

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Whitetail Ridge LLC, a Washington Limited Liability Company, has caused to be platted into Private Roads, Tracts, Lots and Blocks, the land shown hereon to be known as WHITETAIL RIDGE, being a portion of Tract 256 of Vera, according to the plat recorded in Volume "0" of Plats, Page 30, and unplatted portions of the W1/2 of Section 35, Township 25 North, Range 44 East, W.M., Spokane County, Washington, described as follows:

Beginning at the southwest corner of the NW1/4 of said Section 35; thence N00°25'20"E, along the west line of said NW1/4, 60.00 feet to a point on the northerly right-of-way line of Belle Terre Avenue the TRUE POINT OF BEGINNING; thence along said northerly right-of-way line the following seven (7) calls: 1) S89°44'39"E, parallel with the south line of said NW1/4, 205.22 feet to the point of curve of a 410.74 foot radius curve to the left; 2) along the arc of said curve through a central angle of 24°15'00", 173.84 feet to the point of tangent; 3) N66°00'21"E 512.98 feet to the point of curve of a 470.74 foot radius curve to the right; 4) along the arc of said curve through a central angle of 55°10'00", 453.25 feet to the point of tangent; 5) S58°49'39"E 119.31 feet to the point of curve of a 1402.39 foot radius curve to the left; 6) along the arc of said curve through a central angle of 11°15'00", 275.36 feet to the point of tangent; 7) S70°04'39"E 305.56 feet to a point on the northerly boundary of the plat of Belle Terre, as recorded in Volume "38" of Plats, Page 54; thence continuing along the northerly right-of-way line of Belle Terre Avenue and along the said northerly boundary of the plat of Belle Terre the following four (4) calls: 1) continuing S70°04'39"E 305.21 feet to the point of curve of a 470.74 foot radius curve to the right; 2) along the arc of said curve through a central angle of 1'02'51", 8.61 feet to the point of reverse curve of a 20.00 foot radius curve to the left, the center of circle of which bears N20°58'12"E; 3) along the arc of said curve through a central angle of 95°44'51", 33.42 feet to the point of tangent; 4) N15°13'21"E 95.38 feet to a point on the south line of said NW1/4; thence S89°44'39"E, along said south line, 398.93 feet to the southeast corner of said NW1/4; thence N00°19'40"E, along the east line of said NW1/4, 995.48 feet to a point on the extended south line of Tract 257 of said plat of Vera; thence N89°47'42"W 664.87 feet to the southwest corner of said Tract 257; thence N22°02'40"W 358.26 feet to a point on the south line of Short Plat No. 228-83, as recorded in Volume 2 of Short Plats, Page 53, from which the southeast corner of said Short Plat bears S89°48'43"E 136.50 feet; thence N89°48'43"W, along said south line of Short Plat No. 228-83 and said south line extended, 548.23 feet to a point on the east line of said Tract 256 and on the westerly right-of-way line of Best Road; thence N00°22'30"E, along said westerly right-of-way line, 125.06 feet to a point on the extended south line of Short Plat No. 892-93 as recorded in Volume 17 of Short Plats, Pages 7 & 8; thence N89°50'46"W, along said extended south line, 5.00 feet to the southeast corner of said Short Plat No. 892-93; thence along the boundary of said short plat the following five (5) courses: 1) continuing N89°50'46"W 159.05 feet; 2) N41°10'21"W 223.44 feet; 3) N63°02'23"W 122.98 feet; 4) N14°31'47"W 155.31 feet; 5) N47°43'07"W 244.93 feet to the southeast corner of Tract 242 of said plat of Vera; thence N89°50'46"W, along the south line of said Tract 242 and said line extended, 654.46 feet to a point on said west line of the NW1/4; thence S00°25'20"W, along said west line, 1926.24 feet to the TRUE POINT OF BEGINNING.

This plat is restricted by the terms of the Declaration of Covenants, Conditions, and Restrictions for Whitetail Ridge as recorded January 28, 2005, under Auditor's File No. 5174506, which by reference is made a part hereof.

The owners of all lots within this subdivision shall be members of Whitetail Ridge Homeowners Association created January 28, 2005 by the Secretary of State of the State of Washington under U.B.I. Number 602-467-990 and subject to the Articles of Incorporation and Bylaws thereof.

Setbacks shall be determined under the Spokane County Zoning Code at the time building permits are requested unless the setbacks are specifically drafted on the final plat. The setbacks indicated on this plat may be varied from if proper zoning approvals are obtained.

WARNING: Parts of this property are geologically hazardous areas as identified by the Spokane County Critical Areas Ordinance. This includes, without limitation, areas of slopes exceeding 30%, erodible soils, Latah formation and alluvium. A geo-hazard mitigation plan shall be required for building permits, road construction, utilities and storm drainage facilities within these geo-hazard areas. Due to the shallow bedrock in this area, a geotechnical report that identifies where on the lot, basements can be properly constructed, shall be completed for each lot prior to issuance of a building permit for that lot.

No direct access from lots to 1/2 rights-of-way or stub road connections is allowed until such roads are constructed to County standards and established as county roads. No direct access shall be allowed from lots to Evergreen Road, Best Road, or Adams Road until such time as authorized by the County Engineer.

Lot 1 Block 4, is an open space parcel reserved for future development when the Urban Growth Area Boundary is expanded to include the open space parcel. Future development of this parcel may include small lot residential uses and/or commercial/industrial uses commonly found in an urban area. The open space parcel is not intended to be preserved in perpetuity. Only the use(s) defined in the open space management plan are permitted on the open space parcel. The open space parcel is subject to "The Open Space Management Plan for the Preliminary Plat of Whitetail Ridge" as recorded January 10, 2005, under Auditor's File No. 5167605, which by reference is made a part hereof.

