FINAL SHORT PLAT
SP-1358-04
A REPLAT OF TRACT 8 OF PINE WOOD ACRES
IN THE NE 1/4 OF SECTION 4,
TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M.
SPokane COUNTY, WASHINGTON
SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that James H. Rippy and Sue F. Rippy, husband and wife, have consented to be platted into Tract 8 of Pine Wood Acres, located in the NE 1/4 of Section 4, Township 24 North, Range 43 East, W.M., to be known as FINAL SHORT PLAT-1358-04, as follows:

Tract 8 of Pine Wood Acres as per plat thereof recorded in Volume "K" of Plats, Page 6; Situate in the County of Spokane, State of Washington.

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

The Border Easements as shown hereon are hereby granted to Spokane County and its authorized agents, and to the public for non-commercial use, subject to the right of cura, easements, drainage, ingress and egress, and other uses deemed necessary by the Spokane County Engineer for the safety of the public. No fence or portion thereof will be constructed within said easement without permission of the Spokane County Engineer, or any object placed thereof, which would obstruct the sight distance necessary for safety and efficient vehicular movement. Any 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's permit process prior to usage.

Utility easements shown on the herein described plat are hereby dedicated for the use of serving utility companies for the construction, reconstruction, maintenance, protection, inspection and operation of their respective 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.

Use of private wells and water systems is prohibited.

The public water system, pursuant to the Water Plan approved by the county and state health authorities, the local fire protection district, County Building and Safety Department and water purveyor, shall be installed within this subdivision and the applicant shall provide for individual domestic water service as well as the protection to each tract prior to sale of each tract and prior to issuance of a building permit for each tract.

A public sewer system will be made available for the plat and individual service will be provided to each tract prior to sale. Use of individual on-site sewage disposal systems shall not be authorized.

That in consideration of Mutual Benefits now or to be hereafter derived, the owners do for themselves, their heirs, grants, and assigns, and successors(a) in interest hereby request and authorize Spokane County to include the above described property in a Road Improvement District (RFD) and to support the formation of said RFD in accordance with the requirements of the County Code, Spokane County to place their name(s) on a petition for the formation of a RFD pursuant to RCW 36.68.001, or by requesting and authorizing Spokane County to form a RFD in the plat of the tract being formed under the resolution method pursuant to RCW 36.68.005 and/or by not filing a protest against the formation of a RFD pursuant to Chapter 33.30 RCW.

If a RFD is proposed for improvement of the road(s) described below, said owner(s) and successor(s) further agree that the improvements or construction contemplated within the proposed RFD are feasible and (2) the benefits to be derived from the formation of the RFD by the property included therein, together with the amount of any County participation, exceeds the cost and expense of formation of the RFD, and (3) that the property within the proposed RFD is sufficiently developed, provided, themselves, their heirs, grants, and assigns and successor(s) shall retain the right, as authorized by RCW 36.68.005, to object to any assessment(s) on the property as a result of the improvements called for in conjunction with the formation of a RFD by either the petition or resolution method under Chapter 33.30, 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 assessment(s) may vary from assessment estimates as long as they do not exceed a figure equal to the increased true and fair value improvement(s) add to the property.

It is further acknowledged and agreed that at such time as a RFD is created or any County Flood Improvement project is authorized by Spokane County, the improvements required shall be at the sole expense of the owner(s) of property within the RFD or served by the improvements without any monetary participation by Spokane County.

The RFD plan contained in this agreement shall expire ten (10) years from the date of execution below. This provision is applicable to 53rd Avenue.

The property owner(s) within this plat shall be held responsible for keeping open and maintaining the surface of natural or man-made drainage flow and access to 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, 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 courses on private lots nor the responsibility for any damage whatsoever, including, but not limited to, inverse condemnation to any property due to defective 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 as to provide effective drainage away from any drainage entry point to the building (including but not limited to a window well, a window or gutter on a window well, or a door). Said effective 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 course 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 improvements required, shall be constructed in accordance with the approved plans on file at the Spokane County Engineer's Office. Any proposed changes to the approved rules and drainage plans must be approved by the Spokane County Engineer's Office prior to construction of said changes.

There may exist potential pathways of runoff and adjacent to this subdivision that periodically discharge stormwater runoff onto lots within this plat. Stormwater runoff from nearby upland properties should be expected, and during snow melt periods or wet seasons the lots may be subject to higher concentrations of stormwater runoff than what is normally observed or anticipated. Because stormwater runoff from adjacent properties may discharge onto this plat prior to development, stormwater runoff will likely continue to do so after development. It is the responsibility of the individual lot owners to maintain existing surface paths of runoff through their respective lots and to grade the lots in accordance with applicable rules and regulations, so as to prevent property damage.

If a groundwater or matted soil is encountered during development excavation, Spokane County's recommendation shall be to drain the lot and, setting 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 aforenamed parties have affixed their signatures.

ACKNOWLEDGMENT

State of Washington

[Signature]

James H. Rippy

[Signature]

Sue F. Rippy

On this day personally appeared before me James H. Rippy and Sue F. Rippy, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the purposes and purposes therein mentioned.

Given under my hand and seal this 24th day of August, 2005.

My commission expires 01-01-2009.

Notary Public in and for the State of Washington,

[Signature]

Residing at

APPROVED:

[Signature]

Jeff R. Wiley, P.L.S.

[Signature]

CERTIFICATE NO. 22354

DATE

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.

Jeff R. Wiley, P.L.S.

[Signature]

DATE

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

Examined and approved this 26th day of September, 2005.

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 23rd day of September, 2005.

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 23rd day of September, 2005.

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 22nd day of September, 2005.

SPOKANE REGIONAL HEALTH OFFICE

[Signature]

Director / Vesiveness

SPOKANE COUNTY TREASURER

[Signature]

of Spokane County, Washington.

Treasurer of Spokane County, Washington.

SPOKANE COUNTY ASSESSOR

Examined and approved this 26th day of September, 2005.

SPOKANE COUNTY ASSESSOR

[Signature]