPC L.S. #37544 OR AS NOTED
 - ⊙ SET 5/8" REBAR W/Y.P.C. L.S. #37544
 - ⊛ EXISTING MONUMENT
- PLAT BOUNDARY LINE
- S. 1234 LOT ADDRESS

BASIS OF BEARING:
 S.89°46'09"E., ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 29, T.25N., R.45E., W.M., SPOKANE COUNTY, WASHINGTON.

ACCURACY STATEMENT (WAC 332-130-100)
 THIS SURVEY WAS PERFORMED USING A SOKKIA SET 4 II B TOTAL STATION, A SOKKIA LEVEL, AND A 100 FOOT CHAIN. HORIZONTAL DISTANCES ARE BASED ON THE NATIONAL GEODETIC SURVEY CALIBRATION BASELINE IN CHEWELAH, WA. FIELD TRAVERSE METHODS USED WERE AS PER WAC 332-130-090 PART C.

Surveyor's Certificate
 I, Richard C. Souza, certify that I am a Professional Land Surveyor licensed in the State of Washington; that this plat represents a survey made by me or under my supervision; that it is a true and correct representation of the land actually surveyed; that all monuments shown hereon actually exist as shown; and that this plat conforms in all respects to the provisions of law.
 37544
 Certificate No. *Richard C. Souza*
 Richard C. Souza
 Licensed Professional Land Surveyor



REVISIONS		<p>Taylor Engineering, Inc. Civil Design and Land Planning W. 108 Mission Ave. Spokane, Washington 99201 (509) 328-3371 FAX (509) 328-8224</p>	SCALE: 1" = 50' OF 2
DWN: JDH CK'D: _____			DATE: 11-2-05 DATE: _____
FINAL PLAT OF SALTESE 1ST ADDITION		CADD FILE: 01085P1A.dwg	

FINAL PLAT OF SALTESE 1ST ADDITION

LOCATED IN SECTION 29, T.25N., R.45E., W.M., SPOKANE COUNTY, WASHINGTON. (SHEET 2 OF 2)

AUDITOR'S CERTIFICATE AUDITOR'S NUMBER

FILED FOR RECORD THIS 1ST DAY OF Dec 2005 AT 1:31 P.M. IN BOOK 37 OF PLATS AT PAGE 1118 AT THE REQUEST OF Edna Wagniel COUNTY AUDITOR DEPUTY

APPROVALS:

SPOKANE COUNTY DIVISION OF UTILITIES EXAMINED AND APPROVED THIS 8TH DAY OF November 2005. David H. Kelly SPOKANE COUNTY DIVISION OF UTILITIES

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS EXAMINED AND APPROVED THIS 5TH DAY OF November 2005. Edna Wagniel SPOKANE COUNTY ENGINEER

SPOKANE COUNTY BUILDING & PLANNING DEPARTMENT EXAMINED AND APPROVED THIS 13TH DAY OF December 2005. John Ramsey SPOKANE COUNTY BUILDING & PLANNING DEPARTMENT

SPOKANE REGIONAL HEALTH DISTRICT EXAMINED AND APPROVED THIS 15TH DAY OF December 2005. Donnell C. Cogley REGIONAL HEALTH OFFICER

SPOKANE COUNTY ASSESSOR EXAMINED AND APPROVED THIS 13TH DAY OF December 2005. Ralph Baker by M.K. White SPOKANE COUNTY ASSESSOR BY DEPUTY

SPOKANE COUNTY COMMISSIONERS THIS FINAL PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON, ON THIS 20TH DAY OF Nov. 2005. 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 13TH DAY OF December 2005. Quade M. Wolverson SPOKANE COUNTY TREASURER BY DEPUTY Ray K. Smock

ACKNOWLEDGMENT STATE OF WASHINGTON } SS. COUNTY OF SPOKANE } ON THIS 4TH DAY OF November 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Edna Wagniel OF MORRISON LAND COMPANY, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID PERSON, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND TO OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

