

PLAT # 3697

FINAL PLAT OF BIG SKY PHASE 1

A SUBDIVISION IN A PORTION OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 7 T. 24 N., R 42 E., W. M., SPOKANE COUNTY, WASHINGTON

JOB NO: 03-387 NOVEMBER 10, 2004 SHEET 1 OF 4

DEDICATION KNOW ALL MEN BY THESE PRESENTS THAT AHOCONSTRUCTION I INC., A WASHINGTON CORPORATION, T J LANDCO, LLC, A WASHINGTON LIMITED LIABILITY CORPORATION AND M&T MORTGAGE CORPORATION HAVE CAUSED TO BE PLATTED INTO LOTS, BLOCKS AND STREETS, THE LAND SHOWN HEREON AS BIG SKY PHASE 1, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON, BEGINNING AT 1/2-INCH IRON REBAR MARKING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER, THENCE SOUTH 89°59'15" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 FOR A DISTANCE OF 30.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THOMAS MALLEN ROAD, SAID POINT BEING 30.00 FEET WESTERLY OF THE CENTERLINE OF THOMAS MALLEN ROAD WHEN MEASURED AT RIGHT ANGLES SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°59'15" WEST, 1074.04 FEET; THENCE LEAVING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, THENCE NORTH 00°01'13" WEST, 122.01 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF A 25.00-FOOT RADIUS CURVE TO THE CENTER THROUGH A CENTRAL ANGLE OF 89°53'11" FOR AN ARC DISTANCE OF 33.27 FEET; THENCE NORTH 00°01'51" WEST, 38.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF A 25.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 80°00'29" FOR AN ARC DISTANCE OF 39.27 FEET; THENCE NORTH 00°01'13" WEST, 97.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF A 25.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°59'31" FOR AN ARC DISTANCE OF 39.27 FEET; THENCE NORTH 00°00'45" WEST, 54.00 FEET; THENCE NORTH 89°59'15" EAST, 32.47 FEET; THENCE NORTH 00°01'13" WEST, 185.00 FEET; THENCE NORTH 89°59'15" EAST, 29.91 FEET; THENCE NORTH 01°23'25" WEST, 682.43 FEET; THENCE NORTH 89°53'28" EAST, 688.46 FEET; THENCE SOUTH 01°34'27" EAST, 262.67 FEET; THENCE NORTH 87°58'32" EAST, 329.90 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THOMAS MALLEN ROAD, SAID POINT BEING 30.00 FEET WESTERLY OF THE CENTERLINE OF THOMAS MALLEN ROAD WHEN MEASURED AT RIGHT ANGLES; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THOMAS MALLEN ROAD, SOUTH 01°33'56" EAST, 1203.78 FEET TO THE TRUE POINT OF BEGINNING.

WEST TERRACE STREET, MUDLEN STREET, CAELAN AVENUE, AERO ROAD, 72ND AVENUE, 72ND COURT, AVERY STREET, CLAIRE AVENUE AND ALLORA COURT, AS PLATTED AND SHOWN HEREON, ARE HEREBY DEDICATED TO PUBLIC USE FOREVER FOR ROAD PURPOSES.

THE BORDER EASEMENTS & 1.00-FOOT STRIPS, AS SHOWN HEREON, ARE HEREBY GRANTED TO SPOKANE COUNTY AND ITS AUTHORIZED AGENTS, AND TO THE PUBLIC FOR ROAD PURPOSES, INCLUDING BUT NOT LIMITED TO CURBS, SIDEWALKS, DRAINAGE, SIGNAGE, AND OTHER USAGE DEEMED NECESSARY BY THE SPOKANE COUNTY ENGINEER FOR THE SAFETY AND WELFARE OF THE PUBLIC. NO FENCE OR PORTION THEREOF WILL BE CONSTRUCTED WITHIN SAID EASEMENT WITHOUT PERMISSION OF THE SPOKANE COUNTY ENGINEER, NOR WILL ANY OBJECTS BE PLACED IN SAID EASEMENT THAT WOULD OBSTRUCT THE SIGHT DISTANCE NECESSARY FOR SAFE AND EFFICIENT VEHICULAR MOVEMENT. ANY OTHER EASEMENTS GRANTED OR DEDICATED WITHIN THIS BORDER EASEMENT AREA WILL BE SUBORDINATE TO THE RIGHTS CREATED BY THIS EASEMENT AND ARE SUBJECT TO SPOKANE COUNTY ENGINEERS PERMIT PROCESS PRIOR TO USAGE.

UTILITY EASEMENTS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY GRANTED 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 THAT MAY INTERFERE WITH THE CONSTRUCTION, MAINTENANCE AND OPERATION OF SAME; AND TOGETHER WITH THE RIGHT TO ACCESS SAID UTILITY EASEMENTS THROUGH AND BORDER EASEMENT SHOW HEREIN.

