

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT PCO PROPERTIES, A WASHINGTON LIMITED LIABILITY COMPANY, TRICKLE CREEK, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY AND WASHINGTON TRUST BANK, HAVE CAUSED TO BE PLATED INTO TRACTS THE LAND SHOWN HEREON, TO BE KNOWN AS TRICKLE CREEK, LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 43 EAST AND A PORTION OF GOVERNMENT LOT 2 OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 35 MARKED BY A 10 INCH BY 6 INCH STONE WITH AN 'X' ON THE NORTH SIDE, SAID 'X' BEARS SOUTH 19°51'11" WEST A DISTANCE OF 0.04 FEET FROM A 1-INCH REBAR, THENCE SOUTH 88°33'56" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER A DISTANCE OF 835.78 FEET TO THE TRUE POINT OF BEGINNING; THENCE THROUGH THE FOLLOWING 7 COURSES: 1) NORTH 28°11'33" WEST A DISTANCE OF 15.51 FEET; 2) NORTH 48°03'32" WEST A DISTANCE OF 70.23 FEET; 3) NORTH 89°55'38" WEST A DISTANCE OF 41.39 FEET; 4) NORTH 57°46'34" WEST A DISTANCE OF 113.98 FEET; 5) SOUTH 32°39'55" WEST A DISTANCE OF 60.98 FEET; 6) NORTH 57°20'05" WEST A DISTANCE OF 32.00 FEET; 7) NORTH 53°57'22" WEST A DISTANCE OF 127.85 FEET TO A POINT ON THE EASTERLY LINE OF A STORMWATER AND SANITARY SEWER EASEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 4567661, RECORDS OF SPOKANE COUNTY; THENCE ALONG SAID EASTERLY LINE THROUGH THE FOLLOWING 5 COURSES: 1) NORTH 37°00'44" EAST A DISTANCE OF 20.87 FEET; 2) NORTH 30°18'28" EAST A DISTANCE OF 94.00 FEET; 3) NORTH 34°40'18" EAST A DISTANCE OF 183.94 FEET; 4) NORTH 31°58'42" EAST A DISTANCE OF 176.74 FEET; 5) NORTH 18°33'13" EAST A DISTANCE OF 106.35 FEET TO A POINT ON THE LINE ACCEPTED BY THE SOUTH HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SOUTHEAST ONE-QUARTER AS SHOWN ON A RECORD OF SURVEY RECORDED IN BOOK 96 OF SURVEYS, PAGE 61 RECORDS OF SPOKANE COUNTY; THENCE SOUTH 88°39'13" EAST ALONG SAID NORTH LINE A DISTANCE OF 436.63 FEET TO A 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "7317" MARKING A POINT ON THE WESTERLY LINE OF GLENROSE ROAD C.P.H. NO. 69 RIGHT-OF-WAY; THENCE SOUTH 00°58'50" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 968.62 FEET TO A 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "7317" MARKING A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 2 AND AS SHOWN ON SAID RECORD OF SURVEY; THENCE NORTH 87°45'02" WEST ALONG SAID SOUTH LINE A DISTANCE OF 341.31 FEET; THENCE NORTH 01°55'50" EAST A DISTANCE OF 270.58 FEET; THENCE NORTH 28°11'33" WEST A DISTANCE OF 34.98 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 469,346 SQUARE FEET OR 10.77 ACRES.

THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION SHALL BE MEMBERS OF TRICKLE CREEK HOMEOWNERS ASSOCIATION, A HOMEOWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED Nov 02 2004 BY THE SECRETARY OF STATE OF THE STATE OF WASHINGTON UNDER U.B.I. NUMBER 602-442-696 AND SUBJECT TO THE ARTICLES OF INCORPORATION AND BYLAWS THEREOF.