ACKNOWLEDGMENT STATE OF WASHINGTON } SS. COUNTY OF SPOKANE } ON THIS 4TH DAY OF November 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Edna Wagniel OF MORRISON LAND COMPANY, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID PERSON, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND TO OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

ACKNOWLEDGMENT STATE OF WASHINGTON } SS. COUNTY OF SPOKANE } ON THIS 4TH DAY OF November 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Edna Wagniel OF MORRISON LAND COMPANY, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID PERSON, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND TO OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

SURVEYOR'S CERTIFICATE I, Richard C. Souza, certify that I am a Professional Land Surveyor licensed in the State of Washington; that this plat represents a survey made by me or under my supervision; that it is a true and correct representation of the land actually surveyed; that all monuments shown hereon actually exist as shown; and that this plat conforms in all respects to the provisions of law. Richard C. Souza Licensed Professional Land Surveyor

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT SALTESE INVESTMENTS INC., A WASHINGTON CORPORATION, MILLAR A. MORRISON II, MARRIED AS HIS SEPARATE PROPERTY; MILLAR A. MORRISON II AND SHARON E. MORRISON, HUSBAND AND WIFE; BRYAN A. MORRISON, A MARRIED MAN, AS HIS SEPARATE PROPERTY; MORRISON LAND COMPANY, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY; FARMERS AND MERCHANTS BANK OF ROCKFORD, EACH AS TO AN UNDIVIDED INTEREST, HAVE CAUSED TO BE PLATTED INTO LOTS, BLOCKS, AND STREETS THE LAND SHOWN HEREON, TO BE KNOWN AS SALTESE 1ST ADDITION, BEING A PARCEL OF LAND IN SECTION 29, T.25 N., R. 45 E., W.M., IN SPOKANE COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

- THAT PORTION OF SECTION 29, T.25 N., R.45 E., W.M., SPOKANE COUNTY, WASHINGTON DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF TRACT 6 AS PER THE FINAL PLAT OF SALTESE ADDITION, AS RECORDED WITH THE SPOKANE COUNTY AUDITOR IN VOLUME 29 OF PLATS, PAGES 87-89; THENCE ALONG THE BOUNDARY OF SAID PLAT OF SALTESE ADDITION THE FOLLOWING 21 COURSES: 1. S.89°51'23"E., 219.77 FEET, TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS OF WHICH BEARS S.86°53'41"E., A DISTANCE OF 451.00 FEET; 2. THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°42'22", AN ARC DISTANCE OF 29.17 FEET; 3. THENCE S.00°36'03"E., 41.37 FEET; 4. THENCE S.89°23'57"E., 133.84 FEET; 5. THENCE S.57°52'57"E., 37.92 FEET; 6. THENCE S.89°53'39"E., 172.65 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF THE PACIFIC GAS TRANSMISSION COMPANY'S 100.00 FOOT WIDE EASEMENT; 7. THENCE S.291°17'47"W., ALONG SAID RIGHT OF WAY LINE, 345.35 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS OF WHICH BEARS N.25°35'27"E., A DISTANCE OF 260.00 FEET; 8. THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°59'23", AN ARC DISTANCE OF 104.32 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID EASEMENT; 9. THENCE N.291°17'47"E., ALONG SAID RIGHT OF WAY LINE, 469.23 FEET; 10. THENCE S.70°52'42"E., 131.79 FEET; 11. THENCE S.45°29'06"E., 60.08 FEET; 12. THENCE S.41°27'50"E., 122.94 FEET; 13. THENCE S.03°10'08"W., 197.65 FEET; 14. THENCE S.30°13'08"W., 169.19 FEET; 15. THENCE S.00°04'57"W., 128.79 FEET; 16. THENCE N.89°55'03"W., 517.17 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF SAID PACIFIC GAS TRANSMISSION COMPANY'S EASEMENT; 17. THENCE N.291°17'47"E., ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID EASEMENT, 189.07 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS OF WHICH BEARS N.09°12'13"E., A DISTANCE OF 340.00 FEET; 18. THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 17°15'35", AN ARC DISTANCE OF 102.42 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID EASEMENT; 19. THENCE S.291°17'47"W., ALONG SAID RIGHT OF WAY LINE, 133.05 FEET; 20. THENCE N.89°55'03"W., 44.87 FEET; 21. THENCE N.53°02'16"W., 239.14 FEET, TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE N.00°08'37"E., ALONG SAID WEST LINE, 433.32 FEET TO THE POINT OF BEGINNING.

