

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that RIDGECREST DEVELOPMENTS, a Washington General Partnership, and SEATTLE-FIRST NATIONAL BANK, a National Banking Association, have caused to be platted into Lots, Blocks, and Streets, the land shown hereon, to be known as WINFIELD PARK, PHASE III, being a portion of the North Half of the Northwest Quarter of Section 35, T.27 N., R.43 E., W.M., described as follows:

That portion of the North half of the Northwest quarter of Section 35, Township 27 North, Range 43 East, W.M., lying Westerly of the Westerly boundaries of WINFIELD PARK PHASE I and WINFIELD PARK PHASE II, as to plat thereof recorded in Volume 20 of Plats, pages 57 and 58 and Book 21 of Plats pages 60 and 61 respectively;

AND EXCEPT THE Northerly 40.00 feet and the Westerly 30.00 feet for road purposes;

Situate in the County of Spokane, State of Washington.

And they do hereby dedicate to public use forever the public streets and roads shown within this plat. Direct access from individual lots to Day-Mt. Spokane Road is hereby prohibited.

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 subdivision may be varied from if proper zoning approvals are obtained.

The private roads and/or common areas shown on this plat are hereby dedicated to the WINFIELD PARK HOMEOWNER'S ASSOCIATION, created by document recorded May 21, 1992 under UBI NO.601-390-750.

The private roads and/or common areas cannot be sold or transferred, regardless of any provisions in the covenants to the contrary, and shall be considered subservient estates for tax purposes to the other lots created herein.

The private roads, as shown hereon, are easements which provide a means of ingress and egress for those lots within the Plat having frontage thereon. Private roads easements are subject to the separate DECLARATION OF COVENANT as recorded September 21, 1994 under Auditor's Document No. 9123210043, which by reference is made a part hereof.

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

Site distance easements in Lots 8 and 26, Block 2 and Lots 10, 16 and ²⁰Block 3, as platted and shown hereon, are hereby granted to Spokane County and its authorized agents for the sole purpose of allowing a clear view site distance triangle over and across the above described 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 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 correct the maintenance failure or have it corrected. All costs involved will be charged to the property owner.

The Easement shown hereon is to and shall run with the land. No modification of the boundaries of said easement can be made without the prior approval of Spokane County.

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.

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 facility, or b) drainage intercepted on the lot is disposed of on the lot in an approved drainage facility. The approved drainage facility shall be constructed in accordance with the approved plans on file at the County Engineer's Office. Any revisions to the approved drainage plans must be approved by the County Engineer's Office prior to construction of said revisions. The owners of all lots within this subdivision shall be members of the WINFIELD PARK HOMEOWNER'S ASSOCIATION and subject to the Articles of Incorporation and Bylaws thereof. SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR WINFIELD PARK, as recorded under Auditor's Document No. 9205210286, which by reference is made a part hereof.

The owner(s) or successor(s) in interest agree to join in any County-approved stormwater management program and to pay such rates and charges as may be fixed through public hearings for service or benefit obtained by the planning, design, constructing, maintaining or operation of stormwater control facilities.

Subject to specific application approval and issuance of permits by the Health Officer, the use of individual on-site sewage system(s) may be authorized.

The public water system, pursuant to the WATER PLAN approved by County and State Health authorities, the local fire protection district, County Building & Safety Department, and water purveyor, shall be installed within this subdivision, and the subdivider/sponsor 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. Use of private wells and water systems is prohibited.

The owner(s) or successor(s) in interest agree to authorize the County to place their name(s) on a petition for the formation of ULID by petition method pursuant to RCW 36.94, which petition includes the owner(s)' property; and further not to object by the signing of a protest petition against the formation of a ULID by resolution method pursuant to RCW Chapter 36.94 which includes the owner(s)' property. PROVIDED this condition shall not prohibit the owner(s) or successor(s) from objecting to any assessment(s) on the property as a result of improvements called for in conjunction with the formation of a ULID by either petition or resolution method under RCW Chapter 36.94.

