

AUDITOR'S CERTIFICATE

Filed for record this 19th day of September 2001 at 12:39 PM in Book 271 of Plats on Page 35 at the request of Rem Rock Corp

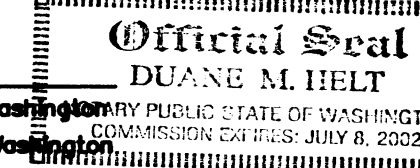
J. Hadden Spokane County Auditor

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Duane M. Helt Notary Public in and for the State of Washington Residing at Opportunity, Washington

STATE OF WASHINGTON) COUNTY OF SPOKANE )

On this 28th day of August 2001, before me appeared, JIM FOX, known to be President of REM ROCK Corp. as the individual who executed the within and foregoing instrument and acknowledged the same to be his free and voluntary act and deed for the uses and purposes herein mentioned.

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

My commission expires 7/08/02

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 28th day of August 2001.

JIM FOX REM ROCK CORPORATION JIM FOX PRESIDENT

PROPERTY LINE CURVE DATA

Table with columns A through M, containing curve data such as Δ=611'35", R=390.00, T=243.59, L=443.51, etc.

CENTER LINE CURVE DATA

Table with columns 1 through 4, containing center line curve data such as Δ=275'30", R=390.00, T=96.82, L=189.81, etc.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that, Jim Fox known to be President of Rem Rock Corp. has caused to be platted into Lots the land shown hereon as REMINGTON HILL 2ND ADDITION, PUD described as follows:

That portion of the NW 1/4 of the SE 1/4 of Section 25, T. 25 N., R. 44 E.W.M. and Lot 1 of the Plat of "REMINGTON HILL", as recorded in Book 24 of Plats, page 67, described as follows:

Begin at the NE corner of Lot 3 Block 1 of the Plat of "REMINGTON HILL 1ST ADDITION PUD", as recorded in Book 26 of Plats, page 40; thence N 88°39'10"W, along the North line of said Lot 3, 238.49 feet to the East line of Man O' War Court and the beginning of a non-tangent curve concave to the Southwest, with a radius of 415.00 feet and a radial bearing of S 88°39'10"E; thence Northwest, through a central angle of 611'35", an arc distance of 443.51 feet to the beginning of a non-tangent curve concave to the Southeast with a radius of 50.00 feet and a radial bearing of N 31°30'21"W; thence Southerly, through a central angle of 73°16'58", an arc distance of 63.95 feet to a point on the Northerly line of Tract "D" of Short Plat "SP 1165-97", as recorded in Book 15 of Short Plats, page 45 and the beginning of a non-tangent reverse curve concave to the Southwest, with a radius of 30.00 feet and a radial bearing of N 75°12'41"E, the next 4 courses along said Northerly line; thence Northwest, through a central angle of 47°15'53", an arc distance of 24.75 feet to the beginning of a compound curve concave to the Southwest, with a radius of 385.00 feet; thence Northwest, through a central angle of 0°54'43", an arc distance of 5.81 feet to the end of curve; thence N 62°57'55"W, 379.49 feet; thence N 76°06'01"W, 176.85 feet to the NW corner of Tract "C" of said SP 1165-97; thence N 12°22'24"E, 139.06 feet; thence N 40°22'19"W, 56.26 feet; thence N 07°24'48"E, 132.21 feet; thence S 71°17'23"E, 105.16 feet; thence S 68°58'39"E, 200.42 feet; thence N 43°45'02"E, 10.77 feet to a point on a non-tangent curve concave to the Northeast with a radius of 318.00 feet and a radial bearing of S 43°45'02"W; thence Southeasterly, through a central angle of 19°55'13", an arc distance of 110.56 feet to the end of curve; thence S 66°10'11"E, 298.24 feet to the beginning of a curve concave to the Southwest with a radius of 232.00 feet; thence Southeasterly, through a central angle of 29°17'02", an arc distance of 118.57 feet; thence N 53°06'51"E, radial to said curve, 198.38 feet to the North line of Lot 1 of said REMINGTON HILL; thence S 89°36'41"E, 82.89 feet to the NE corner of said Lot 1; thence S 00°27'35"W, 631.29 feet to the Point of Beginning.

