FINAL PLAT

STONE HORSE BLUFF P.U.D. - PHASE 5

A REPLAT OF PORTIONS OF BLOCKS 148, 149, 150, 151, 152 AND 159
AND VACATED CENTER STREET
FIRST ADDITION TO CITY GARDENS
IN THE N1/2 SE1/4 SECTION 5, T26N, R43E W.M.
SPOKANE COUNTY, WASHINGTON
~ SHEET 1 OF 2 ~

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Harley C. Douglass has caused to be platted the land shown hereon to be known as STONE HORSE BLUFF PHASE 5 PLANNED UNIT DEVELOPMENT, described as follows:

THOSE PORTIONS OF BLOCKS 148, 149, 150, 151, 152 AND 159, AND OF VACATED CENTER STREET IN FIRST ADDITION TO CITY GARDENS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "Q" OF PLATS, PAGE 39 IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M. LYING SOUTHERLY OF THE RIGHT OF WAY LINE OF SR 395 NORTH SPOKANE CORRIDOR, ACCORDING TO THE "LINE 1" DESCRIPTION SET FORTH IN SUPERIOR COURT FOR THE STATE OF WASHINGTON CAUSE NO. 01-2-00961-8, STIPULATED ORDER FOR IMMEDIATE POSSESSION AND USE; AND LYING WESTERLY OF STONE HORSE BLUFF P.U.D. - PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 37 OF PLATS, PAGES 24-25; AND LYING WESTERLY OF STONE HORSE BLUFF P.U.D. - PHASE 3, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 38 OF PLATS, PAGES 15-17; AND LYING NORTHERLY OF STONE HORSE BLUFF P.U.D. - PHASE 4, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 38 OF PLATS, PAGES 62-63;

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

An area of 1,079 S.F. along the east side of Dakota Street, as platted and shown hereon, is hereby dedicated to the public, forever, as public road right of way.

Border Easements, as platted and 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 uses 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 Engineer's permit process prior to usage.

Drainage easements, as platted and shown hereon, which are for installing, operating, and maintaining drainage ponds and drainage facilities which dispose of, convey, and treat stormwater runoff, are hereby granted to Spokane County and the Stone Horse Bluff Homeowners Association.

Ten foot (10') 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 utility companies 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 trim and/or remove trees, bushes, landscaping 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 utilities are granted the right to install utilities across Border easements or Future right-of-way acquisition areas. If the developer or his subcontractor should ditch beyond the limits of the platted easement strips shown hereon, the easement shall then be identified by the actual physical location of the installed utilities.

Perpetual construction/maintenance easements are hereby granted that shall allow a 5-foot easement measuring horizontally and perpendicularly from all zero setback walls and extending 5 feet additionally beyond both ends of the dwelling.

The owners of all lots within this subdivision shall be members of Stone Horse Bluff Homeowners Association, created by document recorded April 20, 2013 by the Secretary of State of the State of Washington under U.B.I. Number 603-297-570 and subject to the Articles of Incorporation and Bylaws thereof.

This P.U.D. plat is restricted by the terms of the Declaration of Covenants, Conditions, Restrictions, Reservations and Easements for Stone Horse Planned Unit Development.

Special setbacks apply to this Planned Unit Development. The front, flanking, side and rear yard setbacks shown on this plat may be varied from only after a variance approval is obtained.

The private roads shown hereon are hereby dedicated to the Stone Horse Bluff Homeowners Association, as created by document recorded under State document number 603-297-570 and filed for record with the Spokane County Auditor.

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.

The County of Spokane is hereby granted the Right of Ingress and Egress to all private roads, as platted hereon.

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 for 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 owner(s), their heirs, successors or assigns including the obligation to participate in the maintenance of the private roads as provided herein.

This plat is within proximity of a designated mineral resource land, on which a variety of commercial activities may occur that are not compatible with residential development. Potential disturbance or inconveniences may occur 24 hours per day and include, but are not limited to, noise, odor, fumes, dust, smoke, operation of machinery and removal of vegetation. Mining-related activities performed in accordance with local, State and Federal laws shall not be subject to legal action as a public nuisance.

