

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT SHAWN E. OKERT AND SANDRA A. OKERT, HUSBAND AND WIFE, HAVE CAUSED TO BE PLATTED INTO TRACTS THE LAND SHOWN HEREON TO BE KNOWN AS SHORT PLAT SP-1270-01, BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 26 NORTH, RANGE 45 EAST, W.M., SPOKANE COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 22.

EXCEPT THE WEST 1330.00 FEET THEREOF.

AND EXCEPT THE EAST 320.00 FEET OF THE WEST 2030.00 FEET OF THE NORTH 185.00 FEET OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER.

AND EXCEPT THE NORTH 357.32 FEET OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER LYING EAST OF THE EAST LINE OF THE WEST 2030.00 FEET THEREOF.

SETBACKS SHALL BE DETERMINED AT THE TIME BUILDING PERMITS ARE REQUESTED

THE OWNERS OR SUCCESSORS IN INTEREST 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 SERVICE OR BENEFIT OBTAINED BY THE PLANNING, DESIGN, CONSTRUCTING, MAINTAINING OR OPERATION OF STORMWATER CONTROL FACILITIES.

WARNING: SPOKANE COUNTY HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE THE PRIVATE ROADS CONTAINED WITHIN OR PROVIDING SERVICE TO THE PROPERTY DESCRIBED IN THIS PLAT. BY ACCEPTING THIS PLAT OR SUBSEQUENTLY BY ALLOWING A BUILDING PERMIT TO BE ISSUED ON PROPERTY ON A PRIVATE ROAD, SPOKANE COUNTY ASSUMES NO OBLIGATION FOR SAID PRIVATE ROAD, AND THE OWNERS HEREBY ACKNOWLEDGE THAT THE COUNTY HAS NO OBLIGATION OF ANY KIND OR NATURE WHATSOEVER TO ESTABLISH, EXAMINE, SURVEY, CONSTRUCT, ALTER, REPAIR, IMPROVE, MAINTAIN OR PROVIDE DRAINAGE OR SNOW REMOVAL ON A PRIVATE ROAD. THIS REQUIREMENT IS AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, SUCCESSORS OR ASSIGNS, INCLUDING THE OBLIGATION TO PARTICIPATE IN THE MAINTENANCE OF THE PRIVATE ROAD AS PROVIDED HEREIN.

THAT IN CONSIDERATION OF MUTUAL BENEFITS NOW OR TO BE HEREAFTER DERIVED, DO FOR THEMSELVES, THEIR HEIRS, GRANTEEES, 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 BY REQUESTING 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 A 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 FOR IN RCW 36.88.065 AND CHAPTER 35.43 RCW.

IF A 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 AND (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, THEMSELVES, THEIR HEIRS, GRANTEEES, 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 CHAPTER 36.88 RCW AND TO APPEAL TO THE SUPERIOR COURT THE DECISION OF THE BOARD OF COUNTY COMMISSIONERS CONFIRMING THE FINAL ASSESSMENT ROLL; PROVIDED FURTHER, 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 CREATED 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 RID WAIVER CONTAINED IN THIS AGREEMENT SHALL EXPIRE AFTER TEN (10) YEARS FROM THE DATE OF EXECUTION BELOW. THIS PROVISION IS APPLICABLE MORRIS ROAD.

THERE MAY EXIST UTILITIES EITHER UNDERGROUND OR OVERHEAD AFFECTING THE APPLICANT'S PROPERTY, INCLUDING PROPERTY TO BE DEDICATED OR SET ASIDE FUTURE ACQUISITION. SPOKANE COUNTY WILL ASSUME NO FINANCIAL OBLIGATION FOR ADJUSTMENTS OR RELOCATION REGARDING THESE UTILITIES, THE APPLICANT SHOULD CONTACT THE APPLICABLE UTILITIES REGARDING RESPONSIBILITY FOR ADJUSTMENT OR RELOCATION COSTS AND TO MAKE ARRANGEMENTS FOR ANY NECESSARY WORK. 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 GARRY RIDGE ESTATES HOMEOWNERS ASSOCIATION.

SPOKANE COUNTY AND ITS AUTHORIZED AGENTS ARE HEREBY GRANTED THE RIGHT TO INGRESS AND EGRESS TO, OVER AND FROM ALL DRAINAGE EASEMENTS FOR THE PURPOSES OF INSPECTION AND EMERGENCY MAINTENANCE OF THE DRAINAGE FACILITIES, IF NOT PROPERLY MAINTAINED BY THE PROPERTY OWNER(S) OR THE GARRY RIDGE ESTATES 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 GARRY RIDGE ESTATES 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 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 SUBJECTED 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.

