

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that VALENOV, LLC, a Washington Limited Liability Company and GORDON R. SCHOEDEL and ANNE K. SCHOEDEL husband and wife have caused to be platted into Tracts the land shown hereon to be known as SHORT PLAT SP-1342-04, being that portion of the Northeast Quarter of Section 19, Township 24 North, Range 44 East, Willamette Meridian more particularly described as follows:

The Southwest Quarter of the Northeast Quarter of Section 19, Township 24 North, Range 44 East, W.M.; EXCEPT the following described tract:

Beginning at the Northwest Corner of the Southwest Quarter of the Northeast Quarter of said Section 19, said corner being 1333.00 feet South of the North Quarter Corner of said section; thence East along the North Line of the Southwest Quarter of the Northeast Quarter, a distance of 809.70 feet; thence South 845.00 feet; thence West 486.50 feet; thence S17°40'00"W a distance of 1124.80 feet to a point on the west line of the North Half of the Southeast Quarter of said Section 19; thence North a distance of 1916.70 feet to the point of beginning;

TOGETHER WITH the East Half the Northeast Quarter of said Section 19, EXCEPT that portion described as follows: Beginning at the Northeast Corner of said Section 19; thence S00°00'33"W along the East Line thereof, a distance of 763.40 feet; thence S86°16'52"W a distance of 559.18 feet; thence S54°59'57"W a distance of 175.68 feet; thence S72°50'07"W a distance of 641.70 feet to the West Line of said East Half of the Northeast Quarter; thence N00°01'19"W along said West Line, a distance of 1090.32 feet to the Northwest Corner of said East Half of the Northeast Quarter; thence S89°58'42"E along the North Line of said East Half of the Northeast Quarter, a distance of 1317.57 feet to the point of beginning.

Situate in the County of Spokane, State Of Washington.

Containing 74.66 acres more or less.

Side yard and rear yard setbacks shall be determined at the time building permits are requested.

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. The approved drainage facility shall be constructed in accordance with any applicable accepted plans on file at the County Engineer's Office. Any revisions to the accepted drainage plans must be accepted by the County Engineer's Office prior to construction of said revisions.

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.

WARNING: Spokane County has no responsibility to build, improve, maintain or other wise service the private roads contained within or providing service to the property described in this plat. By accepting this plat of 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 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 owner(s) or successor(s) in interest agree to join in any County-approved storm-water 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 storm-water control facilities.

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 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, 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 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 10 years from the date of execution below. This provision is applicable to Stevens Creek Road.

The private road as shown hereon is an easement and subject to Documents recorded under Auditors #4735387 & 4772622 Spokane County which by reference become a part hereof.

Subject to specific application approval and issuance of permits by the Health Officer, the use of individual on-site sewage disposal systems may be authorized.

The sponsor will assume responsibility for the provision of domestic-use water.

This plat is subject to an easement in favor of The INLAND POWER & LIGHT CO. as recorded under Auditor file #4844228. The exact location is not disclosed of record.

Access and Utility Easements, as platted and shown hereon, are dedicated for the reciprocal private access and non-exclusive utility service needs of Tracts A & B and Tracts C & D, respectively.

Slope and drainage easements on Tracts C and D as shown hereon are hereby reserved for the future construction of the private drive and/or private road.

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 Tract D. 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 swales, ponds, ditches, culverts and other drainage facilities, if not properly maintained by the property owner(s). 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.

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 dampproofing and waterproofing be implemented as part of the basement foundation construction.

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 property owner(s) shall be 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) 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) shall be responsible for payment of all claims and other liabilities, which may become due for said maintenance responsibilities.

If the property owner(s) fail to maintain the drainage facilities in conformance with the accepted drainage plans 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 property owner(s) 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 property owner(s).

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, or their successors in interest, 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.

IN WITNESS WHEREOF, the aforesaid owners have caused their names to be hereunto subscribed this 26 day of January, 2005.

VALENOV, LLC, a Washington Limited Liability Company,

GORDON R. SCHOEDEL and ANNE K. SCHOEDEL

By: [Signature] Its General Partner

[Signature] GORDON R. SCHOEDEL

[Signature] ANNE K. SCHOEDEL

ACKNOWLEDGMENTS

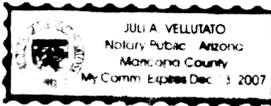
STATE OF ARIZONA

COUNTY OF MARICOPA

I certify that I know and that I have satisfactory evidence that GORDON R. SCHOEDEL and ANNE K. SCHOEDEL husband and wife, 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 26 day of January, 2005.

[Signature] JULIA A. VELLUTATO Notary Public, Arizona, Maricopa County, My Commission Expires Dec 3 2007



ACKNOWLEDGMENTS

STATE OF WASHINGTON

COUNTY OF SPOKANE

I certify that I know or that I have satisfactory evidence that [Signature] 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 LLC General Partner of VALENOV, LLC, a Washington Limited Liability Company, to be the free and voluntary act of such, for the uses and purposes stated in the instrument.

