

BE IT KNOWN BY THESE PRESENTS that NOMES QUALITY DEVELOPMENT CO., NR., a Washington Corporation, MELINA C. LEANTH and CAROL M. LEAVITT, hasband and wife, MELINAT, AS TRUSTEES WOER DECLARATION OF TRUST DATE And 26, 1994 and LET WORLEY and PAULA BRISKER, hasband and wine, PAULA BRISKER, TRUSTEE OF HE BRISKER PAULE SEAVED ROWNERS WAS A CONCENTRATION OF THE BRISKER PAULE SEAVED ROWNERS WAS A WASHINGTON CONCENTRATION OF THE BRISKER PAULE SEAVED ROWNERS WAS A WASHINGTON CONCENTRATION OF THE BRISKER WASHINGTON WASHINGTON OF THE BRISKER WASHINGTON WASHINGTON OF THE BRISKER WASHINGTON OF THE

That portion of the \$1/2 of the \$E1/4 of Section 13, T28N, R42E, W.M., situate in Spokane County-Weshington, more fully described as follows: Applied the SE1/4 of the NE1/4 AND of the E1/2 of the SW1/4 of the NE1/4 thing South of South line of FOREST HILLS FREST ANDTHON, according to plat recorded in Volume 7 of Plats, per and FOREST HILLS SECOND ADDITION, according to plat recorded in Volume 8 of Plats, page 21;

COMMENCING at the seatheast corner of said NET/4; thence NB243-43* along the southerly line of said NET/4 and advance of 1831.06 feet to the PONT of BECONNING, there confining NB248-43* along seatherly line of said NET/4 and distance of 440.00 feet, said point hereinditier referred to as Point N*, thence NB72017E 168.35 feet; thence SSE48-43*E 387.35 feet; thence SSE48*E 387.35 feet; thence SSE48*E 387.35 feet; thence SSE48*E 387.35 feet; thence SSE48*E 387.35 EXCEPT all that property situated in the NET/4 of Section 13, T26N, R42E, W.M., Spokane County, Washington, more particularly described as follows:

AND EXCEPT the following described tract, beginning at aforementioned Point "A"; thence N85'45'43"W 685.02 feet; thence N72'9'00'W along the westerly line of the E1/2 of the W1/2 of soid NE1/4 a distance of 325.15 feet; thence S79'33'52'E 773.52 feet; thence S19'20'17'W 155.49 feet to the PONT OF BEOKNING. ,**5**

TOSEHER WITH an externent for ingress, excess, drainage, and utilities over, under, and across that protein at the $\mathrm{KE}/4$ of the $\mathrm{KE}/4$ of Section 13, T26N, R42E, W.M., Spokane County, Washington, described as follows:

COMMENCING at the southwest comer of Lot 1, Block 9 of FOREST HILLS 2ND ADDITION, as recorded in block 8 of Plats, page 2.1, records of Spokons County, thence 90729/DOT cloner, the Wast line extended of said Lot 1, Block 9 o distance of 40,30 feet to the PORT OF BECKINNIO and centerine of custine, assument being 41,00 feet in width, hours 83.50 feet each side of the following destine custine, as and point hereinder returned to a 50 feet. Block 10,00 feet in which possible southeast, the content of the county of 115,19 feet, thence \$30,200 feet distant, through of central subject county of the outer keight of 115,19 feet, thence \$30,200 feet distant, through of the county of 115,19 feet, thence \$30,200 feet distant, through of the county of 115,19 feet, thence \$30,200 feet distant, through of the county of 115,19 feet, thence \$30,200 feet distant county of 115,19 feet, thence \$30,200 feet, thence \$30,200 feet, thence \$30,200 feet 20. 21. 22

BECHNING at said Point 'B', being the easterly terminus of a non-exclusive easement as described in FOREST HLLS (DOES). The second in Book of 90 Fights, page 64; records of Spokens (County, Washington, Dominus, Public of curve to the non-threat, the center of which bears NICOSOST = 475,000 feet distant through a central oragin of 272535° and an are length to the pre-sering curve NICOSOST is less to Peint' C' and terminus of add easement targent to the pre-sering curve NICOSOST is less to Peint' C' and terminus and add easement centering, the other boundaries of which are lengthened and shortened to the westerly line of said Lat. It Black 9 setsings. AND an easement being 50.00 feet in width, 25.00 feet each side of the following described centerline:

AND BEGINNING at sold Point "C": thence S40'06'29"W 25.00 feet; thence N49'53'31"W 92.42 feet; thence N49'53'31"K 92.42 feet; thence N49'40'45"W 25.41 feet to the southerly right-of-way of sfeet Road, a county code 03.02 00 feet in width; thence N43'46'00'26 clong the southerly right-of-way of sold free Male Road 222 feet; thence leaving sold right-of-way S49'53'31"E 99.85 feet; thence \$40'06'29"W 25.00 feet to the point of beninning

SUBJECT TO and TOGETHER WITH easements, restrictions, and reservations of record.

