

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT HANSON INDUSTRIES, INC. A WASHINGTON CORPORATION, HAVE CAUSED TO BE PLATTED INTO TRACTS THE LAND SHOWN HEREON, TO BE KNOWN AS VIEWMONT GLEN, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON STATE, DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "BENTHIN LS 13315" ACCEPTED AS THE WEST ONE-QUARTER CORNER OF SAID SECTION 18; THENCE NORTH 00°50'14" EAST ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER A DISTANCE OF 164.04 FEET TO A 3/4" IRON PIPE, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 00°50'14" EAST CONTINUING ALONG SAID WEST LINE A DISTANCE OF 798.02 FEET TO THE SOUTHWEST CORNER OF PROPERTY AS DESCRIBED IN TREASURER'S DEED RECORDED IN VOLUME 1346, PAGE 1221, UNDER AUDITOR'S FILE NUMBER 9210120299, RECORDS OF SPOKANE COUNTY; THENCE ALONG THE SOUTHWESTERLY AND SOUTHEASTERLY LINES OF SAID DEED THE FOLLOWING TWO (2) COURSES: 1) SOUTH 58°39'46" EAST A DISTANCE OF 86.72 FEET; 2) NORTH 31°20'14" EAST A DISTANCE OF 89.33 FEET TO THE WESTERLY CORNER OF LOT 6 OF THE FINAL PLAT OF WHITWORTH TERRACE 5TH ADDITION, AS RECORDED IN BOOK 7 OF PLATS, PAGE 75; THENCE SOUTH 63°44'46" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 6 A DISTANCE OF 120.46 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 6, SAID POINT ALSO LYING ON THE NORTHWEST LINE OF LOT 5 OF SAID FINAL PLAT OF WHITWORTH TERRACE 5TH ADDITION; THENCE SOUTH 31°20'14" WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 5 A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 58°39'46" EAST ALONG THE SOUTHWEST LINE OF SAID LOT 5 A DISTANCE OF 1.06 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 625.00 FEET; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF LOT 4 AND LOT 5 OF SAID FINAL PLAT OF WHITWORTH TERRACE 5TH ADDITION AND THE SOUTHEASTERLY PROLONGATION OF SAID SOUTHWESTERLY LINES AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°20'00" AN ARC DISTANCE OF 418.15 FEET TO A POINT ON THE WESTERLY LINE OF PROPERTY AS DESCRIBED IN A STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 4577391, RECORDS OF SPOKANE COUNTY; THENCE SOUTH 20°19'46" EAST ALONG THE WEST LINE OF SAID STATUTORY WARRANTY DEED A DISTANCE OF 66.68 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET; THENCE EASTERLY ALONG THE WEST LINE OF SAID STATUTORY WARRANTY DEED AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64°50'00" AN ARC DISTANCE OF 22.63 FEET TO A POINT ON THE SOUTHERLY LINE OF PROPERTY AS DESCRIBED IN A QUIT CLAIM DEED, RECORDED IN VOLUME 893, PAGE 627, RECORDS OF SPOKANE COUNTY; THENCE NORTH 85°09'46" WEST ALONG THE SOUTHERLY LINE OF SAID QUIT CLAIM DEED A DISTANCE OF 13.93 FEET; THENCE SOUTH 57°54'12" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 562.45 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 234,020 SQUARE FEET OR 5.37 ACRES.

NO DIRECT ACCESS FROM ANY LOT TO TONI RAE DRIVE IS ALLOWED UNTIL SUCH A TIME AS AUTHORIZED BY THE COUNTY ENGINEER.

ACCESS TO ARDMORE ROAD SHALL BE FOR EMERGENCY PURPOSES ONLY. NO DIRECT ACCESS FROM ANY LOT OF FROM THE PRIVATE ROAD SERVING THIS PROPOSAL TO ARDMORE DRIVE IS ALLOWED UNTIL SUCH A TIME AS AUTHORIZED BY THE COUNTY ENGINEER.