The owner(s) or successor(s) in interest agree to authorize the County to place their name(s) on a petition for the formation of a Road Improvement District (RID) by the petition method pursuant to Chapter 36.88 RCW, which petition includes the owner(s) property, and further not to object, by the signing of a ballot, to the formation of an RID by the resolution method pursuant to Chapter 36.88 RCW, which resolution includes the owner(s) property. If an RID is formed by either the petition or resolution method as provided for in Chapter 36.88 RCW, the owner(s) or successor(s) further agree: (1) that the improvement(s) or construction contemplated within the proposed RID is 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, exceed the cost and expense of formation of the RID; and (3) that the property within the proposed RID is sufficiently developed. Provided further that the owner(s) or 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 an RID by either petition or resolution method under Chapter 36.88 RCW, and to appeal to the Superior Court the decision of the Board of County Commissioners affirming the final assessment roll.

It is further agreed that at such time as an RID is created or any Road Improvements Project is sanctioned by Spokane County, the improvements required (curb, sidewalk, drainage control and paving) will be at the sole expense of the undersigned owner(s), their heirs, grantees and assigns without participation by Spokane County. The RID waiver contained in this agreement shall expire after ten (10) years from the date of execution below. However, the owner(s) or successor(s) agree that if said RID waiver expires without construction of the required improvements, the owner(s) or successor(s) agree to construct the required improvements at their own expense, pay to Spokane County the then estimated cost of the required improvements to enable the County to complete the same, or furnish a bond or other secure method suitable to the County (which may include the execution of another RID waiver agreement) providing for or securing to the County the actual construction of the improvements. All of the requirements of this agreement shall run with the land and shall be binding upon the Owner(s), their successor(s) or assign(s). This provision applies to all lots within the plat and is applicable to Day Mt. Spokane Road and Yale Road.

WARNING: Spokane County has no responsibility to build, improve, or 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 road as provided herein.

Utility easements are hereby granted to the serving utility companies over the private road easements, and over a ten foot (10') wide strip adjoining all public road rights of way and the margins of private roads. A sixteen foot (16') wide utility easement on Lot 15, Block 2, along the lot line common to Lot 15 and Lot 14, Block 2, as shown hereon, is hereby granted to the serving utility companies, including Whitworth Water District No. 2 and Washington Water Power Co.

Subject to an easement recorded May 28, 1987, under Auditor's File No. 8705280060.

IN WITNESS WHEREOF, the above-said owners have hereunto set their hand this 13th day of JUNE, 1995.

RIDGECREST DEVELOPMENTS, A Washington General Partnership

By: Robert L. Heitman, Jr.
Robert L. Heitman, Jr., General Partner

By: Michael D. Hume
Michael D. Hume, General Partner

SEATTLE-FIRST NATIONAL BANK

By: Patricia A. Sheldon
Its: Assistant Vice President

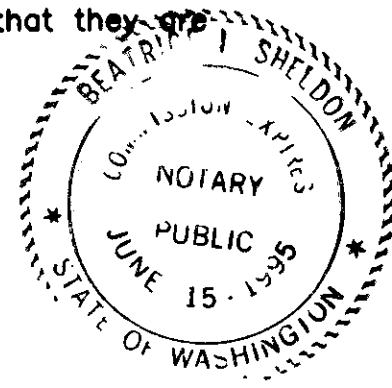
ACKNOWLEDGMENTS

STATE OF WASHINGTON)
County of Spokane) ss

On this 13 day of JUNE, 1995, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared ROBERT L. HEITMAN, JR. and MICHAEL D. HUME, to me known to be the General Partners of RIDGECREST DEVELOPMENTS, a Washington General Partnership, which executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said partnership, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument on behalf of said partnership.

Given under my hand and official seal the day and year last above written.

Patricia A. Sheldon
NOTARY PUBLIC in and for the State of Washington, residing at Spokane.
My commission expires 6/15/95



STATE OF WASHINGTON)
County of Spokane) ss

On this 15th day of June, 1995, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared Brian A. Archibald, to me known to be the Assistant Vice President of SEATTLE-FIRST NATIONAL BANK, a National Banking Association, that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said association, for the uses and purposes therein mentioned and on oath stated that he is authorized to execute the said instrument and that the seal affixed (if any) is the corporation seal of said corporation.