AND THEY DO HEREBY DEDICATE TO PUBLIC USE THE STREETS AND ROADS AS SHOWN HEREON. USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED.

SUBJECT TO SPECIFIC APPLICATION APPROVAL AND ISSUANCE OF PERMITS BY THE HEALTH OFFICER, THE USE OF AN INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEM MAY BE AUTHORIZED.

THE DOUBLE PLUMBED DRY SIDE SEWER SHALL BE EXTENDED TO THE PUBLIC RIGHT-OF-WAY OR AS REQUIRED BY THE DIVISION OF UTILITIES. DOUBLE PLUMBING DRY SIDE SEWER PLANS ACCEPTABLE TO THE DIVISION OF UTILITIES MAY BE REQUIRED.

PUBLIC DRYLINE SEWERS SHALL BE CONSTRUCTED TO PROVIDE FOR THE FUTURE CONNECTION OF EACH PARCEL TO THE COUNTY'S SYSTEM OF SEWERAGE. WHEN THE DRYLINE SEWERS BECOME WET LINES, USES ON PROPERTIES WITHIN THE PROJECT SHALL BE REQUIRED TO CONNECT TO THE SEWER AND PAY APPLICABLE CHARGES PER THE COUNTY SEWER ORDINANCE. SEWER CONNECTION PERMITS SHALL BE REQUIRED.

LOT 11 BLOCK 1, 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 FULL WIDTH RIGHT OF WAY OR UNTIL ADJACENT LANES ARE PLATTED.

BUILDING SETBACKS WILL BE DETERMINED AT THE TIME BUILDING PERMITS ARE REQUESTED.

THE PUBLIC WATER SYSTEM, PURSUANT TO THE WATER PLAN APPROVED BY COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, COUNTY DEPARTMENT OF BUILDING AND PLANNING, AND WATER PURVEYOR, SHALL BE INSTALLED WITHIN THIS SUBDIVISION, AND THE SUBDIVIDER/SPONSOR 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.

THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION SHALL BE MEMBERS OF THE SALTESE MEADOWS HOMEOWNERS ASSOCIATION, CREATED BY DOCUMENT RECORDED FEBRUARY 19, 2004 BY THE SECRETARY OF STATE OF THE STATE OF WASHINGTON UNDER U.B.I. NUMBER 602 963.676 AND SUBJECT TO THE ARTICLES OF INCORPORATION AND BYLAWS THEREOF.

UTILITY EASEMENTS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED FOR THE EXCLUSIVE USE OF SERVING UTILITY COMPANIES. USES ARE LIMITED TO THOSE THAT ARE CONSISTENT WITH THE CONSTRUCTION, RECONSTRUCTION, PROTECTION, MAINTENANCE AND OPERATION OF UTILITIES FOR WATER, NATURAL GAS, ELECTRIC, TELEPHONE, TELECOMMUNICATIONS, AND CABLE TV FACILITIES. TOGETHER WITH THE RIGHT TO INSPECT SAID FACILITIES, RESTRICT MATERIAL CHANGES IN GRADE WITHIN SAID EASEMENT, AND TO TRIM AND/OR REMOVE BRUSH AND TREES OR OBSTACLES WHICH MAY INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OPERATION AND SAFETY OF THE UTILITIES FACILITY.