THE PRIVATE ROADS AND/OR COMMON AREAS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE VIEWMONT GLEN HOMEOWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED October 13, 2003 UNDER STATE UBI NUMBER 602-336-942

THE PRIVATE ROADS AND/OR COMMON AREAS CANNOT BE SOLD OR TRANSFER, AND SHALL BE CONSIDERED SUBSERVIENT ESTATES FOR TAX PURPOSES TO THE OTHER LOTS CREATED HEREIN.

THE STATUS OF THE AREA DESIGNATED AS, SUBSERVIENT ESTATES FOR TAX PURPOSES CANNOT BE CHANGE WITH OUT FILLING A REPLAT.

THE PRIVATE ROADS, AS SHOWN HEREON, ARE EASEMENTS WHICH PROVIDE A MEANS OF INGRESS AND EGRESS AND UTILITIES FOR THOSE LOTS WITHIN THE PLAT HAVING FRONTAGE THEREON.

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

THE PRIVATE ROADS AND DRAINAGE EASEMENTS ARE SUBJECT TO THE SEPARATE DECLARATION OF COVENANT AS RECORDED OCTOBER 15, 2003 UNDER AUDITOR'S FILE NO. 4983108 WHICH BY REFERENCE IS MADE A PART HEREOF.

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. THE SETBACKS INDICATED ON THIS PLAT MAY BE VARIED FROM IF PROPER ZONING APPROVALS ARE OBTAINED.

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.

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 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.

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 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. USE OF INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL NOT BE AUTHORIZED.

INDIVIDUAL TRACTS SHALL BE SUBJECT TO PAYMENT OF CURRENTLY APPLICABLE SEWER CONNECTION CHARGES AND/OR GENERAL FACILITIES CHARGES PRIOR TO THE ISSUANCE OF A SEWER CONNECTION PERMIT.

BUILDINGS AND DWELLINGS ARE PROHIBITED WITHIN THE 50 FOOT WIDE POWER LINE EASEMENT PER AUDITOR'S FILE NO. 967421A.

UTILITY EASEMENTS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED TO EXCLUSIVE USE OF THE UTILITY COMPANIES WHICH HOLD A FRANCHISE GRANTED BY SPOKANE COUNTY OR OTHER GOVERNMENTAL ENTITY, PERMITTEES ARE LIMITED TO THOSE USES CONSISTENT WITH THE CONSTRUCTION, RECONSTRUCTION, PROTECTION, MAINTENANCE AND OPERATION OF SAID UTILITIES, INCLUDING GAS, ELECTRICITY, TELEPHONE AND CABLE, TOGETHER WITH THE RIGHT TO INSPECT SAID UTILITIES AND TO TRIM AND/OR REMOVE BRUSH AND TREES WHICH MAY INTERFERE WITH THE CONSTRUCTION MAINTENANCE AND OPERATION OF THE SAME. SERVING UTILITY COMPANIES ARE ALSO GRANTED THE RIGHT TO INSTALL UTILITIES CROSSING ANY FUTURE ACQUISITION AREA AND ANY BORDER EASEMENTS AS NEEDED TO ACCESS UTILITY EASEMENTS FROM ROAD RIGHT-OF-WAY.

THE EMERGENCY ACCESS EASEMENT AS SHOWN IS FOR EMERGENCY USE ONLY.

DRAINAGE EASEMENTS AND TRACTS AS PLATTED AND SHOWN HEREON, ARE HEREBY DEDICATED 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 VIEWMONT GLEN HOMEOWNERS ASSOCIATION. TRACT A IS B HEREBY DEDICATED TO THE VIEWMONT GLEN 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 PUBLIC DRAINAGE EASEMENTS AND TRACTS FOR THE PURPOSES OF INSPECTION AND EMERGENCY MAINTENANCE OF THE DRAINAGE SWALES, PONDS, DITCHES, CULVERTS AND OTHER DRAINAGE FACILITIES, IF NOT PROPERLY MAINTAINED BY THE PROPERTY OWNER(S) OR THE VIEWMONT GLEN 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 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 IN DRAINAGE EASEMENTS ON PRIVATE PROPERTY.