Development within this subdivision shall conform to the requirements of the National Flood Insurance Program and Chapter 3.20 of the Spokane County Code. Purchasers of the property within this subdivision are warned of possible flooding or ponding and the potential requirement to purchase Flood Insurance. This warning shall be carried in each and every deed drawn to transfer ownership of any and all property within the plat in the area of Special Flood Hazard.

That in consideration of Mutual Benefits now or to be hereafter derived, do for themselves, their heirs, grantees, assigns and successor(s) in interest hereby request and authorize Spokane County to include the above-described property in a Road Improvement District (RID) and to support the formation of a Road Improvement District for improvement of the road(s) described below by requesting and authorizing Spokane County to place their name(s) on a petition for the formation of a Road Improvement District, pursuant to RCW 36.88.050, or by requesting and authorizing Spokane County to cast their ballot in favor of a RID being formed under the resolution method pursuant to RCW 36.88.030, and/or by not filing a protest against the formation of a RID being formed under the alternative resolution method provided for in RCW 36.88.065 and chapter 35.43 RCW.

If a RID is proposed for improvement of the road(s) described below, said owner(s) and successor(s) further agree: (1) that the improvements or construction contemplated within the proposed RID are feasible, (2) that the benefits to be derived from the formation of the RID by the property included therein, together with the amount of any County participation, exceeds the cost and expense of formation of the RID, and (3) that the property within the proposed RID is sufficiently developed; provided, that, their heirs, grantees, assigns and successor(s) shall retain the right, as authorized under RCW 36.88.090, to object to any assessment(s) on the property as a result of the improvements called for in conjunction with the formation of a RID by either the petition or resolution method under Chapter 36.88 RCW and to appeal to the Superior Court the decision of the Board of County Commissioners confirming the final assessment roll; provided further, it is recognized that actual assessments may vary from assessment estimate so long as they do not exceed a figure equal to the increased true and fair value improvement(s) add(s) to the property.

It is further acknowledged and agreed that at such time as a RID is created or any County Road improvement project is authorized by Spokane County, the improvements required shall be at the sole expense of the owner(s) of property within the RID or served by the improvements, without any monetary participation by Spokane County.

The RID waiver contained in this agreement shall expire after (10) years from the date of execution below. This provision is applicable to Belle Terre Avenue.

Slope easements are granted to Spokane County as needed for future construction or maintenance of Belle Terre Avenue.

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 owner(s), their heirs, successors, or assigns, including the obligation to participate in the maintenance of the private roads as provided herein.

Tract "A", the private road rights-of-way for Bolivar Lane and 39th Lane, as shown hereon is hereby dedicated to the Whitetail Ridge Homeowners Association. Tract "A", is an easement which provides a means of ingress and egress for those lots within this Plat. Tract "A" cannot be sold or transferred, and shall be considered subservient estates for tax purposes to the residential lots created hereon. The status of the area designated as "subservient estates for tax purposes" cannot be changed without filing a replat.

Private Road Easement "B" for 39th Lane across Lot 1 Block 4, and serving Lots 1 and 2, Block 3, is hereby granted to the owners of Lots 1 and 2, Block 3 and to the Whitetail Ridge Homeowners Association. The Private Road Easements "B1" & "B2", within Lots 1 and 2, Block 3, are hereby granted to the owners of Lots 1 and 2, Block 3 and to the Whitetail Ridge Homeowners Association.

The County of Spokane is hereby granted the right of ingress and egress to all private road rights-of-way, private road easements, and all drainage tracts.

The private roads, private easements and drainage facilities are subject to the separate DECLARATION OF COVENANT as recorded January 12, 2005, under Auditor's File No. 5168463, which by reference is 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 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.

Sight distance restrictions are hereby imposed over all of Tract "A" (Bolivar Lane & 39th Lane) and over a portion of Drainage Tract "B" shown hereon. The property owner and the Whitetail Ridge Homeowners Association agree not to obstruct or in any manner allow any obstacle to block this sight distance area between a height of three (3) feet and a height of seven (7) feet above the road pavement elevation within said Tracts. Spokane County and its authorized agents are hereby granted the right of ingress and egress to, over and from said Tracts for the purpose of inspection and emergency maintenance of the sight distance area. If the property owner or the Whitetail Ridge Homeowners Association fails to maintain the sight distance area in reasonable conformance with the accepted 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 and the Whitetail Ridge Homeowners Association.

Utility easements over Tract "A", (Bolivar Lane & 39th Lane); over Private Road Easements "B", "B1" and "B2", over a ten foot (10') wide strip adjoining Terre Verde Drive stub street, adjoining Tract "A", (Bolivar Lane & 39th Lane), adjoining Private Road Easements "B" "B1" and "B2", and over a fifteen foot (15') wide strip adjoining Belle Terre Avenue, as shown hereon, are hereby granted to the serving utility companies for the construction, reconstruction, maintenance, and operation of utilities, together with the right to inspect said utilities and to trim and/or remove brush and trees that may interfere with the construction, maintenance, and operation of same. Street light poles and masonry, brick or rock fences are prohibited within the utility easements adjoining said Tracts "A", (Bolivar Lane & 39th Lane), Private Road Easements "B", "B1" and "B2".

The lots within this plat are subject to the recommendations regarding basements found in the geotechnical "Report of Consultation" dated February 5, 2003, prepared by GeoEngineers, Inc. recorded under Auditors Document Number 4963433 which by reference becomes a part hereof.

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 Divisions, and the 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.

Subject to specific application approval and issuance of permits by the Health Officer, the use of individual and/or community on-site sewage disposal systems may be authorized.

Each lot owner shall be a member of the on-site sewage management association until said association is dissolved with the consent and approval of the Spokane Regional Health District. The lot ownerships within this plat are subject to the separate Sewage Maintenance Agreement as recorded December 3, 2003, under Auditor's File No. 5008220, which by reference is made a part hereof.

