

TANAGER ESTATES PHASE 2

(A PLANNED UNIT DEVELOPMENT)

PORTION OF SE1/4 OF SECTION 27, T27N, R43E, W.M.

SPOKANE COUNTY, WASHINGTON

AND BEING A REPLAT OF A PORTION OF MOODY'S SUBDIVISION No. 3

AUDITORS CERTIFICATE 4900997
 Filed for record this 29th day of MAY 2003 at 12:00 P.M. in book 28 of plats at page 22 at the request of RAMER & ASSOCIATES, L.L.C.
 J. Higden COUNTY CLERK

SPOKANE COUNTY COMMISSIONER
 Examined and approved this 29th day of April 2003.
 [Signature] COUNTY COMMISSIONER

SPOKANE COUNTY DIVISION OF PLANNING
 Examined and approved this 2nd day of May 2003.
 [Signature] DEPUTY DIRECTOR OF PLANNING

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS
 Examined and approved this 22nd day of May 2003.
 [Signature] SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DIVISION OF UTILITIES
 Examined and approved this 2nd day of May 2003.
 [Signature] SPOKANE COUNTY UTILITIES

SPOKANE REGIONAL HEALTH DISTRICT
 Examined and approved this 29th day of April 2003.
 [Signature] 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 29th day of May 2003.
 [Signature] SPOKANE COUNTY TREASURER

SPOKANE COUNTY ASSESSOR
 Examined and approved this 27th day of April 2003.
 [Signature] SPOKANE COUNTY ASSESSOR

SURVEYORS 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 AT THE REQUEST OF [Signature] April 2003
 [Signature] LAWRENCE E. BENSON, L.S. #18076