DATED this 27 day of January, 2005.

[Signature] SWAN M. DICKINSON Notary Public, in and for the State of Washington residing at Spokane, My Commission expires July 29, 2007

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 3 DAY OF February 2005 AT 11:25 AM IN BOOK 19 OF SHORT PLATS AT PAGE 95

AT THE REQUEST OF VALENOV, LLC, COUNTY AUDITOR: [Signature] Deputy

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 2nd day of FEBRUARY 2005

[Signature] Spokane County Utilities

SPOKANE COUNTY DIVISION OF ENGINEERING

Examined and approved this 15th day of February 2005

[Signature] Spokane County Engineer

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

Examined and approved this 3RD day of FEB. 2005

[Signature] Director/Designer Spokane County Department of Building and Planning

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 3RD day of FEBRUARY 2005

[Signature] For Spokane Regional Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 3rd day of February 2005

[Signature] 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 the 3 day of Feb, 2005.

[Signature] Spokane County Treasurer, by Deputy



SURVEYOR'S CERTIFICATE:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.

[Signature] PATRICK J. MOORE

PATRICK J. MOORE, PLS No. 18091



FINAL SHORT PLAT OF SP-1342-04

LOCATED IN THE NE1/4 SECTION 19, T.24N., R.44E., W.M. SPOKANE COUNTY, WA JANUARY, 2005

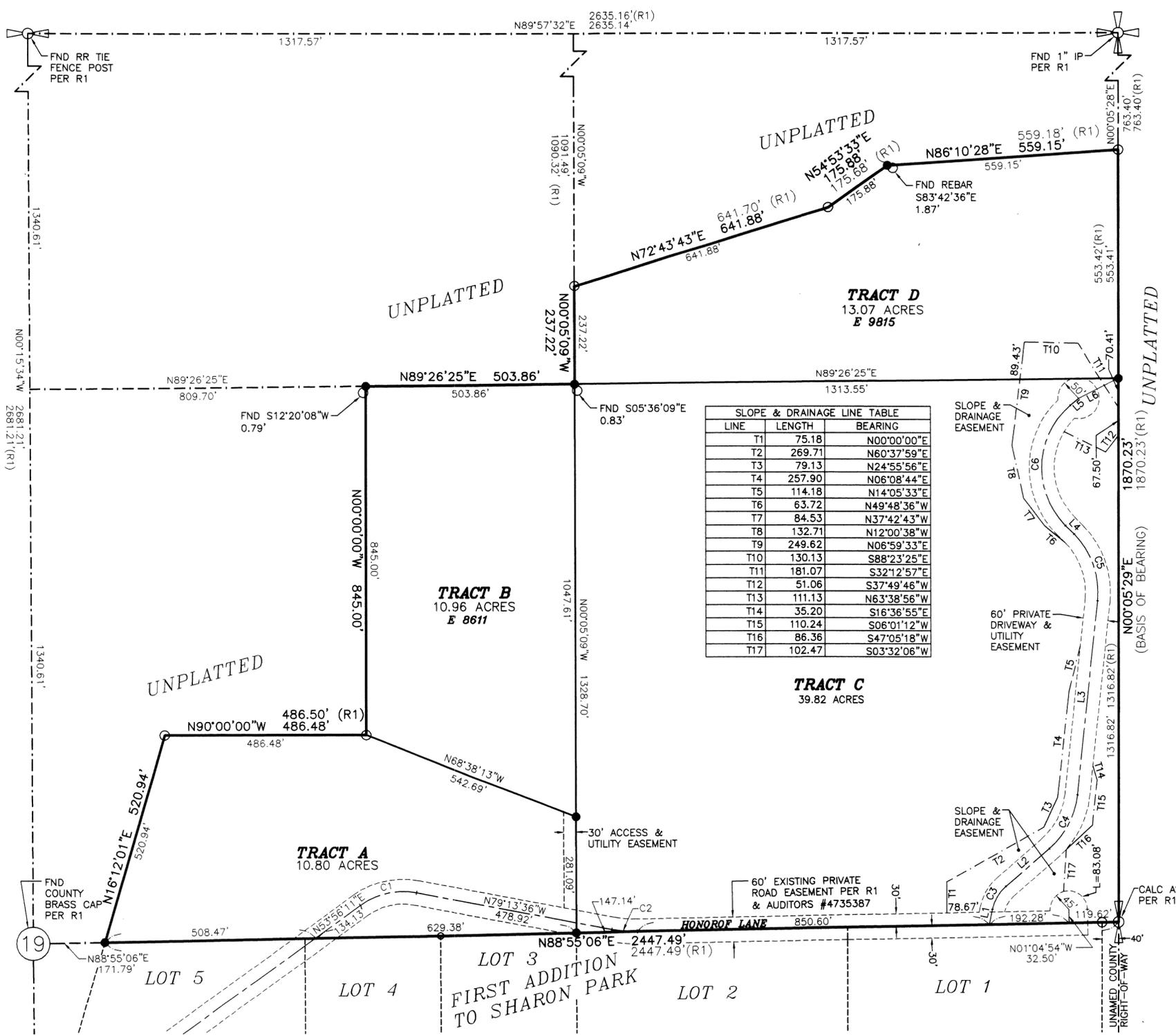
PAT MOORE & ASSOCIATES, P.S.