The owner(s) of successor(s) 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.

Public sewers shall be constructed to provide for the connection of each parcel to the County's system of sewerage. Uses on properties within the project shall be required to connect to the sewer and pay applicable charges per the County Sewer Ordinance. Sewer connection permits shall be required.

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.

A Perpetual Sewer Easement is hereby granted to Spokane County, its successors and assigns, in the Private Roads (Arabian Lane, Buckskin Lane, Caspian Lane, and Thoroughbred Lane), as platted and shown hereon. The Perpetual Sewer Easement granted to Spokane County, its successors and assigns is for the sole purpose of constructing, installing, operating, maintaining, repairing, altering, replacing, removing, and all other uses or purposes which are or may be related to a sewer system. Spokane County, it's successors and assigns at all times hereinafter, at their own cost and expense, may remove all crops, brush, grass or trees that may interfere with the constructing, installing, operating, maintaining, repairing, altering, replacing, removing and all other uses or purposes which are may be related to a sewer system. The grantor(s) reserves the right to use and enjoy that property which is the subject of this easement for purposes which will not interfere with the County's full enjoyment of the rights hereby granted; provided, the Grantor(s) shall not erect or construct any building or other structure or drill on the easement, or diminish or substantially add to the ground cover over the easement. The easement described hereinabove is to and shall run with the land.

Use of private wells and water systems is prohibited.

The public water system, pursuant to the Water Plan approved by county and state health authorities, the local fire protection district, County Building and Planning 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.

The private roads and drainage easements are subject to the separate Declaration of Covenant as recorded February 21, 2017 under Auditor's Document No. 6580320, which by reference is made a part hereof.

Tracts A, B, C, D and E are Common Areas hereby dedicated to the Stone Horse Bluff Homeowners Association (Stone Horse Bluff HOA). Tracts D and E are hereby dedicated to the Stone Horse Bluff HOA 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. The right to ingress/egress is granted to Spokane County over all Tracts for inspection and emergency maintenance of the stormwater facilities.

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 and Tracts for the purposes of inspection and emergency maintenance of drainage swales, ponds, ditches, culverts and other drainage facilities, if not properly maintained by the property owner or the Stone Horse Bluff HOA, Spokane County does not accept the responsibility to inspect or maintain any drainage facilities and/or structures 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 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.

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 building code, with respect to dampproofing and waterproofing, be implemented as a part of the basement foundation construction.

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's 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 Stone Horse Bluff HOA, 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, Inc., both of which are on file at the Spokane County's 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 Stone Horse Bluff HOA 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 Stone Horse Bluff HOA shall be responsible for payment of all claims and other liabilities which may become due for said maintenance responsibilities.

If the Stone Horse Bluff HOA 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 Stone Horse Bluff HOA, 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 Stone Horse Bluff HOA, or their successors in interest.

Should the Stone Horse Bluff HOA 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 Stone Horse Bluff HOA at the time of said termination. The successors in interest shall share equally in the responsibility and cost of maintaining said drainage facilities.

The private roads, 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, 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.

All or part of the land being platted hereon is subject to the following:

Easement rights and maintenance agreements, if any, for utilities which may have been granted in vacated streets and alleys prior to their vacation.

Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between the land and the highway or highways constructed on lands condemned by proceedings under Spokane County Superior Court, State of Washington, Cause No. 01-2-00961-8.

Ordinance and the terms and conditions thereof recorded November 5, 2007 under Auditor's File No. 5607623.

IN WITNESS WHEREOF, the aforesaid party has hereunto affixed his signature.

