

SOUTHRIDGE PUD-PHASE 2

LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 35, T25N, R43E, W.M.
SPOKANE COUNTY, WASHINGTON

#4222

SPOKANE COUNTY AUDITOR
FILED FOR RECORD BY WCE THIS 19th DAY OF January 2016 AT MINUTES PAST 3:57 O'CLOCK P M; AND RECORDED IN BOOK 38 OF PLATS AT PAGE(S) 33 RECORDS OF SPOKANE COUNTY, WASHINGTON.

[Signature] SPOKANE COUNTY AUDITOR

SPOKANE COUNTY TREASURER
I, TREASURER OF SPOKANE COUNTY, WASHINGTON DO HEREBY CERTIFY THAT ALL TAXES WHICH HAVE BEEN LEVIED AND BECOME CHARGEABLE AGAINST THE LAND SHOWN WITHIN THIS MAP AND DESCRIBED IN THE DEDICATION OF THIS DATE HAVE BEEN FULLY PAID, SATISFIED AND DISCHARGED.

DATED THIS 19 DAY OF January 2016
Bob Chase by Tam Schermer SPOKANE COUNTY TREASURER

SPOKANE COUNTY ASSESSOR
EXAMINED AND APPROVED THIS January 19th DAY OF January 2016
P. Pool SPOKANE COUNTY ASSESSOR

SPOKANE COUNTY DIVISION OF ENGINEERING & ROADS
EXAMINED AND APPROVED THIS 14th DAY OF January 2016
[Signature] SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DIVISION OF UTILITIES
EXAMINED AND APPROVED THIS 15th DAY OF JANUARY 2016
[Signature] SPOKANE COUNTY DIVISION OF UTILITIES.

SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING
EXAMINED AND APPROVED THIS 19th DAY OF JANUARY 2016
[Signature] DIRECTOR/DESIGNEE

SPOKANE REGIONAL HEALTH DISTRICT
Examined and approved this 19th day of January 2016
[Signature] Spokane Regional Health Officer

SPOKANE COUNTY COMMISSIONERS
Examined and approved this 19th day of January 2016
[Signature] COMMISSIONER



ACKNOWLEDGMENT
IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED HIS/HER NAME TO BE HEREUNTO SUBSCRIBED THIS 7 DAY OF Dec 2015.

SOUTHRIDGE DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
BY [Signature] ITS member
ACKNOWLEDGMENTS
STATE OF WASHINGTON)
) SS
COUNTY OF SPOKANE)

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT Lance Douglass IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE member OF SOUTHRIDGE DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH COMPANY, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 29th DAY OF December 2015
[Signature]
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE COUNTY, MY COMMISSION EXPIRES 12/18/18

ACKNOWLEDGMENT
IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED HIS/HER NAME TO BE HEREUNTO SUBSCRIBED THIS 7th DAY OF January 2016.

U.S. BANK N.A.
BY [Signature] ITS Vice President
ACKNOWLEDGMENTS
STATE OF WASHINGTON)
) SS
COUNTY OF SPOKANE)

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT David M. Orr IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT OF U.S. BANK N.A. TO BE THE FREE AND VOLUNTARY ACT OF SUCH COMPANY, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 7th DAY OF JANUARY 2016
[Signature]
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE COUNTY, MY COMMISSION EXPIRES 12-5-16