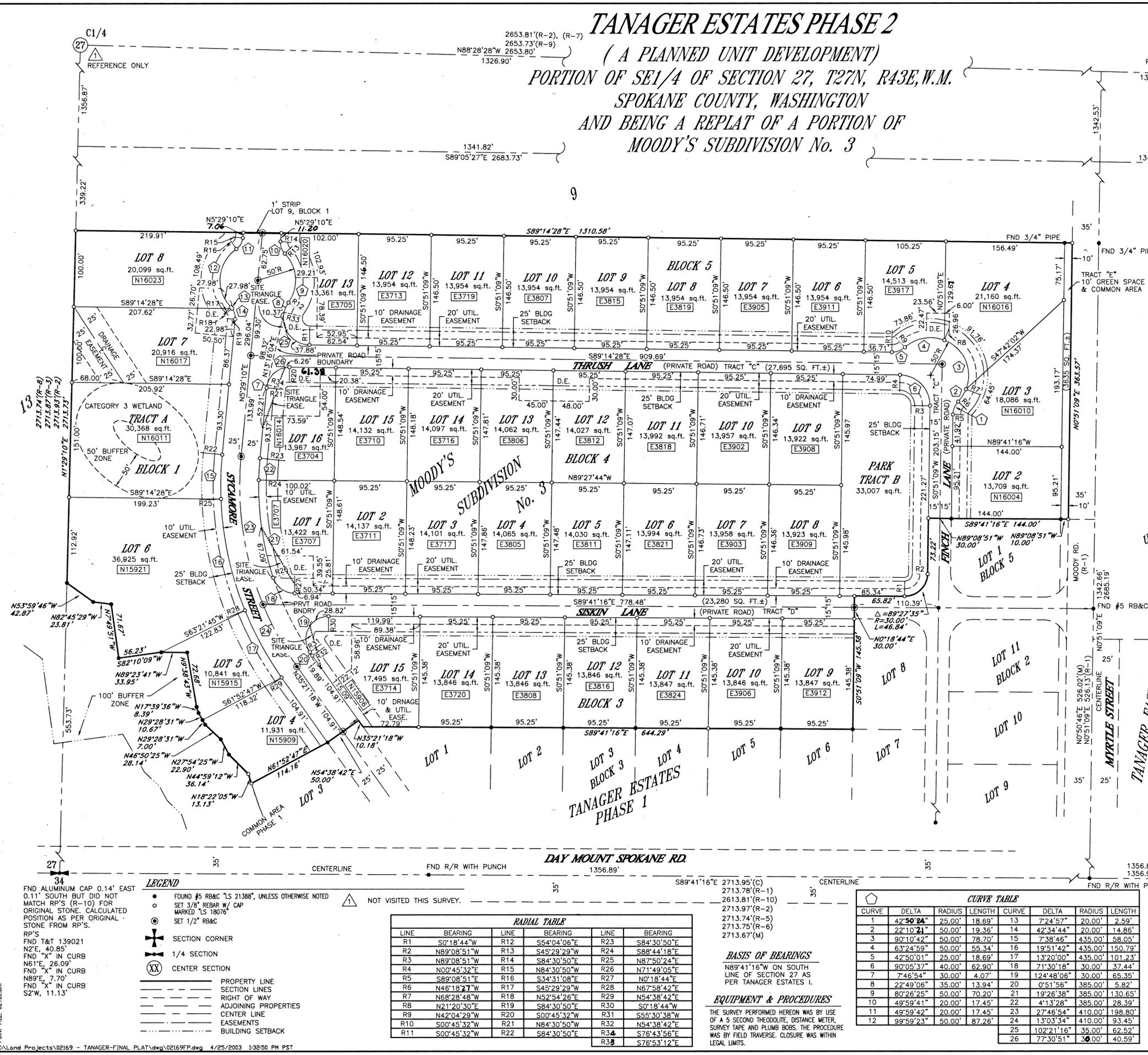


THIS STAMP IS NOT VALID UNLESS SIGNED BY AN ORIGINAL SIGNATURE AND DATE
 SPOKANE COUNTY
 FINAL PLAT PDUN 12-92
 PORTION OF SE1/4 OF SECTION 27, T27N, R43E, W.M.
 SPOKANE COUNTY, WASHINGTON

REFERENCE ONLY
 1326.90'
 1342.53'
 1328.36'
 1341.91'

UNPLATTED

TANAGER EAST
 MYRTLE STREET



FND ALUMINUM CAP 0.14' EAST 0.11' SOUTH BUT DID NOT MATCH RP'S (R-10) FOR ORIGINAL STONE. CALCULATED POSITION AS PER ORIGINAL STONE FROM RP'S.
 RP'S
 FND T&T 139021
 N2°E, 40.85'
 FND "X" IN CURB
 N61°E, 26.09'
 FND "X" IN CURB
 N89°E, 7.70'
 FND "X" IN CURB
 S2°W, 11.13'

- LEGEND**
- FOUND #5 RB&C "LS 21388", UNLESS OTHERWISE NOTED
 - SET 3/8" REBAR W/ CAP MARKED "LS 18076"
 - ⊙ SET 1/2" RB&C
 - ⊕ SECTION CORNER
 - ⊕ 1/4 SECTION
 - ⊕ CENTER SECTION
 - PROPERTY LINE
 - SECTION LINES
 - RIGHT OF WAY
 - ADJOINING PROPERTIES
 - CENTER LINE
 - EASEMENTS
 - BUILDING SETBACK
 - ⚠ NOT VISITED THIS SURVEY.