Drainfield designs are per engineered plans dated October 2, 2003. The referenced plans and any future amended plans must be approved by the Health District.

The community on-site sewage system shall be constructed pursuant to Spokane County regulations and standards so that when connection to the area-wide public sewer system is required, the system will be acceptable.

Community Drainfield Easements, "A", "B", and "C", Replacement Community Drainfield Easements "A1", "B1", and "C1", and the Private Sanitary Sewer Easements, "A", "B", and "C" as shown hereon, are hereby granted to the Whitetail Ridge Homeowners Association for constructing, installing, operating, maintaining, repairing, altering, replacing, removing and all other uses or purposes which may be related to a sewer system.

The community sewer system within the development shall be owned, operated, and maintained by the Whitetail Ridge Homeowners Association. Individual residential grinder pumps and sewer lines connecting individual properties to the sewer main line shall remain the property and responsibility of the respective property owners. A dryline force main sewer line will be built to convey sewage flow to Belle Terre Avenue for future connection to Spokane County's regional sewer system. Upon redirection of wastewater flows to the County's system, property owners shall be required to pay General Facilities Charges and monthly sewer service fees, in accordance with Spokane County Code, Chapter 8.03. Upon redirection of wastewater flows to Spokane County's regional sewer system, Community Drainfield Easements, "A", "B" and "C", Replacement Community Drainfield Easements "A1", "B1" and "C1", and those portions of the Private Sanitary Sewer Easements "A", "B", and "C", which are no longer needed are hereby released back to Whitetail Ridge, LLC.

NOTE: Individual residential grinder pumps must be located within the footprint of the residential structure.

The perpetual "Future Sewer System Easement A", 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 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 that will not interfere with the County's full enjoyment of the rights 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 specific location for the easement, within the general area shown hereon, will be determined by the County at the time of sewer system design. The easement described hereinabove is to and shall run with the land.

Drainage easements and tracts 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 Whitetail Ridge Homeowners Association. All tracts are hereby dedicated to the Whitetail Ridge 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 Whitetail Ridge 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.

FINAL PLAT WHITETAIL RIDGE

A PORTION OF TRACT 256 OF VERA AND UNPLATTED PORTIONS OF THE W1/2 OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 44 EAST, W.M. SPOKANE COUNTY, WASHINGTON

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.

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 subjected 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 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 as specified in the currently accepted plans on file at Spokane County Engineer's Office. No structures, including fences, shall be constructed directly over or within a natural drainage channel or drainage ditch without the expressed written consent of the Spokane County Engineer. Spokane County does not accept the responsibility to inspect and/or maintain the drainage easements, nor does Spokane County accept any liability for any failure by the lot owner(s) to properly maintain such areas. Spokane County is responsible for maintaining the stormwater facilities located within the public ROW as shown in the final plat documents. Maintenance shall include cleaning the structures, pipes, etc., removing and disposing of the soil and grass sod at such a time that Spokane County deems necessary, and replacing the soil and grass sod. Spokane County shall not be responsible for maintaining the lawn turf within said tracts, which includes but is not limited to mowing, irrigating, and keeping the area free of debris.

The Whitetail Ridge Homeowners Association or its successors in interest shall maintain all drainage facilities located in the private tracts in conformance with the accepted plans on file at the Spokane County Engineer's Office. Maintenance of drainage facilities includes, but is not limited to, keeping open and cleaning storm pipes, ditches, drainage ponds, swales, etc., replacement of drainage facilities as needed, and maintaining live native-type dryland grasses or lawn turf in the '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 Whitetail Ridge 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 Whitetail Ridge Homeowners Association shall be responsible for payment of all claims and other liabilities, which may become due for said maintenance responsibilities.

If the Whitetail Ridge 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 Whitetail Ridge 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 Whitetail Ridge Homeowners Association, or their successors in interest.

Should the Whitetail Ridge 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 Whitetail Ridge 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.

All of part of the land shown hereon is subject to: The right of way for ditches and pipelines as provided for in contract to Vera Electric Water Company, dated April 25, 1908, recorded in Volume "H" of Contracts, Page 292. An agreement with Vera Irrigation District No. 15, and the terms and conditions thereof recorded April 30, 1975, as Auditor's File No. 7504300378. An easement in favor of Vera Irrigation District No. 15, and the terms and conditions thereof recorded October 28, 1992, as Auditor's File No. 9210280554. A Real Property Covenant and Agreement with Spokane County, and the terms and conditions thereof recorded August 23, 1994, as Auditor's File No. 9408260390. A plot addendum recorded September 16, 2003, as Auditor's File No. 4963433. Title Notices recorded October 1, 2003, as Auditor's File No. 4972918 through 4972933, inclusive.

Whitetail Ridge, LLC John M. Humphreys MANAGER

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.

Daniel B. Clark, P.L.S. #12904 Registered Professional Land Surveyor



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 16th DAY OF MARCH, 2005 AT 2:29 PM. IN BOOK 30 OF PLATS AT PAGE 92-94 AT THE REQUEST OF ADAMS & CLARK, INC.

(Signed) [Signature] County Auditor

# 3719

SPOKANE COUNTY COMMISSIONERS This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 15th day of March, 2005.

[Signature] Spokane County Commissioners

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS Examined and approved this 3rd day of March, 2005.

[Signature] Spokane County Engineer

SPOKANE REGIONAL HEALTH DISTRICT Examined and approved this 16th day of March, 2005.

[Signature] Spokane Regional Health Officer

SPOKANE COUNTY DIVISION OF UTILITIES Examined and approved this 9th day of March, 2005.

[Signature] Spokane County Utilities

SPOKANE COUNTY ASSESSOR Examined and approved this 16th day of March, 2005.

[Signature] Spokane County Assessor

SPOKANE COUNTY BUILDING AND PLANNING DEPARTMENT Examined and approved this 12th day of March, 2005.