LINDA M. CLINE
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-05-16

DEDICATION
KNOW ALL MEN BY THESE PRESENTS, SOUTHRIDGE DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND U.S. BANK N.A., THE OWNERS OF SAID PROPERTY TO BE PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER, ALL EASEMENTS, AND OTHER AREAS INTENDED FOR PUBLIC USE SHOWN HEREIN; SAID PLATTED LAND BEING DESCRIBED AS FOLLOWS TO BE KNOWN AS SOUTHRIDGE PUD-PHASE 2, BEING THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 1 OF THE FINAL PLAT OF SOUTH RIDGE PUD-PHASE 1 AS RECORDED IN BOOK 34 OF PLATS, PAGES 95-97; THENCE THE NEXT 8 CALLS ALONG SAID PLAT;
1. THENCE N03°10'10"E A DISTANCE OF 63.61 FEET;
2. THENCE N00°17'27"W A DISTANCE OF 12.34 FEET;
3. THENCE N03°08'54"W A DISTANCE OF 50.39 FEET;
4. THENCE N07°44'21"W A DISTANCE OF 50.39 FEET;
5. THENCE N12°19'49"W A DISTANCE OF 50.39 FEET;
6. THENCE N15°57'52"W A DISTANCE OF 14.47 FEET;
7. THENCE N16°47'48"W A DISTANCE OF 39.43 FEET;
8. THENCE N17°18'26"W A DISTANCE OF 50.00 FEET;
THENCE S71°45'11"W A DISTANCE OF 124.15 FEET; THENCE S74°03'21"W A DISTANCE OF 32.00 FEET; THENCE S75°56'26"W A DISTANCE OF 130.00 FEET; THENCE S11°23'04"E A DISTANCE OF 50.03 FEET; THENCE S03°00'00"W A DISTANCE OF 334.92 FEET; THENCE S87°00'00"E A DISTANCE OF 322.77 FEET TO THE WEST LINE OF SAID PLAT; THENCE N03°00'00"E ALONG SAID PLAT A DISTANCE OF 122.94 FEET; THENCE N01°23'22"E A DISTANCE OF 32.18 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 3.11 ACRES
SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON
THE PRIVATE ROADS, SIDEWALKS AND COMMON AREAS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE SOUTHRIDGE PUD HOMEOWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED JANUARY 24, 2008 UNDER STATE DOCUMENT NO. 602799935.

THE PRIVATE ROADS, AS SHOWN HEREON, ARE EASEMENTS WHICH PROVIDE A MEANS OF INGRESS AND EGRESS FOR THOSE LOTS WITHIN THE PLAT HAVING FRONTAGE THEREON.
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, PROVIDE DRAINAGE OR SNOW REMOVAL ON A PRIVATE ROAD. THIS REQUIREMENT IS AND SHALL RUN WITH THE LAND AND SHALL BE A BINDING UPON THE OWNER, THEIR HEIRS, SUCCESSORS OR ASSIGNS INCLUDING THE OBLIGATION TO PARTICIPATE IN THE MAINTENANCE OF THE PRIVATE ROAD AS PROVIDED HEREIN.

THE PUBLIC WATER SYSTEM, PURSUANT TO THE WATER PLAN APPROVED BY THE COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, COUNTY DIVISION OF BUILDING AND PLANNING 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. USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED.
EASEMENTS FOR "DRY" UTILITIES (ELECTRIC, GAS, PHONE, FIBER, CABLE TV), AS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED FOR THE USE OF SERVING UTILITIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF THEIR RESPECTIVE FACILITIES, TOGETHER WITH THE RIGHT TO PROHIBIT CHANGES IN GRADE OVER INSTALLED UNDERGROUND FACILITIES AND THE RIGHT TO PROHIBIT, TRIM AND/OR REMOVE TREES, BUSHES, LANDSCAPING WITHOUT COMPENSATION AND TO PROHIBIT BRICK, ROCK OR MASONRY STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE, AND SAFE OPERATION OF SAME. STORM DRAIN DRY WELLS AND WATER METER BOXES SHALL NOT BE PLACED WITHIN THE "DRY" EASEMENTS; HOWEVER, LATERAL CROSSINGS BY STORM DRAIN, WATER AND SEWER LINES ARE PERMITTED. SERVING UTILITY COMPANIES ARE ALSO GRANTED THE RIGHT TO INSTALL UTILITIES ACROSS COMMON AREA TRACTS, SIDEWALKS AND THE PRIVATE ROADS. A SIX FOOT WIDE SIDEWALK EASEMENT IS GRANTED TO AS INDICATED HEREON FOR SIDEWALKS.
THE SUBDIVIDER/SPONSOR WILL CONSTRUCT THE PRIVATE ROADS AND ASSOCIATED DRAINAGE FACILITIES IN CONFORMANCE WITH THE APPROVED PLANS ON FILE IN THE COUNTY ENGINEER'S OFFICE.
A LOT IS SERVED BY A PRIVATE ROAD WHEN: A. THE ONLY ROAD FRONTAGE FOR THE LOT IN THE DEVELOPMENT IS ON THE PRIVATE ROAD, OR; B. A LOT HAVING FRONTAGE ON MORE THAN ONE ROAD (PUBLIC OR PRIVATE) CONSTRUCTS AN APPROACH TO THE PRIVATE ROAD.
THE SOUTHRIDGE PUD HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS IN INTEREST SHALL MAINTAIN THE PRIVATE ROADS AND ASSOCIATED DRAINAGE FACILITIES IN CONFORMANCE WITH THE APPROVED PLANS ON FILE IN THE COUNTY ENGINEER'S OFFICE.

