

KNOW ALL MEN BY THESE PRESENTS that Kenton L. Cox, and Rebecca M. Cox, husband and wife, have caused to be platted into Lots the land shown hereon, to be designated as Spokane County Short Plat No. SP-1339-03.

Said land being described as:

THE EAST 20 RODS OF THE SOUTH 30 RODS OF THE NORTH 60 RODS OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 24 NORTH, RANGE 43 EAST W.M., IN SPOKANE COUNTY, WASHINGTON; EXCEPT THE EAST 30 FEET FOR ROAD.

Setbacks shall be determined at the time building permits are requested.

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 Freya Meadows Homeowners Association. All tracts are hereby dedicated to the Freya 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 and treat stormwater runoff.

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 RID 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 RID 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, 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 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 estimates 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 to Ferrall and Freya Streets.

No additional direct access shall be allowed from lots to Freya Street until authorized by the County Engineer. Lot access through driveways will be limited to 3 lots as shown. Additional lots will not be allowed to use driveways unless private road plans are reviewed and accepted by the Spokane County Engineer.

No basements are allowed on any lot within this plat without a geotechnical report specifically for that lot stating the recommendations for basement construction.

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.

Use of private wells and water systems are prohibited.

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.

"Dry" utility easements shown on the hereon described plat are hereby dedicated for the use of service utility companies for the construction, reconstruction, maintenance, protection, inspection and operation of their respective "Dry" 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, bushes, landscaping and to prohibit structures that may interfere with the construction, reconstruction, reliability, maintenance, and safe operation of same. Said provision does not prohibit lateral crossing of dry facilities with residential water service lines, but shall prohibit installation of water meter boxes in said easement strip.

The Border Easement as shown hereon are hereby granted 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 permit process prior to usage.

IN WITNESS WHEREOF the said owners have caused their signatures to be affixed hereon this 15th day of June, 2009.

Kenton L. Cox

Rebecca M. Cox

ACKNOWLEDGEMENT

County of Spokane State of Washington On this 15th day of June, 2009, before me personally appeared Kenton L. Cox the individual that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said individual for the uses and purposes therein mentioned. IN WITNESS WHEREOF, I have set my hand and affixed my official seal the day and year first above mentioned.

Notary Public in and for the State of Washington Residing in the County of Spokane Sunday, Unstet



ACKNOWLEDGEMENT

County of Spokane State of Washington On this 15th day of June, 2009, before me personally appeared Rebecca M. Cox the individual that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said individual for the uses and purposes therein mentioned. IN WITNESS WHEREOF, I have set my hand and affixed my official seal the day and year first above mentioned.

Notary Public in and for the State of Washington Residing in the County of Spokane Sunday, Unstet



6-11-09

FINAL SHORT PLAT SP-1339-03

A portion of the northeast quarter of the southwest quarter in Section 3, Township 24 North, Range 43 East W.M.

SPOKANE COUNTY AUDITOR Filed for record this 1 day of July, 2009, at 10:34 A.M. in Book 25 of Short Plats at Page 65-66.

Rebecca Johnson - dep. Spokane County Auditor

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS Examined and approved this 29th day of JUNE, 2009.

Spokane County Engineer

SPOKANE COUNTY DIVISION OF UTILITIES Examined and approved this 1st day of JULY, 2009.

Spokane County Utilities

SPOKANE REGIONAL HEALTH DISTRICT Examined and approved this 1st day of JULY, 2009.

Spokane Regional Health Officer

SPOKANE COUNTY DIVISION OF BUILDING & PLANNING Examined and approved this 1st day of July, 2009.

Spokane County Director of Planning Director

SPOKANE COUNTY ASSESSOR Examined and approved this 1st day of July, 2009.

Spokane County Assessor

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 1st day of July, 2009. D.E. "Skip" Chilberg by K. Smith Spokane County Treasurer

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Spokane County Subdivision Ordinance.