TRACTS A THROUGH G AND THE PRIVATE ROADS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TRICKLE CREEK HOMEOWNERS ASSOCIATION; NO STRUCTURES INCLUDING FENCES SHALL BE CONSTRUCTED THEREON WITHOUT THE EXPRESSED WRITTEN APPROVAL BY SPOKANE COUNTY. THE TRICKLE CREEK HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF CLAIMS AND OTHER LIABILITIES WHICH MAY BECOME DUE FOR SAID TRACTS, TRACTS A THROUGH G AND THE PRIVATE ROADS AS SHOWN HEREON MAY NOT BE SOLD OR TRANSFERRED, AND SHALL BE CONSIDERED SUBSERVIENT ESTATES TO ALL LOTS WITHIN THIS PLAT FOR THE PURPOSE OF REAL ESTATE TAXES. SHOULD THE TRICKLE CREEK HOMEOWNERS ASSOCIATION BE TERMINATED FOR ANY REASON, THE SUCCESSORS IN INTEREST FOR TRACTS A THROUGH G AND THE PRIVATE ROADS AS SHOWN HEREON SHALL BE THE INDIVIDUAL LOT OWNERS OF LOTS WITHIN THIS PLAT OR THEIR SUCCESSORS IN INTEREST, WHO ARE MEMBERS OF THE TRICKLE CREEK HOMEOWNERS ASSOCIATION AT THE TIME OF SAID TERMINATION. THE STATUS OF THE AREAS DESIGNATED AS SUBSERVIENT ESTATES FOR TAX PURPOSES CANNOT BE CHANGED WITHOUT FILING A REPLAT.

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. THIS REQUIREMENT IS AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, SUCCESSORS OR ASSIGNS, INCLUDING THE OBLIGATION TO PARTICIPATE IN THE MAINTENANCE OF THE PRIVATE ROAD AS PROVIDED HEREIN.

SETBACKS ARE SPECIFICALLY DRAFTED ON THIS FINAL PLAT. THE SETBACKS INDICATED ON THIS PLAT MAY BE VARIED FROM IF PROPERTY ZONING APPROVALS ARE OBTAINED.

THE PRIVATE ROADS AND COMMON AREAS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE TRICKLE CREEK HOMEOWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED Nov 02 2004 UNDER STATE DOCUMENT NO. 461 602-442-696

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. THE COUNTY OF SPOKANE IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS TO ALL PRIVATE ROADS, COMMON AREAS AND/OR DRAINAGE EASEMENTS.

THE PRIVATE ROADS AND DRAINAGE EASEMENTS ARE SUBJECT TO THE SEPARATE DECLARATION OF COVENANT AS RECORDED SEPTEMBER 30, 2004 UNDER AUDITOR'S FILE NO. 5130275 WHICH BY REFERENCE ARE MADE A PART HEREOF.

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 OTHER OBSTRUCTION SHALL BE PLACED WITHIN SAID EASEMENT WITHOUT THE WRITTEN 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.

USE OF PRIVATE WELLS AND WATER SYSTEM 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 DIVISION 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 TRACT PRIOR TO SALE OF EACH TRACT AND PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.

PUBLIC SEWER SHALL BE CONSTRUCTED TO PROVIDE FOR THE CONNECTION OF EACH PARCEL TO THE CITY OF SPOKANE SYSTEM OF SEWERAGE. THE USES ON PROPERTIES WITHIN THE FINAL PLAT 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.

A PUBLIC SEWER SYSTEM WILL BE MADE AVAILABLE FOR THE PLAT AND INDIVIDUAL SERVICES WILL BE PROVIDED TO EACH LOT PRIOR TO SALE. THE USE OF INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL NOT BE AUTHORIZED.

UTILITY EASEMENTS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED FOR THE USE OF THE SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE PROTECTION, INSPECTION AND OPERATION OF THEIR RESPECTIVE FACILITIES, TOGETHER WITH THE RIGHT TO PROMPT CHANGES IN GRADE THAT WILL REDUCE THE EXISTING COVERAGE OVER INSTALLED UNDERGROUND FACILITIES AND THE RIGHT TO TRIM AND/OR REMOVE TREES, BRUSH, LANDSCAPING AND TO PROHIBIT STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE, AND SAFE OPERATION OF SAME.

NO DIRECT ACCESS SHALL BE ALLOWED FROM LOTS OR TRACTS TO GLENROSE ROAD UNTIL SUCH TIME AS AUTHORIZED BY THE SPOKANE COUNTY ENGINEER.