THE OWNER(S) OF ANY LOT CREATED BY THE DEVELOPMENT OR ALTERNATION THEREOF AND SERVED BY A PRIVATE ROAD SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAID PRIVATE ROAD, INCLUDING ASSOCIATED DRAINAGE FACILITIES. MAINTENANCE FINANCING OF THE PRIVATE ROADS AND ASSOCIATED DRAINAGE FACILITIES SHALL BE IN A MANNER DETERMINED BY THE SOUTHRIDGE PUD HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS IN INTEREST. SHOULD THE SOUTHRIDGE PUD HOMEOWNERS ASSOCIATION BE TERMINATED FOR ANY REASON, THE SUCCESSORS IN INTEREST SHALL BE THE INDIVIDUAL LOT OWNERS, OR THEIR SUCCESSORS IN INTEREST, WHO ARE MEMBERS OF THE SOUTHRIDGE PUD HOMEOWNERS ASSOCIATION AT THE TIME OF SAID TERMINATION.
IN THE EVENT SUCH PRIVATE ROAD INCLUDING ASSOCIATED DRAINAGE FACILITIES IS IMPROVED TO SPOKANE COUNTY STANDARDS FOR PUBLIC STREETS, AND THE COUNTY IS WILLING TO ACCEPT THE DEDICATION OF SUCH ROAD AND DRAINAGE FACILITIES, EACH LOT OWNER SHALL EXECUTE ANY DOCUMENTS NECESSARY TO ACCOMPLISH SUCH DEDICATION.
OWNERS OF LOTS WITHIN THE DEVELOPMENT WHO ARE SERVED BY SUCH ROAD, MAY SUE AND RECOVER DAMAGES AND ATTORNEYS' FEES FROM ANY OWNER OF ANY LOT WITHIN THE DEVELOPMENT WHICH IS SIMILARLY SERVED WHO REFUSES TO PARTICIPATE IN THE ROAD AND DRAINAGE FACILITIES CONSTRUCTION, FINANCING, AND MAINTENANCE.
THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, THEIR HEIRS, SUCCESSORS OR ASSIGNS, INCLUDING THE OBLIGATION TO PARTICIPATE IN THE MAINTENANCE OF THE PRIVATE ROAD AND DRAINAGE FACILITIES AS PROVIDED HEREIN.
THE DRAINAGE EASEMENTS, LOTS, COMMON AREAS AND TRACTS ARE SUBJECT TO THE SEPARATE TEMPORARY TURNAROUND AND DRAINAGE EASEMENT AS RECORDED Tem. 11, 2016 UNDER AUDITOR'S DOCUMENT NO. 6464550 THAT BY REFERENCE IS MADE A PART HEREOF.

SPOKANE COUNTY AND ITS AUTHORIZED AGENTS ARE HEREBY GRANTED THE RIGHT TO INGRESS AND EGRESS TO, OVER AND FROM ALL PUBLIC AND PRIVATE DRAINAGE EASEMENTS, PRIVATE ROADS AND TRACTS FOR THE PURPOSES OF INSPECTION AND EMERGENCY MAINTENANCE OF DRAINAGE SWALES, PONDS, DITCHES, CULVERTS AND OTHER DRAINAGE FACILITIES, IF NOT PROPERLY MAINTAINED TO THE PUBLIC FOREVER, ALL EASEMENTS, AND OTHER AREAS INTENDED FOR PUBLIC USE SHOWN HEREIN; SAID PLATTED LAND BEING DESCRIBED AS FOLLOWS TO BE KNOWN AS SOUTHRIDGE PUD-PHASE 2, BEING THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE PROPERTY OWNERS 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 OWNERS 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, 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.