1428 W. Mansfield Spokane, WA 99205 1-509-328-1224

J.A.G. 03073

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 3 DAY OF February 2005
 AT 11:25 A M IN BOOK 19 OF SHORT PLATS AT PAGE 96
 AT THE REQUEST OF VALENOV, LLC,
 COUNTY AUDITOR: Tracy - Deputy



SLOPE & DRAINAGE LINE TABLE

LINE	LENGTH	BEARING
T1	75.18	N00°00'00"E
T2	269.71	N60°37'59"E
T3	79.13	N24°55'56"E
T4	257.90	N06°08'44"E
T5	114.18	N14°05'33"E
T6	63.72	N49°48'36"W
T7	84.53	N37°42'43"W
T8	132.71	N12°00'38"W
T9	249.62	N06°59'33"E
T10	130.13	S88°23'25"E
T11	181.07	S32°12'57"E
T12	51.06	S37°49'46"W
T13	111.13	N63°38'56"W
T14	35.20	S16°36'55"E
T15	110.24	S06°01'12"W
T16	86.36	S47°05'18"W
T17	102.47	S03°32'06"W

PRIVATE ROAD CURVE & LINE TABLE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	46°50'13"	175.00'	143.06'	139.11'	N77°21'17"E
C2	11°51'18"	300.00'	62.07'	61.96'	N85°09'15"W
C3	37°19'09"	100.00'	65.13'	63.99'	N30°13'37"E
C4	42°52'35"	200.00'	149.67'	146.20'	N27°26'55"E
C5	50°28'20"	200.00'	176.18'	170.54'	N19°13'33"W
C6	93°48'57"	200.00'	327.48'	292.10'	N02°26'45"E

LINE	BEARING	DISTANCE
L1	N11°34'03"E	37.10'
L2	N48°53'12"E	140.56'
L3	N06°00'37"E	472.36'
L4	N44°27'43"W	29.58'
L5	N49°21'14"E	25.80'
L6	N63°21'21"E	107.82'

SURVEYOR'S CERTIFICATE:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.

Patrick J. Moore
 PATRICK J. MOORE, PLS No. 18091



SURVEYORS NOTES:

THE BOUNDARY FOR THIS SHORT PLAT WAS DETERMINED USING RECORD INFORMATION PER THE SURVEY RECORDED IN BOOK 102 OF SURVEYS, PAGES 3 AND 4. MONUMENTS FOUND WERE WITHIN 0.10 OF THEIR CALC POSITION UNLESS NOTED OTHERWISE.

LEGEND:

- - SET 1/2" REBAR WITH YPC STAMPED "MOORE 18091" UNLESS NOTED OTHERWISE
- - FOUND #4 REBAR WITH YPC STAMPED "LS 18076" UNLESS NOTED OTHERWISE

123 - LOT ADDRESS

PROCEDURES AND EQUIPMENT:

THIS SURVEY WAS PERFORMED USING A TOPCON "HYPER" RTK GPS SYSTEM AND TDS RANGER ELECTRONIC FIELD BOOK DATA COLLECTOR. PROCEDURES WERE USED THAT MEET OR EXCEED THE LINEAR AND ANGULAR REQUIREMENTS OF WAC 332-130-090(1)(E) FOREST LAND AND CULTIVATED AREAS

REFERENCES:

(R1) RECORD OF SURVEY IN BOOK 102 OF SURVEYS, PAGES 3 & 4

BASIS OF BEARINGS:

THE BEARING OF N00°05'29"E ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 19, T.24N., R.44E., AS SHOWN ON THE SURVEY RECORDED IN BOOK 102 OF SURVEYS, PAGE 3 WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

PAT MOORE & ASSOCIATES, P.S.
 1428 W. Mansfield
 Spokane, WA 99205
 1-509-328-1224 J.A.G. 03073

FINAL SHORT PLAT
 OF
SP-1342-04

LOCATED IN THE NE1/4
 SECTION 19, T.24N., R.44E., W.M.
 SPOKANE COUNTY, WA
 JANUARY, 2005