

DEDICATION

AUDITOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, that PBH Development LLC has caused to be Platted into Lots, Streets and Tracts the land shown hereon, to be known as Valley Springs 2nd Addition located in the Southeast 1/4 of Section 36, Township 26 North, Range 43 East W.M., Spokane County Washington described as follows:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 3rd day of March, 2017

Filed for record this 7th day of April, 2017, at 10:54 A.M. in Book 39 of Plats on Page 41-42 at the request of Simpson Engineers

Vicky Dalton By [Signature] (Deputy) Spokane County Auditor

Blat # 4281

That portion of the Southeast 1/4 of Section 36, Township 26 North, Range 43 East W.M., described as follows:

PBH Development LLC, Washington Limited Liability Company

ACKNOWLEDGMENT

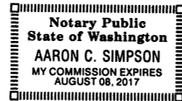
STATE OF WASHINGTON) SS COUNTY OF SPOKANE )

On this 3rd day of March, 2017 before me personally appeared Kurt Paras, known to be Signer of PBH Development LLC, a Washington Limited Liability Company, as the individual who executed the within and foregoing instrument and acknowledged the same to be the free and voluntary act of such corporation 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

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



TOGETHER WITH that portion of the Southeast 1/4 of Section 36, Township 26 North, Range 43 East W.M., described as follows:

Begin at the Northwest corner of Lot 3 Block 3 of the Final Plat of VALLEY SPRINGS, as recorded in Book 35 of Plats, pages 93 and 94, under Auditor's File No. 5876115, in Spokane County, Washington; thence S02°28'50"E, along the West line of said Lot 3, 120.00 feet; thence S87°31'10"W 288.00 feet; thence N02°28'50"W 34.00 feet; thence S87°31'10"W 380.00 feet; thence S02°28'50"E 20.00 feet; thence S87°31'10"W 153.00 feet to the East line of Thierman Road; thence N02°28'50"W, along said East line, 91.87 feet to the South right of way line of Columbia Drive and a point on a non-tangent curve concave to the Southeast with a radius of 27.50 feet and a radial bearing of N49°08'20"W from center of curve, the next 4 courses along said South line; thence Northeasterly through a central angle of 46°39'30", an arc distance of 22.39 feet to the end of said curve; thence N87°31'10"E 36.33 feet; thence N81°49'18"E 55.44 feet; thence N87°31'10"E 709.50 feet to the Point of Beginning.

Situate in the County of Spokane, State of Washington.

The Private Roads (Tracts J, K and L) shown on this Plat are hereby dedicated to the Valley Springs Homeowner's Association by the Secretary of State of the State of Washington under U.B.I. Number 602-949-018, by Document recorded August 20, 2009.

The Private Roads (Tracts J, K and L) cannot be sold or transferred, and shall be considered Subservient Estates for tax purposes to the other lots created herein.

The Private Roads (Tracts J, K and L) as shown hereon are an easement which provides a means for ingress and egress for those lots within the Plat having frontage thereon.

The owners of all lots within this Subdivision shall be members of the Valley Springs Homeowner's Association, a Homeowners Association created by Document Recorded August 20, 2009 by the Secretary of State of the State of Washington under U.B.I. Number 602-949-018 and subject to the articles of Incorporation and Bylaws thereof.

The Private Roads known as Radium, Sun Beam and Ainsworth Lane(s) are granted as a perpetual easement to Spokane County, its successors and assigns for the sole purpose of constructing, installing, altering, replacing, removing, and all other uses or purposes which are or may be related to a sewer system. Spokane County'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, removing, and all other uses or purposes which are or may be related to a sewer system. The grantor(s) reserves the right to use and enjoy that property which is the subject of the 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.

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 the 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 hereon.

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

Serving Utility Companies are hereby granted the right to ingress and egress to all Private Roads, common areas and utility easements.

The status of the areas designated as subservient estates for tax purposes cannot be changed without filing a replat.

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

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 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, 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 Utility companies are also granted the right to install utilities across future acquisition areas or border easements.

The use of private wells and water systems is prohibited.

Private Roads (Tract J, K and L) as shown hereon are utility easements for use of serving utility companies.

The public water system, pursuant to the Water Plan approved by Spokane 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.

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.

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 Spokane County Sanitary Sewer Ordinance. Sewer connection permits shall be required.

The lots within this plat are subject to the recommendations regarding basements found in the Geotechnical Study dated June 21, 2007, prepared by Allwest Testing and Geotechnical Engineering, recorded under Auditors Document Number 5619958 which by reference becomes part of.