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 MEET THE MINIMUM REQUIREMENTS AS SET FORTH IN THE CURRENT BUILDING CODE. 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 ACCEPTED PLANS ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE. ANY PROPOSED CHANGES TO THE ACCEPTED ROAD AND DRAINAGE PLANS MUST BE ACCEPTED BY THE SPOKANE COUNTY ENGINEER'S OFFICE PRIOR TO CONSTRUCTION OF SAID CHANGES. THERE MAY EXIST PROPERTIES LOCATED UPHILL AND ADJACENT TO THIS SUBDIVISION WHICH 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 HAS DISCHARGED ONTO THIS PLAT PRIOR TO DEVELOPMENT, STORMWATER RUNOFF WILL LIKELY CONTINUE TO DO SO AFTER DEVELOPMENT.
BELOW GRADE CONSTRUCTION SHALL CONFORM TO THE RECOMMENDATIONS IN THE GEOTECHNICAL EVALUATION PERFORMED BY ALLWEST DATED FEBRUARY 20, 2008 RECORDED IN SPOKANE COUNTY AUDITOR'S OFFICE, RECORDED #5645101.

THE PROPERTY OWNERS WITHIN THIS PLAT SHALL MAINTAIN ALL NATURAL DRAINAGE CHANNELS, DRAINAGE DITCHES, AND WATER QUALITY SWALES ("208" SWALES) 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 ACCEPTED PLANS ON FILE AT SPOKANE COUNTY ENGINEER'S OFFICE. NO STRUCTURES, INCLUDING FENCES, SHALL BE CONSTRUCTED DIRECTLY OVER OR WITHIN A "208" SWALE 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 SOUTHRIDGE PUD HOMEOWNERS ASSOCIATION OR ITS SUCCESSORS IN INTEREST SHALL MAINTAIN ALL DRAINAGE FACILITIES, LOCATED IN COMMON AREAS, EASEMENTS, AND TRACTS IN CONFORMANCE WITH THE ACCEPTED PLANS AND THE OPERATIONS AND MAINTENANCE MANUAL AS PREPARED BY [WHIPPLE CONSULTING ENGINEERS], BOTH OF WHICH ARE 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; AND 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 ACCEPTED PLANS. THE SOUTHRIDGE PUD HOMEOWNERS ASSOCIATION IS ALSO RESPONSIBLE FOR REMOVING AND DISPOSING OF THE SOILS 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. THE SOUTHRIDGE PUD HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

IF THE SOUTHRIDGE PUD HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST, FAIL TO MAINTAIN THE DRAINAGE FACILITIES IN CONFORMANCE WITH THE ACCEPTED DRAINAGE PLANS AND THE OPERATIONS AND MAINTENANCE MANUAL ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE, A NOTICE OF SUCH FAILURE MAY BE GIVEN TO THE SOUTHRIDGE PUD 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 SOUTHRIDGE PUD HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST.
SHOULD THE SOUTHRIDGE PUD HOMEOWNERS ASSOCIATION BE TERMINATED FOR ANY REASON, THE SUCCESSORS IN INTEREST SHALL BE THE INDIVIDUAL LOT OWNERS, OR THEIR SUCCESSORS IN INTEREST, WHO ARE MEMBERS OF THE SOUTHRIDGE PUD 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, PRIVATE ROADS AND COMMON AREAS CANNOT BE SOLD OR TRANSFERRED AND SHALL BE CONSIDERED SUBSERVIENT ESTATES FOR TAX PURPOSES TO THE 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, THEIR HEIRS, SUCCESSORS AND ASSIGNS, INCLUDING THE OBLIGATION TO PARTICIPATE IN THE MAINTENANCE OF THE DRAINAGE FACILITIES AS PROVIDED HEREIN.
TRACT "B" IS HEREBY DEDICATED TO THE SOUTHRIDGE PUD HOMEOWNERS ASSOCIATION FOR MAINTENANCE AND TAX PURPOSES. THERE ARE NO SLOPES OVER 30% IN THIS PHASE.