James A. Main P. L.S. 35156

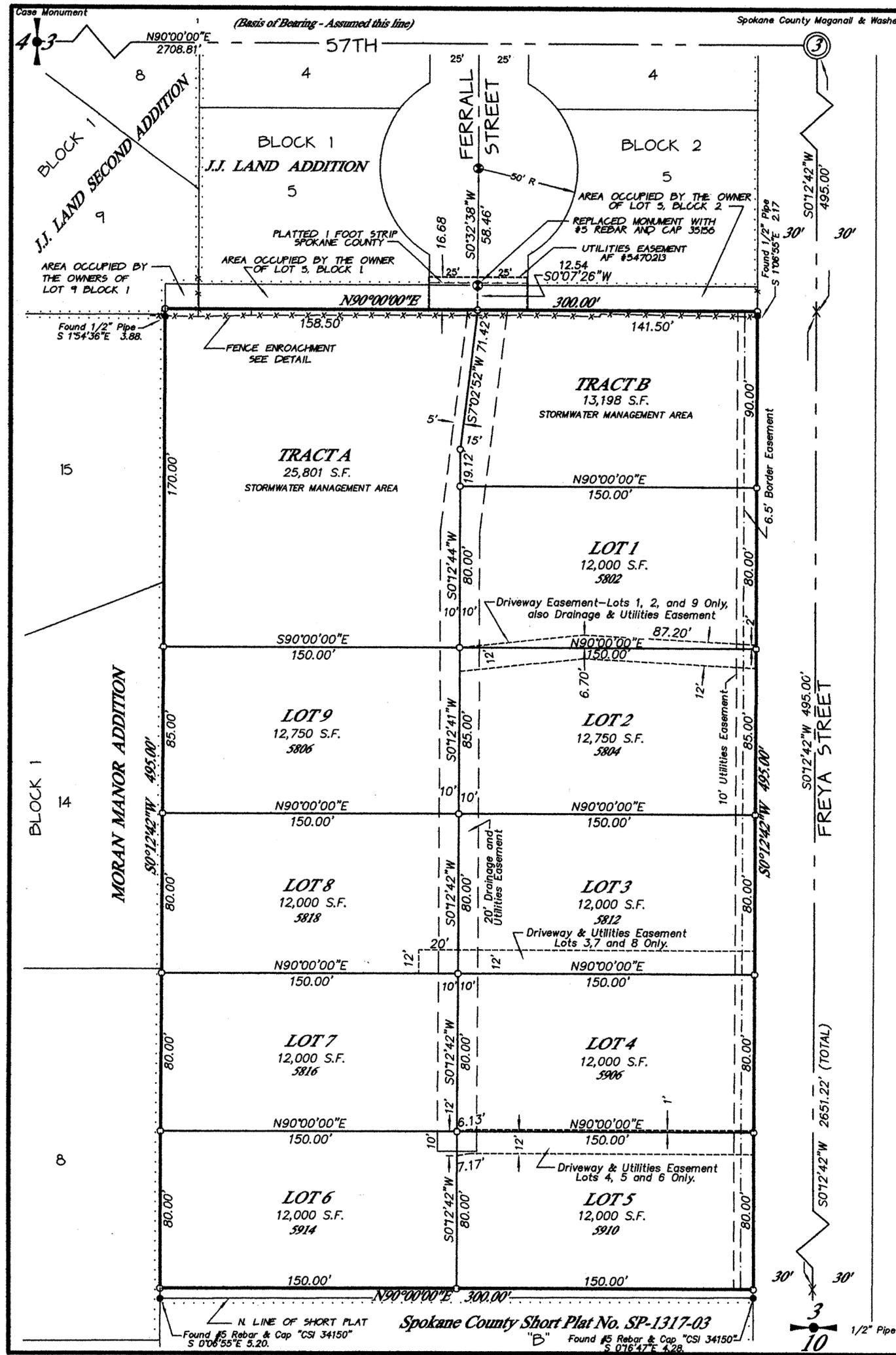
FINAL SHORT PLAT SP-1339-03

Sponsored By: Kenton & Rebecca Cox

RAMCO-MAINLAND LLC Professional Land Surveying Washington - Idaho

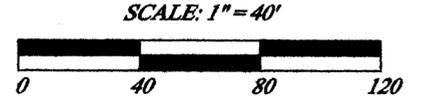
5409 W. Old Fort Drive Spokane WA 99208 Phone: (509) 329-1800