RADIAL TABLE

LINE	BEARING	LINE	BEARING	LINE	BEARING
R1	S0°18'44"W	R12	S54°04'06"E	R23	S84°30'50"E
R2	N89°08'51"W	R13	S45°29'29"W	R24	S88°44'18"E
R3	N89°08'51"W	R14	S84°30'50"W	R25	N87°50'24"E
R4	N00°45'32"E	R15	N84°30'50"W	R26	N71°49'05"E
R5	S89°08'51"E	R16	S34°31'08"E	R27	N0°18'44"E
R6	N46°18'27"W	R17	S45°29'29"W	R28	N67°58'42"E
R7	N68°28'48"W	R18	N52°54'26"E	R29	N54°38'42"E
R8	N21°20'30"E	R19	S84°30'50"E	R30	S0°18'44"W
R9	N42°04'29"W	R20	S00°45'32"W	R31	S55°30'38"W
R10	S00°45'32"W	R21	N84°30'50"W	R32	N54°38'42"E
R11	S00°45'32"W	R22	S84°30'50"E	R33	S76°43'56"E
				R34	S76°53'12"E

BASIS OF BEARINGS
 N89°41'16"W ON SOUTH LINE OF SECTION 27 AS PER TANAGER ESTATES I.

EQUIPMENT & PROCEDURES
 THE SURVEY PERFORMED HEREON WAS BY USE OF A 5 SECOND THEODOLITE, DISTANCE METER, SURVEY TAPE AND PLUMB BOBS. THE PROCEDURE WAS BY FIELD TRAVERSE. CLOSURE WAS WITHIN LEGAL LIMITS.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH
1	42°50'24"	25.00'	18.69'	13	7°24'57"	20.00'	2.59'
2	22°10'21"	50.00'	19.36'	14	42°34'44"	20.00'	14.86'
3	90°10'42"	50.00'	78.70'	15	7°38'46"	435.00'	58.05'
4	63°24'59"	50.00'	55.34'	16	19°51'42"	435.00'	150.79'
5	42°50'01"	25.00'	18.69'	17	13°20'00"	435.00'	101.23'
6	90°05'37"	40.00'	62.90'	18	71°30'18"	30.00'	37.44'
7	7°46'54"	30.00'	4.07'	19	12°48'06"	30.00'	65.35'
8	22°49'06"	35.00'	13.94'	20	0°51'56"	385.00'	5.82'
9	80°26'25"	50.00'	70.20'	21	19°26'38"	385.00'	130.65'
10	49°59'41"	20.00'	17.45'	22	4°13'28"	385.00'	28.39'
11	49°59'42"	20.00'	17.45'	23	27°46'54"	410.00'	198.80'
12	99°59'23"	50.00'	87.26'	24	13°03'34"	410.00'	93.45'
				25	102°21'16"	35.00'	62.52'
				26	77°30'51"	30.00'	40.59'

FND EMPTY MON. CASE WITH RIM NOTCHES & "X" IN TOP LID RP'S AS PER R-5

0 30' 60' 120'

Ramer & Associates, L.L.C.
 CIVIL ENGINEERS AND LAND SURVEYORS
 14 W. GRAVES ROAD, SPOKANE, WASHINGTON 99218 (509) 467-5261

SAXTON AYERS DEVELOPMENT
 P.O. BOX 1198
 MEAD, WA 99021

DATE: 3/19/03
 SCALE: 1"=60'
 DRAWN BY: WLH
 CHECKED BY: LEB
 FIELD BOOK:

PROJECT NO. 02169
 SHT 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that SAXTON-AYERS DEVELOPMENT, INC., a Washington corporation, and ROBERT H. BARTLESON, as his separate estate, as their free and voluntary act, have caused to be platted into lots and streets that portion of Section 27, Township 27 North, Range 43 East, W.M., being more particularly described as follows, to wit:

Lots 10, 11, and 12 of MOODY'S SUBDIVISION NO. 3, according to Plat recorded in Volume M of Plats, page 29, records of Spokane County, Washington;

ALSO a strip or piece of land 100 feet wide, being 50 feet wide on each side of the centerline of the railway of the Spokane Falls and Northern Railway Company, as formerly located and constructed, but now abandoned, and extending over and across Lots 10, 11, and 12 of MOODY'S SUBDIVISION NO. 3 in the South half of Section 27, Township 27 North, Range 43 East, W.M., Spokane County, Washington;