WILL BE DEDICATED BY TITLE OF BUILDING PERMIT. SIDE YARD AND REAR YARD SETBACKS INDICATED ON THIS PLAT MAY BE VARIED FROM IF PROPER ZONING APPROVALS ARE OBTAINED.

THE COMMON OPEN SPACE TRACTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE BIG SKY HOMEOWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED UNDER STATE DOCUMENT NO. 602-420-691

A PUBLIC SANITARY SEWER SYSTEM WILL BE MADE AVAILABLE FOR THE PLAT AND INDIVIDUAL SERVICE WILL BE PROVIDED TO EACH LOT PRIOR TO SALE. THE USE OF INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL NOT BE AUTHORIZED.

THE USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED.

THE PUBLIC WATER SYSTEM, PURSUANT TO THE WATER PLAN APPROVED BY COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, THE COUNTY DIVISION OF BUILDING AND PLANNING 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 BUILDING PERMIT FOR EACH LOT.

NO FINISHED FLOOR ELEVATION MAY BE PERMITTED BELOW GRADE, UNLESS THE AREA IS CONSTRUCTED TO PERMANENTLY PREVENT THE ENTRY OF SURFACE AND/OR SUBSURFACE WATERS. PLANS FOR SUCH PREVENTIVE MEASURES SHALL BE DESIGNED BY AN ARCHITECT OR ENGINEER LICENSED BY THE STATE OF WASHINGTON, AS-BUILT CERTIFICATION FROM THE ARCHITECT OR ENGINEER OF RECORD DOCUMENTING COMPLIANCE WITH THE APPROVED PLAN MUST BE PROVIDED TO THE DIVISION OF BUILDING AND PLANNING PRIOR TO THE FRAMING INSPECTION AND APPROVAL.

HOUSES SHALL BE RESTRICTED TO 3,600 SQUARE FEET IN SIZE BASED ON THE AVAILABLE WATER SUPPLY AND AVAILABLE FIRE FLOW (AT THE TIME OF PLATTING). IF A LOT OWNER DESIRES A HOME LARGER THAN 3,600 SQUARE FEET, THERE WILL NEED TO BE AN HYDRAULIC ANALYSIS PERFORMED ON THE CURRENT WATER SYSTEM TO VALIDATE WHETHER ADEQUATE FIRE FLOW CAN BE PROVIDED FOR THE DESIRED SIZE OF HOME. THE HYDRAULIC ANALYSIS SHALL BE COORDINATED WITH THE CITY OF SPOKANE WATER DEPARTMENT.

NO DIRECT ACCESS SHALL BE ALLOWED FROM ANY LOTS OR TRACTS WITHIN THIS SUBDIVISION TO THOMAS MALLEN ROAD OR AERO ROAD.

ALL LOT OWNERS WITHIN THIS PLAT SHALL BE MEMBERS OF THE BIG SKY HOMEOWNERS ASSOCIATION, WHICH WAS CREATED BY A DOCUMENT RECORDED UNDER STATE U.B.I. NO. 602-420-691

DRAINAGE EASEMENTS AND TRACTS PLATTED AND SHOWN HEREON, WHICH ARE FOR THE PURPOSE OF CONVEYING AND STORING STORMWATER RUNOFF, AND FOR INSTALLING, OPERATING AND MAINTAINING DRAINAGE PONDS AND DRAINAGE FACILITIES WHICH DISPOSE OF AND TREAT STORMWATER RUNOFF, AND FOR INSTALLING, OPERATING AND MAINTAINING DRAINAGE PONDS AND DRAINAGE FACILITIES WHICH DISPOSE OF AND TREAT STORMWATER RUNOFF, ARE HEREBY GRANTED TO THE BIG SKY HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF CONVEYING AND STORING STORMWATER RUNOFF, AND FOR INSTALLING, OPERATING AND MAINTAINING DRAINAGE PONDS AND DRAINAGE FACILITIES THAT DISPOSE OF AND TREAT STORMWATER RUNOFF.

SPOKANE COUNTY AND ITS AUTHORIZED AGENTS ARE HEREBY GRANTED THE RIGHT TO INGRESS AND EGRESS TO, OVER, AND FROM ALL DRAINAGE EASEMENTS AND TRACTS FOR THE PURPOSES OF INSPECTION AND EMERGENCY MAINTENANCE OF DRAINAGE FACILITIES. IF NOT PROPERLY MAINTAINED BY THE PROPERTY OWNER(S) OR THE BIG SKY HOMEOWNERS ASSOCIATION, SPOKANE COUNTY DOES NOT ACCEPT THE RESPONSIBILITY TO INSPECT OR MAINTAIN DRAINAGE FACILITIES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY, EXCEPT IN CASES WHERE SPOKANE COUNTY SPECIFICALLY ASSUMES THAT RESPONSIBILITY IN WRITING. NEITHER DOES SPOKANE COUNTY ACCEPT ANY LIABILITY FOR FAILURE BY THE PROPERTY OWNER(S) OR THE BIG SKY HOMEOWNERS ASSOCIATION TO PROPERLY MAINTAIN SUCH AREAS.