ACKNOWLEDGMENT

State of Washington)
ss.
County of Spokane)

Harley C. Douglass

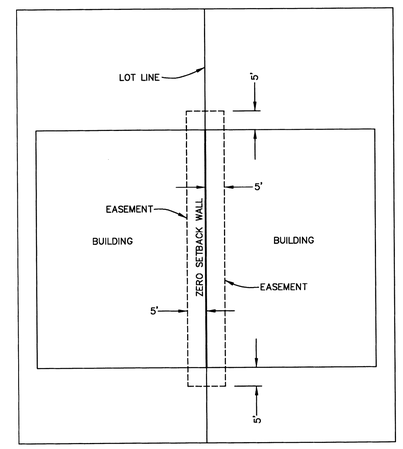
On this 2 day of May, 2017, before me personally appeared Harley C. Douglass who executed the within and foregoing instrument, and acknowledged said instrument to be his free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public in and for the
State of Washington,

residing at Spokane

My commission expires 10-25-20



DETAIL
TYPICAL CONSTRUCTION / MAINTENANCE EASEMENT

SPOKANE COUNTY AUDITOR

Filed for record by Landtek
this 12 day of May, 2017, at
30 minutes past 3 o'clock PM; and recorded
in Book 37 of Plats at Page(s) 46-47,
Records of Spokane County, Washington.

Spokane County Auditor

plat # 4285

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

Examined and approved this 11th day
of May, 2017.

John Pederson
Department of Building and Planning

SPOKANE COUNTY PUBLIC WORKS DEPARTMENT

Examined and approved this 8 day
of May, 2017.

Spokane County Engineer

SPOKANE COUNTY ENVIRONMENTAL SERVICES

Examined and approved this 5TH day
of May, 2017.

Spokane County Utilities

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 16th day
of May, 2017.

Jon M. Sheuerman
Spokane Regional Health Officer

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 16th day of May, 2017.

Rob Chase by Andrea Wood-Robbin
Spokane County Treasurer

SPOKANE COUNTY ASSESSOR

Examined and approved this 16th day
of MAY, 2017.

Vicki Horton per
Spokane County Assessor

SPOKANE COUNTY COMMISSIONERS

This plat was approved and
accepted by the County Commissioners
of Spokane County, Washington
this 16 day of May, 2017.

Chairperson
Spokane County Commissioners

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.

4/28/17

BRUCE R. LARSEN, P.L.S.
CERTIFICATE NO. 26390

INDEX DATA KEY

S5 T26N R43E W.M.

PN-1786-95

LANDTEK LLC
PROFESSIONAL LAND SURVEYORS
619 N. MADELIA STREET
SPOKANE, WASHINGTON 99202
PHONE 509.926.2821 FAX 509.926.2736
LANDTEKSURVEYORS@GMAIL.COM

FILE: 2038-SHB-Phase5.dwg 04/27/2017 10:42 AM

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SPOKANE COUNTY AUDITOR

Filed for record by Landtek this 12 day of May 2017 at 30 minutes past 3 o'clock PM; and recorded in Book 39 of Plats at Page(s) 46-47 Records of Spokane County, Washington.