THE 10' SEWER EASEMENT ON LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 1, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE INDIVIDUAL LOTS BEING SERVED. OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND NECESSARY REPAIR OF PRIVATE PROPERTY RESULTING FROM THE MAINTENANCE OF UTILITIES WITHIN SAID EASEMENT.

THE SEWER EASEMENT ON TRACT "A" SERVING LOT 13, BLOCK 2 OF SALTESE ADDITION, RECORDED IN BOOK 29 OF PLATS, PAGES 87-89, IS HEREBY DEDICATED TO SAID LOT 13, BLOCK 2. OWNER OF SAID LOTS SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND NECESSARY REPAIR OF PRIVATE PROPERTY RESULTING FROM THE MAINTENANCE OF UTILITIES WITHIN SAID EASEMENT.

NO DIRECT ACCESS SHALL BE ALLOWED FROM LOTS TO BARKER ROAD UNTIL SUCH TIME AS AUTHORIZED BY THE COUNTY ENGINEER.

THAT IN CONSIDERATION OF MUTUAL BENEFITS NOW OR TO BE HEREAFTER DERIVED, DO FOR THEMSELVES, THEIR HEIRS, GRANTEES, ASSIGNS AND SUCCESSOR(S) IN INTEREST HEREBY REQUEST AND AUTHORIZE SPOKANE COUNTY TO INCLUDE THE ABOVE-DESCRIBED PROPERTY IN A ROAD IMPROVEMENT DISTRICT (RID) AND TO SUPPORT THE FORMATION OF A ROAD IMPROVEMENT DISTRICT FOR IMPROVEMENT OF THE ROAD(S) DESCRIBED BELOW AND AUTHORIZING SPOKANE COUNTY TO PLACE THEIR NAME(S) ON A PETITION FOR THE FORMATION OF A ROAD IMPROVEMENT DISTRICT, PURSUANT TO RCW 36.88.050, OR BY REQUESTING AND AUTHORIZING SPOKANE COUNTY TO CAST THEIR BALLOT IN FAVOR OF AN RID BEING FORMED UNDER THE RESOLUTION METHOD PURSUANT TO RCW 36.88.030, AND/OR BY NOT FILING A PROTEST AGAINST THE FORMATION OF A RID BEING FORMED UNDER THE ALTERNATIVE RESOLUTION METHOD PROVIDED UNDER RCW 36.88.065 AND CHAPTER 35.43 RCW.

IF AN RID IS PROPOSED FOR IMPROVEMENT OF THE ROAD(S) DESCRIBED BELOW, SAID OWNER(S) AND SUCCESSOR(S) FURTHER AGREE: (1) THAT THE IMPROVEMENTS OR CONSTRUCTION CONTEMPLATED WITHIN THE PROPOSED RID ARE FEASIBLE (2) THAT THE BENEFITS TO BE DERIVED FROM THE FORMATION OF THE RID BY THE PROPERTY INCLUDED THEREIN, TOGETHER WITH THE AMOUNT OF ANY COUNTY PARTICIPATION, EXCEEDS THE COST AND EXPENSE OF FORMATION OF THE RID, AND (3) THAT THE PROPERTY WITHIN THE PROPOSED RID IS SUFFICIENTLY DEVELOPED, PROVIDED, THEY, THEIR HEIRS, GRANTEES, ASSIGNS AND SUCCESSOR(S) SHALL RETAIN THE RIGHT, AS AUTHORIZED UNDER RCW 36.88.090, TO OBJECT TO ANY ASSESSMENT(S) ON THE PROPERTY AS A RESULT OF THE IMPROVEMENTS CALLED FOR IN CONJUNCTION WITH THE FORMATION OF A RID BY EITHER THE PETITION OR RESOLUTION METHOD UNDER THE CHAPTER 36.88 RCW AND TO APPEAL TO THE SUPERIOR COURT THE DECISION OF THE BOARD OF COUNTY COMMISSIONERS CONFIRMING THE FINAL ASSESSMENT ESTIMATE ROLL, PROVIDED HOWEVER, IT IS RECOGNIZED THAT ACTUAL ASSESSMENTS MAY VARY FROM ASSESSMENT ESTIMATE SO LONG AS THEY DO NOT EXCEED A FIGURE EQUAL TO THE INCREASED TRUE AND FAIR VALUE IMPROVEMENT(S) ADD(S) TO THE PROPERTY.