- Side yard and near yard sythocke shall be determined at the linne building permits are requested, where sites are specifically diorited on this Final Batt. The setbacks indicated on this plant Batt. The setbacks indicated on this plant Batt. The setbacks indicated on this plant and be writted from, if proper zoning approvads are obtained.
- The public water system, pursuant to the Water Pion as approved by Cabinly and State health authorities, the local fire protection district, speakone Cabinly behieved or Balding and Planning, and water pursyor, shall be installed within this plet, and the applicant shall provide for individual admiratio water service as well as line protection to each lot prior to sale of each lot and prior to assumes of a building permit for each fiel.

Use of private wells and water systems is prohibited.

- Utility examinate shown on the heroin described plot are hereby detained for the use of serving utility componies for the construction, reconstruction, maintained, protection, inspection on operation of their respective facilities, together with the right to prohibit changes in grade over installed underground facilities and the right to thin and/or monvo trees, business, includesoping and to prohibit structures that may interfer with the construction, reconstruction, reliability, maintenance and sets operations of some.
- No more than one dwelling structure shall be placed on any lot nor shall any lot be further subdivided for the purpose of creating additional lots, ownerships or building sites without first filling or replict.
- All residential structures built on any lots within this plot shall be constructed with fire resistant roofs.
- WateNIC Species County has no responsibility to build, improve, motivation or otherwise service the privatio mode contined within a providing service to the property described in this plat. By cocepting this plat or subsequently by otherwing a building parmit to be issued on property on a private road. Spokene County assumes no edisplation of only laid or nature whateover to establish, examine, survey, construct, other, repoir, improve, mointain, or provide drainage or new removal on a private road. The requirement is not shall not make the fact and and shall be shafing upon the owners, their heirs, successors or oneighs, including the obligation to participate in the maintenance of the provide road as provided therein.
- The private rood as shown hereon is an easement which provides a means of ingress and signess for (boss_bd within the subdivision howing frontage thereon, and is subject to the separate depth of the common as recorded actions (\$2,2004) under Spokene County Auditor's Document (1985) 317 44 which by reference is made a part hereof.
- Public "smaggi-difficill be constructed to provide for the connection of each parcel to the County's system of Servage, Uses on properties within the project shall be required to connect to the sever and pay applicable changes per the County sever ordinance. Sever connection permits shall be required.
- A public sever system will be mode evallable for the plot, and individual sendess will be provided to each let prior to sale. Use of individual on-site disposal systems shall not be authorized. Individual tracts shall be subject to payment of current applicable sever connection charges and/or general facilities charges prior to the issuance of a sever connection permit.
- The owners of all lats within this subdivision shall be members of the FOREST HILLS 4TH ADDTION HONECOWERS ASSOCIATION, a homeowners association created by document revorted by the Secretary of State of the State of Washington under U.B.I. Number 502-354-D15 and subject to the Articles of Incorporation and Bylava thereof.
- The private driverary exement, Troot 4, as plotted and shown hereon is a means of ingress and agress for Lats 6 and 7, Black 2 and the adjacent property to the west only and is hereby dedicated to the FOREST HILLS 4TH ADDITION HOMEOWINERS ASSOCIATION. te 2 and 3, as picted and shown hereon, which are for the purpose of installing, operating insolutioning drainings panels and ordinage facilities to dispose of runoff are hereby dedicated to FOREST HILLS 4TH ADDITION HOMEDWIKES, ASSOCIATION.
- The private drivieway essement, Tract 5, as plotted and shown hereon is a means of ingress and egress for Late 9, 10 and 12, Block 2 only and is hereby dedicated to the FOREST HILLS 4TH ADDITION HAMEDININERS ASSOCIATION.

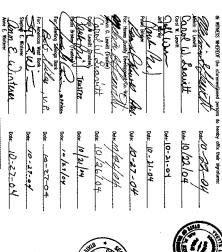
PORTION OF NEI/4 OF SECTION 13, T26N, R42E,W.M. SPOKANE COUNTY, WASHINGTON

