DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Timberlane Inc., a Washington corporation, Rem Rock Corp., a Washington corporation and David Demars and Sheryl Demars, husband and wife and David T Demars Trustee for Northwest Financial Advisors 401K Plan, have caused to be platted into Lots, public and private roads the land shown hereon as TIMBERLANE TERRACE – SECOND ADDITION and described as follows:

That portion of the S 1/2 of Section 25, T. 25 N., R. 44 E.W.M. described as follows:

Begin at the Southwest corner of the Plat of "REMINGTON HILL 3 1ST ADDITION", as recorded in Book 32 of Plats, pages 5 & 6; thence the next 11 courses along the North line of the Plat of "TIMBERLANE TERRACE 1ST ADDITION", as recorded in Book 35 of Plats, pages 8 & 9; thence N89°43'53"W 247.40 feet; thence N89°25'00"W 38.00 feet; thence S22°45'53"W 46.06 feet to a point on a non-tangent curve concave to the Southeast with a radius of 381.00 feet and a radial bearing of N02°23'56"W from the center of said curve; thence Southwesterly, through a central angle of 17°03'43", and arc distance of 113.46 feet; thence S09°30'11"E on a non-tangent bearing, 92.17 feet; thence S16°49'26E" 79.91 feet; thence S23°52'19"E 79.91 feet; thence S31°46'40"E 18.15 feet; thence S64°37'09"W 59.95 feet; thence S70°01'33"W 52.81 feet; thence S81°32'59"W 52.40 feet; thence N81°03'31"W 104.27 feet; thence N57°55'25"W 104.27 feet; thence N34°43'51"W 107.72 feet; thence N26°23'16"W 133.99 feet; thence N61°47'04"E 266.74 feet; thence N52°11'47"E 181.09 feet; thence N27°40'34"E 210.66 feet; thence S66°06'32"E 131.89 feet; thence N87°15'45"E 42.28 feet; thence S89°43'53"E 164.40 feet to the West line of said REMINGTON HILL 3 FIRST ADDITION; thence S00°16'07"W 281.95 feet to the Point of Beginning.

Situate in the County of Spokane, State of Washington.

Building setbacks shall be determined at the time of building permit issuance.

The private roads and common areas shown on this plat are hereby dedicated to the Timberlane Terrace Homeowner's Association which was created under State UBI No. 602656926 on October 5, 2006. All lots within this Plat are subject to the Declaration of Protective Covenants and restrictions recorded February 4, 2014 under Auditors Document No, 6282333.

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 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, 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.

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

The perpetual 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, its 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 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.

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

The 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, the 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 plattor does hereby dedicate forever the streets shown hereon for public road purposes.

Lot 1 Block 3 as shown hereon, being a one foot strip, is dedicated to Spokane County to be deeded for road purposes forever at such time as adjacent property is platted, or roads are continued as full width county right of ways.

The Border Easements 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.

Utility easements as shown on the herin 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 and the right to prohibit, trim and/or remove trees, bushes, landscaping without compensation and to prohibit brick, rock or masonry structures that may interfere with the construction, reconstruction, reliablity, maintenance, and safe operation of same. Storm drain dry wells shall not be placed within the easements; however, lateral crossings by storm drain and sewer lines are permitted. Serving Utility companies are also granted the right to install utilities across private roads, border easements and common 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. Except utility easements won't encroach on any border easements as shown here on.
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 Timberlane Terrace Homeowners Association. 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 owners.

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 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.

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.

Basements are prohibited on this plat without a lot specific geotechnical report with basement design recommendations accompanying the residential building permit.

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 Timberlane Terrace Homeowners Association 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 Simpson 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 approved plans; The Timberlane Terrace Homeowners Association 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 Timberlane Terrace Homeowners Association shall be responsible for payment of all claims and other liabilities, which may become due for said maintenance responsibilities.

If the Timberlane Terrace Homeowners Association, 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 Timberlane Terrace 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 Timberlane Terrace Homeowners Association, or their successors in interest.

Should the Timberlane Terrace Homeowners Association 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 Timberlane Terrace 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 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.

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 private road known as 28th Lane is granted as a perpetual easement to Spokane County, its' successors and assigns for the sole purpose of constructing, installing, operating, maintaing, 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 thees 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 interfeer 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.

The County of Spokane is hereby granted the right of ingress and egress to all private roads, common areas and/or drainage easements.

The subdivider/sponsor will construct the private roads and associated drainage facilities in conformance with the approved plans on file in the County Engineer's Office.