THE PROPERTY OWNER(S) 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. IF THE PROPERTY OWNER(S) FAIL TO MAINTAIN THE SURFACE PATH OF NATURAL OR MAN-MADE DRAINAGE FLOW, OR DRAINAGE FACILITIES ON PRIVATE PROPERTIES, A NOTICE OF SUCH FAILURE MAY BE GIVEN TO THE PROPERTY OWNER(S). IF NOT CORRECTED WITHIN THE PERIOD INDICATED ON SAID NOTICE, SPOKANE COUNTY HAS THE RIGHT TO CORRECT THE MAINTENANCE FAILURE, OR HAVE IT CORRECTED, AT THE EXPENSE OF THE PROPERTY OWNER(S).

SPOKANE COUNTY DOES NOT ACCEPT THE RESPONSIBILITY OF MAINTAINING THE DRAINAGE COURSE ON PRIVATE LOTS NOR THE RESPONSIBILITY FOR ANY DAMAGE WHATSOEVER, INCLUDING, BUT NOT LIMITED TO, INVERSE CONDEMNATION TO ANY PROPERTIES DUE TO DEFICIENT CONSTRUCTION AND/OR MAINTENANCE OF DRAINAGE COURSES IN DRAINAGE EASEMENTS ON PRIVATE PROPERTY.

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 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 5% 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 FACILITY (OR B) DRAINAGE INTERCEPTED ON THE LOT IS DISPOSED OF ON THE LOT IN AN APPROVED DRAINAGE FACILITY. ALL DRAINAGE FACILITIES OF THIS PLAT, INCLUDING ANY "208" SWALES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE, ANY PROPOSED CHANGES TO THE APPROVED ROAD AND DRAINAGE PLANS MUST BE APPROVED BY THE SPOKANE COUNTY ENGINEER'S OFFICE PRIOR TO CONSTRUCTION OF SAID CHANGES.

THERE MAY EXIST PROPERTIES LOCATED UPHILL AND ADJACENT TO THIS SUBDIVISION THAT PERIODICALLY DISCHARGE STORMWATER RUNOFF ONTO INDIVIDUAL LOTS WITHIN THIS PLAT. STORMWATER RUNOFF FROM NEARBY UPHILL PROPERTIES SHOULD BE EXPECTED, AND DURING SNOW MELT PERIODS OR WET SEASONS THE LOTS MAY BE SUBJECT TO HIGHER AMOUNTS OF STORMWATER RUNOFF THAN WHAT IS NORMALLY OBSERVED OR ANTICIPATED. BECAUSE STORMWATER RUNOFF FROM ADJACENT PROPERTIES HAVE DISCHARGED ONTO THIS PLAT PRIOR TO DEVELOPMENT, STORMWATER RUNOFF WILL LIKELY CONTINUE TO DO SO AFTER DEVELOPMENT.

DUE TO THE PRESENCE OF SHALLOW GROUNDWATER, BASEMENTS ARE NOT ALLOWED UNLESS SPECIFICALLY RECOMMENDED BY A GEOTECHNICAL ENGINEER. PRIOR TO THE RELEASE OF A BUILDING PERMIT FOR ANY LOT PROPOSING A BASEMENT, A SITE INVESTIGATION AND STUDY CONDUCTED BY A QUALIFIED GEOTECHNICAL ENGINEER SHALL BE COMPLETED. THE REPORT SHALL ADDRESS THE FEASIBILITY OF CONSTRUCTING A BASEMENT, IF BASEMENTS ARE FOUND TO BE FEASIBLE, A BASEMENT DESIGN SHALL BE PROVIDED THAT MEETS AT A MINIMUM THE REQUIREMENTS OF THE CURRENT IBC CODE WITH RESPECT TO DAMPPROOFING AND WATERPROOFING BE IMPLEMENTED AS PART OF THE BASEMENT FOUNDATION CONSTRUCTION.