- The private driveway easement, Tract 6, as platted and shown hereon is a means of ingress and egress for Lots 18, 19 and 55. Block 2 only and is hereby dedicated to the POREST HILLS 4TH ADDITION HOMEOWERS ASSOCIATION.
- This plot is subject to an easement in favor of Washington Water Power Company, recorded under Spokane County Auditor's Document No.878833A, which by reference is made a part This plot is subject to an easement in force of Mashington Water Power Company, recorded under Spokane County Auditor's Document No. 4725530A, which by reference is made a part hereo!
- This plot is subject to an easement in fovor of Washington Wider Power Company, recorded under Spokane County Auditor's Document No.53697B, which by reference is made a part hereof
- This pld is subject to an easement in fovor of Pacific Northwest Pipeline Corporation, recorded under Spokane County Auditor's Document No.409890B, which by reference is made a part treeo!
- This plot is subject to an essement in foror of Washington Water Power Company, recorded under Spokane County Auditor's Document No. 946942B,, which by reference is made a par hereof
- This plot is subject to an essement in fovor of Poolfic Northwest Bell Telephone Company, recorded under Spokane County Auditor's Document NoS2044C, which by reference is made a part hereo?
- This plot is subject to an easement in fovor of Whitworth Water District, recorded under Spokone County Auditor's Document No.9111150367, which by reference is mode a port hereof
- Ordinage essements as plated and shown hereon, which are for the purpose of conweiging and storing stammester munit, and for installing, operating and analysism of purpose packs and are also as a storing stammester munit, and the process has shown as a solid treat somewhat munit, and have by garled to Spokane Country, and the Forest Hills 4th Addition Nomewhat's Succedition. All facility are to the stammester that shows the stammester of sections of the stammester and stammester should be shown and the stammester should be shown as a stammester to stammester the stammester could be shown to show the stammester should be shown to show the should be shown that the should be shown to show the should be should be shown to show the should be sh
- Spokene County and its authorized opening are nearby graded the right to ingress and excess spokene County and its authorized opening facilities. If not properly maintained by the property covered and intervent of the distinguish of the facilities. If not properly maintained by the property covered the responsibility to impact or maintained and only of the distinguish of the conditions are only intervent of the decidence county and its authorized object to find the acceptance of the distinguish of the facilities. If not properly maintained by the property covered to represent the responsibility to impact or maintained and only of the facilities. If not properly maintained by the property covered the responsibility to impact or maintained and only of the facilities. If not properly maintained the property covered to the decidence of the distinguish of the facilities of the facilitie
- 24. The property owner(s) which this plot shall be held responsible for keeping open out minimising the searches puth open out to provide disciples flow over out occurs their contributions properties in the properties of the property owner(s). If not corrected within the period indicated on said notes, spaces to curry, hear the right to correct the mointenance failure, or have it corrected on the expense of the property owner(s).
- Spokene County does not accept the responsibility of maintaining the drainage course on private lots nor the responsibility for any damage whotsever, including, but not fimited to, inverse condementation to any properties due to deficient construction and/or maintenance of drainage courses in drainage externents on private property.
- 26. Any building that is constructed on a lot in this plat shall be set of such an elevation so at the provide positive desirage, any form any distings entry point, at all such as the building but the provide positive desirage and provide the state of the provide positive desirations and the provide and positive contains a form the suitable part of detained positive contains a form the suitable part of the state of the st
- These may self, properties located uptill and adjacent to this subdision that periodicity discharge stormacter unoff onto included lots within this plot. Stormacter unoff from marchy until properties should be expected, and during snow mell periods or wet seasons the form marchy be subjected to higher annuals of stormacter unoff than what is normally seasoned or anticipated. Because stormacter unoff from adjacent properties have discharged onto this plot prior to development, stormacter unoff will keep confluent to so as after development.
- Prior to the release of a building permit for any let proposing a basement, a site investigation and study conducted by a qualified Gesteenhood Engineer shall be completed. The report shall oddress the feability of constructing basement, if basements are found to be feability, a basement design, shall be provided that meets at a minimum the equirements of the current IEC code, with respect to dempproofing and waterproofing be implemented as part of the basement foundation construction.
- 29. The property owner(e) within this plot shall mointain all natural disings channels, distings themely, desired, and it sector quality series. All mointain all natural things are to specified in distinct, and all sector quality series (addised byte depicted price as with a distinct, and all sectors are the sectors and a specified in the property of process of the sectors are the sectors and the sectors are the sectors and an experimental country before a sector of the Spectrum County Engineer. Property centre(s) mointenance responsibilities shall include, but it and limited to moissing, irrigating and keeping the oras free of debtis. The Forest His skill shallfoot homeowner's Association or its successor in interest, is responsible to keep own and clean related stormwater pipes and/or structures; replacement of defining facilities stilled within seasments on protote lots at such the Spickone County deeps own forms and scaled in distinguish contributions and secret as spource County deeps and scaled in the season of the s

- ass 30. The Forcet Hills 4th Addition Homosomer's Association of the successors in interest that modified and discharge folialities located in the principle for the successor in interest that the Forest Hills 4th Addition Addition Homosomer's Association and the Nothwise Estates Homesomer's Association or their successors in interest are responsible for monitoring the pipe system is an experience of the property of the property of the configuration of the Month or on the configuration of the Month of the Configuration of the Configuration of the Month of the Configuration of the Configur
- The forest Hills 4th Addition Homeowner's Association, or their successors in inferest, of the County Roll will be additioned from Special cloudly.