EXCEPT that portion lying within TANAGER ESTATES 1, P.U.D.

and said parties hereby dedicates for public use all public streets as shown on said plat; utility easements are dedicated to the serving utility companies for the construction, reconstruction, maintenance, and operation of utilities, together with the right to inspect said utilities, and to trim and/or remove brush and trees that may interfere with the construction, maintenance, and operation of same;

and said parties it successors and assigns, does hereby enter into a covenant with the County of Spokane, and does hereby agree as follows:

- 1. The owner(s) or successor(s) in interest agree to grant Spokane County slope easements as required along Sycamore Street.
2. Side yard and rear yard setbacks shall be determined at the time building permits are requested, unless these setbacks are specifically drafted on this Final Plat.
3. Subject to specific application approval and issuance of permits by the Health Officer, the use of on-site sewage systems may be authorized.
4. Use of private wells and water systems is prohibited.
5. The public water system, pursuant to the Water Plan as approved by County and State health authorities, the local fire protection district, Spokane County Division of Building and Planning, and water purveyor, shall be installed within this plat, 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.
6. The private roads Tract C&D and the common areas Tract A&E, Block 145 and Tract B', Block 4, as shown on this plat are hereby dedicated to the Tanager Estates Homeowners' Association created by document recorded September 29, 1995 under Auditor's Document Nos. 9509290288, The private roads are subject to a separate declaration of covenant as recorded under Auditors Document No. 9579408 which by reference is made a part hereof.
7. The private roads and common areas cannot be sold or transferred and shall be considered a subservient estate for tax purposes to other lots created herein.
8. 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 stormwater runoff, are hereby granted to Spokane County and the Tanager 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 drainage swales, ponds, ditches, culverts and other drainage facilities, if not properly maintained by the property owner(s) or the Tanager 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) 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 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 3% 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 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 reviewed and 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 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 has discharged onto this plat prior to development, stormwater runoff will likely continue to do so after development.

The property owner(s) within this plat shall maintain all natural or man-made drainage channels, drainage ditches, and drainage facilities situated on their respective properties, including any portion of a drainage facility 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 Engineer's Office. No structures, including fences, shall be constructed directly over or within a natural drainage channel or drainage ditch without the expressed written consent of the Spokane County Engineer. 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.

The Tanager Estates Homeowners' Association or its successors in interest shall maintain any and all drainage facilities in conformance with the accepted plans on file at the Spokane County Engineer's Office. Maintenance of drainage facilities includes, but is not limited to, keeping open and cleaning storm pipes, ditches, drainage ponds, swales, etc., replacement of drainage facilities as needed, and maintaining live native-type dryland grasses or lawn turf in the drainage ponds with optional shrubbery and/or trees which do not obstruct the flow and percolation of storm drainage water in the drainage swales as indicated by the accepted plans. The Tanager Estates Homeowners' Association is also responsible for removing and disposing of the soil and grass sod located in drainage facilities situated within common areas, tracts, easements and/or private lots at such time Spokane County deems necessary; this maintenance item would include replacing the soil and grass sod. The Tanager Estates Homeowners' Association shall be responsible for payment of all claims and other liabilities which may become due for said maintenance responsibilities.

If the Tanager Estates Homeowners' Association, or their successors in interest, fails to maintain the drainage facilities in conformance with the accepted drainage plan on file at the Spokane County Engineer's Office, a notice of such failure may be given to the Tanager Estates 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 Tanager Estates Homeowners' Association, or their successors in interest.

Should the Tanager 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 Tanager 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 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 Tanager Estates 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 personal and real property damages as well as any inverse condemnation claims.

9. 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. The 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 road as provided herein.

10. 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 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 an RID being formed under the resolution method pursuant to RCW 36.88.030, and/or by not filing a protest against the formation of an 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

TANAGER ESTATES PHASE 2

(A PLANNED UNIT DEVELOPMENT)

PORTION OF SE1/4 OF SECTION 27, T27N, R43E, W.M.