THE PROPERTY OWNER(S) WITHIN THIS PLAT SHALL MAINTAIN ALL NATURAL DRAINAGE CHANNELS, DRAINAGE DITCHES, AND ALL WATER QUALITY SWALES ("208" SWALES) SITUATED ON THEIR RESPECTIVE PROPERTIES, AND ANY PORTION OF A "208" SWALE OR DRAINAGE CONVEYANCE DITCH SITUATED IN A PUBLIC RIGHT-OF-WAY ADJACENT TO THEIR RESPECTIVE PROPERTIES, WITH A PERMANENT GROUND COVER SUCH AS LIVE NATIVE-TYPE DRYLAND GRASSES OR LAWN TURF AS SPECIFIED IN THE CURRENTLY ACCEPTED PLANS ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE. NO STRUCTURES, INCLUDING FENCES SHALL BE CONSTRUCTED DIRECTLY OVER OR WITHIN A WATER QUALITY SWALE, NATURAL DRAINAGE CHANNEL, OR DRAINAGE DITCH WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SPOKANE COUNTY ENGINEER. PROPERTY OWNERS MAINTENANCE RESPONSIBILITIES SHALL INCLUDE, BUT IS NOT LIMITED TO MOWING, IRRIGATING, AND KEEPING THE AREA FREE OF DEBRIS.

THE BIG SKY HOMEOWNERS ASSOCIATION IS RESPONSIBLE TO KEEP AND CLEAN RELATED STORMWATER PIPES AND/OR STRUCTURES; REPLACEMENT OF DRAINAGE FACILITIES AS NEEDED; MOWING AND DISPOSING OF THE SOIL AND GRASS SOD. SUCH LOCATED DRAINAGE FACILITIES SITUATED WITHIN COUNTY DEEMS NECESSARY, AND REPLACING THE SOIL AND GRASS SOD. SPOKANE COUNTY DOES NOT ACCEPT THE RESPONSIBILITY TO INSPECT AND/OR MAINTAIN THE DRAINAGE EASEMENTS, NOR DOES SPOKANE COUNTY ACCEPT ANY LIABILITY FOR ANY FAILURE BY THE LOT OWNER(S) OR THE BIG SKY HOMEOWNERS ASSOCIATION TO PROPERLY MAINTAIN SUCH AREAS. SPOKANE COUNTY IS ONLY RESPONSIBLE FOR MAINTAINING THE STORMWATER STRUCTURES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY AS SHOWN IN THE FINAL PLAT DOCUMENTS. THE PROPERTY OWNER(S) AND/OR BIG SKY HOMEOWNERS ASSOCIATION OR ITS SUCCESSORS IN INTEREST SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES, WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

THE BIG SKY HOMEOWNER'S ASSOCIATION OR ITS SUCCESSORS IN INTEREST SHALL MAINTAIN ALL DRAINAGE FACILITIES LOCATED IN THE PRIVATE TRACTS OR COMMON AREAS AND OFFSITE DRAINAGE EASEMENTS (AIDERS 5114487) IN CONFORMANCE WITH THE ACCEPTED PLANS AND THE OPERATIONS MANUAL AS PREPARED BY THE DESIGN ENGINEER, HOPPER DENNIS JELLSON, PLLC, BOTH OF WHICH ARE ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE. MAINTENANCE OF DRAINAGE FACILITIES INCLUDES, BUT IS NOT LIMITED TO, KEEPING OPEN AND CLEANING STORMWATER PIPES, STRUCTURES, DITCHES, DRAINAGE PONDS, SWALES; REPLACEMENT OF DRAINAGE FACILITIES AS NEEDED; MAINTAINING LIVE NATIVE-TYPE DRYLAND GRASSES OR LAWN TURF IN THE POND FACILITIES LOCATED IN COMMON AREAS OR TRACTS, WITH OPTIONAL SHRUBBERY AND/OR TREES, WHICH DO NOT OBSTRUCT THE FLOW AND PERCOLATION OF STORM DRAINAGE WATER IN THE DRAINAGE SWALE AS INDICATED BY THE APPROVED PLANS; MOWING, IRRIGATING AND KEEPING THE AREA FREE OF DEBRIS; REMOVING AN DISPOSING OF THE SOIL AND GRASS SOD LOCATED IN DRAINAGE FACILITIES SITUATED WITHIN TRACTS OR COMMON AREAS AT SUCH TIME SPOKANE COUNTY DEEMS NECESSARY; AND REPLACING THE SOIL AND GRASS SOD. THE BIG SKY HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES, WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

IF THE BIG SKY HOMEOWNER'S ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST, FAIL TO MAINTAIN THE DRAINAGE FACILITIES IN CONFORMANCE WITH THE ACCEPTED DRAINAGE PLANS AND THE OPERATIONS AND MAINTENANCE MANUAL AS PREPARED BY THE DESIGN ENGINEER ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE, A NOTICE OF SUCH FAILURE MAY BE GIVEN TO THE BIG SKY HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST, BY THE COUNTY ENGINEER. IF NOT CORRECTED WITHIN THE PERIOD INDICATED ON SAID NOTICE, SPOKANE COUNTY HAS THE RIGHT TO CORRECT THE MAINTENANCE FAILURE, OR HAVE IT CORRECTED, AT THE EXPENSE OF THE BIG SKY HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST.