Situate in the County of Spokane, State of Washington. Any setbacks indicated on this plat may be varied from if proper zoning approvals are obtained. The public water system, pursuant to the Water Plan approved by county and state health authorities, the local fire protection district, County Division of Building and Code Enforcement and water purveyor, shall be installed within this subdivision and the applicant shall provide for individual domestic water service as well as fire protection to each lot prior to sale of each lot and prior to issuance of a building permit for each lot. A public sewer system will be made available for the plat, and individual service will be provided to each lot prior to sale. Use of individual on-site sewage disposal system shall not be authorized. Use of private wells and water systems is prohibited.

Utility easements shown on the herein described plat are hereby dedicated 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 which may interfere with the construction, maintenance and operation of same, and together with the right to access said utility easements through the Future right-of-way Acquisition areas shown herein.

Drainage easements, including those over tracts, as platted and shown hereon, which are for the purposes 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 Remington Hill Homeowner's Association

The Drainage Easements, Private roads, Lots and Tracts, are subject to the separate Declaration of Covenants as recorded July 27, 2001 under Auditor's Document No. 4613975, and August 15th, 2001 under Auditor's Doc. No. 4621392, which by reference is made a part hereof.

The private roads (Tract "C") and Tracts "A" and "B" as shown on this plat are hereby dedicated to the Remington Hill Homeowner's Association created by document recorded, September 14, 1998, under State UBI No. 601872258 previously known as The Estates at Remington Hill Homeowner's Association created by document recorded, April 27, 1998 under State UBI No. 601872258.

Tracts "A" "B" & "C" cannot be sold or transferred and shall be considered a subservient estate for tax purposes to the other lots created herein. The status of the areas designated as "subservient estates" for tax purposes cannot be changed with out filing a replat.

The platlor does hereby dedicate forever that portion of the Cul-De-Sac on Man O' War Court as shown hereon for public road purposes.

The private roads as shown hereon, are easements which provide a means of ingress and egress for lots within the plat having frontage thereon.

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

The North 1/2 of Lot 1 Block 3 is the only Lot that is affected by geo-hazards.

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.

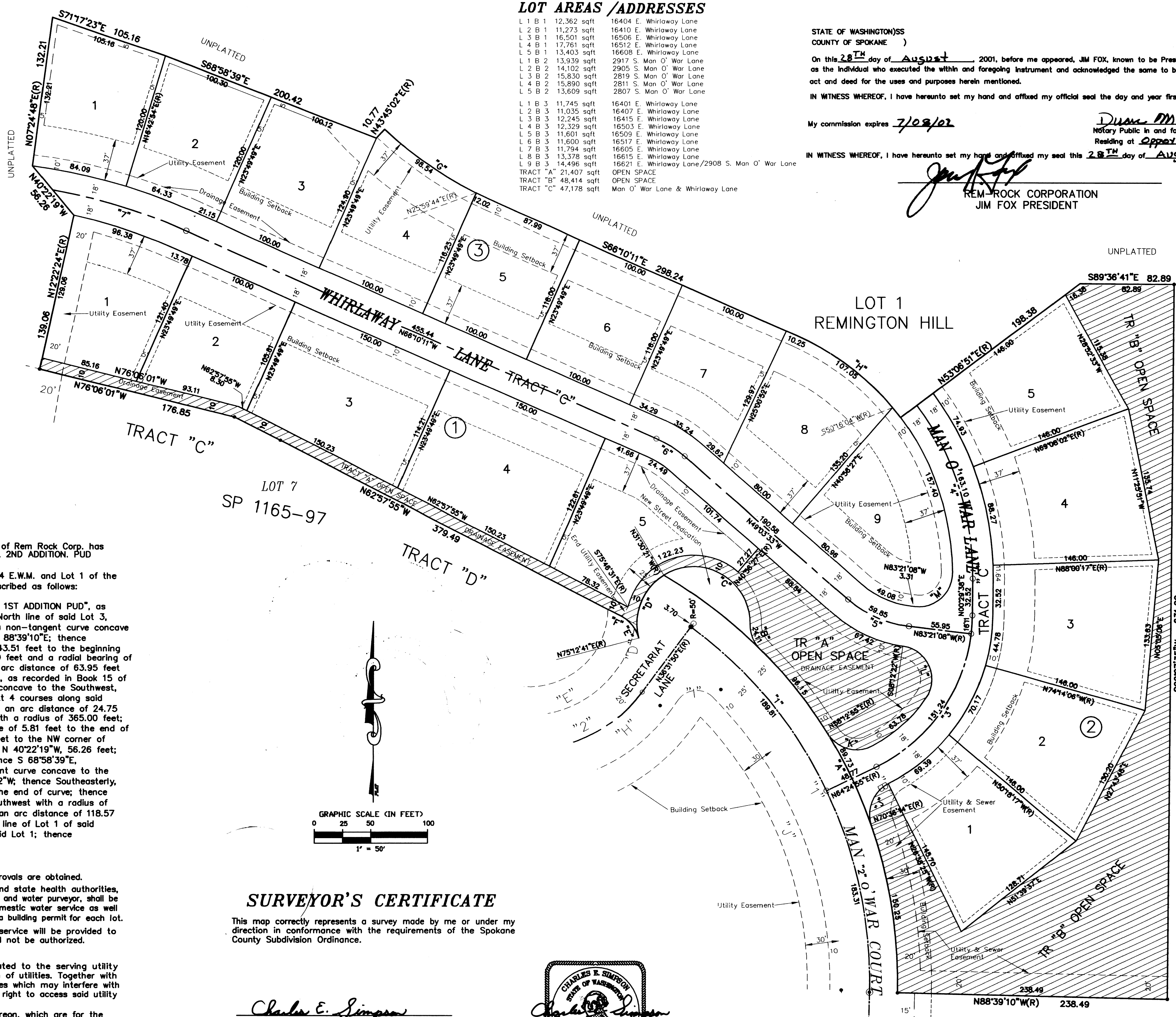
Charles E. Simpson Charles E. Simpson P.E. & L.S. #9967 Professional Engineer and Land Surveyor