SIGHT DISTANCE EASEMENTS IN LOTS 9, BLOCK 1 AND LOTS 1, 4, AND 7 OF BLOCK 3 AS PLATTED AND SHOWN HEREON, ARE HEREBY GRANTED TO THE TRICKLE CREEK 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 AND/OR THE TRICKLE CREEK HOMEOWNERS ASSOCIATION 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.

DRAINAGE FACILITIES 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 THE TRICKLE CREEK HOMEOWNERS ASSOCIATION. ALL TRACTS ARE HEREBY DEDICATED TO THE TRICKLE CREEK HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF CONVEYING AND STORING STORMWATER RUNOFF, AND FOR INSTALLING, OPERATING AND MAINTAINING DRAINAGE PONDS AND DRAINAGE FACILITIES THAT DISPOSE OF AND TREAT STORMWATER RUNOFF. 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 FACILITIES, IF NOT PROPERLY MAINTAINED BY THE PROPERTY OWNER(S) OR THE TRICKLE CREEK 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) OR THE TRICKLE CREEK HOMEOWNERS ASSOCIATION 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 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 FLOW 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. ALL DRAINAGE FACILITIES FOR THIS PLAT, INCLUDING ANY 208 SWALES, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE. ANY PROPOSED CHANGES TO THE APPROVED ROAD AND DRAINAGE PLANS MUST BE APPROVED 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 SUBJECT 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 DRAINAGE AND WATERPROOFING BE IMPLEMENTED AS PART OF THE BASEMENT FOUNDATION CONSTRUCTION.

THE PROPERTY OWNER(S) WITHIN THIS PLAT SHALL MAINTAIN ALL NATURAL DRAINAGE CHANNELS, DRAINAGE DITCHES, AND ALL WATER QUALITY SWALES ("208" SWALES) SITUATED ON THEIR RESPECTIVE PROPERTIES, AND ANY PORTION OF A "208" SWALE OR DRAINAGE CONVEYANCE DITCH SITUATED IN A PUBLIC RIGHT-OF-WAY ADJACENT TO THEIR RESPECTIVE PROPERTIES, WITH A PERMANENT GROUND COVER SUCH AS LIVE NATIVE-TYPE DRYLAND GRASSES OR LAWN TURF 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 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 TRICKLE CREEK HOMEOWNERS ASSOCIATION IS 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) OR THE TRICKLE CREEK HOMEOWNERS ASSOCIATION 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) AND/OR TRICKLE CREEK HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES, WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

THE TRICKLE CREEK HOMEOWNERS ASSOCIATION OR ITS SUCCESSORS IN INTEREST SHALL MAINTAIN ALL DRAINAGE FACILITIES LOCATED IN THE PRIVATE TRACTS OR COMMON AREAS IN CONFORMANCE WITH THE ACCEPTED PLANS AND THE OPERATIONS AND MAINTENANCE MANUAL AS PREPARED BY THE DESIGN ENGINEER, CLC ASSOCIATES, BOTH OF WHICH ARE ON FILE AT THE SPOKANE COUNTY 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; 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; MOWING, IRRIGATING AND KEEPING THE AREA FREE OF DEBRIS; REMOVING AND DISPOSING OF THE SOIL AND GRASS SOD LOCATED IN DRAINAGE FACILITIES SITUATED WITHIN TRACTS OR COMMON AREAS AT SUCH TIME SPOKANE COUNTY DEEMS NECESSARY, AND REPLACING THE SOIL AND GRASS SOD. THE TRICKLE CREEK HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES, WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

IF THE TRICKLE CREEK HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST, FAILS TO MAINTAIN THE DRAINAGE FACILITIES IN CONFORMANCE WITH THE ACCEPTED DRAINAGE PLANS AND THE OPERATIONS AND MAINTENANCE MANUAL 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 TRICKLE CREEK 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 TRICKLE CREEK HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST.

SHOULD THE TRICKLE CREEK 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 TRICKLE CREEK 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 LOTS COMMON AREAS, AND TRACTS WITHIN THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TRICKLE CREEK HOMEOWNER'S ASSOCIATION REGISTERED UNDER UBI NO. \_\_\_\_\_ WHICH BY REFERENCE IS MADE A PART HEREOF.