SHOULD THE BIG SKY HOMEOWNER'S ASSOCIATION BE TERMINATED FOR ANY REASON, THE SUCCESSORS IN INTEREST SHALL BE THE INDIVIDUAL LOT OWNER(S), OR THEIR SUCCESSORS IN INTEREST, WHO ARE MEMBERS OF THE BIG SKY HOMEOWNER'S ASSOCIATION AT THE TIME OF SAID TERMINATION. THE SUCCESSORS IN INTEREST SHALL SHARE EQUALLY IN THE RESPONSIBILITY AND COST OF MAINTAINING SAID DRAINAGE FACILITIES.

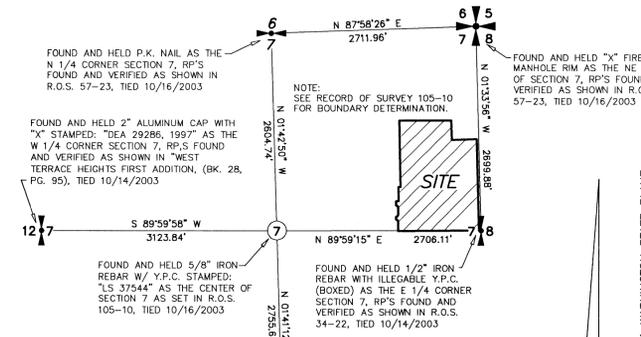
THE TRACTS AND COMMON AREAS CANNOT BE SOLD OR TRANSFERRED AND SHALL BE CONSIDERED SUBSERVIENT ESTATES FOR TAX PURPOSES TO THE OTHER LOTS CREATED HEREIN. THE STATUS OF THE AREAS DESIGNATED AS SUBSERVIENT ESTATES FOR TAX PURPOSES CANNOT BE CHANGED WITHOUT FILING A REPLAT.

THE DEVELOPER, PROPERTY OWNERS, AND HOMEOWNERS' ASSOCIATION WAIVE ANY AND ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARISING FROM THE CONSTRUCTION, OWNERSHIP OR MAINTENANCE OF PUBLIC FACILITIES. THIS WAIVER INCLUDES CLAIMS OF ANY NATURE, INCLUDING BUT NOT LIMITED TO PERSON AND REAL PROPERTY DAMAGES AS WELL AS ANY INVERSE CONDEMNATION CLAIMS.

THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND IN PERPETUITY, AND SHALL BE BINDING UPON THE OWNER(S), THEIR HEIRS, SUCCESSORS AND ASSIGNS, INCLUDING THE OBLIGATION TO PARTICIPATE IN THE MAINTENANCE OF THE DRAINAGE FACILITIES PROVIDED HEREIN.

SIGHT DISTANCE EASEMENT

SIGHT DISTANCE EASEMENTS IN LOTS 1 & 19, BLOCK 1, LOTS 1, 2, 3, 6 & 7, BLOCK 2, LOTS 1 & 2, BLOCK 3, LOTS 1, 2, 3 & 27, BLOCK 4, LOTS 1, 8, 10, 14, 18 & 20, BLOCK 5, LOTS 1 & 6, BLOCK 6, LOT 1, BLOCK 7 AS PLATTED AND SHOWN HEREON, ARE HEREBY GRANTED TO SPOKANE COUNTY AND ITS AUTHORIZED AGENTS FOR THE SOLE PURPOSE OF ALLOWING A CLEAR VIEW SIGHT DISTANCE TRIANGLE OVER AND ACROSS THE 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 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) RIGHT TO RESTORE THE SIGHT DISTANCE AREA TO THAT OF THE APPROVED PLANS ON FILE, OR HAVE IT CORRECTED BY OTHERS. ALL COSTS INVOLVED WILL BE CHARGED TO THE PROPERTY OWNER.



SECTION SUBDIVISION NOT TO SCALE

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE AFFIXED THEIR SIGNATURES.

AHO CONSTRUCTION I, INC. MELVIN AHO

ACKNOWLEDGMENT: STATE OF WASHINGTON)

COUNTY OF Clark) SS ON THIS 10th DAY OF November, 2004, BEFORE ME PERSONALLY APPEARED MELVIN AHO TO ME KNOWN TO BE THE PRESIDENT OF AHO CONSTRUCTION I, INC. THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE HAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN. Thomas L. Aronowitch, Notary Public in and for the State of Washington, Residing in Vancouver, Wa. My Commission Expires May 15, 2008

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE AFFIXED THEIR SIGNATURES.

T J LANDCO, LLC TODD LASTLY

ACKNOWLEDGMENT: STATE OF WASHINGTON)

COUNTY OF Spokane) SS ON THIS 11th DAY OF November, 2004, BEFORE ME PERSONALLY APPEARED TOD LASTLY TO ME KNOWN TO BE THE PRESIDENT OF T J LANDCO, LLC THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE HAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN. Rebecca S. Wilson, Notary Public in and for the State of Washington, Residing in Spokane. My Commission Expires 8-1-06

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE AFFIXED THEIR SIGNATURES.