[Signature] Director of Spokane County Building & Planning Department

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 plat, have been fully paid, satisfied, and discharged. Dated this 16 day of March, 2005.

[Signature] Spokane County Treasurer



ACKNOWLEDGMENT

STATE OF WASHINGTON COUNTY OF SPOKANE, WA On this 15th day of March, 2005, before me personally appeared Johnny M. Humphreys, to me known to be the Manager of Whitetail Ridge LLC, a Washington Limited Liability Company that executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned and stated on oath that he/she is authorized to execute said instrument.

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

[Signature] Notary Public in and for the State of Washington, residing in Spokane, My commission expires 9/12/2007



AUDITOR'S CERTIFICATE  
FILED FOR RECORD THIS 16th DAY  
OF MAY 2021 AT 11:00 AM  
IN BOOK 30 OF PLATS AT PAGE 13-27  
AT THE REQUEST OF ADAMS & CLARK, INC.  
(Signed) \_\_\_\_\_  
County Auditor

# FINAL PLAT WHITETAIL RIDGE #3719

A PORTION OF TRACT 256 OF VERA AND UNPLATTED  
PORTIONS OF THE W1/2 OF SECTION 35, TOWNSHIP 25 NORTH,  
RANGE 44 EAST, W.M., SPOKANE COUNTY, WASHINGTON

**BASIS OF BEARINGS**  
N89°50'46"W on the north line of the SE1/4 of the NW1/4  
of the NW1/4 as shown on Short Plat No. 892-93.

**SURVEYOR'S NOTE:**  
The control survey for this plat was performed, and the  
corners shown as found hereon were located between  
November 25, 1997 and January 30, 2003.

**EQUIPMENT AND PROCEDURES**  
This survey was performed with a 6 second total  
station theodolite using field traverse procedures,  
and using Global Positioning System (GPS)  
equipment with 5 mm. + 1 ppm. accuracy.

TRACT "A" PRIVATE ROAD TRACT = 2.36 ACRES  
TRACT "B" DRAINAGE TRACT = 38.663 S.F.  
TRACT "C" DRAINAGE TRACT = 11,078 S.F.  
LOT 1, BLOCK 4 = 71.92 ACRES  
RESIDENTIAL LOTS = 7.46 ACRES  
TOTAL PLATTED AREA = 82.88 ACRES

- LEGEND**
- = SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "A&C INC. 12904" UNLESS OTHERWISE SHOWN
  - ◆ = FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "A&C INC. 12904", PER SR43, UNLESS OTHERWISE SHOWN
  - [ ] = LATITUDE AND DEPARTURE FROM CALCULATED POSITION. CORNER NOT ACCEPTED
  - ( ) SR# = RECORD DATA PER SURVEY REFERENCE SR#
  - AFN = AUDITOR'S FILE NUMBER
  - R/W = RIGHT OF WAY
  - S.F. = SQUARE FEET
  - Q = FIRE HYDRANT

**PROJECT BENCHMARK**  
Spokane County TBM -B-2, RID #517 found "+" on east head bolt of fire hydrant at the intersection of Best Road and 34th Lane. Elevation = 2023.36(NAVD88)



**AC**  
Adams & Clark, Inc.  
1720 W. Fourth Ave.  
Spokane, WA 99204  
(509) 747-4600 F(509) 747-8913  
www.adamsandclark.com  
Project No. 2002-01-020

**BEARING TABLE**

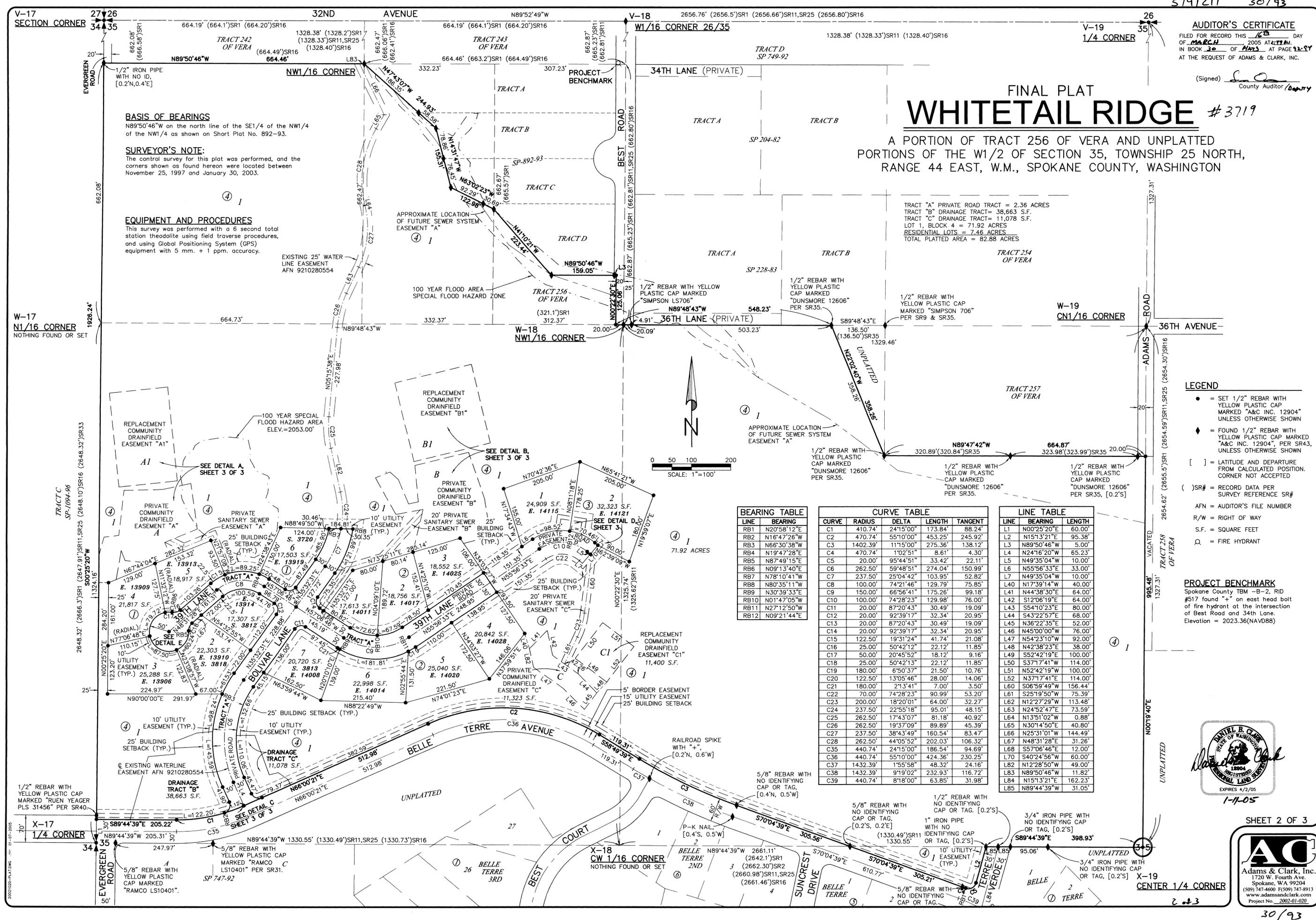
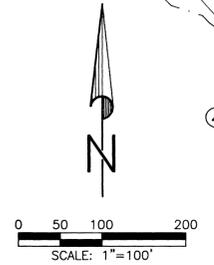
LINE	BEARING
RB1	N20°58'12"E
RB2	N16°47'26"W
RB3	N66°30'38"W
RB4	N19°47'28"E
RB5	N87°49'15"E
RB6	N09°13'40"E
RB7	N78°10'41"W
RB8	N80°35'11"W
RB9	N30°39'33"E
RB10	N01°47'05"W
RB11	N27°12'50"W
RB12	N09°21'44"E