IT IS FURTHER ACKNOWLEDGED AND AGREED THAT AT SUCH TIME AS A RID IS VALUED OR ANY COUNTY ROAD IMPROVEMENT PROJECT IS AUTHORIZED BY SPOKANE COUNTY, THE IMPROVEMENTS REQUIRED SHALL BE AT THE SOLE EXPENSE OF THE OWNER(S) OF PROPERTY WITHIN THE RID OR SERVED BY THE IMPROVEMENTS, WITHOUT ANY MONETARY PARTICIPATION BY SPOKANE COUNTY.

THE R.I.D. WAIVER CONTAINED IN THIS AGREEMENT SHALL EXPIRE AFTER (10) YEARS FROM THE DATE OF EXECUTION BELOW. THIS PROVISION IS APPLICABLE TO 32ND AVENUE AND THE REMAINING SECTIONS OF BARKER ROAD SOUTH AND WEST OF THE 90-DEGREE TURN OF BARKER ROAD ONTO THE 24TH AVENUE ALIGNMENT (SEE COUNTY ENGINEERING CONDITION NO. 18 AND NO. 19, WHICH DESCRIBE THE ROADWAY CONFIGURATION THAT WOULD LIKELY BE CONSTRUCTED).

BORDER EASEMENTS ARE HEREBY GRANTED AS SHOWN HEREON TO SPOKANE COUNTY AND 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 PERMITS PRIOR TO USAGE.

TRACTS A, B, C, AND D ("COMMON AREA") ARE HEREBY DEDICATED TO THE SALTESE MEADOWS HOMEOWNERS ASSOCIATION. NO STRUCTURES, INCLUDING FENCES, SHALL BE CONSTRUCTED THEREON WITHOUT THE EXPRESSED WRITTEN APPROVAL BY SPOKANE COUNTY. THE SALTESE MEADOWS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF CLAIMS AND OTHER LIABILITIES WHICH MAY BE INCURRED DUE TO SAID TRACTS OR TO BE SOLD OR TRANSFERRED, AND SHALL BE CONSIDERED SUBSERVIENT ESTATES TO ALL LOTS WITHIN THIS PLAT FOR THE PURPOSE OF REAL ESTATE TAXES. SHOULD THE SALTESE MEADOWS HOMEOWNERS ASSOCIATION BE TERMINATED FOR ANY REASON, THE SUCCESSORS IN INTEREST FOR SAID TRACTS SHALL BE THE INDIVIDUAL LOT OWNERS OF LOTS WITHIN THIS PLAT, OR THEIR SUCCESSORS IN INTEREST WHO ARE MEMBERS OF THE SALTESE MEADOWS HOMEOWNERS ASSOCIATION AT THE TIME OF SAID TERMINATION. THE STATUS OF THE AREAS DESIGNATED AS SUBSERVIENT ESTATES FOR TAX PURPOSES CANNOT BE CHANGED WITHOUT FILING A REPLAT.

THE OPEN SPACE MANAGEMENT PLAN FOR THE PRELIMINARY PLAT OF SALTESE ADDITION IS ON FILE WITH THE SPOKANE COUNTY BUILDING AND PLANNING DEPARTMENT.