A lot is served by a private road when: a. the only road frontage for the lot in the Development is on the private road, or; b. a lot having frontage on more than one road (public or private) constructs an approach to the private road.

The Timberlane Terrace Homeowners Association or their successors in interest shall maintain the private roads and associated drainage facilities in conformance with the approved plans on file in the County Engineer's Office.

The owner(s) of any lot created by the Development or alternation thereof and served by a private road shall be responsible for maintenance of said private road, including associated drainage facilities.

Maintenance financing of the private roads and associated drainage facilities shall be in a manner determined by the Timberlane Terrace Homeowners Association or their successors in interest.

In the event such private road including associated drainage facilities is improved to Spokane County standards for public streets, and the County is willing to accept the dedication of such road and drainage facilities, each lot owner shall execute any documents necessary to accomplish such dedication.

Owners of lots within the Development who are served by such roads, may sue and recover damages and attorneys' fees from any owner of any lot within the Development which is similarly served who refuses to participate in the road and drainage facilities construction, financing, and maintenance.

Whenever the Timberlane Terrace Homeowners Association or their successors in interest fail to maintain the drainage facilities in conformance with the approved drainage plan, a notice will be given to the Timberlane Terracel Homeowners Association or their successors in interest by the County. If not corrected after 10 days, the County has the right to correct the maintenance failure or have it corrected at the expense of the Timberlane Terrace Homeowners Association, their successors in interest, or lots in the development.

Spokane County does not accept the responsibility of maintaining the drainage course on private lots within drainage easements or floodplain areas, no the responsibility for any drainage, 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.

This covenant and agreement 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 and drainage facilities as provided herein.

Vera Water and Power, a Washington Irrigation District ("Vera"), has installed or will install street lights in the approximate locations designated by landowner/developer in an approved sketch or drawing on file at Vera's office. In addition to Vera's charges for electricity and water provided to individual lots/properties, landowners, their successors, heirs and assigns, agree to pay charges to Vera as regularly billed for the benefit of the street lights. Vera will establish, and periodically adjust, the payment amount to reflect its amortized costs for installation (except for upgrades in street lights/fixtures selected by landowner/developer paid in advance of installation), ordinary maintenance, replacement and repair, and electric energy usage. The charges will be apportioned and charged to each lot/property in the area of the street lights. Payment obligation shall commence with the first regular billing after the street lights are installed. Payments are subject to Vera's effective rates and procedures on electric and water charges and rules and regulations, as now or hereafter adopted or amended by its Board of Directors. If payments are not made when due, Vera can collect the unpaid amount in any manner provide by law for charges and/or assessments, including, but not limited to collection rights under R.C.W. Chapter 87.06 or R.C.W. 87.03.445, as amended. The unpaid amount will constitute a lien upon the land to which the payment was charged. Vera's lien shall run with the land, binding landowners and anyone claiming an interest in the land, their successors, heirs and assigns, and is superior to all liens except for real estate taxes.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 1 day of May, 2014

TIMBERLANE INC. and REM ROCK CORP.
JAMES R FOX PRESIDENT

OFFICIAL SEAL NOTARY PUBLIC TREASURER SPOKANE COUNTY WASHINGTON

ACKNOWLEDGMENT

STATE OF WASHINGTON) SS
COUNTY OF SPOKANE)

On this 1ST day of May, 2014 before me personally appeared Jim Fox, known to be President of Timberlane Inc. and President of Rem Rock Corp. as the individual who executed the within and foregoing instrument and acknowledged the same to be his free and voluntary act and deed for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

My commission expires 8/8/2017

Notary Public State of Washington AARON C. SIMPSON MY COMMISSION EXPIRES AUGUST 08, 2017

Notary Public in and for the State of Washington
Residing at Spokane, Washington

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 2nd day of May, 2014

DAVID DEMARS SHERYL DEMARS

ACKNOWLEDGMENT

STATE OF WASHINGTON) SS
COUNTY OF SPOKANE)

On this 2nd day of May, 2014 before me personally appeared David Demars and Sheryl Demars, husband and wife, known as the individuals who executed the within and foregoing instrument and acknowledged the same to be their free and voluntary act and deed for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

My commission expires 8/8/2017

Notary Public State of Washington AARON C. SIMPSON MY COMMISSION EXPIRES AUGUST 08, 2017

Notary Public in and for the State of Washington
Residing at Spokane, Washington

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 2nd day of May, 2014

DAVID T DEMARS

ACKNOWLEDGMENT

STATE OF WASHINGTON) SS
COUNTY OF SPOKANE)

On this 2nd day of May, 2014 before me personally appeared David T Demars Trustee for Northwest Financial Advisors 401K Plan, known as the individual who executed the within and foregoing instrument and acknowledged the same to be his free and voluntary act and deed for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

My commission expires 8/8/2017

Notary Public State of Washington AARON C. SIMPSON MY COMMISSION EXPIRES AUGUST 08, 2017

Notary Public in and for the State of Washington
Residing at Spokane, Washington

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 Timberlane Terrace Homeowners Association.