Given under my hand and official seal the day and year last above written.

Jan D. Moly
NOTARY PUBLIC in and for the State of Washington, residing at Spokane.
My commission expires 12-1-97



AUG 3 3 03 PM '95

SPokane, WA

9508090334

Book 23
Page 41
Plat #3265

SPOKANE COUNTY AUDITOR'S CERTIFICATE

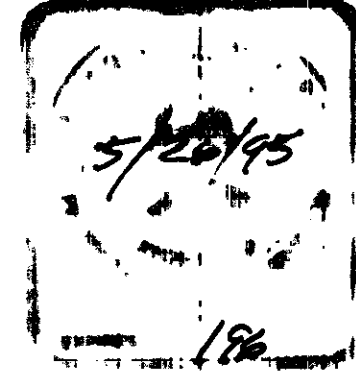
Filed for record this 9 day of August, 1995, at 3:00 P.M., in Book 23 of Plats, at Page 41, at the request of Spokane County

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.

Patrick J. Moore
Patrick J. Moore, PLS
Certificate Number 18091



SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 20th day of June, 1995.

Patrick J. Moore
Director, Spokane County Division of Utilities

SPOKANE COUNTY ENGINEER

Examined and approved this 19th day of June, 1995.

P. C. [Signature]
Spokane County Engineer

SPOKANE COUNTY DIVISION OF PLANNING

Examined and approved this 8th day of August, 1995.

Stacy Bjorklund
Dir: Director, Spokane County Division of Planning

SPOKANE COUNTY HEALTH DISTRICT

Examined and approved this 27th day of July, 1995.

Steve P. Hallock, R.S.
for Spokane County Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 28th day of July, 1995.

J.C. Conroy
Spokane County Assessor by Deputy

SPOKANE COUNTY COMMISSIONERS

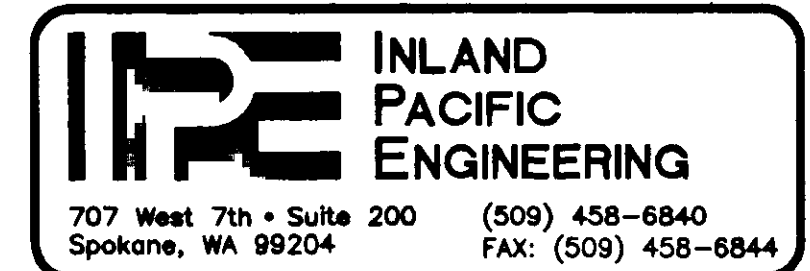
This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 8 day of August, 1995.

Patricia A. Sheldon
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 4th day of August, 1995.

Linda M. Hulstrom
Spokane County Treasurer by Deputy



FINAL P.U.D. PLAT OF
WINFIELD PARK, PHASE III
LOCATED IN THE NW 1/4 OF
SECTION 35, T.27 N., R.43 E., W.M.
SPOKANE COUNTY, WASHINGTON