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	410.74	24°15'00"	173.84	88.24
C2	470.74	55°10'00"	453.25	245.92
C3	1402.39	11°15'00"	275.36	138.12
C4	470.74	1°02'51"	8.61	4.30
C5	20.00	95°44'51"	33.42	22.11
C6	262.50	59°48'51"	274.04	150.99
C7	237.50	25°04'42"	103.95	52.82
C8	100.00	74°21'46"	129.79	75.85
C9	150.00	66°56'41"	175.26	99.18
C10	100.00	74°28'23"	129.98	76.00
C11	20.00	87°20'43"	30.49	19.09
C12	20.00	92°39'17"	32.34	20.95
C13	20.00	87°20'43"	30.49	19.09
C14	20.00	92°39'17"	32.34	20.95
C15	122.50	19°31'24"	41.74	21.08
C16	25.00	50°42'12"	22.12	11.85
C17	50.00	20°45'52"	18.12	9.16
C18	25.00	50°42'13"	22.12	11.85
C19	180.00	6°50'37"	21.50	10.76
C20	122.50	13°05'46"	28.00	14.06
C21	180.00	2°13'41"	7.00	3.50
C22	70.00	74°28'23"	90.99	53.20
C23	200.00	18°20'01"	64.00	32.27
C24	237.50	22°55'18"	95.01	48.15
C25	262.50	17°43'07"	81.18	40.92
C26	262.50	19°37'09"	89.89	45.39
C27	237.50	38°43'49"	160.54	83.47
C28	262.50	44°05'52"	202.03	106.32
C35	440.74	24°15'00"	166.54	94.69
C36	440.74	55°10'00"	424.36	230.25
C37	1432.39	1°55'58"	48.32	24.16
C38	1432.39	9°19'02"	232.93	116.72
C39	440.74	8°18'00"	63.85	31.98

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N00°25'20"E	60.00'
L2	N15°13'21"E	95.38'
L3	N89°50'46"W	5.00'
L4	N24°16'20"W	65.23'
L5	N49°35'04"W	10.00'
L6	N55°56'33"E	33.00'
L7	N49°35'04"W	10.00'
L40	N17°39'14"W	40.00'
L41	N44°38'30"E	64.00'
L42	S12°06'19"E	64.00'
L43	S54°10'23"E	80.00'
L44	S43°22'57"E	68.00'
L45	N36°22'35"E	52.00'
L46	N45°00'00"W	76.00'
L47	N54°23'10"W	92.00'
L48	N42°38'23"E	38.00'
L49	S52°42'19"E	100.00'
L50	S37°17'41"W	114.00'
L51	N52°42'19"W	100.00'
L52	N37°17'41"E	114.00'
L60	S06°59'49"W	156.44'
L61	S25°19'50"W	75.39'
L62	N12°27'29"W	113.48'
L63	N24°52'47"E	73.59'
L64	N13°51'02"W	0.88'
L65	N30°14'50"E	40.80'
L66	N25°31'01"W	144.49'
L67	N48°31'28"E	31.26'
L68	S57°06'46"E	12.00'
L70	S40°24'56"W	60.00'
L82	N12°28'50"W	49.00'
L83	N89°50'46"W	11.82'
L84	N15°13'21"E	162.23'
L85	N89°44'39"W	31.05'



# FINAL PLAT WHITETAIL RIDGE

A PORTION OF TRACT 256 OF VERA AND UNPLATTED PORTIONS OF THE W1/2 OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 44 EAST, W.M. SPOKANE COUNTY, WASHINGTON

LINE	BEARING
RB2	N16°47'26"W
RB13	N09°21'44"E
RB14	N17°16'11"W
RB14	N59°10'03"W
RB15	N85°45'14"W

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	410.74'	24°15'00"	173.84'	88.24'
C10	100.00'	74°28'23"	129.98'	76.00'
C29	20.00'	97°28'54"	34.03'	22.80'
C30	20.00'	89°43'19"	31.32'	19.90'
C32	292.50'	28°31'06"	145.59'	74.34'
C33	13.00'	74°51'54"	16.99'	9.95'
C34	13.00'	72°38'30"	16.48'	9.56'
C40	232.50'	27°07'17"	110.06'	56.08'

**AUDITOR'S CERTIFICATE**  
FILED FOR RECORD THIS 12th DAY OF MAY 2005 AT 12:49 P.M. IN BOOK 30 OF PLATS AT PAGE 12-94 AT THE REQUEST OF ADAMS & CLARK, INC.