THE FENCE AND LANDSCAPE EASEMENT, SITUATED ON LOTS 4, 5, AND 6, BLOCK 1, IS HEREBY DEDICATED TO THE SALTESE MEADOWS HOMEOWNERS ASSOCIATION. SAID EASEMENT SHALL BE MAINTAINED BY THE SALTESE MEADOWS HOMEOWNERS ASSOCIATION.

DRAINAGE 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 SALTESE MEADOWS HOMEOWNERS ASSOCIATION. ALL TRACTS ARE HEREBY DEDICATED TO THE SALTESE MEADOWS 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 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 SALTESE MEADOWS 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) OR THE SALTESE MEADOWS HOMEOWNERS ASSOCIATION 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 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 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. UNLESS RUNOFF FROM ADJACENT PROPERTIES HAS BEEN DISCHARGED ONTO THIS PLAT PRIOR TO DEVELOPMENT, STORMWATER RUNOFF WILL LIKELY CONTINUE TO DO SO AFTER DEVELOPMENT.

IF GROUNDWATER OR MOTTLED SOIL IS ENCOUNTERED DURING BASEMENT EXCAVATION, IT IS SPOKANE COUNTY'S RECOMMENDATION THAT PROTECTIVE MEASURES THAT MEET THE REQUIREMENTS OF THE CURRENT UBC CODE WITH RESPECT TO DAMPROOFING AND WATERPROOFING BE IMPLEMENTED AS PART OF THE BASEMENT FOUNDATION CONSTRUCTION.

THE LOTS WITHIN THIS PLAT ARE SUBJECT TO THE RECOMMENDATIONS REGARDING BASEMENTS FOUND IN THE GEOTECHNICAL STUDY DATED JUNE 19, 2003, PREPARED BY STRATA GEOTECHNICAL ENGINEERING AND MATERIALS TESTING, RECORDED UNDER AUDITORS DOCUMENT NUMBER 503264, AND AMENDED BY LETTER DATED JUNE 18, 2004, PREPARED BY STRATA GEOTECHNICAL ENGINEERING AND MATERIALS TESTING, RECORDED UNDER AUDITORS DOCUMENT NUMBER 5089068 WHICH BY REFERENCE BECOMES A PART HEREOF.

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 SUCH AS LIVE NATIVE-TYPE DRYLAND GRASSES OR LAWN TURF 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 WATER QUALITY SWALE, NATURAL DRAINAGE CHANNEL, OR DRAINAGE DITCH WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SPOKANE COUNTY ENGINEER. PROPERTY OWNER(S) MAINTENANCE RESPONSIBILITIES SHALL INCLUDE, BUT IS NOT LIMITED TO, MOWING, IRRIGATING AND KEEPING THE AREA FREE OF DEBRIS. THE SALTESE MEADOWS HOMEOWNERS ASSOCIATION IS RESPONSIBLE TO KEEP OPEN AND CLEAN RELATED STORMWATER PIPES AND/OR STRUCTURES; REPLACEMENT OF DRAINAGE FACILITIES AS NEEDED; REMOVING AND DISPOSING OF THE SOIL AND GRASS SOD LOCATED IN DRAINAGE FACILITIES SITUATED WITHIN EASEMENTS ON PRIVATE LOTS AT SUCH TIME SPOKANE COUNTY DEEMS NECESSARY, AND REPLACING THE SOIL AND GRASS SOD. 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) OR THE SALTESE MEADOWS HOMEOWNERS ASSOCIATION TO PROPERLY MAINTAIN SUCH AREAS. SPOKANE COUNTY IS ONLY RESPONSIBLE FOR MAINTAINING THE STORMWATER STRUCTURES LOCATED WITHIN THE DRAINAGE SWALE AS INDICATED BY THE DOCUMENTS. THE PROPERTY OWNER(S) AND/OR SALTESE MEADOWS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES, WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