23/41
3265

LINE	DIRECTION	DISTANCE
11	S89°44'13"W	24.23'
12	S89°44'13"W	7.82'
13	N89°44'13"W	28.80'
14	S89°44'13"W	4.30'
15	S89°44'13"W	4.30'
16	S00°09'19"W	24.08'
17	N22°51'02"E	26.20'
18	S84°14'45"W	17.20'
19	N28°51'02"E	12.08'
20	S32°52'17"W	25.10'
21	N53°14'51"W	25.49'
22	N53°14'51"W	25.49'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
1	20.00'	11.83'	10.31'	8.43'	32.85°
2	20.00'	11.83'	10.31'	8.43'	32.85°
3	20.00'	11.83'	10.31'	8.43'	32.85°
4	20.00'	11.83'	10.31'	8.43'	32.85°
5	20.00'	11.83'	10.31'	8.43'	32.85°
6	20.00'	11.83'	10.31'	8.43'	32.85°
7	20.00'	11.83'	10.31'	8.43'	32.85°
8	20.00'	11.83'	10.31'	8.43'	32.85°
9	20.00'	11.83'	10.31'	8.43'	32.85°
10	20.00'	11.83'	10.31'	8.43'	32.85°
11	20.00'	11.83'	10.31'	8.43'	32.85°
12	20.00'	11.83'	10.31'	8.43'	32.85°
13	20.00'	11.83'	10.31'	8.43'	32.85°
14	20.00'	11.83'	10.31'	8.43'	32.85°
15	20.00'	11.83'	10.31'	8.43'	32.85°
16	20.00'	11.83'	10.31'	8.43'	32.85°
17	20.00'	11.83'	10.31'	8.43'	32.85°
18	20.00'	11.83'	10.31'	8.43'	32.85°
19	20.00'	11.83'	10.31'	8.43'	32.85°
20	20.00'	11.83'	10.31'	8.43'	32.85°
21	20.00'	11.83'	10.31'	8.43'	32.85°
22	20.00'	11.83'	10.31'	8.43'	32.85°
23	20.00'	11.83'	10.31'	8.43'	32.85°
24	20.00'	11.83'	10.31'	8.43'	32.85°
25	20.00'	11.83'	10.31'	8.43'	32.85°
26	20.00'	11.83'	10.31'	8.43'	32.85°
27	20.00'	11.83'	10.31'	8.43'	32.85°
28	20.00'	11.83'	10.31'	8.43'	32.85°
29	20.00'	11.83'	10.31'	8.43'	32.85°
30	20.00'	11.83'	10.31'	8.43'	32.85°
31	20.00'	11.83'	10.31'	8.43'	32.85°
32	20.00'	11.83'	10.31'	8.43'	32.85°
33	20.00'	11.83'	10.31'	8.43'	32.85°
34	20.00'	11.83'	10.31'	8.43'	32.85°
35	20.00'	11.83'	10.31'	8.43'	32.85°
36	20.00'	11.83'	10.31'	8.43'	32.85°
37	20.00'	11.83'	10.31'	8.43'	32.85°
38	20.00'	11.83'	10.31'	8.43'	32.85°
39	20.00'	11.83'	10.31'	8.43'	32.85°
40	20.00'	11.83'	10.31'	8.43'	32.85°
41	20.00'	11.83'	10.31'	8.43'	32.85°
42	20.00'	11.83'	10.31'	8.43'	32.85°
43	20.00'	11.83'	10.31'	8.43'	32.85°
44	20.00'	11.83'	10.31'	8.43'	32.85°

LINE	DIRECTION
1	N19°46'28"E
2	S31°59'42"W
3	S42°11'48"W
4	S42°11'48"W
5	N16°42'18"E
6	S41°14'28"E
7	N27°59'42"E
8	N27°59'42"E
9	N27°59'42"E
10	N27°59'42"E
11	N27°59'42"E
12	N33°59'18"E
13	S04°08'42"W
14	N01°38'18"E
15	N04°14'00"W
16	S00°39'31"E
17	N06°09'59"E
18	S17°00'59"W
19	N44°35'44"W
20	S61°10'04"W
21	S00°11'34"E
22	S59°50'42"E
23	S42°11'48"W
24	N06°19'24"E
25	S33°30'11"E
26	S09°18'08"E
27	N06°19'24"E
28	S62°57'33"E
29	S54°33'52"E
30	N64°44'44"W
31	N81°23'32"E
32	N51°00'49"E
33	N06°19'24"E
34	S08°04'04"W
35	S31°29'37"E
36	N48°14'44"E
37	S71°48'13"E
38	N11°48'13"W
39	S08°14'04"E
40	N53°29'01"E
41	S81°59'19"E
42	S53°45'19"E
43	S53°45'19"E
44	S79°15'19"E
45	N33°11'11"E
46	S29°25'59"W
47	N31°47'08"E
48	S47°56'15"E

FILED FOR RECORD THIS 9 DAY OF August 1953 IN PLAT BOOK 23 OF PLATS PAGE 43 at the request of Inland Pacific Eng. 9508090334