The drainage easements, lots, common areas and tracts are subject to the separate drainage declaration of covenant as recorded January 17, 2008 under Auditor's Document Number 5632126 that by reference is made a part hereof.

The Private Roads and drainage easements are subject to the separate declaration of covenant as recorded February 13, 2017 under Auditor's Document Number 6578346 which by reference is made a part hereof.

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 damp-proofing and water-proofing, be implemented as a part of the basement foundation construction.

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 Border Easement 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.



SPOKANE COUNTY PUBLIC WORKS DEPARTMENT Examined and approved this 13th day of March, 2017

SPOKANE COUNTY DIVISION OF UTILITIES Examined and approved this 15th day of March, 2017

SPOKANE COUNTY ASSESSOR Examined and approved this 28th day of March, 2017

SPOKANE REGIONAL HEALTH DISTRICT Examined and approved this 29th day of March, 2017

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING Examined and approved this 28th day of March, 2017

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 March, 2017

SPOKANE COUNTY COMMISSIONERS This Plat was approved and accepted by the County Commissioners of Spokane County, Washington on this 28th day of March, 2017

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.

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



VALLEY SPRINGS SECOND ADDITION

PE-1951-05 NW 1/4 OF A PLAT IN A PORTION OF THE SE 1/4 OF SECTION 36, T.26 N., R.43 E.W.M. AND A PORTION OF TRACT E, VALLEY SPRINGS SPOKANE COUNTY, WASHINGTON SHEET 1 OF 2

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**AUDITOR'S CERTIFICATE**

Filed for record this 7th day of APRIL 2017, at 8:11 A.M. in Book 39 of Plats on Page 41-42 at the request of Simpson Engineers

Vicky Dixon By [Signature]  
Spokane County Auditor

**LEGEND**

- = Set 1/2" rebar cap No. 9967 or X in concrete
- = Found 5/8" rebar cap No. 37544 or as noted
- (R) = Radial Bearing
- = Subdivision Boundary
- - - = Border Easement
- - - - - = Utility Easement
- = Centerline Street

LINE	LENGTH	BEARING
L1	7.99	S02°28'50"E
L2	5.00	N87°31'10"E
L3	2.91	N87°31'10"E
L4	5.87	N02°28'50"W
L5	32.00	S05°29'10"W(R)
L6	38.00	S87°31'10"W
L7	60.30	N86°46'12"W
L8	52.16	S87°31'10"W
L9	36.33	N87°31'10"E
L10	35.87	N81°49'18"E
L11	14.97	N02°28'50"W
L12	15.83	N06°41'12"E
L13	8.82	N03°30'12"W
L14	22.79	N08°26'18"W
L15	55.44	N81°49'18"E

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	19°46'01"	30.00	10.35	5.23	10.30
C2	19°45'12"	30.00	10.34	5.22	10.29
C3	55°52'38"	30.00	29.26	15.91	28.11
C4	55°52'34"	30.00	29.26	15.91	28.11
C5	90°00'00"	100.00	157.08	100.00	141.42
C6	7°58'00"	500.00	69.53	34.82	69.47
C7	46°40'17"	27.50	22.40	11.86	21.79
C8	6°22'33"	516.00	57.42	28.74	57.39
C9	46°39'30"	27.50	22.39	11.86	21.78
C10	95°41'52"	30.00	50.11	33.14	44.48
C11	90°00'00"	30.00	47.12	30.00	42.43
C12	90°00'00"	30.00	47.12	30.00	42.43
C13	90°00'00"	30.00	47.12	30.00	42.43

**REFERENCES:**

R-1 FINAL PLAT OF VALLEY SPRINGS, APN 5876115, BOOK 35 OF PLATS, PAGES 93 AND 94

**BASIS OF BEARING**

The Bearing of N87°37'25"E, along the North line of the SE 1/4 of Section 36, T.26N., R.43 E.W.M. was used as the Basis of Bearing for this Subdivision.