THE SALTESE MEADOWS HOMEOWNERS ASSOCIATION OR ITS SUCCESSORS IN INTEREST SHALL MAINTAIN ALL DRAINAGE FACILITIES, LOCATED IN THE PRIVATE TRACTS OR COMMON AREAS 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 STORMWATER PIPES, STRUCTURES, DITCHES, DRAINAGE PONDS, SWALES; REPLACEMENT OF DRAINAGE FACILITIES AS NEEDED; MAINTAINING LIVE NATIVE-TYPE DRYLAND GRASSES OR LAWN TURF IN THE POND FACILITIES 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; MOWING, IRRIGATING AND KEEPING THE AREA FREE OF DEBRIS; REMOVING AND DISPOSING OF THE SOIL AND GRASS SOD LOCATED IN DRAINAGE FACILITIES SITUATED WITHIN COMMON AREAS AT SUCH TIME SPOKANE COUNTY DEEMS NECESSARY, AND REPLACING THE SOIL AND GRASS SOD. THE SALTESE MEADOWS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES, WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

IF THE SALTESE MEADOWS 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 SALTESE MEADOWS 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 SALTESE MEADOWS HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST.

SHOULD THE SALTESE MEADOWS 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 SALTESE MEADOWS 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 PERSONAL 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.

ACKNOWLEDGMENT

STATE OF WASHINGTON } SS. COUNTY OF SPOKANE }

ON THIS 4TH DAY OF November 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Edna Wagniel OF MORRISON LAND COMPANY, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID PERSON, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND TO OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE. MY COMMISSION EXPIRES 11/30/06

IN WITNESS WHEREOF, the aforesaid owners have caused their company names to be hereunto subscribed and affixed their company seals (if any) this 4th day of Nov. 2005.

By: Brent Mathison Vice President



ACKNOWLEDGMENT

STATE OF WASHINGTON } SS. COUNTY OF SPOKANE }

ON THIS 4TH DAY OF Nov 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED MR. MILLAR A. MORRISON II AND SHARON E. MORRISON, HUSBAND AND WIFE, THE PERSONS THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID PERSONS, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND TO OATH STATED THAT HE/SHE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE. MY COMMISSION EXPIRES 11/30/06

IN WITNESS WHEREOF, the aforesaid owners have caused their names to be hereunto subscribed and affixed their seals (if any) this 4th day of November 2005.

By: Millar A. Morrison II and Sharon E. Morrison



ACKNOWLEDGMENT

STATE OF WASHINGTON } SS. COUNTY OF SPOKANE }

ON THIS 4TH DAY OF November 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED MR. BRYAN A. MORRISON, A MARRIED MAN, AS HIS SEPARATE PROPERTY, THE PERSON THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID PERSON, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND TO OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE. MY COMMISSION EXPIRES 11/30/06

IN WITNESS WHEREOF, the aforesaid owners have caused their names to be hereunto subscribed and affixed their seals (if any) this 4th day of Nov. 2005.

By: Bryan A. Morrison



ACKNOWLEDGMENT

STATE OF WASHINGTON } SS. COUNTY OF SPOKANE }

ON THIS 4TH DAY OF November 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Edna Wagniel OF MORRISON LAND COMPANY, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID PERSON, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND TO OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE. MY COMMISSION EXPIRES 11/30/06

IN WITNESS WHEREOF, the aforesaid owners have caused their company names to be hereunto subscribed and affixed their company seals (if any) this 4th day of Nov. 2005.

By: Millar A. Morrison II SALTESE INVESTMENTS, INC.



Table with 2 columns: REVISIONS, and a row for DWN: JDH, CK'D: and DATE: 11-2-05.

Project information including Taylor Engineering, Inc. Civil Design and Land Planning, 1106 Mission Ave, Spokane, Washington 99201, (509) 328-3371 FAX (509) 328-8224. Final Plat of Saltese 1st Addition. SHEET 2 OF 2. CADD FILE: 01085P2A.dwg