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(S), THEIR HEIRS, SUCCESSORS AND ASSIGNS, INCLUDING THE OBLIGATION TO PARTICIPATE IN THE MAINTENANCE OF THE DRAINAGE FACILITIES PROVIDED HEREIN.

NO BUILDING PERMITS WILL BE RELEASED FOR LOTS 1, 2 AND 3 BLOCK 1 UNTIL THE RESULTS OF FULL-SCALE DRYWELL TEST ARE SUBMITTED AND ACCEPTED BY SPOKANE COUNTY. THE TEST RESULTS MUST DEMONSTRATE THAT THE OUTFLOW RATES USED IN THE DRAINAGE DESIGN ARE CONSISTENT WITH FIELD CONDITIONS. IF THE FIELD OUTFLOW RATES (INCLUDING A FACTOR OF TWO) FROM THE DRYWELLS ARE LESS THAN DESIGN OUTFLOW RATES, LOTS 1, 2, AND 3, BLOCK 1 SHALL BE USED TO PROVIDE ADDITIONAL DRAINAGE AREA, AS NECESSARY.

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HERETO SUBSCRIBED THIS 29th DAY OF Oct. 2004

PCO PROPERTIES, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY

By: George J. Paras  
Manager

ACKNOWLEDGMENTS

STATE OF WASHINGTON )  
  ) SS  
COUNTY OF SPOKANE )

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT George Paras IS 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 Manager OF PCO PROPERTIES, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 29th DAY OF October 2004

Chiriele & Flood  
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON RESIDING AT SPOKANE, MY COMMISSION EXPIRES Nov. 1, 2005



IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HERETO SUBSCRIBED THIS 29th DAY OF October 2004

TRICKLE CREEK L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY

By: George J. Paras  
Manager

ACKNOWLEDGMENTS

STATE OF WASHINGTON )  
  ) SS  
COUNTY OF SPOKANE )

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT George Paras IS 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 Manager OF TRICKLE CREEK, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 29th DAY OF October 2004

Chiriele & Flood  
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON RESIDING AT SPOKANE, MY COMMISSION EXPIRES Nov. 1, 2005



WASHINGTON TRUST BANK, A WASHINGTON CORPORATION

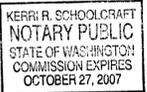
By: Connie Bischoff  
SVP

STATE OF WASHINGTON )  
  ) SS  
COUNTY OF )

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT Connie Bischoff IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SVP OF WASHINGTON TRUST BANK, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 29th DAY OF October 2004

Keri R. Schoelcraft  
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON RESIDING AT SPOKANE, MY COMMISSION EXPIRES October 27, 2007



SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 30 DAY OF November 20 04 AT 2:24 P.M. IN BOOK 30 OF \_\_\_\_\_ AT PAGE 68-69 AT THE REQUEST OF CLC Associates

R. Dux - DEPUTY  
SPOKANE COUNTY AUDITOR BY DEPUTY

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.



Michael E. Moore  
MICHAEL E. MOORE, PLS  
CERTIFICATE NUMBER 35157

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 2nd DAY OF November 2004

John Hulse  
SPOKANE COUNTY DIVISION OF UTILITIES

SPOKANE COUNTY ENGINEER

EXAMINED AND APPROVED THIS 22nd DAY OF November 2004

Rob Kelley  
SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

EXAMINED AND APPROVED THIS 22nd DAY OF Nov. 2004

John Munnery  
FOR DIRECTOR, SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 22nd DAY OF November 20 04

Donna S. Copley  
FOR SPOKANE REGIONAL HEALTH OFFICER

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 22 DAY OF November 2004

Deanne Somers by M. K. Watz  
SPOKANE COUNTY ASSESSOR BY DEPUTY

THE BOARD OF COUNTY COMMISSIONERS OF SPOKANE, WASHINGTON

THIS PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON, ON THIS \_\_\_ DAY OF \_\_\_ 20\_\_

[Signature]  
CHAIRMAN, SPOKANE COUNTY COMMISSIONERS

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 THIS 30 DAY OF Nov 2004

Rinow M. Wolston  
SPOKANE COUNTY TREASURER BY DEPUTY a beach



FINAL PLAT  
OF  
TRICKLE CREEK  
(A PLANNED UNIT DEVELOPMENT)  
LOCATED IN THE SOUTHEAST ONE-QUARTER OF  
SECTION 35, TOWNSHIP 25 NORTH, RANGE 43 EAST,  
W.M., AND GOVERNMENT LOT 2 IN SECTION 2,  
TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M.,  
SPOKANE COUNTY, WASHINGTON