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 PROPERTY OWNERS OF LOTS WITHIN THIS SHORT PLAT SHALL BE MEMBER OF THE GARRY RIDGE ESTATES HOMEOWNERS ASSOCIATION CREATED BY THE SECRETARY OF STATE OF WASHINGTON UNDER UBI NO. 602 450 386

THE PROPERTY OWNER(S) WITHIN THIS PLAT SHALL MAINTAIN ALL NATURAL DRAINAGE CHANNELS, AND DRAINAGE DITCHES SITUATED ON THEIR RESPECTIVE PROPERTIES, AND ANY PORTION OF A 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 GARRY RIDGE ESTATES 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 GARRY RIDGE ESTATES HOMEOWNERS ASSOCIATION TO PROPERLY MAINTAIN SUCH AREAS. SPOKANE COUNTY IS ONLY RESPONSIBLE FOR MAINTAINING THE STORMWATER STRUCTURES LOCATED WITHIN THE PUBLIC ROW AS SHOWN IN THE FINAL PLAT DOCUMENTS. THE PROPERTY OWNER(S) AND/OR GARRY RIDGE ESTATES HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES, WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

THE GARRY RIDGE ESTATES HOMEOWNERS ASSOCIATION OR ITS SUCCESSORS IN INTEREST SHALL MAINTAIN ALL DRAINAGE FACILITIES, LOCATED IN EASEMENTS IN CONFORMANCE WITH THE ACCEPTED PLANS AND THE MAINTENANCE PLAN AS PREPARED BY THE DESIGN ENGINEER, SIMPSON ENGINEERING, INC., 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; MAINTAINING LIVE NATIVE-TYPE DRYLAND GRASSES OR LAWN TURF IN THE POND FACILITIES, 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 AT SUCH TIME SPOKANE COUNTY DEEMS NECESSARY. THE GARRY RIDGE ESTATES HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES, WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

IF THE GARRY RIDGE HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST, FAILS TO MAINTAIN THE DRAINAGE FACILITIES IN CONFORMANCE WITH THE ACCEPTED DRAINAGE PLANS AND THE MAINTENANCE PLAN AS PREPARED BY THE DESIGN ENGINEER ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE, A NOTICE OF SUCH FAILURE MAY BE GIVEN TO THE GARRY RIDGE 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 GARRY RIDGE HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST.

SHOULD THE GARRY RIDGE ESTATES 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 GARRY RIDGE ESTATES 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 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 PRIVATE ROADS, AS SHOWN HEREON, ARE EASEMENTS WHICH PROVIDE A MEANS OF INGRESS AND EGRESS FOR THOSE TRACTS WITHIN THE SHORT PLAT HAVING FRONTAGE THEREON, AND ARE SUBJECT TO THE SEPARATE DECLARATION OF COVENANT AS RECORDED MAY 29, 2002 UNDER AUDITOR'S FILE NO. 4732649 WHICH BY REFERENCE IS MADE A PART HEREOF.

THE 10 FOOT UTILITY EASEMENT SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED FOR THE EXCLUSIVE USE OF THE UTILITY COMPANIES WHICH HOLD A FRANCHISE GRANTED BY SPOKANE COUNTY OR OTHER GOVERNMENTAL ENTITY, PERMITTEES AND ARE LIMITED TO THOSE USES CONSISTENT WITH THE CONSTRUCTION, RECONSTRUCTION, PROTECTION, MAINTENANCE AND OPERATION OF SAID UTILITIES, INCLUDING GAS, ELECTRICITY, TELEPHONE AND CABLE, 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 THE SAME. SERVING UTILITY COMPANIES ARE ALSO GRANTED THE RIGHT TO INSTALL UTILITIES CROSSING ANY FUTURE ACQUISITION AREA AND ANY SIDEWALK EASEMENTS AS NEEDED TO ACCESS UTILITY EASEMENTS FROM ROAD RIGHT-OF-WAY.

ADDITIONAL INFORMATION IN THE FORM OF A GEO-HAZARD MITIGATION PLAN MAY BE REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS PURSUANT TO SECTION 11.20-070(C) OF THE SPOKANE COUNTY CRITICAL AREAS ORDINANCE.

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

THE PUBLIC WATER SYSTEM, PURSUANT TO THE WATER PLAN APPROVED BY COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, COUNTY DIVISION OF BUILDING AND CODE ENFORCEMENT 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 TRACT PRIOR TO SALE OF EACH TRACT AND PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT. THE USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED.