**EQUIPMENT & PROCEDURE**

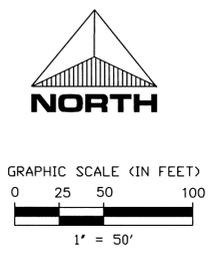
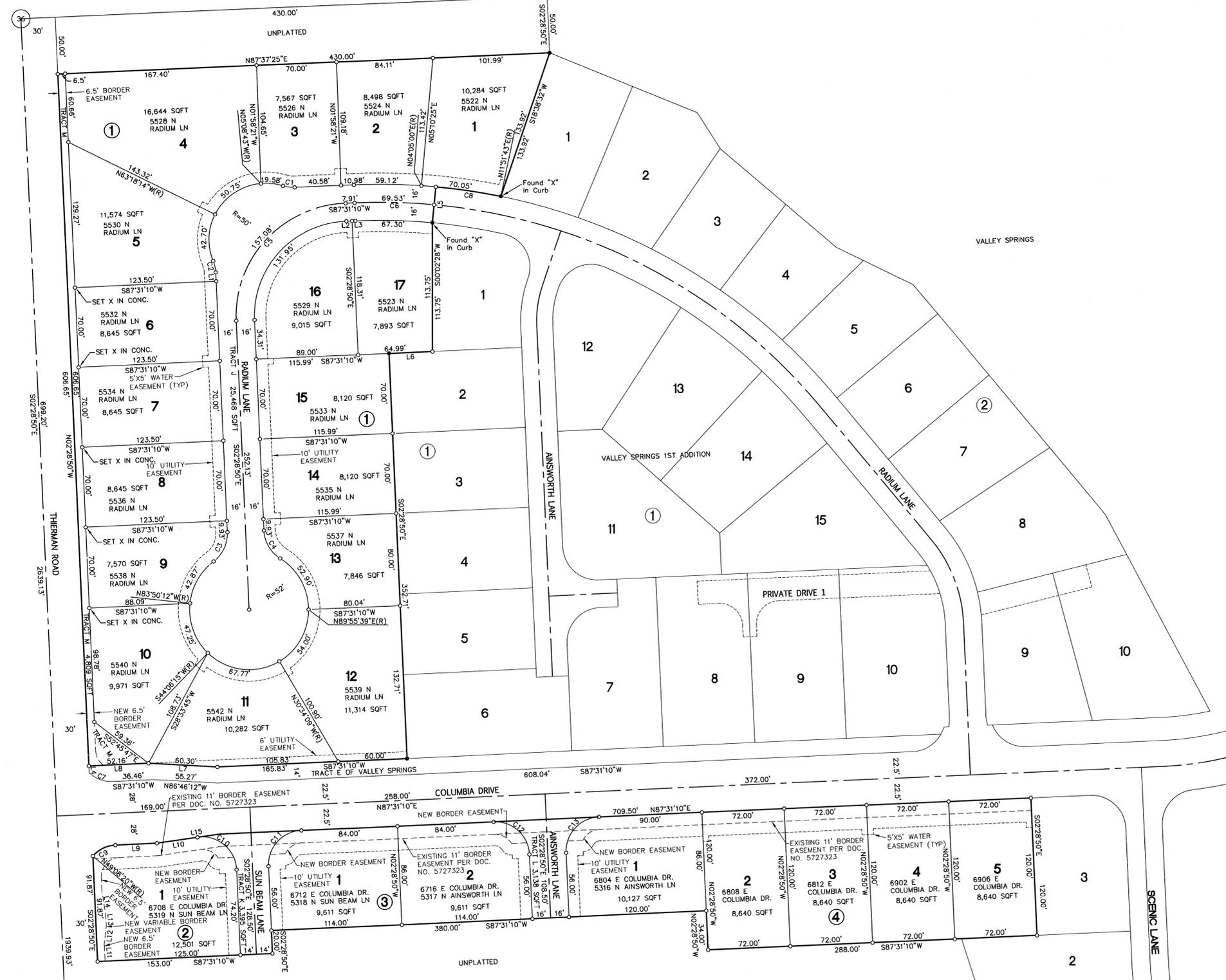
This survey was performed using a Nikon DTM-520 Total Station and Javad RTK Global Positioning System. The Field Traverse methods used are in conformance with WAC 332-130-090 and RCW 58.09.



E 1/4 CORNER  
FOUND MONUMENT & R.P.'S PER R-1  
(TACK AND TAG IN RAILROAD TIE)

CENTER OF SECTION  
FOUND MONUMENT & R.P.'S PER R-1  
(1/2" IRON PIPE)

BASIS OF BEARING  
N87°37'25"E 2630.59



**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



**VALLEY SPRINGS SECOND ADDITION**

PE-1951-05  
A PLAT IN A PORTION OF  
THE SE 1/4 OF SECTION 36, T.26 N., R.43 E.W.M.  
AND A PORTION OF TRACT E, VALLEY SPRINGS  
SPOKANE COUNTY, WASHINGTON  
SHEET 2 OF 2

Founded 1946  
**Simpson Engineers, Inc.**  
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