FINAL PLAT OF REMINGTON HILL 2ND ADDITION PUD A PLAT IN A PORTION OF THE SE 1/4 OF SEC.25, T25N, R44 EWM SPOKANE COUNTY, WASHINGTON

LOT AREAS / ADDRESSES

Table listing lot numbers, areas in sqft, and addresses such as 16404 E. Whirlaway Lane, 16410 E. Whirlaway Lane, etc.



LEGEND

- Legend items: Set 1/2" rebar cap No. 8642/9967 or as noted, Found 1/2" rebar cap M.L. 2625 or as noted, Subdivision Boundary, Building Setback Line, 10' Utility Easement

COUNTY OFFICIALS

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS Examined and approved this 09 day of September, 2001

Spokane County Engineer

SPOKANE COUNTY DIVISION OF UTILITIES Examined and approved this 10th day of September, 2001

Spokane County Utilities

SPOKANE REGIONAL HEALTH DISTRICT Examined and approved this 13th day of September, 2001

Spokane Regional Health Officer

SPOKANE COUNTY ASSESSOR Examined and approved this 14th day of September, 2001

Spokane County Assessor

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 date, have been fully paid, satisfied, and discharged.

Dated this 19 day of Sept, 2001.

Spokane County Treasurer

SPOKANE COUNTY DIVISION OF PLANNING Examined and approved this 14th day of September, 2001

Spokane County Division of Planning Director

SPOKANE COUNTY COMMISSIONERS This Plat was approved and accepted by the County Commissioners of Spokane County, Washington on this 14th day of September, 2001.

Commissioners Chairperson

EQUIPMENT & PROCEDURE

This survey was performed with a 1 second Nikon DTM-1 Total Station Theodolite using field traverse procedures.

BASIS OF BEARING

The Bearing of N 88°39'10"W, along the North line of the Plat of REMINGTON HILL 1ST ADDITION PUD, as recorded in Book 26 of Plats, page 40 was used as the Basis of Bearing for this Subdivision.

Simpson Engineers, Inc. Founded 1948 CIVIL ENGINEERS & LAND SURVEYORS N. 909 ARGONNE ROAD, SPOKANE WA., 99212-2789 PHONE (509) 926-1322 FAX (509) 926-1323



MAN O' WAR COURT, REMINGTON HILL 1ST ADD PUD, 15' UTILITY EASEMENT, 30' FRONT SETBACK

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