

Final Plat of "PHEASANT RIDGE ESTATES", LP#1-07

SITUATE WITHIN THE NW1/4 OF THE NW1/4 OF SECTION 14, AND IN THE NE $^{1}\!\!\!/_4$ OF THE NE $^{1}\!\!\!/_4$ OF SECTION 15, T 35 N, R 39 E, W.M., CITY OF COLVILLE, IN STEVENS COUNTY, WASHINGTON

ADDITIONAL EASEMENTS & MATTERS OF TITLE

THIS PLAT IS SUBJECT TO A PERPETUAL NON-EXQUISIVE EASEMENT FOR INGRESS AND EGRESS PER INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 440929. THIS PLAT IS SUBJECT TO AN EASEABIT FOR A WATER PIPELINE, AND APPURTENANCES THERETO, PER BOOK 131 OF DEEDS, PAGE 405. THIS PLAT IS SUBJECT TO A PERPETUAL EASEMENT FOR ELECTRIC POWER TRANSMISSION LINE(S), AND APPURTENANCES THERETO, PER BOOK 129 OF DEEDS, PAGE 79. THIS PLAT IS SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES PURPOSES PER NISTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 20080000619. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF A LAND USE AGREEMENT PER NISTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 2007001771. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF CITY OF COLVILLE ORDINANCE NO. 1389 N.S. PER INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 20070005107. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF A PUBLIC TRAIL DEDICATION FER NSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 20020015544. THIS PLAT IS SUBJECT TO AN EASEMENT FOR WORLESS, EGRESS AND UTILITIES PURPOSES PER INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 20010011783. THIS PLAT IS SUBJECT TO AN EASEMENT FOR ANCHORS AND GUYS FOR AN ELECTRIC FOWER TRANSMISSION LINE PER INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 551750. this plat is subject to an easement for a water transmission une per instrument Recorded under auditor's file no. 443539. his plat is subject to covenants, conditions and restrictions contained when instrument recorded under auditor's file no. 20090001701.

CONDITIONS OF APPROVAL

PER COAR'S RECORDED UNDER AUDITOR'S FILE NO. 20090001701, LOTS 1 THROUGH 7, INCLUSINE, ARE DESIGNATED FOR POSSIBLE PLANNED UNIT DEVELOPMENT OR HIGH-DENSITY DEVELOPMENT.

DEDICATION

LEGAL JESCAPITAN FURNISHED BY STEPRIS COUNTY TITLE COMPANY OF COLVILLE, NATU (PLAT CERTIFICATE GROER NO, 101615, DATED RECEMBER 10, 2008, AND SUPPLEMENTALS DATED APRIL 7, 2008, AND JAPRIL 30, 2010) (TAX PARCEL NOS. — 19336) AND A FORTING OF 193360)

The transition of the property of the propert

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN ABOVE.

MY COMMISSION EXPIRES 9-09-2010 WASHINGTON, RESIDING AT SOOK GALE NOTANY PUBLIC IN AND 15 THE STATE OF COUNTY OF Sportface STATE OF WASHINGTON

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

RECOMBLE AT THE SUMMENT ORGAND OF THE RELY OF THE RELY OF SUM SECTION IS RECOMMENDED AT THE TOTAL THE RELY THE

NEW RIGHT-OF-WAY FOR EVERGREEN WAY, RINGNECK LOOP, WHITE TAL WAY AND THE 24 FOOT WIDE ALLEY, AS DELINEATED ON THE PLAT MAP HERBIN, IS HEREBY DEDICATED TO THE PUBLIC FORENER.

SAMMER SERVANTS ELEMENTE ON HE FAT HAW HEEDEN, HAD HEEDE HE FRENKE SE OWNERFE SAMMER SERVEN S

DRANCE CENTROS EDIBLETTO ON THE PLAF HAR HEREN, MUCH ARE ON THE PROPOSE OF CONFERN AD STORING TROMBUTER MINEST, AND CER SECTION, OPERATION AND MAINTAINED DRANCE SHALES WHICH LOGICIES OF AND TREAT PRODUMETER PRINCET, ARE HEREET CHANTED OF THE OTHE CAVALLES AND DRANCE DESIDENTS ARE LOCATED WITHIN PORTIONS OF LOTS 14, 14, 41, 42, AMO 43.

TRACT A DELINEATED ON THE PLAT WAP HEREN IS A MULTI-PURPOSE TRACT AND SHALL REMAIN IN THE COMPENSAIP OF THE CORCINAL SUBDIVIDES NAMED HEREIN, A NON-EXCLUSIVE EMSCHAFT IS HEREIN CRAVILED ORDER AND LARROSS SAIO TRACT A FOR THE INTURAL DISCHARGE OF STORMINITER RUNOFF TO AND FROM ADJACENT LOTS.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR OFFICIAL HAND AND SEAL

MARK W. BEARDSLEE

(MANAGING PARTINER - PHEASANT RIDGE ESTATES, LLC)

Mid W BL

for BANK OF FAIRFIELD (LENDER - AS A BENEFICIARY INTEREST) JOP What VP

MARIE LIBERTO SET PESSE PESSENS INLET PELSON RIOSS SENTES, LLC, AN ASSISTENT MARIE LIBERTO CAMAM, AND CORE SI SE ALTERED BIND LOS AND ESSENS RELIGIOS SIGNIA RESERV. DE ECONOMA AST PESSANI RIOSE, ESTANES AND LOS AND ESSENS SIGNIA RESERV. DE ECONOMA AST PESSANI RIOSE, ESTANES AND LOS AND ESSENS SIGNIA RESERVA DE ECONOMA AND ESSENS AND ESSENS

THAT PART OF THE NIWY OF THE NIWY OF SECTION 14, AND THAT PART OF THE NEXY OF THE NEXY OF SECTION 15, ALL IN TOWNSHP 35 NORTH, RANGE 39 EAST, WAL, IN STEVENS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

STATE OF WASHINGTON COUNTY OF Spokene

LENDER ACKNOWLEDGMENT

ON THIS TO SET THE VP OF $\frac{1}{2}$ DAY THAT THE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT ON BEHALF OF BANK OF FAIRFIELD. OF FAIRFIELD, DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND OF BANK OF FARFIELD, FOR THE USES AND PURPOSES THEREN MENTIONED, AND ON OATH STATED ACKNOWLEDGED THAT 44C SIGNED THE SAME AS THE FREE AND VOLUNTARY ACT AND DEED ON THIS 1 HAW DAY OF June

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN ABOVE.



WASHINGTON, RESIDING AT Spectages, U.A.



MY COMMISSION EXPIRES [2][D][I] NOTARY PUBLIC IN AND FOR THE STATE OF



20100004527

CLIENT INFO PHEASANT RIDGE ESTATES, LLC C/O CENTURY 21 REAL ESTATE

Hahn Engineering, Inc. 905 E. HASTINGS ROAD SPOKANE, WA 99218 (509) 467-1550 FAX (509) 467-8189 survey@hahnengr.com 612 S. MAIN COLVILLE, WA 99114

APPROVED: 5/14/2010 SHEEL NO

5/15/2010

, 2010, AT

AT THE REQUEST OF HAHN ENGINEERING, INC. FILED FOR RECORD THIS ______ DAY OF _ UDITOR'S CERTIFICATE

SEE PAGE 58

__ M., IN VOLUME _____ OF PLATS AT PAGE(S)

STEVENS COUNTY AUDITOR

DEPUTY COUNTY AUDITOR