AUDITOR'S CERTIFICATE

Filed for record this 14TH day of May 2014.
at 3:50 A.M. in Book 37 of Plats on Pages 50-51
at the request of SIMPSON ENGINEERS.

William D Anderson
Spokane County Auditor - Deputy

COUNTY OFFICIALS

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 6TH day of MAY, 2014

Spokane County Engineer

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 7TH day of MAY, 2014

Spokane County Utilities

SPOKANE COUNTY ASSESSOR

Examined and approved this 14th day of May, 2014

Spokane County Assessor

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 9TH day of MAY, 2014

Spokane Regional Health Officer

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

Examined and approved this 8 day of MAY, 2014

Spokane County Department of Building and Planning

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 14th day of May, 2014

Rob Chase by M Fender
Spokane County Treasurer

SPOKANE COUNTY COMMISSIONERS

This Plat was approved and accepted by the County Commissioners of Spokane County, Washington on this 13th day of May, 2014

Commissioners Chairperson

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.

Charles E. Simpson P.E. & P.L.S. #9967
Professional Engineer and Land Surveyor

CHARLES E. SIMPSON STATE OF WASHINGTON 9967 5/1/14 REGISTERED PROFESSIONAL LAND SURVEYOR

TIMBERLANE TERRACE SECOND ADDITION

PE-1950-05
A PLAT IN A PORTION OF
THE S1/2 OF SECTION 25, T.25 N., R.44 E.W.M.
SPOKANE COUNTY, WASHINGTON
SHEET 1 OF 2

Founded 1946
Simpson Engineers, Inc.
CIVIL ENGINEERS & LAND SURVEYORS
N. 909 ARGONNE ROAD, SPOKANE WA., 99212-2789
PHONE (509) 926-1322 FAX (509) 926-1323