APPLICANT SHALL ONLY PROVIDE AN UPDATED TRAFFIC ANALYSIS IN ASSOCIATION WITH A BUILDING PERMIT FOR A MULTI-FAMILY DEVELOPMENT IN ANY FUTURE PHASE. MITIGATION MAY BE REQUIRED AT FREYA ST. AND 29TH AVE.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	228.00'	25.38'	6°22'38"	25.38'	S82°11'19"W
C2	228.00'	30.33'	7°37'22"	30.31'	N89°11'19"E
C3	20.00'	31.42'	90°00'00"	28.28'	N48°00'00"E
C4	20.00'	31.42'	90°00'00"	28.28'	S42°00'00"E
C5	487.00'	161.02'	18°56'39"	160.29'	S06°28'20"E
C6	20.00'	30.74'	88°04'24"	27.60'	N33°01'00"E
C7	20.00'	31.42'	90°00'00"	28.28'	S60°56'39"E

RADIAL LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
R1	S89°43'41"E	503.00'	R4	S04°13'38"E	244.00'
R2	S88°58'29"E	471.00'	R5	S04°37'22"E	228.00'
R3	S88°21'58"E	471.00'	R6	S05°04'42"E	212.00'

BASIS OF BEARINGS

THE BEARING OF N03°00'00"E LOCATED ALONG THE WEST LINE OF BLOCK 2 AS SHOWN ON THE FINAL PLAT OF SOUTH RIDGE PUD-PHASE 1 AS RECORDED IN BOOK 34 OF PLATS, PAGES 95-97 WAS USED AS THE BASIS OF BEARING FOR THIS PLAT.

RECORD DOCUMENTS

(R1) FINAL PLAT OF SOUTH RIDGE PUD-PHASE 1 AS RECORDED IN BOOK 34 OF PLATS PAGES 95-97.

LEGEND

- SET #4 REBAR & PLASTIC CAP OR PLUG W/WASHER MARKED "WCE LS 43610"
- FOUND #5 REBAR W/CAP MARKED "CAMERON 20640" UNLESS OTHERWISE NOTED
- ◆ SET 0.20" INTO RIGHT OF WAY ON LINE
- FENCELINE EXISTING
- E. 1234 ADDRESS
- (R) RADIAL

NOTES

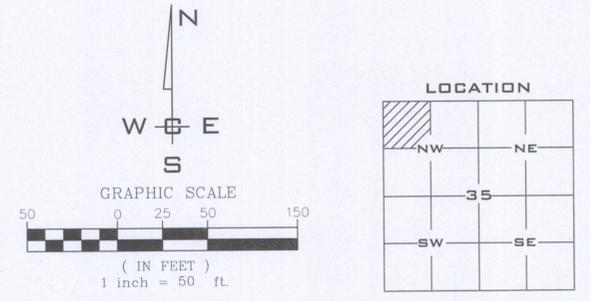
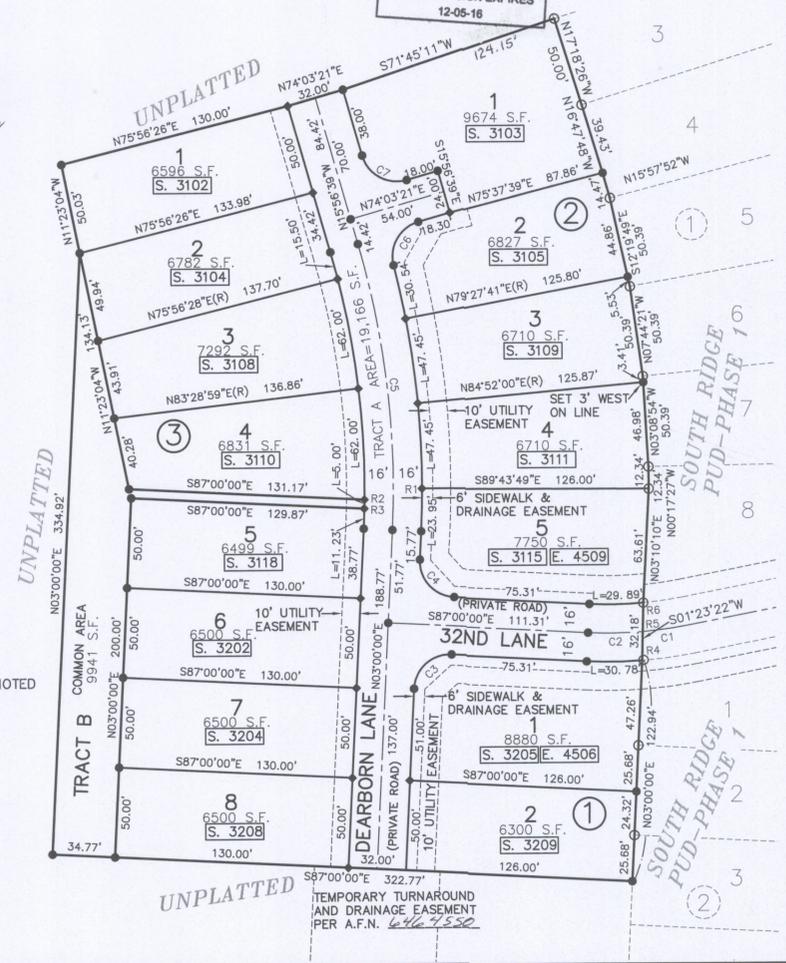
- MATTERS OF RECORD PER STEWART TITLE PLAT GUARANTEE #01271-9418 DATED OCTOBER 8, 2015
- #6 THIS PLAT IS NOT SUBJECT TO AN EASEMENT IN FAVOR OF THE WASHINGTON WATER POWER COMPANY AS RECORDED UNDER AUDITOR'S NO.3664866, NOT SHOWN. BLANKET IN NATURE.
- #7 THIS PLAT IS NOT SUBJECT TO AN EASEMENT IN FAVOR OF THE WASHINGTON WATER POWER COMPANY AS RECORDED UNDER AUDITOR'S NO.9011050086, NOT SHOWN.