M&T MORTGAGE CORPORATION

ACKNOWLEDGMENT: STATE OF WASHINGTON)

COUNTY OF Clark) SS ON THIS 10th DAY OF November, 2004, BEFORE ME PERSONALLY APPEARED James T. Collins TO ME KNOWN TO BE THE PRESIDENT OF M&T MORTGAGE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE HAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN. Thomas L. Aronowitch, Notary Public in and for the State of Washington, Residing in Vancouver, Wa. My Commission Expires May 15, 2008

Assistant President

SPOKANE COUNTY AUDITOR: FILED FOR RECORD BY T.L. Cavoco THIS 16th DAY OF November, 2004 AT 5:16 MANUELS EAST 9 O'CLOCK AM AND RECORDED IN BOOK 30 OF PLATS AT PAGES 48-51 RECORDS OF SPOKANE COUNTY, WASHINGTON.

SPOKANE COUNTY DIVISION OF UTILITIES: EXAMINED AND APPROVED THIS 15th DAY OF November 2004

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS: EXAMINED AND APPROVED THIS 16th DAY OF November, 2004

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING: EXAMINED AND APPROVED THIS 16th DAY OF Nov., 2004

SPOKANE REGIONAL HEALTH DISTRICT: EXAMINED AND APPROVED THIS 16th DAY OF Nov., 2004

SPOKANE COUNTY ASSESSOR: EXAMINED AND APPROVED THIS 16th DAY OF NOV., 2004

SPOKANE COUNTY COMMISSIONERS: THIS PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY WASHINGTON THIS 16th DAY OF Nov., 2004

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 THE MAP AND DESCRIBED IN THE DEDICATION OF THIS DATE HAVE BEEN FULLY PAID, SATISFIED AND DISCHARGED. DATED THIS 16th DAY OF Nov., 2004

SURVEYOR'S CERTIFICATE: I HEREBY CERTIFY THAT THIS PLAT AS SHOWN IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.

EQUIPMENT & PROCEDURES WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING PROCEDURES AND EQUIPMENT: A) ELECTRONIC TOTAL STATION: TRIMBLE 5600 WITH TDS RANGER DATA COLLECTOR. B) REAL TIME KINEMATIC GLOBAL POSITIONING SYSTEM SURVEY. GPS EQUIPMENT: TRIMBLE 4000 SSE BASE RECEIVER, TRIMBLE TRIMARK 3 RADIO AND TRIMBLE 5800 ROVER.

ALL FIELD TRAVERSES WERE ADJUSTED BY THE LEAST SQUARES METHOD. ALL FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS AS OUTLINED IN WAC 332-130-070, 080 & 090. ALL INSTRUMENTS MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC 330-130-100.

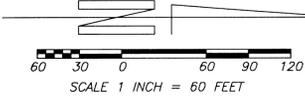
MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPLE, ETC. PREPARED BY: MINISTER AND GLAESER SURVEYING, INC. 6303 BURDEN BLVD., SUITE E, PASCO, WA 99301, (509) 544-7802



PREPARED BY:
MINISTER AND GLAESER
SURVEYING, INC.
6303 BURDEN BLVD., SUITE E
PASCO, WA 99301
(509) 544-7802

UNPLATTED

MONUMENT NOTE
OFFSET INTERSECTION MONUMENTS ON WEST TERRACE STREET ARE SET 5.00' EASTERLY OF CENTERLINE AND 5.00' NORTHERLY OF THE CENTERLINE OF THE INTERSECTING STREETS WHEN MEASURED AT RIGHT ANGLES. OFFSET INTERSECTION MONUMENTS ON AERO ROAD ARE SET 5.00' NORTHERLY OF CENTERLINE AND 5.00' EASTERLY OF THE CENTERLINE OF THE INTERSECTING STREETS WHEN MEASURED AT RIGHT ANGLES. OFFSET MONUMENTS ON CAELAN AVENUE ARE SET 5.00' NORTHERLY OF CENTERLINE WHEN MEASURED AT RIGHT ANGLES OR RADIALLY. CENTERLINE DIMENSION LABELS SHOWN HEREON ARE TO THE CALCULATED INTERSECTIONS, PC AND PRC.



