5234555

31/30

Plat #3741

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Greenstone Partners L.L.C., a Limited Liability Corporation, MSJ Incorporated a Washington Corporation and WASHINGTON TRUST BANK, a Washington State Chartered Bank have caused to be platted into Lots, Blocks, and Private Roads, and Common Area of land shown hereon, to be known as PONDEROSA RIDGE 1ST ADDITION a Planned Unit Development, being a portion of Pacific Park Fourth Addition according to the plat thereof recorded in Book 16 of plats, Page 10 located in the Northwest Quarter of Section 22, Township 26 North, Range 42 East, W.M. in the City of Spokane, Spokane County, Washington being more particularly described as follows:

Being all of lots 55 through 76, Block 17 and Lot 1, Block 19 of said plat.

TOGETHER WITH Madline Court and Sadie Court.

Containing 8.84 acres more of less

This subdivision has been made with the free consent and in accordance with the desires of the owners of the land so divided. The signatories hereof hereby certify that they are the owners of and the only parties having any interest in the lands so divided; and that the property shown hereon is not encumbered by any delinquent taxes or assessments. The owners adopt the plan of Lots, Blocks, & Private Roads, and Common Area as shown hereon. Slope easements as necessary are hereby granted to the City of Spokane along the existing public street.

NOTICE: This PUD Plat shall be restricted by the terms of the Covenants, Conditions, Restrictions and Reservations of Easements for PONDEROSA RIDGE 1ST ADDITION as recorded under Auditor's Document No. 5017566. The Plattor, in recording the PONDEROSA RIDGE 1ST ADDITION Plat, has created private streets and common areas as shown hereon and as further described in the Declaration of Covenants Conditions, Restrictions and Reservations of Easements for PONDEROSA RIDGE OWNERS ASSOCIATION. The Common Areas and Private Streets, as shown hereon, are not for use by the general public, but are dedicated solely to the common use and enjoyment of the members of the PONDEROSA RIDGE OWNERS ASSOCIATION, for landscaping, streets, utilities, recreation, and other related activities. The Private roads and/or Common Areas cannot be sold or transferred, regardless of any provisions in the covenants to the contrary, except with approval of the PONDEROSA RIDGE OWNERS ASSOCIATION and the City of Spokane and shall be considered subservient estates for tax purposes to the other lots created herein. No residential structures or residential accessory structures may be constructed in the common areas.

The PONDEROSA RIDGE OWNERS ASSOCIATION, as created by document filed on the 8th day of March 2002, under Secretary of State U.B.I. No. 602 189 710, and its successors, as owners of the private streets and common areas, will be responsible for maintenance of these private streets and common areas, including snow removal, and for the maintenance of the water, sewer, and drainage facilities located therein and in additional easements shown hereon. The City shall bear no responsibility for such maintenance and shall not be a party to any legal action for failure to provide street, sewer, or water service within the private roads within the boundaries of this P.U.D. Plat.

Common Area Tracts A, B, C and D as shown hereon are hereby dedicated to the PONDEROSA RIDGE OWNERS ASSOCIATION: no structures including fences shall be constructed hereon, without the expressed written approval of the City of Spokane. The PONDEROSA RIDGE OWNERS ASSOCIATION shall be responsible for payment of claims and other liabilities, which may become due for said Tracts. TRACTS may not be sold or transferred, regardless of any provisions in the covenants to the contrary without the expressed written approval by the City of Spokane, and shall be considered subservient estates to all lots within the plat for the purpose of real estate taxes. Should the PONDEROSA RIDGE OWNERS ASSOCIATION be terminated for any reason, the successors in interest for the Tracts shall be the individual lot owners of lots within this plat, or their successors in interest, who are members of the PONDEROSA RIDGE OWNERS ASSOCIATION of the time of said termination.

Drainage easements covering all of Tract B and D and portions of Lots 24 and 29 of Block 2 as platted and shown hereon, which are for the purposes of installing, operating and maintaining drainage ponds and drainage facilities to treat, store and dispose of stormwater runoff, are hereby granted the City of Spokane and the PONDEROSA RIDGE OWNERS ASSOCIATION. The PONDEROSA RIDGE OWNERS ASSOCIATION to be responsible for replacement of catch basins and drainage pipes into drainage ponds as needed.