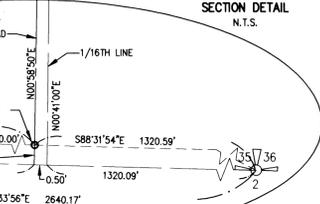
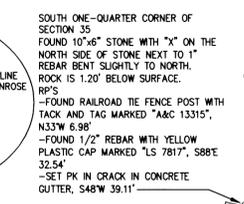
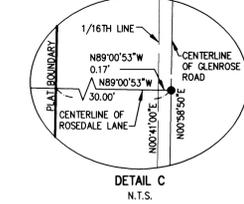
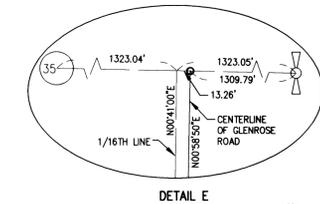
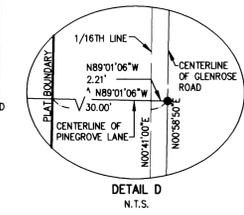
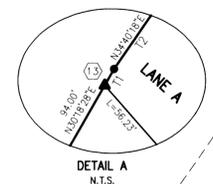
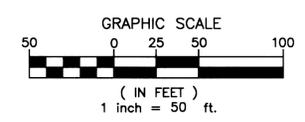
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SPOKANE COUNTY AUDITOR'S CERTIFICATE  
 FILED FOR RECORD THIS 30 DAY OF November 04  
 AT 2:42 P.M. IN BOOK 30 OF PLATS AT PAGE 59  
 AT THE REQUEST OF C.L.S. ASSOCIATES  
 R. D. ... DEPUTY  
 SPOKANE COUNTY AUDITOR BY DEPUTY  
 PLAT # 3701

- LEGEND**
- - FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "7317", UNLESS OTHERWISE NOTED.
  - - SET 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "MEM 35157", OR LEAD PLUG WITH WASHER MARKED "MEM 35157", AT ACTUAL CORNER.
  - ▲ - LOT CORNERS ON PRIVATE ROAD RIGHT OF WAY LINES WERE IMPRACTICAL TO SET DUE TO IMPROVEMENTS AND HAVE BEEN REFERENCED BY A 1/2" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "MEM 35157" OFFSET 1.00 FOOT FROM THE ACTUAL FRONT LOT CORNER AS MEASURED ON THE SIDE LOT LINE. WHERE THE FRONT LOT CORNER WAS NOT AT THE INTERSECTION OF A SIDE LOT LINE, THE REFERENCE MONUMENT WAS SET 1.00 FOOT FROM THE FRONT LOT CORNER AS MEASURED PERPENDICULAR TO THE FRONT LINE OR RADIAL TO THE CURVE.
  - - SET PK NAIL AS "X-FIRES" ACTUAL POINT FALLS ON SEWER MANHOLE
  - 1234 - ADDRESSES

- REFERENCES**
- (A) UNRECORDED GPS SURVEY OF SPOKANE VALLEY DATED 10-07-1999
  - (B) RECORD OF SURVEY RECORDED IN BOOK 1 OF SURVEYS, PAGE 25
  - (C) RECORD OF SURVEY RECORDED IN BOOK 50 OF SURVEYS, PAGE 96
  - (D) RECORD OF SURVEY RECORDED IN BOOK 86 OF SURVEYS, PAGE 61
  - (E) FINAL PUD PLAT OF ECHO GLEN ESTATES RECORDED IN BOOK 21 OF PLATS, PAGES 44 AND 45
  - (F) RECORD OF SURVEY RECORDED IN BOOK 95 OF SURVEYS, PAGES 47 THROUGH 51



- SURVEYOR'S NOTES:**
- 1.) THE TOTAL AREA OF THIS SUBDIVISION IS 10.77 ACRES OR 469,346 S.F.
  - 2.) THE TOTAL AREA OF THE PRIVATE ROAD IS 1.88 ACRES OR 81,999 S.F.