FUTURE FOOTING & FOUNDATION AND BASEMENT PLANS FOR ALL BUILDING LOTS WITHIN THIS PLAT ARE SUBJECT TO THE TITLE NOTICES(S) AS RECORDED OCT 29 2003 UNDER AUDITOR'S FILE NO(S) 4989771 WHICH BY REFERENCE ARE MADE A PART HEREOF.

CLC ASSOCIATES
707 WEST 7TH AVENUE SUITE 200
SPOKANE WASHINGTON 99204
P 509 458 6840 F 509 458 6840
CLCASSOC.COM
ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

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, 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.

THE VIEWMONT GLEN HOMEOWNERS ASSOCIATION, OR ITS SUCCESSORS IN INTEREST SHALL MAINTAIN ANY ALL DRAINAGE FACILITIES, LOCATED IN THE PRIVATE TRACTS IN CONFORMANCE WITH THE APPROVED 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 '208' SWALES 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 VIEWMONT GLEN HOMEOWNERS ASSOCIATION IS ALSO RESPONSIBLE FOR REMOVING AND DISPOSING OF THE SOIL AND GRASS SOD LOCATED IN DRAINAGE FACILITIES SITUATED WITHIN COMMON AREAS, TRACTS, OR PRIVATE LOTS AT SUCH TIME SPOKANE COUNTY DEEMS NECESSARY, AND REPLACING THE SOIL AND GRASS SOD. THE VIEWMONT GLEN HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES, WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

IF THE VIEWMONT GLEN 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 VIEWMONT GLEN 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 VIEWMONT GLEN HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST.

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

SUBJECT TO THE SEPARATE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATION OF EASEMENTS AS RECORDED OCTOBER 23, 2003 UNDER AUDITOR'S FILE NO. 4987085 WHICH BY REFERENCE ARE MADE A PART HEREOF.

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____ 20____.

HANSON INDUSTRIES, INC.,
A WASHINGTON CORPORATION

BY: Robert J. Boyle
VICE PRESIDENT

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) SS
COUNTY OF SPOKANE)

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT Robert J. Boyle 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 VICE PRES OF HANSON INDUSTRIES, INC., A WASHINGTON CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 28 DAY OF October 2003

Laura J. Myers
NOTARY PUBLIC, IN AND FOR THE STATE
OF WASHINGTON RESIDING AT SPOKANE
MY COMMISSION EXPIRES 5/31/05



SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 4th DAY OF November 2003
AT 2:31 P.M. IN BOOK 29 OF Plats AT PAGE 24
AT THE REQUEST OF Hanson Industries Inc

J. Higdon
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.

Kerrel Bell
KERREL BELL, PLS
CERTIFICATE NUMBER 29286
10-27-03

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 30th DAY OF OCTOBER 2003

[Signature]
SPOKANE COUNTY DIVISION OF UTILITIES

SPOKANE COUNTY ENGINEER

EXAMINED AND APPROVED THIS 30th DAY OF October 2003

[Signature]
SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

EXAMINED AND APPROVED THIS 3rd DAY OF November 2003

John Pederson
DIRECTOR, SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 3rd DAY OF November 2003

Donnell C. Copley
FOR SPOKANE REGIONAL HEALTH OFFICER

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 2nd DAY OF November 2003

Suzanne Sommers 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 4 DAY OF November 2003

John Poshelley
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 4 DAY OF Nov 2003

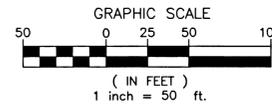
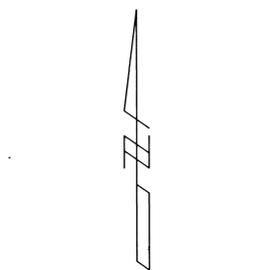
Linda M. Walenton
SPOKANE COUNTY TREASURER BY DEPUTY