All stormwater and surface drainage generated on site must be disposed of on site in accordance with the SMC 11.09A "Stormwater Facilities" as per the Project Engineer's recommendations, based on the conceptual drainage plan accepted for this plat/PUD. Compliance for each parcel will be reviewed as development occurs. Predevelopment flows of offsite runoff passing through this plat/PUD must not be increased (rate or volume) or concentrated due to development of this plat/PUD, based on a 50-year design storm. An escape route for a 100-year storm event must be provided through this plat/PUD. Compliance for each parcel will be reviewed as development occurs.

No building permit shall be issued for any lot in this plat/PUD until evidence satisfactory to the City Engineer has been provided showing that the recommendations of SMC11.09A "Stormwater Facilities" and the Project Engineer's recommendations, based on the drainage plan accepted for this final plat/PUD, have been complied with.

All parking areas and driveways, shall be hard surfaced.

All improvements, including street improvements, required by this decision, shall be installed to serve the residential unit for which the certificate of occupancy is sought in accordance with the plans approved by the City of Spokane.

There shall be no direct access to Barnes Road from the lots fronting on said roadway.

All buildings shall be set back not less than the minimum front or rear side yard or flanking street side yard requirements, as shown or stated hereon.

Utility easements are hereby granted to the City of Spokane and its permittees over all private roads and over various width strips adjoining the public and private roads, as shown hereon, for the construction, reconstruction, maintenance, and operation of utilities (including cable television), 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 same.

Slope easements for cut and fill, as deemed necessary by Engineering Services-Developer Services in accordance with the City's Design Standards, are hereby granted to the City of Spokane for the construction and maintenance of public streets adjoining this plat.

A pedestrian path is hereby granted to the PONDEROSA RIDGE OWNERS ASSOCIATION across Tract D for access from Madeline Lane to Barnes Road as noted hereon. It is the responsibility of the PONDEROSA RIDGE OWNERS ASSOCIATION to be responsible for maintenance of said path.

This plat is subject to an easement in favor of The Pacific Northwest pipeline Corp. as recorded under Auditor file #391198B. The exact location is not disclosed of record.

This plat is subject to an easement in favor of The Pacific Northwest Bell Telephone Co. as recorded under Auditor file #730323196. The exact location is not disclosed of record.

PAT MOORE & ASSOCIATES, P.S.

1428 W Mansfield
Spokane, WA 99205
1-509-328-1224

J.A.G. 03075

Only City water and sanitary sewer shall serve the plat. The use of individual on-site sanitary waste disposal systems and private wells is prohibited.

The lots to be sold shall be connected to a functioning public water system complying with the requirements of the Engineering Department and having adequate pressure for domestic and fire uses as determined by the Water/Hydro Services Department.

The lots to be sold shall be connected to a functioning public sanitary sewer system complying with the requirements of the Engineering Department.

The lots to be sold shall be adequately served by a fire hydrant and appropriate access streets as determined by the requirements of the City of Spokane Fire Department and City Transportation Department.

This plat is not in an irrigation district. The land in this Final Plat is not in a drainage channel or flood plain; it has no ponding areas or bodies of water, except for "208" ponding areas.

The Ponderosa Ridge 1st Addition plat is in compliance with the Spokane aquifer water quality management plan.

Effective erosion control measures shall be used from the date of the issuance of building permits to the sale of or occupancy of the home. After the sale or occupancy of the home it is the responsibility of the home owner to assure continuing measures will be taken to ensure erosion control. Natural vegetation shall be preserved where possible.

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 hearing for service or benefit obtained by the planning, design, consulting, maintaining or operation of stormwater management facilities.

The agreements herein expressed shall be a covenant to run with the land and shall be carried as a provision in each deed drawn to transfer ownership of any and all property delineated within this plat.

IN WITNESS WHEREOF, the aforesaid owners have caused their names to be hereunto subscribed this 5th day of April, 2005.

Greenstone Partners L.L.C.
a Limited Liability Corporation
By: [signature]
Its: Member

Washington Trust Bank
a Washington State Chartered Bank
By Connie Bischoff
Its R.S.V.P.

MSJ Incorporated
a Washington Corporation
By: [signature]
Its: Member

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) ss
COUNTY OF SPOKANE)

I certify that I know or that I have satisfactory evidence that Jason S. Wheaton is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Member of Greenstone Partners L.L.C. a Limited Liability Corporation, to be the free and voluntary act of such corporation, for the uses and purposes stated in the instrument.