(Signed) *[Signature]*  
County Auditor

#3719

**V-17 SECTION CORNER**  
VISITED 1/30/03  
ENGINEER'S CORNER NO. 280 & 4724  
FOUND RAILROAD SPIKE WITH "+"  
PER SR11, SR25, SR28 & SR33

**X-17 1/4 CORNER**  
VISITED 1/30/03  
ENGINEER'S CORNER NO. 274  
FOUND RAILROAD SPIKE PER SR30 & SR33

REFERENCE POINTS FOUND:  
TACK & 3/4" BRASS TAG MARKED "LS706" IN NORTHEAST FACE OF POWER POLE PER SR11, SR25, SR28 & SR33  
S54°50'03"W 33.14'  
TACK & 3/4" BRASS TAG MARKED "LS8642 LS9967" IN SOUTHWEST FACE OF POWER POLE PER SR33  
N59°19'12"E 66.95'  
"+" ON HEAD FLANGE BOLT OF FIRE HYDRANT PER SR11, SR25 SR28 & SR33  
N76°20'27"W 116.94'

REFERENCE POINTS FOUND:  
EMPTY MONUMENT CASE PER SR30  
WEST 1.17'  
P-K NAILS PER SR33  
S74°04'E 0.99'  
S34°13'W 2.38'  
N86°11'W 3.09'  
N25°56'W 2.27'  
5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "10401" PER SR30  
S89°40'54"E 50.00'  
TACK & 3/4" BRASS TAG MARKED "LS12904" IN 16" PINE PER SR30  
S67°34'58"W 18.67'

**V-18 W 1/16 CORNER 26/35**  
VISITED 11/25/97  
FOUND ROCK NAIL PER SR28  
ALSO FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "MOORE LS 18091" PER SR28 [1.12"E] AND P-K NAIL PER SR28 [0.2"N, 1.15"E]

REFERENCE POINT SET:  
"+" ON WEST HEADBOLT OF FIRE HYDRANT  
N50°E 64.38'

REFERENCE POINTS FOUND:  
TACK & 3/4" BRASS TAG MARKED "LS 18091" IN NORTHEAST FACE OF POWER POLE  
S59°25'30"E 35.81'  
"+" ON EAST HEADBOLT OF FIRE HYDRANT  
N30°27'23"W 52.21'

**X-18 CW1/16 CORNER**  
NOTHING FOUND OR SET

**X-19 CENTER 1/4 CORNER**  
VISITED 1/30/03  
ENGINEER'S CORNER NO. 281  
FOUND 1-1/2" IRON PIPE PER SR WITH WOODEN HUB AND SPIKE INSIDE PER SR43.  
REFERENCE POINTS:  
FOUND TACK IN SMALL BLAZE  
N54°W 13.42'  
SET 1/2" REBAR WITH RED PLASTIC CAP MARKED "A&C CONT. 12904"  
N74°E 14.88'  
S08°W 13.05'

**V-19 1/4 CORNER**  
VISITED 1/30/03  
ENGINEER'S CORNER NO. 276  
FOUND P-K NAIL PER SR24  
REFERENCE POINTS FOUND:  
TACK & 3/4" BRASS TAG MARKED "A&C INC 12904 IN NORTH FACE OF POWER POLE PER SR24  
S73°57'44"W 72.54'  
TACK & 3/4" BRASS TAG MARKED "A&C INC 12904 IN SOUTH FACE OF POWER POLE PER SR24  
N69°49'23"W 55.84'  
"+" ON SOUTHWESTERLY HEADBOLT OF FIRE HYDRANT PER SR11 SR24 & SR25  
N33°28'05"E 34.88'

**W-17 N 1/16 CORNER 34/35**  
VISITED 11/25/97  
NOTHING FOUND OR SET

**W-18 NW 1/16 CORNER**  
VISITED 01/02/01  
FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "A&C INC 12904" PER SR43

**W-19 CN 1/16 CORNER**  
VISITED 11/27/97  
FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "SIMPSON LS706" PER SR9, SR15, SR35 & SR36

REFERENCE POINTS FOUND:  
"+" ON SOUTHWEST HEADBOLT OF FIRE HYDRANT  
N67°13'47"E 48.37'  
TACK IN SOUTHEAST FACE OF POWER POLE  
S39°49'30"W 25.51'