SURVEYOR'S NOTE

- THE BOUNDARY FOR THIS PLAT WAS PERFORMED IN JANUARY 30, 2015
- ALL FRONT CORNERS WERE SET .20 FEET (ON THE EXTENDED PROPERTY LINE) INTO THE RIGHT OF WAY ON THE TOP OF THE CURB.

EQUIPMENT & PROCEDURES

THIS SURVEY WAS PERFORMED USING A TOPCON "HYPER" RTK GPS SYSTEM AND A 5-SECOND TOPCON GPT 3005LV TOTAL STATION THEODOLITE USING FIELD TRAVERSE PROCEDURES ACHIEVING MINIMUM CLOSURE STANDARDS PER WAC 332-130-090, WAC 332-130-100.

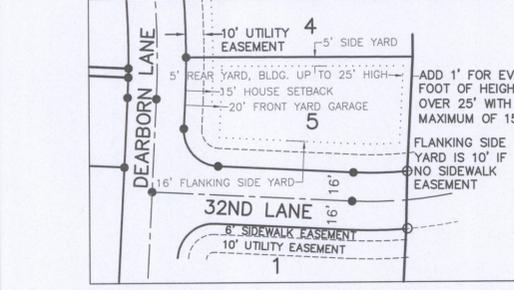


SURVEYOR'S CERTIFICATE
I, JON A. GORDON, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WASHINGTON; THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION; THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND ACTUALLY SURVEYED; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AS SHOWN; AND THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE COUNTY OF SPOKANE SUBDIVISION ORDINANCE.

JON A. GORDON, P.L.S. CERTIFICATE NO. 43610
DATE Jan 11, 2016
COUNTY OF SPOKANE
FILE NO. PE-1938-04



BUILDING SETBACK DETAIL(TYP.)



FIELD BK: 05-175
DATE: 12/04/15
DRAWN: JAG
REVIEWED: JAG

CIVIL STRUCTURAL SURVEYING TRAFFIC PLANNING LANDSCAPE OTHER

WCE
WHIPPLE CONSULTING ENGINEERS
2828 NORTH SULLIVAN ROAD
SPOKANE VALLEY, WA 99216
PH: 509-893-2617 FAX: 509-926-0227

SHEET 1 OF 1
JOB NUMBER 05-175