DATED this 5th day of April, 2005.

Tamara L. Palmquist
NOTARY PUBLIC, in and for the State of Washington residing at Spokane,
My Commission expires July 19, 2008

STATE OF WASHINGTON)
) ss
COUNTY OF SPOKANE)

I certify that I know or that I have satisfactory evidence that Jason S. Wheaton is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Member of MSJ Incorporated a Washington Corporation to be the free and voluntary act of such corporation, for the uses and purposes stated in the instrument.

DATED this 5th day of April, 2005.

Tamara L. Palmquist
NOTARY PUBLIC, in and for the State of Washington residing at Spokane,
My Commission expires July 19, 2008

STATE OF WASHINGTON)
) ss
COUNTY OF SPOKANE)

I certify that I know or that I have satisfactory evidence that Connie Bischoff is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the R.S.V.P. of WASHINGTON TRUST BANK, a Washington State Chartered Bank to be the free and voluntary act of such Chartered Bank, for the uses and purposes stated in the instrument.

DATED this 5th day of April, 2005.

KERRI R. SCHOOLCRAFT
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
OCTOBER 27, 2007

Kerri R. Schoolcraft
NOTARY PUBLIC, in and for the State of Washington residing at Spokane,
My Commission expires 10/27/07

SPOKANE COUNTY AUDITOR'S CERTIFICATE

Filed for record this 23 day of June, 2005 at 2:50 A.M., in Book 31 of Plats at Page 30-31 at the request of GREENSTONE PARTNERS LLC, MSJ, INC, and WASHINGTON TRUST BANK

[signature]
Spokane County Auditor by Deputy

CITY ENGINEER

Approved as to compliance with engineering standards this 8th day of June, 2005.

[signature]
City of Spokane Engineer

CITY TREASURER

I hereby certify that the land contained within this plat, as of the date of this certification is not subject to any local improvement assessments. Examined and approved, this 14th day of April, 2005.

Ellen Dolan
City of Spokane Treasurer

CITY OF SPOKANE ATTORNEY

Examined and approved this 1st day of June, 2005.

[signature]
City of Spokane Attorney

SUBDIVISION ADMINISTRATOR

Approved as to compliance with the subdivision regulations of the City of Spokane and the approved preliminary plat this 10th day of June 2005.

[signature]
Spokane City Subdivision Administrator

CITY COUNCIL

This plat has been reviewed on this 15th day of June, 2005 and is found to be in full compliance with all of the Conditions of Approval stipulated in the Hearing Examiner's approval of Preliminary Plat # Z9700011PP/PUD.

Gregory A. Smith
Spokane City Hearing Examiner

COUNTY ASSESSOR

Examined and approved this 14th day of April, 2005.

Ralph Baker by M. K. Wetz
Spokane County Assessor by Deputy

COUNTY TREASURER

I do hereby certify that all required taxes for which the property included within this subdivision may be liable have been duly paid, satisfied, or discharged this 23 day of June, 2005.

Linda M. Wolverton afsch
Spokane County Treasurer by Deputy

SURVEYOR'S CERTIFICATE

I, Patrick J. Moore, certify that I am a licensed Professional Land Surveyor licensed in the State of Washington; that this plat represents a survey made by me or under my direction; that it is a true and correct representation of the land actually surveyed; that all the monuments shown hereon to be set actually exist as shown; and that this plat conforms in all respects to the provisions of the law.

PATRICK J. MOORE
STATE OF WASHINGTON
18091 REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 12-08-06
3/25/05

Patrick J. Moore
Patrick J. Moore, PLS No. 18091

ACKNOWLEDGMENT

STATE OF WASHINGTON)
)SS
County of Spokane)

Subscribed and sworn to before me this 25 day of March, 2005.