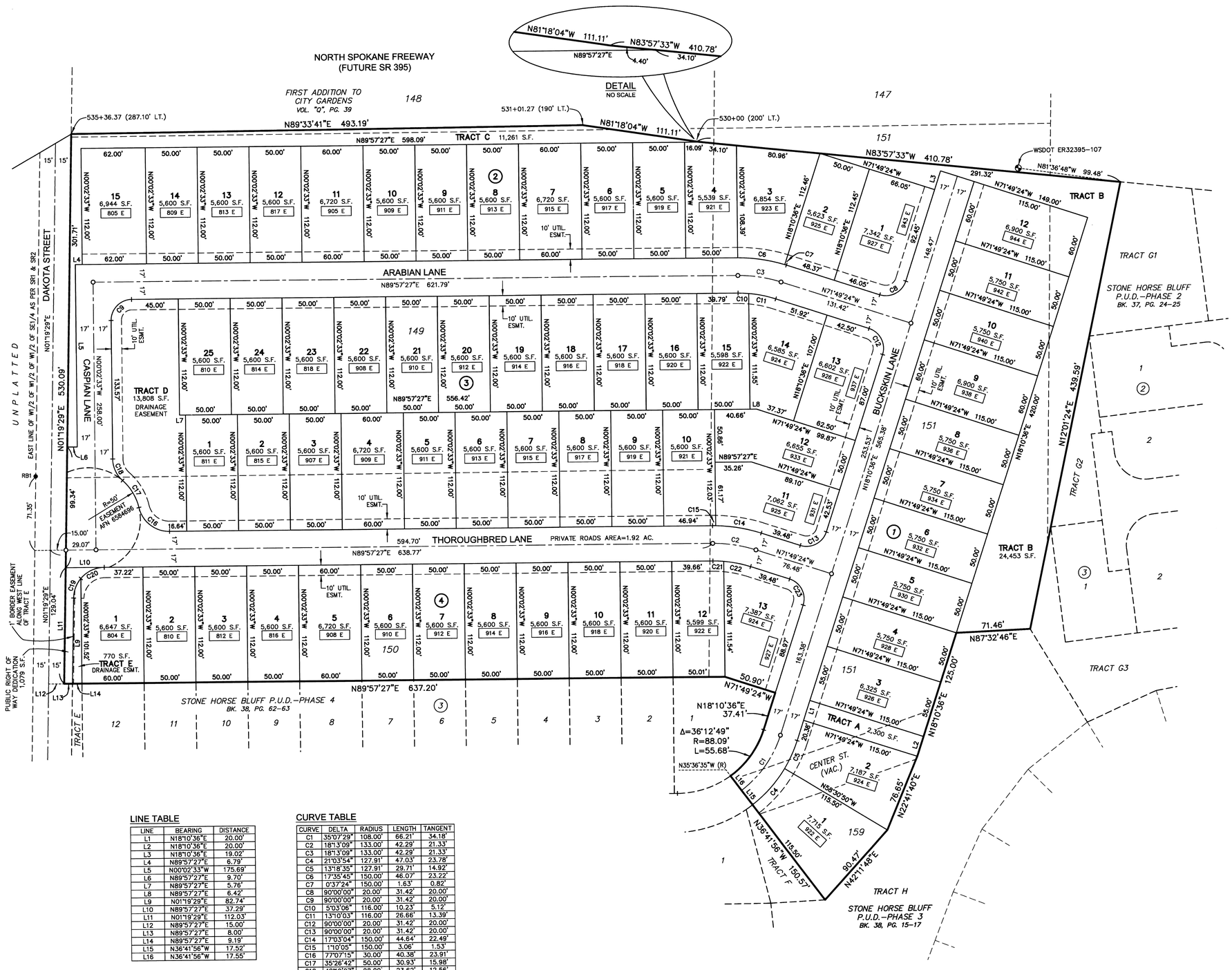
Spokane County Auditor

plat # 4285

FINAL PLAT

STONE HORSE BLUFF P.U.D. - PHASE 5

A REPLAT OF PORTIONS OF BLOCKS 148, 149, 150, 151, 152 AND 159
AND VACATED CENTER STREET
FIRST ADDITION TO CITY GARDENS
IN THE N1/2 SE1/4 SECTION 5, T26N, R43E W.M.
SPOKANE COUNTY, WASHINGTON
~ SHEET 2 OF 2 ~



50 0 50
SCALE 1"=50'

LEGEND

- ○ SET 1/2" REBAR & PLASTIC CAP MARKED "LANDTEK LS 26390"
- FOUND WSDOT CONTROL MONUMENT
- RB1 ● FOUND 5/8" REBAR & CAP "LS 13775"
- LOT ADDRESS
- (R) DENOTES RADIAL BEARING
- R/W RIGHT OF WAY

SURVEY REFERENCES

- SR1 FIRST ADDITION TO CITY GARDENS VOL. "Q", PG. 39
- SR2 STONE HORSE BLUFF P.U.D.-PHASE 1 BK. 36, PG. 85-87
- SR3 STONE HORSE BLUFF P.U.D.-PHASE 2 BK. 37, PG. 24-25
- SR4 STONE HORSE BLUFF P.U.D.-PHASE 3 BK. 38, PG. 15-17
- SR5 STONE HORSE BLUFF P.U.D.-PHASE 4 BK. 38, PG. 62-63