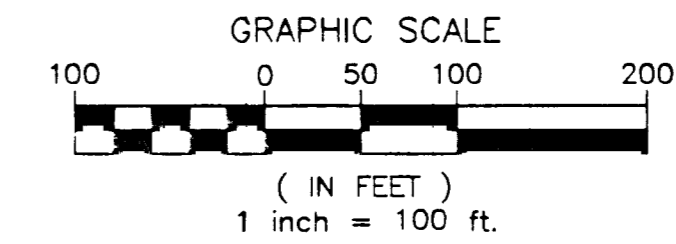
AUDITOR'S CERTIFICATE
Deputy *January*

Book 23
Page 42
Plat # 3265

NW CORNER SEC. 35-27-43
FND. 4" SQUARE HEADED BOAT SPIKE
AND RECORD RPS PER FINAL PLATS
OF EAGLE'S NEST & WINFIELD PARK PHASE I
EXISTING RPS
TK. IN P. POLE N.71°E 85.26'
S.43°E 52.33'
TK W/TAG 11318 IN 14" PINE
S.43°E 52.33'
TK W/TAG 11318 IN P. POLE
N.42°W 42.31'

10' OF ADDITIONAL
RIGHT OF WAY PER R/W DEED RECORDED
UNDER AUDITOR'S FILE
NO. 9205050054

10' FUTURE
ACQUISITION AREA DAY-MOUNT SPOKANE ROAD (PH NO. 18)



LEGEND

- FND. 1/2" REBAR W/YPC MOORE 18091" SET AS PROPERTY CORNER OR CENTERLINE MONUMENT PER WINFIELD PARK, PHASE I & II, SHADOW WOOD 2ND ADDITION OR PINEGLEN ADDITION (UNLESS OTHERWISE NOTED)
- SET 1/2" REBAR W/YPC STAMPED MOORE 18091" (UNLESS OTHERWISE NOTED) AS:
- -ANGLE POINT IN BOUNDARY
- -LOT CORNER
- ⊙ -CENTERLINE MONUMENT
- B.S. -BUILDING SETBACK

- (A) RECORD INFORMATION PER FINAL PLAT OF WINFIELD PARK PHASE I RECORDED IN BOOK 20 OF PLATS PAGE 57 & 58.
- (B) RECORD INFORMATION PER FINAL PLAT OF SHADOW WOOD SECOND ADDITION RECORDED IN BOOK 19 OF PLATS PAGE 81.
- (C) RECORD INFORMATION PER FINAL PLAT OF PINEGLEN ADDITION RECORDED IN BOOK 20 OF PLATS PAGE 4.

BASIS OF BEARINGS

THE BEARING OF N89°44'13"W ALONG THE NORTH LINE OF THE NW 1/4 AS SHOWN ON THE FINAL PLAT OF WINFIELD PARK PHASE I WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

SURVEYOR'S NOTES

- 1) THE AREA OF THE SUBDIVISION IS 39.89 ACRES.
- 2) THE AREA OF TRACT "I", WOODGLEN LANE IS 18,221 S.F.
- 3) THE AREA OF TRACT "J", LLOYD LANE/WINFIELD LANE IS 1.17 ACRES.
- 4) THE AREA OF TRACT "K", BEVERLY LANE IS 13,215 S.F.
- 5) THE AREA OF TRACT "L", KAYWOOD LANE IS 11,581 S.F.

ACCURACY STATEMENT

THIS SURVEY WAS PERFORMED USING A TOPCON GTS 3C TEN-SECOND THEODOLITE AND ELECTRONIC DISTANCE METER. FIELD TRAVERSE METHODS USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".

FINAL P.U.D. PLAT OF WINFIELD PARK, PHASE III
LOCATED IN THE NW 1/4 OF SECTION 35, T.27 N., R.43 E., W.M. SPOKANE COUNTY, WASHINGTON



IPE INLAND PACIFIC ENGINEERING
707 West 7th - Suite 200 Spokane, WA 99204 (509) 458-6840 FAX: (509) 458-6844

23/42
3265