WATER LINE EASEMENTS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED FOR THE EXCLUSIVE USE OF THE UTILITY COMPANY WHICH HOLD A FRANCHISE GRANTED BY THE CITY OF SPOKANE OR OTHER GOVERNMENTAL ENTITY, PERMITTEES AND ARE LIMITED TO THOSE USES CONSISTENT WITH THE CONSTRUCTION, RECONSTRUCTION, PROTECTION, MAINTENANCE AND OPERATION OF SAID WATER LINE TOGETHER WITH THE RIGHT TO INSPECT SAID WATER LINE AND TO TRIM AND/OR REMOVE BRUSH AND TREES WHICH MAY INTERFERE WITH THE CONSTRUCTION MAINTENANCE AND OPERATION OF THE SAME.

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 22 DAY OF March, 2005

Shawn E. Okert Sandra A. Okert
SHAWN E. OKERT SANDRA A. OKERT

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) SS
COUNTY OF SPOKANE)

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT SHAWN E. OKERT AND SANDRA A. OKERT ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 22 DAY OF March, 2005

Lori A. Ott
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON RESIDING AT SPOKANE, MY COMMISSION EXPIRES 4.5.08

SPOKANE COUNTY AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 25 DAY OF March, 2005
AT 1:42 PM, IN BOOK 19 OF Short Plats AT PAGE 99-100
AT THE REQUEST OF Shawn E. Okert
William D. Anderson
SPOKANE COUNTY AUDITOR BY DEPUTY

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 24TH DAY OF MARCH, 2005

Jared Rode
SPOKANE COUNTY UTILITIES

SPOKANE COUNTY ENGINEERING

EXAMINED AND APPROVED THIS 24TH DAY OF March, 2005

Billie
SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

EXAMINED AND APPROVED THIS 24TH DAY OF MARCH, 2005

John Yanner
SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 25TH DAY OF March, 2005

St. P. H...
FOR SPOKANE REGIONAL HEALTH OFFICER

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 25TH DAY OF MARCH, 2005

R. BAKER by Robert J. F...
SPOKANE COUNTY ASSESSOR BY DEPUTY

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 25 DAY

OF March, 2005
Hinda M. W...
SPOKANE COUNTY TREASURER BY DEPUTY
a Beach



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.

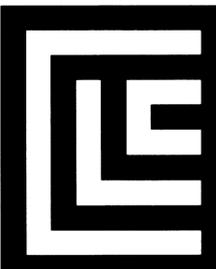


Michael E. Moore, PLS
CERTIFICATE NUMBER 35157

FINAL SHORT PLAT OF SP-1270-01

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 26 NORTH, RANGE 45 EAST, W.M. SPOKANE COUNTY, WASHINGTON

3/16/2005 10:32:08 AM PST

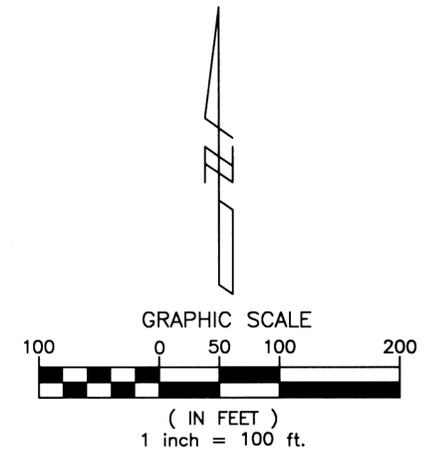


CLC ASSOCIATES
12730 E. MIRABEAU PKWY, SUITE 100
SPOKANE VALLEY WASHINGTON 99216
P 509 458 6840 F 509 458 6844
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ARCHITECTURE ENGINEERING PLANNING LANDSCAPE ARCHITECTURE LAND SURVEYING



SPOKANE COUNTY AUDITOR'S CERTIFICATE
 Filed for record this 25th day of March 2005
 at 4:47 P.M., in Book 19 of Short Plat at Page 99-100
 at the request of Shawn E. Rkert

William D Anderson
 Spokane County Auditor by Deputy



- LEGEND**
- 1234 - STREET ADDRESS
 - - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED LS 6396 EXCEPT NOTED OTHERWISE
 - - SET #4 REBAR WITH YELLOW PLASTIC CAP STAMPED "MEM 35157"
 - AREAS WITHIN THIS BOUNDARY HAVE EXISTING GRADIENT SLOPES OF 30% OR GREATER