SPOKANE COUNTY, WASHINGTON

AND BEING A REPLAT OF A PORTION OF

MOODY'S SUBDIVISION No. 3

AUDITORS CERTIFICATE
Filed for record this 29th day of
April, 2003 at
Spokane, W.M. in book 28 of
Plats at page 83 at the request of
RAMER & ASSOCIATES, L.L.C.
D. Higdon
COUNTY AUDITOR

4900997
Bk 28
Pg 83
3615
sheet 2 of 2

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 an 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 an 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 Day Mt. Spokane Road.

11. The private road as shown hereon is an easement which provides a means of ingress and egress for those lots within the subdivision having frontage thereon.

12. Subject to reservation and exceptions in regards to Mineral Interest under Auditor's File No. 4837443.

13. All property owners of lots or tracts within this Plat shall be members of Tanager Estates Homeowners' Association.

14. The County of Spokane is hereby granted the right of ingress and egress to all private roads and drainage easements.

15. Lot 9, Block 1, (one-foot strip), is hereby dedicated to the County as general county property for future road purposes.

16. The private roads, Tracts C' and D', shown hereon are easements for ingress, egress, drainage, and utilities. Utility easements extend through drainage easements.

17. Sight distance easements in Lot 15, Block 3, Lots 1 and 16, Block 4 and Lot 13, Block 5, as platted and shown hereon, are hereby granted to Spokane County, the Tanager Estates Homeowners' Association, and its authorized agents for the sole purpose of allowing a clear view sight distance triangle over and across the easements. The owners of said lots agree not to obstruct or in any manner allow any obstacle to block this clear view triangle between a height of three (3) feet and a height of seven (7) feet above the road pavement elevation adjacent to said lots. Spokane County and its authorized agents are hereby granted the right of ingress and egress to, over and from said easements for the purpose of inspection and emergency maintenance of the sight distance area. If the property owner fails to maintain the sight distance area in reasonable conformance with the approved plans on file in the office of the Spokane County Engineer, a notice will be given to the property owner. If not corrected after ten (10) days, Spokane County has the right to restore the sight distance area to that of the approved plans on file, or have it restored by others. All costs involved will be charged to the property owner.

IN WITNESS WHEREOF, the following officers of SAXTON-AYERS DEVELOPMENT, INC. do hereby affix their signatures:

SAM SAXTON Date: 4/28/03

RAY AYERS Date: 4/28/03

IN WITNESS WHEREOF, ROBERT H. BARTLESON, as his separate property, does hereby affix his signature:

ROBERT H. BARTLESON Date: 4/28/03

State of Washington
County of Spokane)

I certify that I know or have satisfactory evidence that SAM SAXTON and RAY AYERS signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it in their capacity as officers of SAXTON-AYERS DEVELOPMENT, INC., to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Date: 04-28-03 Marnie Ruse
Notary Public in and for the State of Washington

Residing at: Spokane, WA

My appointment expires: May 15, 2004



State of Washington
County of Spokane)

I certify that I know or have satisfactory evidence that ROBERT H. BARTLESON signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Date: 04-28-03 Marnie Ruse
Notary Public in and for the State of Washington

Residing at: Spokane, WA

My appointment expires: May 15, 2004



THIS STAMP IS NOT VALID UNLESS SIGNED BY AN ORIGINAL SIGNATURE AND DATE

Ramer & Associates, L.L.C. CIVIL ENGINEERS AND LAND SURVEYORS
14 W. GRAVES ROAD, SPOKANE, WASHINGTON 99218 (509) 467-5261
DATE: 3/19/03
SCALE: 1"=60'
DRAWN BY: WLH
CHECKED BY: LEB
FIELD BOOK:
PROJECT NO. 02169
SHT 2 OF 2
3615

POINT FILE: 02169.DAT