FINAL PLAT OF *Plat # 3697*

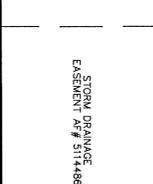
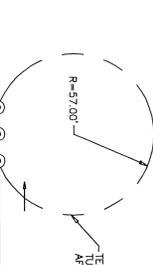
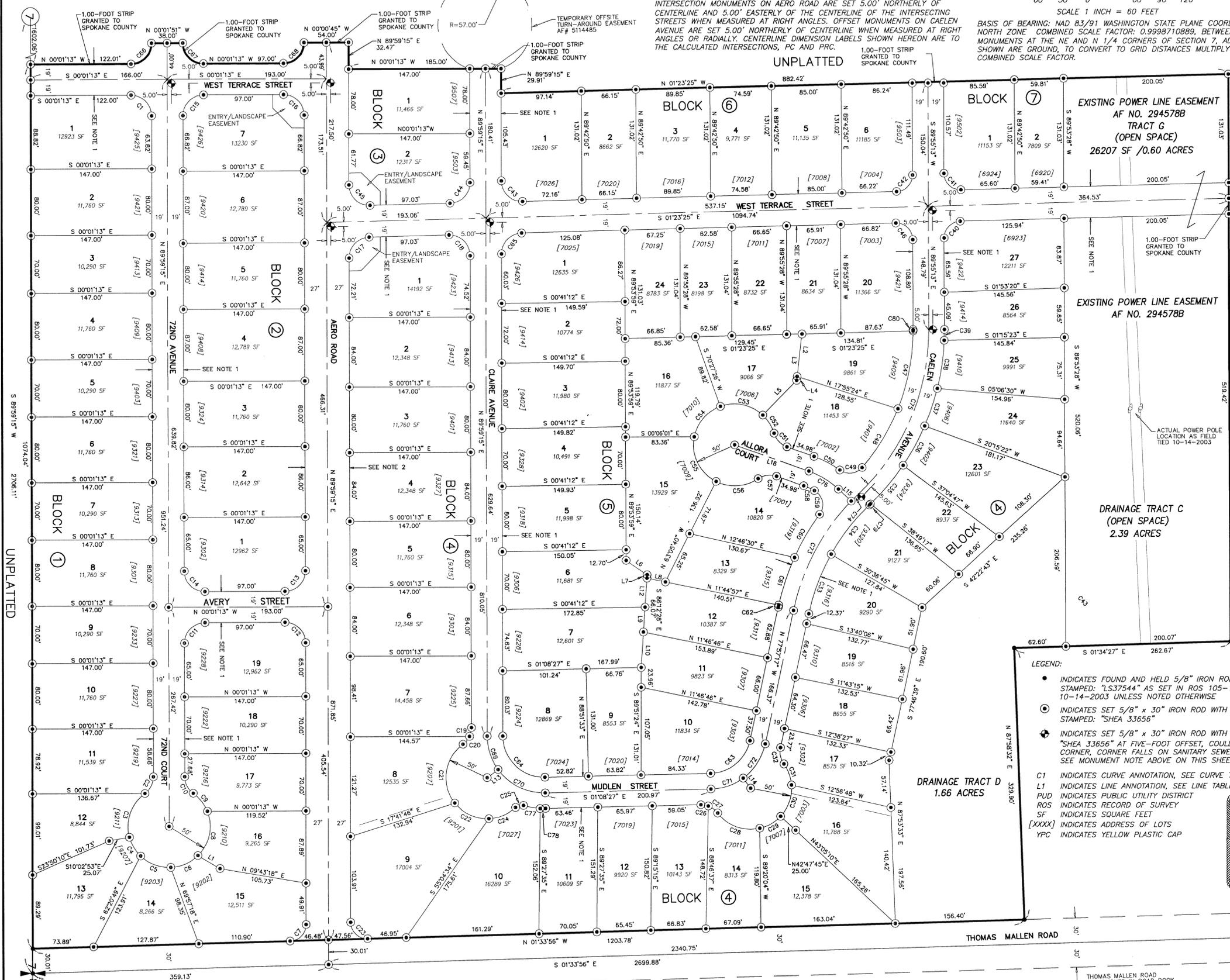
BIG SKY PHASE 1

A SUBDIVISION IN A PORTION OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 7