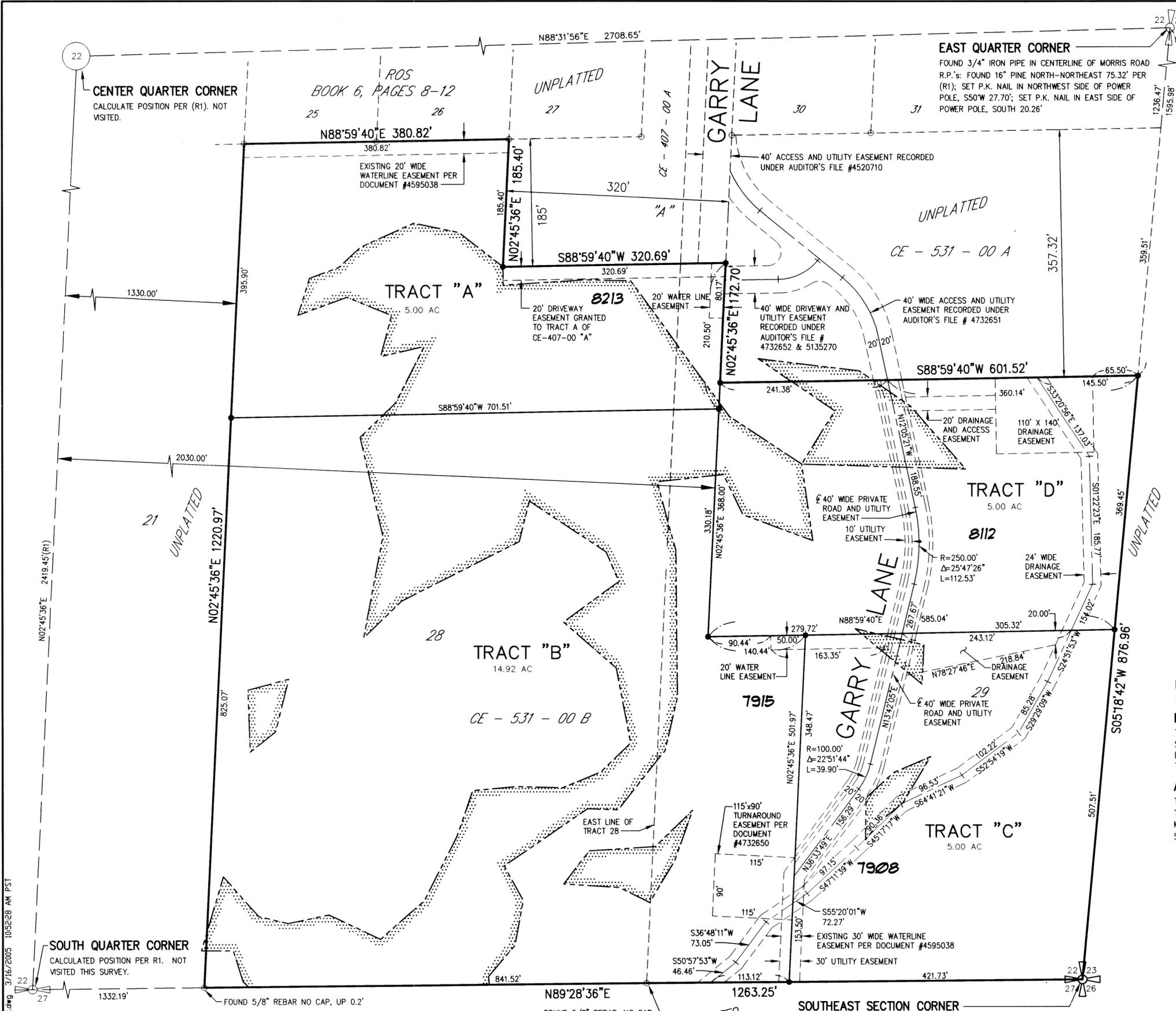
REFERENCES:
 R1) RECORD OF SURVEY, BOOK 6, PAGES 8-12, DATED 4/21/76.

BASIS OF BEARINGS
 THE BEARING OF S05°18'42"W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 22 AS SHOWN ON THE SURVEY RECORDED IN BOOK 6 OF SURVEYS, PAGES 8-12, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

ACCURACY STATEMENT
 THIS SURVEY WAS PERFORMED USING A TOPCON GTS 800A ROBOTIC THEODOLITE AND ELECTRONIC DISTANCE METER. FIELD TRAVERSE METHODS USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".



FINAL SHORT PLAT
OF
SP-1270-01
 LOCATED IN THE SOUTHEAST 1/4
 OF SECTION 22, TOWNSHIP 26 NORTH,
 RANGE 45 EAST, W.M.
 SPOKANE COUNTY, WASHINGTON



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ARCHITECTURE
 ENGINEERING PLANNING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING

NW	NE
SW	SE

SHEET 2 OF 2