Spokane County			DRAWING NAME	DATE
SECTION	TOWNSHIP	RANGE	KENTON COX SP FINAL	6/11/2009
3	24	43	PROJECT	PAGE 1
			4381	OF 2



FINAL SHORT PLAT
SP-1339-03
 A portion of the northeast quarter of the southwest quarter
 in Section 3, Township 24 North, Range 43 East W.M.

SPOKANE COUNTY AUDITOR
 Filed for record this 1 day of July, 2009,
 at 1043A M. in Book 25 of Short Plats at Page 165-66
Rebekah Johnson - dup.
 Spokane County Auditor



Center of Section
 Spokane County Magnum & Washer
 Found Reference Crosses In Walk. (1/2 Rad.)
 N41°07'31"E 45.45. S38°39'56"E 45.43.
 S41°09'16"W 46.13. N38°40'17"W 44.35.

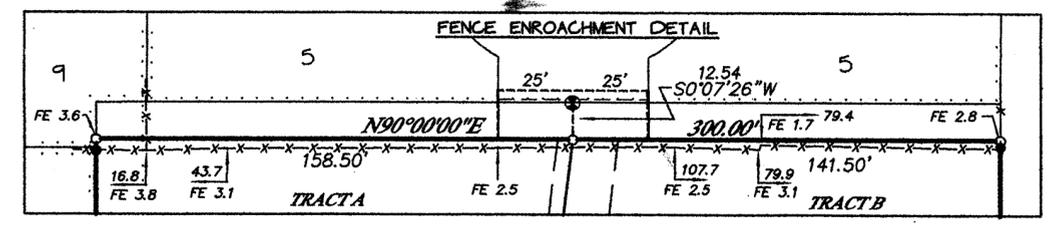
West 1/4 Corner
 Standard Case Monument
 P.K. and Washer in 2" Pipe
 Set #3 Rebar & Cap Marked "RP 35156"
 N52°31'27"E 54.17 N51°32'50"W 53.23.
 S55°38'06"E 56.11. S34°48'18"W 54.54.

South 1/4 Corner
 1/2" Pipe
 Set #3 Rebar & Cap 1.0 SW
 of Church Building Corner.
 N45°54'19"E 73.43.
 "X" in curb 5' east of west end return.
 N59°30'09"W 40.67.

Set #3 Rebar & Cap 10' south of
 asphalt, inline with west curb to north.
 S45°23'38"W 28.07.
 Duplex Nail / Bottle Cap in pole.
 N43°29'43"E 39.63.
 S58°50'02"E 49.13.

- LEGEND**
- Found as Noted Hereon
 - Set #5 x 18" Rebar and Cap Marked "J MAIN PLS 35156"
 - × Calculated Point
 - FE 3.1 Fence Encroachment Distance
 - ⊙ Case Monument

EQUIPMENT & PROCEDURES
 TOPCON "Hyper+" RTK GPS System
 & Topcon GPT-8003A (3") Robotic Total Station
 RTK and Field Sideshot Methods



Surveyor's Notes:
 Fence encroachments shown per RCW 58.17.255. Two 1/2" pipes shown south of the north plat boundary line are representative of the southeast corner of Parcel "C" as described and shown on Record of Survey filed in Book 13, Page 34 of Surveys along with the westerly extension of said south line thereof. This Parcel as described, exceeds the bounds of the description's caption and a specific call within the description along with other conflicting elements. The southerly extent of said Parcel "C" is beyond the southerly limit of the later platted "J.J. LAND ADDITION".

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the Spokane County Subdivision Ordinance.



James A. Main P. L.S. 35156

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SP-1339-03

Sponsored By:
Kenton & Rebecca Cox

RAMOO-MAINLAND LLC
 Professional Land Surveying
 Washington - Idaho

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 Phone: (509) 329-1800

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