PLAT MONUMENTATION

~ REAR CORNERS OF ALL LOTS AND TRACTS ARE MONUMENTED WITH: 1/2" REBAR & PLASTIC CAP MARKED "LANDTEK LS 26390".
~ STREET-FRONTING LOT AND TRACT CORNERS ARE MONUMENTED WITH: MAGNAIL & WASHER MARKED "LS 26390" IF THE POINT FALLS IN THE CURB, OR 1/2" REBAR & PLASTIC CAP MARKED "LANDTEK LS 26390".

BASIS OF BEARINGS

N89°57'27"E ALONG THE NORTH LINE OF BLOCK 3, STONE HORSE BLUFF P.U.D. 4TH ADDITION, PER PLAT THEREOF RECORDED IN BOOK 38 OF PLATS, PAGES 62-63.

EQUIPMENT AND PROCEDURES

THIS SURVEY WAS PERFORMED WITH A TOPCON HIPER-V GLOBAL POSITIONING SYSTEM USING REAL TIME KINEMATIC SURVEY PROCEDURES IN CONJUNCTION WITH FIELD TRAVERSE PROCEDURES USING A 3-SECOND TOTAL STATION.

PLAT DATA

TOTAL PLAT AREA:	12.06 AC.
COMMON TRACTS AREA:	1.21 AC.
PRIVATE ROADS AREA:	1.92 AC.
NUMBER OF BUILDING LOTS:	65

SETBACKS

FRONT YARD:	20'
SIDE YARD:	5'
ZERO LOT LINE SIDE YARD:	0'
REAR YARD:	15'
FLANKING STREET:	10'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N18°10'36"E	20.00'
L2	N18°10'36"E	20.00'
L3	N18°10'36"E	19.02'
L4	N89°57'27"E	6.79'
L5	N00°02'33"W	175.69'
L6	N89°57'27"E	9.70'
L7	N89°57'27"E	5.76'
L8	N89°57'27"E	6.42'
L9	N01°19'29"E	82.74'
L10	N89°57'27"E	37.29'
L11	N01°19'29"E	112.03'
L12	N89°57'27"E	15.00'
L13	N89°57'27"E	8.00'
L14	N89°57'27"E	9.19'
L15	N36°41'56"W	17.52'
L16	N36°41'56"W	17.55'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	35°07'29"	108.00'	66.21'	34.18'
C2	18°13'09"	133.00'	42.29'	21.33'
C3	18°13'09"	133.00'	42.29'	21.33'
C4	21°03'54"	127.91'	47.03'	23.78'
C5	13°18'35"	127.91'	29.71'	14.92'
C6	17°35'45"	150.00'	46.07'	23.22'
C7	0°37'24"	150.00'	1.63'	0.82'
C8	90°00'00"	20.00'	31.42'	20.00'
C9	90°00'00"	20.00'	31.42'	20.00'
C10	5°03'06"	116.00'	10.23'	5.12'
C11	13°10'03"	116.00'	26.66'	13.39'
C12	90°00'00"	20.00'	31.42'	20.00'
C13	90°00'00"	20.00'	31.42'	20.00'
C14	17°03'04"	150.00'	44.64'	22.49'
C15	1°10'05"	150.00'	3.06'	1.53'
C16	77°07'15"	30.00'	40.38'	23.91'
C17	35°26'42"	50.00'	30.93'	15.98'
C18	48°19'27"	28.00'	23.62'	12.56'
C19	39°14'08"	30.00'	20.54'	10.69'
C20	49°23'50"	30.00'	25.86'	13.80'
C21	5°07'12"	116.00'	10.37'	5.19'
C22	13°05'57"	116.00'	26.52'	13.32'
C23	90°00'00"	20.00'	31.42'	20.00'

4/28/17

BRUCE R. LARSEN
STATE OF WASHINGTON
26390
REGISTERED
PROFESSIONAL LAND SURVEYOR

INDEX DATA KEY

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