FINAL PLAT
OF
VIEWMONT GLEN
LOCATED IN THE
NORTHWEST ONE-QUARTER OF SECTION 18,
TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON

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J. Higden
Spokane County Auditor by Deputy



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	625.00'	418.15'	217.24'	410.40'	38°20'00"
C2	20.00'	22.63'	12.70'	21.44'	64°50'00"
C3	100.00'	78.60'	41.46'	76.60'	45°02'13"
C4	30.00'	28.75'	15.58'	27.66'	54°34'01"
C5	30.00'	28.75'	15.58'	27.66'	54°34'01"

LINE TABLE

LINE	LENGTH	BEARING
T1	13.93'	N85°09'46"W
T2	25.19'	S89°00'00"E

RADIAL BEARINGS

LINE	BEARING
12	N04°50'14"E
13	N43°43'14"E
14	S84°41'01"E
15	N121°34'7"E
16	N39°34'35"E
17	S47°09'17"W
18	N54°32'36"E
19	S61°52'22"W

LEGEND

- - FOUND 1/2" IRON PIPE INSIDE DIAMETER, UNLESS OTHERWISE NOTED.
- - SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP MARKED "29286", OR LEAD PLUG WITH WASHER MARKED "29286"
- ▲ - SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP MARKED "29286", OR LEAD PLUG WITH WASHER MARKED "29286" ON CONCRETE CURB AT ACTUAL LOT CORNER, AND SET LEAD PLUG WITH WASHER MARKED "29286" AS A REFERENCE POINT ON CONCRETE CURB AT THE EXTENSION OF LOT LINE FROM THE BACK LOT CORNER THROUGH THE FRONT LOT CORNER.
- **NOTE** THE REFERENCE POINTS AT THE EXTENSION OF THE LOT LINE FROM BACK TO FRONT WILL ONLY BE SET AT CLIENT REQUEST.

AFN - AUDITOR'S FILE NUMBER

REFERENCES

- (A) WHITWORTH TERRACE FIFTH ADDITION, BOOK 7 OF PLATS, PAGE 75.
- (B) FOREST HILLS 1ST ADDITION, BOOK 7 OF PLATS, PAGE 95.
- (C) FOREST HILLS ADDITION, BOOK 7 OF PLATS, PAGE 62.
- (D) QUIT CLAIM DEED RECORDED IN VOLUME 893, PAGE 627, AUDITOR'S FILE NO. 8704220243.
- (E) UNRECORDED SURVEY BY JERRY SIMS IDENTIFIED AS GPS OF NORTH CORNERS SPOKANE COUNTY, DATE 3-9-98.

BASIS OF BEARINGS

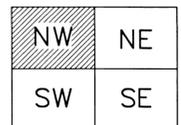
THE BASIS OF BEARING FOR THIS PLAT ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 18, IS AN ASSUMED BEARING OF NORTH 00°50'14" EAST BETWEEN FOUND MONUMENTS.

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
VIEWMONT GLEN
LOCATED IN THE
NORTHWEST ONE-QUARTER OF SECTION 18,
TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON



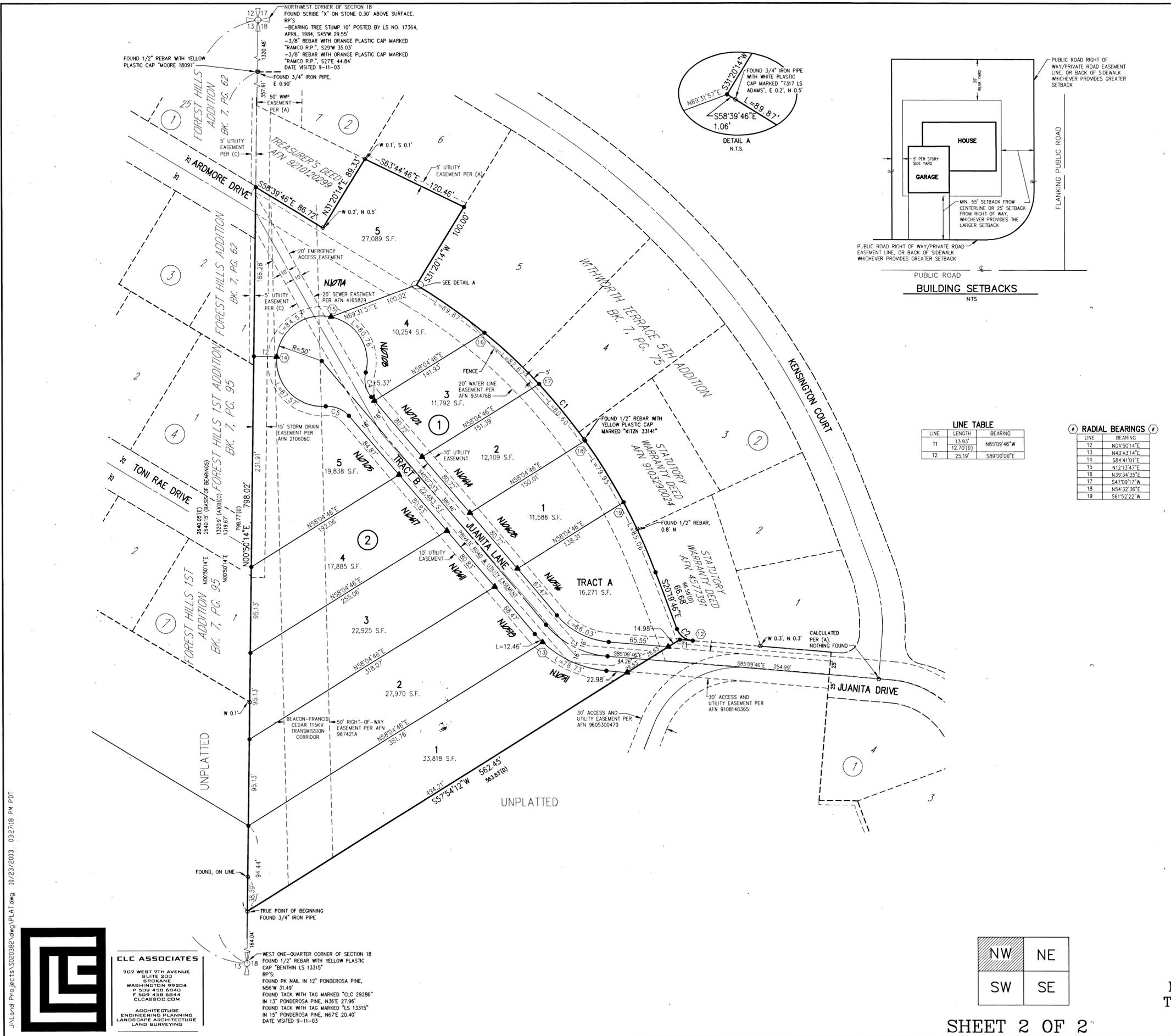
SHEET 2 OF 2

PI# 1851

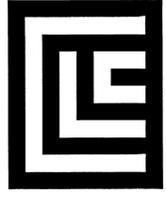
3636

2/2

29/25



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CLC ASSOCIATES
707 WEST 7TH AVENUE
SUITE 200
SPokane
WASHINGTON 99204
P 509 458 6840
F 509 458 6844
CLCASSOC.COM

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

WEST ONE-QUARTER CORNER OF SECTION 18
FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP "BENTHIN LS 13315"
RP'S:
FOUND PK NAIL IN 12" PONDEROSA PINE,
N56°W 31.49'
FOUND TACK WITH TAG MARKED "CLC 29286"
IN 13" PONDEROSA PINE, N36°E 27.96'
FOUND TACK WITH TAG MARKED "LS 13315"
IN 15" PONDEROSA PINE, N67°E 20.40'
DATE WSTED 9-11-03