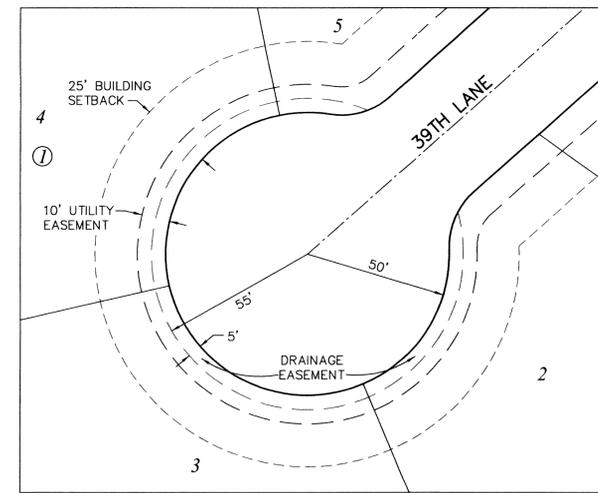
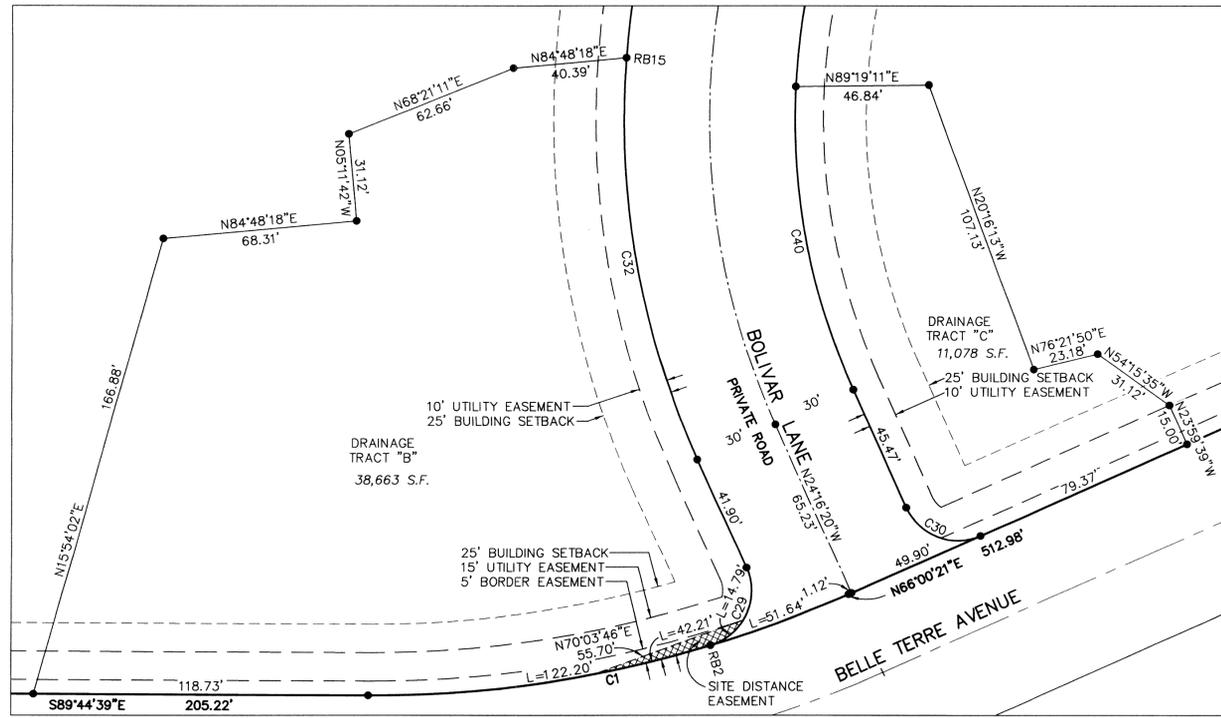
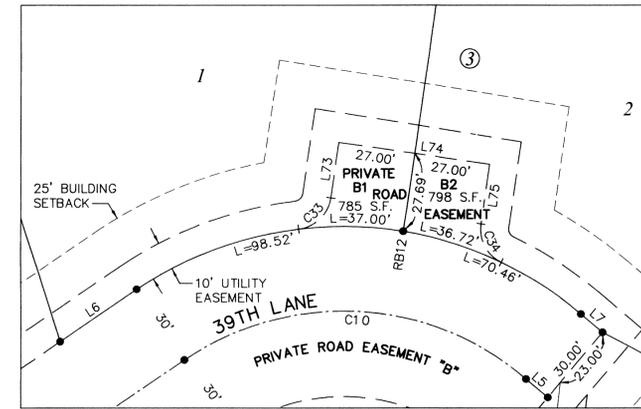
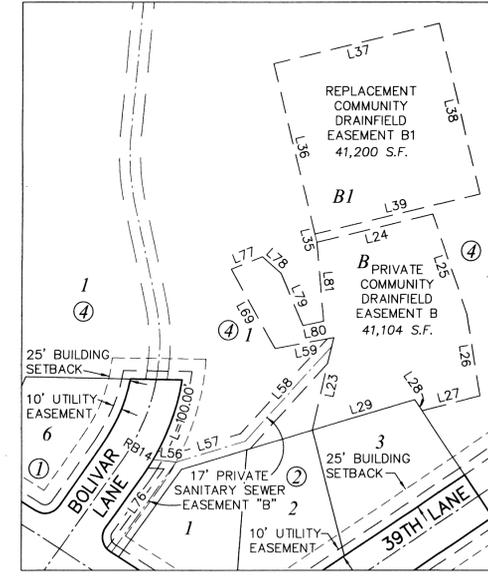
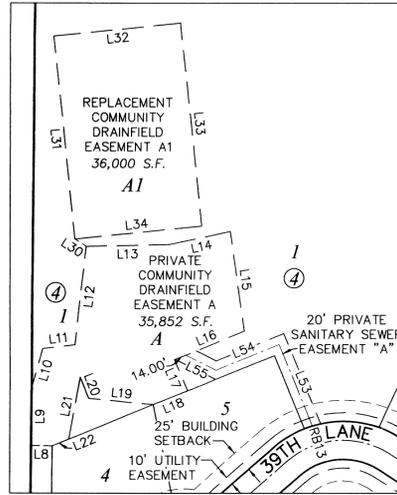
REFERENCE POINT SET:  
"+" IN EAST FACE OF 2-1/2" STEEL FENCE POST, 1.2' ABOVE GROUND  
N88°25'30"W 20.06'