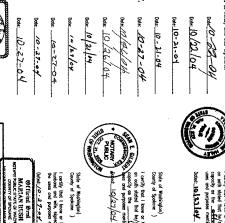
 The forest Hills 4th Addition Homeowner's Association, or their successors in inferest, fails to motivate the county and the completed denings plants and the Opendines and motion, solutions are proposed by the design engineer on file of the Special Ecounty Engineer's Office, County in Special Ecounty and the Special Ecounty and Spe The maintenance of the offsite (calibles including the Moth Fire Main Sood pipe system and offsite drainings system is the responsibility of the Forest Hills Ath Addition Homework's Association and the variables Estate increaser's Association of their successors in interest, Prior to conduction gray work in the County ROW (i.e. maintenance, repair or replacement of the storm prior system boothed down North Fire Main Book), a permit to work in the County ROW will be obtained from Spokane County.
- 33. Should the Forest Hills 4th Addition Homeowner's Association be terminoted for any reason, the successors in interest shell be the individual lot owner(s), or their successors in interest, who are members of the Forest Hills 4th Addition Homeowner's Association of the fine of soid termination, successors in interest shell share equally in the responsibility and cost of maintaining and drainings facilities. 34. The treath-and common aroses cannot be sold or transferred and shall be considered subservient estates for tax purposes to the other lots created been. The status of the arose designated as subservient estates for tax purposes cannot be droised without filing a reptact. ₹

- 39. The private roads and open space tracts shown hereon are hereby dedicated to the Forest Hills Hameowner's Association as greated and governed by that instrument as recorded under Number 602-364-016. Each tot shall be assigned an undivided fractional interest in the dedicated common areas for tax purposes.
- 40. No clearing, grading, filing or construction of any kind shall be allowed within the designated open space assembnt shown hereon except for the removal of diseased or dangerous trees (as determine to professional forester), and the construction of required storm drainage facilities and utility infrastructure.











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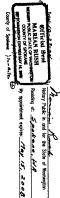
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certify that I have or have strictically evidence that Jeff Worley and Ports Brister, hadded and write, signed this instrument and orienterlookaged. It is the their three and volunitary act for the uses and purposes metriosed in the instrument.

act: 1, 100 Y

I certify that I know or have satisfactory evidence that Merkin G. Lewritt and Carol M. Lewritt signed this instrument, on oth stated that hull-live was authorized to wearable the instrument and achievatelyped it in high-per capacity or the Tradetes under Declaration of Tates depth 4pcl 26, 1994,to be high-for free and voluntary act for the west and purposes mentioned in the instrument.

Wy appointment expires: 9-28-05 State of Meshinghan/Kuli/Furphi (© County of Spanisman) Sur MuTer A CHRISTIAN HOT PARE a not to the Side of Warmington LAFALA (C.)

With the course of the Christian Christi

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castly that I lear or how satisfactory evidence that Talentes C. Back signed the instrument, on each stated test by they are authorised to execute the instrument and cotanodological is in highest capable on the _Backback______ of some productions where the instrument was not purpose mentioned in the instrument. State of Washington)
County of Spokane THE PARTY OF THE P by appointment expires: 53/04/86

State of Washington)
County of Spokane) Nothing Public in and for the State of Washington My appointment expires: 8-31-07 Residing at Spakanay_WALA

i cardly that I how or hore satisfactory evidence that Bob \(\frac{1}{2}\)! \(\frac{1}{2}\) Suppose the instrument, on oath acted that the fight was anthorized to execute the instrument and advantational of an higher copicity as the \(\frac{1}{2}\). The anthorized for the section field that the higher free part variety of to the base and proposes makinosis in the instrument.

| Advantage State of Washington)
County of Spokane) certify that I know or have satisfactory husband and wife, signed this instrument the uses and purposes mentioned in this My appointment expires: 10-31-06 Residing at Spokane evidence that Staphan E. Winterer and Anne E. Winterer, and ocknowledged it to be their free and voluntary act for

CALL EXAMERS AND LAND SURVEYORS
14 W. GRAVES ROAD, SPOKULE, WASHINGTON 99218 (509) 467-5281 Ramer & Associates, L.L.C. Residing at Spokana, WA Holary Public in and for the State of Washington by appointment expires: May 15, 2008

RON HOWES
5121 W. RIDGECREST DR.
SPOKANE, WA 99208

ED BY: LEB