[signature]
Notary Public in and for the State of Washington, Residing in Spokane
My Commission Expires 6-10-08

FINAL PLAT OF
PONDEROSA RIDGE 1ST ADDITION

(A PLANNED UNIT DEVELOPMENT)

BEING A REPLAT OF LOTS 55 THRU 76, BLOCK 17 AND LOT 1 BLOCK 19 OF PACIFIC PARK 4TH ADDITION
LOCATED IN THE NW. 1/4 OF SECTION 22 T.26N.,R.42.E, W.M.
CITY OF SPOKANE
SPOKANE COUNTY, WASHINGTON
APRIL, 2005

SHEET 1 OF 2

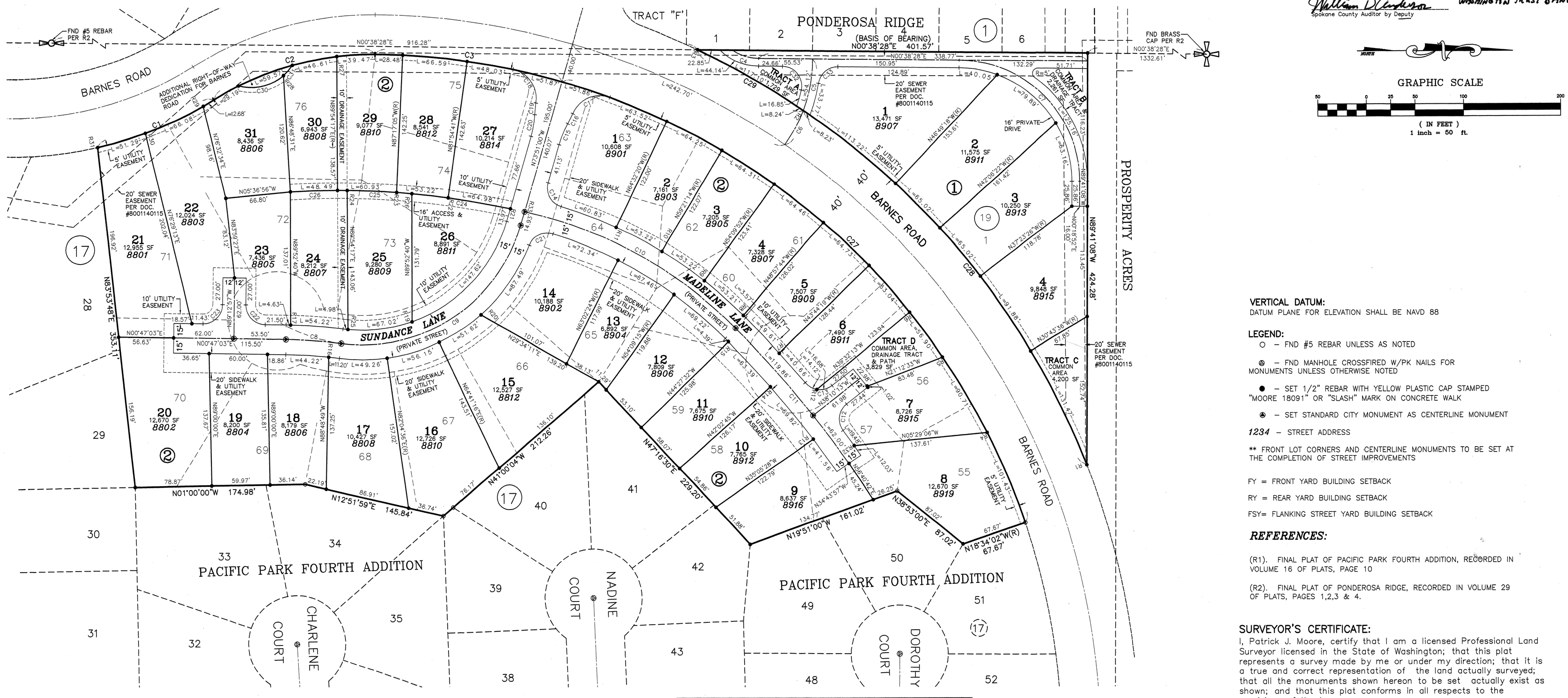
31/30

5234555

31/31

Plat #3741

SPOKANE COUNTY AUDITOR'S CERTIFICATE
Filed for record this 23rd day of June 2005 at 2:50 P.M., in Book 31 at Page 39-32 at the request of GREENSTONE PARTNERS LLC, NBJ INC and WASHINGTON TRUST BANK
William D. Anderson
Spokane County Auditor by Deputy



NORTH

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

VERTICAL DATUM:
DATUM PLANE FOR ELEVATION SHALL BE NAVD 88

LEGEND:

○ – FND #5 REBAR UNLESS AS NOTED

◎ – FND MANHOLE CROSSFIRED W/PK NAILS FOR MONUMENTS UNLESS OTHERWISE NOTED

● – SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "MOORE 18091" OR "SLASH" MARK ON CONCRETE WALK

Ⓐ – SET STANDARD CITY MONUMENT AS CENTERLINE MONUMENT

1234 – STREET ADDRESS

** FRONT LOT CORNERS AND CENTERLINE MONUMENTS TO BE SET AT THE COMPLETION OF STREET IMPROVEMENTS

FY = FRONT YARD BUILDING SETBACK

RY = REAR YARD BUILDING SETBACK

FSY= FLANKING STREET YARD BUILDING SETBACK

REFERENCES:

(R1). FINAL PLAT OF PACIFIC PARK FOURTH ADDITION, RECORDED IN VOLUME 16 OF PLATS, PAGE 10

(R2). FINAL PLAT OF PONDEROSA RIDGE, RECORDED IN VOLUME 29 OF PLATS, PAGES 1,2,3 & 4.

SURVEYOR'S CERTIFICATE:
I, Patrick J. Moore, certify that I am a licensed Professional Land Surveyor licensed in the State of Washington; that this plat represents a survey made by me or under my direction; that it is a true and correct representation of the land actually surveyed; that all the monuments shown hereon to be set actually exist as shown; and that this plat conforms in all respects to the provisions of the law.

Patrick J. Moore, PLS No. 18091

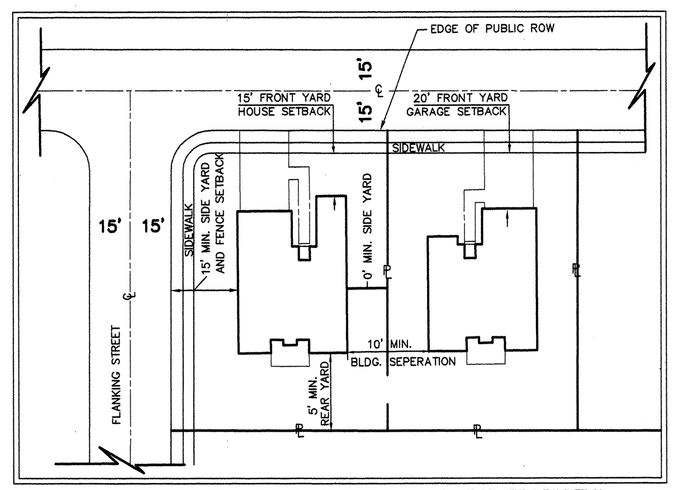
PATRICK J. MOORE STATE OF WASHINGTON 18091 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 12-08-06

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	19°06'22"	390.00'	130.05'	129.45'	N22°20'39"W
C2	32°18'49"	310.00'	174.83'	172.53'	N15°44'24"W
C3	15°44'00"	710.00'	194.97'	194.36'	N08°17'00"E
C4	32°51'36"	50.00'	28.68'	28.28'	N17°04'15"E
C5	20°40'14"	150.00'	54.12'	53.82'	N79°39'53"W
C6	15°24'50"	150.00'	40.35'	40.23'	N61°37'21"W
C7	89°40'00"	125.00'	195.62'	176.26'	N45°28'27"E
C8	06°32'50"	500.00'	57.13'	57.10'	N04°03'28"E
C9	81°11'00"	170.00'	240.88'	221.23'	N33°15'38"W
C10	31°58'13"	450.00'	251.09'	247.85'	N28°58'39"E
C11	10°25'10"	1000.00'	181.86'	181.60'	N50°10'21"E
C12	88°13'42"	20.00'	30.80'	27.84'	N82°17'04"W
C13	47°46'59"	20.00'	16.68'	16.20'	N14°16'43"W
C14	88°47'29"	20.00'	30.99'	27.98'	N61°45'08"E
C15	13°28'05"	100.00'	23.51'	23.45'	N67°07'05"W
C16	06°49'51"	100.00'	11.92'	11.92'	N63°47'58"W
C17	87°33'00"	30.00'	45.84'	41.51'	N23°26'24"W
C18	87°32'52"	30.00'	45.84'	41.51'	N55°44'18"E
C19	06°49'56"	100.00'	11.92'	11.92'	N83°54'15"W
C20	13°28'05"	100.00'	23.51'	23.45'	N80°35'10"W
C21	85°49'36"	20.00'	29.96'	27.24'	N25°28'53"W
C22	90°00'00"	20.00'	31.42'	28.28'	N45°47'03"E
C23	90°00'00"	20.00'	31.42'	28.28'	N44°12'57"W
C24	06°54'31"	850.00'	102.49'	102.43'	N08°31'29"E
C25	04°29'30"	850.00'	66.64'	66.62'	N02°49'28"E
C26	03°56'33"	850.00'	58.49'	58.48'	N01°23'33"W
C27	55°17'44"	710.00'	685.21'	658.93'	N43°47'52"E
C28	34°26'18"	790.00'	474.84'	467.72'	N51°35'22"E
C29	09°05'26"	790.00'	125.34'	125.21'	N29°49'31"E
C30	55°30'28"	51.00'	49.41'	47.50'	N13°04'49"W
C31	15°50'04"	51.00'	14.09'	14.05'	N48°45'05"W
C32	102°27'35"	20.00'	35.77'	31.19'	N51°52'15"E
C33	81°29'46"	20.00'	28.45'	26.11'	N40°06'25"W