**BASIS OF BEARINGS**  
 THE ASSUMED BEARING OF N00°58'50"E BETWEEN THE FOUND MONUMENTS MARKING THE CENTERLINE OF GLENROSE ROAD WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

**ACCURACY STATEMENT:**  
 THIS SURVEY WAS PERFORMED USING A TOPCON GTS 802A THEODOLITE AND ELECTRONIC DISTANCE METER. FIELD TRAVERSE METHODS USED WERE PER WAC 332-130-90 SECTION "C"



**FINAL PLAT OF TRICKLE CREEK**  
 (A PLANNED UNIT DEVELOPMENT)  
 LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., AND GOVERNMENT LOT 2 IN SECTION 2, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	150.00'	121.15'	64.10'	117.88'	46°16'30"
C2	764.12'	254.96'	128.68'	253.78'	19°07'04"
C3	1000.00'	96.59'	48.33'	96.55'	5°32'03"
C4	1500.00'	26.92'	13.46'	26.92'	3°32'32"
C5	150.00'	92.73'	47.36'	91.26'	35°23'14"
C6	250.00'	57.05'	28.65'	56.93'	13°04'30"
C7	30.00'	42.07'	25.33'	38.71'	80°20'52"
C8	30.00'	5.05'	2.53'	5.05'	9°39'12"
C9	25.00'	13.28'	6.80'	13.12'	30°25'36"
C10	25.00'	23.01'	12.39'	22.20'	52°43'39"
C11	30.00'	51.48'	34.71'	45.39'	88°01'17"
C12	30.00'	47.12'	30.00'	42.43'	89°59'56"
C13	30.00'	47.12'	30.00'	42.43'	89°59'47"
C14	30.00'	47.13'	30.00'	42.43'	90°00'13"
C15	30.00'	10.20'	5.15'	10.15'	19°28'16"
C16	30.00'	36.93'	21.21'	34.64'	70°31'44"
C17	30.00'	47.12'	30.00'	42.43'	90°00'00"
C18	30.00'	43.25'	26.35'	39.60'	82°35'45"
C19	25.00'	7.15'	3.60'	7.13'	16°23'26"
C20	30.00'	43.15'	26.27'	39.53'	82°25'11"
C21	30.00'	47.75'	30.63'	42.87'	91°11'58"
C22	30.00'	47.12'	30.00'	42.43'	90°00'00"
C23	30.00'	36.93'	21.21'	34.64'	70°31'44"
C24	30.00'	10.20'	5.15'	10.15'	19°28'16"
C25	30.00'	47.12'	30.00'	42.42'	89°59'43"
C26	30.00'	47.13'	30.00'	42.43'	90°00'17"
C27	25.00'	36.77'	22.61'	33.54'	84°15'39"
C28	234.00'	15.76'	7.88'	15.76'	3°51'35"
C29	25.00'	4.06'	2.03'	4.05'	9°17'42"
C30	25.00'	11.18'	5.68'	11.09'	25°37'12"
C31	166.00'	41.26'	20.74'	41.16'	14°14'32"
C32	134.00'	82.42'	42.56'	81.12'	35°14'23"
C33	30.00'	2.01'	1.01'	2.01'	35°02'25"

**RADIAL BEARINGS**

LINE	BEARING
11	S50°31'08"W
12	S49°28'51"W
13	S48°31'02"W
14	S08°40'18"E
15	N1°09'58"E
16	N24°39'06"W
17	N79°34'19"E
18	N5°54'08"W
19	N46°08'06"W
20	N5°20'12"W
21	N56°32'15"W
22	N6°34'02"W
23	S61°10'28"E
24	N63°31'58"W
25	S89°00'53"E
26	S74°13'40"W
27	S24°48'24"W
28	S71°30'51"W
29	N69°32'37"W
30	S23°52'25"E
31	S79°43'19"E
32	S58°52'33"E
33	N46°39'33"E
34	N34°38'34"W

**LINE TABLE**

LINE	LENGTH	BEARING
T1	3.20'	N30°18'28"E
T2	13.38'	N34°40'18"E
T3	16.59'	N34°40'18"E

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