P:\Projects\13501-14000\13628\dwg\13628-T2.dwg 4/21/2014 10:05:23 AM PDT

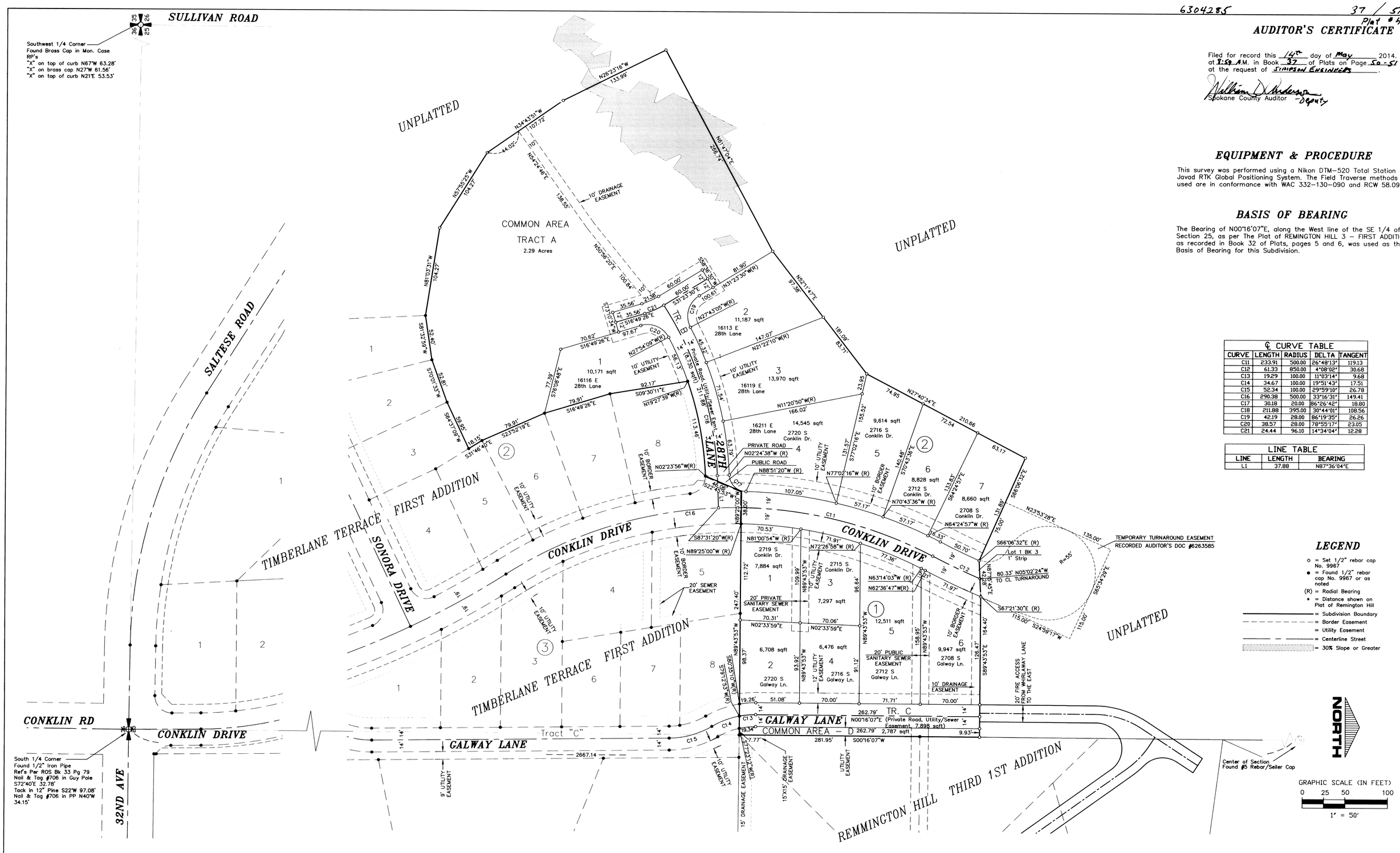
6304285

37 / 51
Plat # 4176

AUDITOR'S CERTIFICATE

Filed for record this 14th day of May 2014.
at 3:59 A.M. in Book 37 of Plats on Page 50-51
at the request of SIMPSON ENGINEERS.

William D. Anderson
Spokane County Auditor - Deputy



EQUIPMENT & PROCEDURE

This survey was performed using a Nikon DTM-520 Total Station and Javad RTK Global Positioning System. The Field Traverse methods used are in conformance with WAC 332-130-090 and RCW 58.09.

BASIS OF BEARING

The Bearing of N00°16'07"E, along the West line of the SE 1/4 of Section 25, as per The Plat of REMINGTON HILL 3 - FIRST ADDITION, as recorded in Book 32 of Plats, pages 5 and 6, was used as the Basis of Bearing for this Subdivision.

℄ CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C11	233.91	500.00	26°48'13"	119.13
C12	61.33	850.00	4°08'02"	30.68
C13	19.29	100.00	11°03'14"	9.68
C14	34.67	100.00	19°51'43"	17.51
C15	52.34	100.00	29°59'10"	26.78
C16	290.38	500.00	33°16'31"	149.41
C17	30.18	20.00	86°26'42"	18.80
C18	211.88	395.00	30°44'01"	108.56
C19	42.19	28.00	86°19'35"	26.26
C20	38.57	28.00	78°55'17"	23.05
C21	24.44	96.10	14°34'04"	12.28

LINE TABLE

LINE	LENGTH	BEARING
L1	37.88	N87°36'04"E

LEGEND

- o = Set 1/2" rebar cap No. 9967
- ● = Found 1/2" rebar cap No. 9967 or as noted
- (R) = Radial Bearing
- * = Distance shown on Plat of Remington Hill
- = Subdivision Boundary
- = Border Easement
- = Utility Easement
- = Centerline Street
- = 30% Slope or Greater

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.

Charles E. Simpson
Charles E. Simpson P.E. & P.L.S. #9967
Professional Engineer and Land Surveyor

CHARLES E. SIMPSON
STATE OF WASHINGTON
9967
REGISTERED
PROFESSIONAL LAND SURVEYOR
5/14/14

TIMBERLANE TERRACE - 2ND ADDITION

PE-1950-05
A PLAT IN A PORTION OF
THE S1/2 OF SECTION 25, T.25 N., R.44 E.W.M.
SPOKANE COUNTY, WASHINGTON
SHEET 2 OF 2

Founded 1946
Simpson Engineers, Inc.
CIVIL ENGINEERS & LAND SURVEYORS
N. 909 ARGONNE ROAD, SPOKANE WA., 99212-2789
PHONE (509) 926-1322 FAX (509) 926-1323

P:\Projects\13501-14000\13628\dwg\13628-TT2-A.dwg 4/21/2014 10:05:25 AM PDT