RADIAL TABLE

LINE	BEARING	DISTANCE
R1	N21°11'29"W	790.00'
R2	N55°37'47"W	790.00'
R3	N64°43'12"W	790.00'
R4	N26°44'22"W	710.00'
R5	N34°03'36"W	710.00'
R6	N38°39'06"W	710.00'
R7	N42°14'13"W	1015.00'
R8	N45°28'36"W	465.00'
R9	N52°02'01"W	465.00'
R10	N58°35'28"W	465.00'
R11	N65°08'55"W	465.00'
R12	N80°23'14"W	20.00'
R13	N37°02'00"W	985.00'
R14	N41°05'41"W	985.00'
R15	N44°46'55"W	985.00'
R16	N83°59'33"W	485.00'
R17	N88°42'03"W	515.00'
R19	N70°42'58"E	155.00'
R20	N48°42'06"E	185.00'
R21	N78°01'15"W	850.00'
R22	N82°24'04"W	850.00'
R23	N85°59'18"W	850.00'
R24	N89°25'17"W	850.00'
R25	N84°30'35"W	155.00'
R26	N84°55'47"W	850.00'
R27	N83°07'19"E	310.00'
R28	N49°09'57"E	51.00'
R29	N59°57'53"E	390.00'
R30	N69°40'21"E	390.00'
R31	N77°12'29"E	390.00'
R32	S35°17'56"E	1015.00'
R33	N77°00'28"W	450.00'



SETBACKS FOR SINGLE FAMILY HOUSES
(NOT TO SCALE)

PROCEDURES AND EQUIPMENT:

THIS SURVEY WAS PERFORMED USING A TOPCON "HYPER" RTK GPS SYSTEM AND TDS RANGER ELECTRONIC FIELD BOOK DATA COLLECTOR. PROCEDURES WERE USED THAT MEET OR EXCEED THE LINEAR AND ANGULAR REQUIREMENTS OF WAC 332-130-090(1)(C) SECTION SUBDIVISION, NEW SUBDIVISION BOUNDARIES FOR RESIDENTIAL LOTS & INTERIOR MONUMENT CONTROL.

BASIS OF BEARINGS:

THE BEARING OF N00°38'28"E ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21 T.26N., R.42E. W.M. AS SHOWN ON THE FINAL PLAT OF "PONDEROSA RIDGE" WAS USED AS THE BASIS OF BEARING FOR THIS PLAT.

PAT MOORE & ASSOCIATES, P.S.
1428 W Mansfield
Spokane, WA 99205
1-509-328-1224 *J.A.G. 03075*

SHEET 2 OF 2

FINAL PLAT OF
PONDEROSA RIDGE 1ST ADDITION
(A PLANNED UNIT DEVELOPMENT)
BEING A REPLAT OF LOTS 55 THRU 76, BLOCK 17 AND LOT 1 BLOCK 19 OF PACIFIC PARK 4TH ADDITION
LOCATED IN THE NW. 1/4 OF SECTION 22 T.26N.,R.42.E, W.M.
CITY OF SPOKANE
SPOKANE COUNTY, WASHINGTON
APRIL, 2005

31/31