**SURVEY REFERENCES**

- SR0 = Spokane County Engineer's Corner Record Books.
- SR1 = Plat of Vera, Book "0" Page 30.
- SR2 = Plat of Belle Terre, Book "8" Page 54.
- SR3 = Record of Survey, Book 10 Page 45.
- SR4 = Record of Survey, Book 14 Page 99.
- SR5 = Record of Survey, Book 15 Page 69.
- SR6 = Record of Survey, Book 18 Page 53.
- SR7 = Short Plat No. 122-79, Book 1 Page 76.
- SR8 = Record of Survey, Book 26 Page 65.
- SR9 = Record of Survey, Book 26 Page 66.
- SR10 = Plat of Belle Terre 1st. Addition, Book 16 Page 61.
- SR11 = Short Plat No. 204-82, Book 2 Page 50.
- SR12 = Short Plat No. 228-83, Book 2 Page 53.
- SR13 = Plat of Belle Terre 2nd. Addition, Book 16 Page 83.
- SR14 = Short Plat No. 231-83, Book 2 Page 71.
- SR15 = Record of Survey, Book 31 Page 20.
- SR16 = Short Plat No. 258-83, Book 3 Page 47.
- SR18 = Short Plat No. 465-86, Book 5 Page 10.
- SR19 = Short Plat No. 539-88, Book 5 Page 94.
- SR20 = Short Plat No. 487-87, Book 5 Pages 99-100.
- SR21 = Spokane County Engr. Dept. Cadastral Retracement Record for Corner No. 274, dated November 8, 1990.
- SR22 = Plat of Belle Terre 3rd. Addition, Book 20 Page 26.
- SR23 = Short Plat No. 769-92, Book 8 Page 80.
- SR24 = Plat of Pleasant Cove, Book 21 Page 18.
- SR25 = Short Plat No. 749-92, Book 9 Page 56.
- SR26 = Spokane County Engr. Dept. Cadastral Retracement Record for Corner No. 280/475/57BY dated September 10, 1993.
- SR27 = Short Plat No. 879-93, Book 10 Page 74.
- SR28 = Plat of Evergreen Point Eighth Addition, Book 22 Page 14 & 15.
- SR29 = Short Plat No. 937-93, Book 11 Page 78.
- SR30 = Record of Survey, Book 64 Pages 82-83.
- SR31 = Short Plat No. 747-92, Book 11 Page 100.
- SR32 = Short Plat No. 1055-96, Book 12 Page 96.
- SR33 = Record of Survey, Book 73 Pages 98 & 99.
- SR34 = Short Plat No. 947-94, Book 14 Pages 27-29.
- SR35 = Record of Survey, Book 76 Page 45.
- SR36 = Record of Survey, Book 76 Page 60.
- SR37 = Spokane County Engr. Dept. Cadastral Retracement Record for Corner No. 274 dated June 16, 1998.
- SR38 = Spokane County Engr. Dept. Cadastral Retracement Record for Corner No. 276 dated June 24, 1998.
- SR39 = Spokane County Engr. Dept. Cadastral Retracement Record for Corner No. 281 dated June 24, 1998.
- SR40 = Short Plat No. 1094-96, Book 15 Pages 71-73.
- SR41 = Record of Survey, Book 84 Page 67.
- SR42 = Record of Survey, Book 92 Page 51.
- SR43 = Short Plat No. 892-93, Book 17 Pages 7-8.

**LEGEND**

- = SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "A&C INC. 12904" UNLESS OTHERWISE SHOWN
- [ ] = LATITUDE AND DEPARTURE FROM CALCULATED POSITION. CORNER NOT ACCEPTED
- ( ) SR# = RECORD DATA PER SURVEY REFERENCE SR#
- R/W = RIGHT OF WAY
- S.F. = SQUARE FEET



LINE	BEARING	LENGTH
L5	N49°35'04"W	10.00'
L6	N55°56'33"E	33.09'
L7	N49°35'04"W	10.00'
L8	N89°34'40"W	25.00'
L9	S00°25'20"W	69.00'
L10	S16°05'09"W	48.00'
L11	S83°22'31"W	38.00'
L12	S06°30'51"W	116.00'
L13	N88°39'04"E	98.00'
L14	N77°53'13"E	74.00'
L15	S07°57'39"E	118.00'
L16	N67°44'04"E	89.00'
L17	N22°15'56"W	40.00'
L18	S67°44'04"W	43.00'
L19	S84°32'30"E	77.00'
L20	S21°49'23"E	27.00'
L21	N10°15'08"E	74.50'
L22	S67°44'04"W	21.00'
L23	N12°51'03"E	112.00'
L24	S76°19'24"W	140.00'
L25	N19°22'46"W	124.00'
L26	N09°21'24"W	98.00'
L27	S75°11'55"W	71.00'
L28	N34°03'27"W	16.00'
L29	S73°25'11"W	125.00'
L30	N56°49'06"W	15.84'
L31	S05°58'40"E	240.00'
L32	S84°01'20"W	150.00'
L33	N05°58'40"W	240.00'
L34	N84°01'20"E	150.00'
L35	N13°40'36"W	10.00'
L36	S13°40'36"E	206.00'
L37	S76°19'24"W	200.00'
L38	N13°40'36"W	206.00'
L39	N76°19'24"E	200.00'
L53	S21°57'08"E	103.96'
L54	S67°44'04"W	80.00'
L55	S63°35'03"E	39.94'
L56	N84°21'59"W	27.48'
L57	S73°25'11"W	84.75'
L58	S42°13'37"W	149.97'
L59	S79°20'07"W	70.00'
L69	N28°50'46"W	107.00'
L73	S08°11'18"W	19.62'
L74	S81°48'42"E	54.00'
L75	N08°11'18"E	21.18'
L76	N35°32'31"E	130.90'
L77	N68°26'22"E	39.00'
L78	S48°29'29"E	29.00'
L79	S22°56'18"E	67.00'
L80	N78°05'16"E	25.00'
L81	N05°24'20"W	93.00'