T. 24 N., R. 42 E., W. M.,
SPOKANE COUNTY, WASHINGTON

JOB NO: 03-387 NOVEMBER 10, 2004

SHEET 2 OF 4



CURVE TABLE					LINE TABLE		
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	LINE LENGTH	BEARING
C1	25.00'	39.27'	35.36'	S 44°59'01" W	90°00'29"	L1	31.15' S 30°35'06" W
C2	25.00'	23.80'	22.73'	N 62°38'22" W	54°04'45"	L2	51.66' N 83°19'28" W
C3	50.00'	60.33'	56.82'	S 70°33'29" E	69°14'58"	L3	56.45' S 83°12'28" E
C4	50.00'	27.07'	26.74'	N 59°18'18" E	31°01'29"	L4	4.79' N 83°19'28" W
C5	50.00'	40.22'	39.14'	N 20°45'01" E	46°05'05"	L5	59.11' N 45°45'30" W
C6	50.00'	36.76'	35.94'	N 23°21'12" W	42°07'20"	L6	30.90' S 34°41'32" W
C7	20.00'	30.87'	27.90'	N 45°47'20" W	88°26'48"	L7	4.04' N 86°12'28" W
C8	50.00'	58.66'	55.35'	N 78°01'24" W	67°13'03"	L8	22.87' N 11°44'57" E
C9	50.00'	28.33'	27.95'	N 23°08'17" W	32°54'12"	L9	30.59' S 86°12'28" E
C10	25.00'	23.60'	22.73'	N 62°36'53" E	54°04'45"	L10	42.93' S 86°12'28" E
C11	25.00'	39.27'	35.35'	S 45°00'59" E	89°59'31"	L11	73.54' S 86°12'33" E
C12	25.00'	39.27'	35.36'	S 44°59'01" W	90°00'29"	L12	39.53' S 86°12'28" E
C13	25.00'	39.27'	35.35'	N 45°00'59" W	89°59'31"	L13	16.45' N 36°07'46" W
C14	25.00'	39.27'	35.36'	N 44°59'01" E	90°00'29"	L14	15.19' S 53°35'50" W
C15	25.00'	39.27'	35.35'	S 45°00'59" E	89°59'31"	L15	21.41' S 43°48'07" W
C16	25.00'	39.27'	35.36'	S 44°59'01" W	90°00'29"	L16	95.72' S 19°31'17" W
C17	25.00'	39.27'	35.35'	S 45°00'59" E	89°59'31"		
C18	25.00'	39.27'	35.36'	S 44°59'01" W	90°00'29"		
C19	25.00'	39.27'	35.35'	N 45°00'59" W	89°59'31"		
C20	25.00'	12.50'	12.37'	N 50°13'20" W	28°38'09"		
C21	50.00'	80.53'	72.10'	S 82°02'37" E	92°16'44"		
C22	50.00'	47.22'	45.55'	N 24°43'08" E	54°11'44"		
C23	20.00'	31.96'	28.66'	N 44°12'40" E	91°33'11"		
C24	50.00'	35.80'	35.04'	N 22°53'27" W	41°01'28"		
C25	10.00'	10.45'	9.98'	S 132°75'1" E	59°52'40"		
C26	25.00'	9.15'	9.09'	S 09°20'20" W	20°57'34"		
C27	25.00'	14.45'	14.25'	S 36°22'42" W	33°07'11"		
C28	50.00'	57.42'	54.32'	N 20°02'20" E	65°47'56"		
C29	50.00'	29.64'	29.21'	N 49°57'14" W	33°58'12"		
C30	50.00'	41.63'	40.43'	N 70°40'51" W	47°42'01"		
C31	50.00'	27.33'	26.99'	S 69°48'33" W	31°19'11"		
C32	25.00'	20.90'	20.30'	N 78°05'50" E	47°53'46"		
C33	256.00'	77.66'	77.37'	S 69°15'49" E	17°22'55"		
C34	256.00'	76.01'	75.73'	S 52°03'59" E	17°00'46"		
C35	284.00'	61.62'	61.70'	N 49°57'14" W	12°02'52"		
C36	284.00'	54.70'	54.62'	N 61°18'27" W	10°39'36"		
C37	284.00'	48.31'	48.25'	N 71°20'40" W	9°24'50"		
C38	284.00'	59.02'	58.92'	N 81°48'08" W	11°30'05"		
C39	284.00'	12.97'	12.96'	N 88°48'59" W	2°31'37"		
C40	20.00'	30.96'	27.96'	S 45°44'06" E	88°41'22"		
C41	20.00'	31.87'	28.61'	N 44°15'54" E	91°18'58"		
C42	20.00'	30.96'	27.96'	S 45°44'06" E	88°41'22"		
C43	25.00'	39.87'	35.78'	N 44°17'55" E	91°22'40"		
C44	25.00'	38.67'	34.93'	N 45°42'09" W	88°37'20"		
C45	25.00'	39.87'	35.78'	N 44°17'55" E	91°22'40"		
C46	20.00'	31.87'	28.61'	S 44°15'54" W	91°18'58"		
C47	256.00'	66.61'	65.94'	N 78°51'18" W	21°34'58"		
C48	256.00'	84.21'	83.83'	N 58°40'53" W	18°50'46"		
C49	20.00'	29.98'	27.25'	N 06°18'44" W	85°53'34"		
C50	119.00'	35.54'	35.41'	S 28°04'39" W	17°06'44"		
C51	25.00'	23.60'	22.73'	N 46°33'39" E	54°04'45"		
C52	50.00'	26.35'	26.04'	S 58°30'19" W	30°11'26"		
C53	50.00'	55.45'	52.65'	S 11°38'28" W	63°32'17"		
C54	50.00'	51.03'	48.84'	S 49°21'54" E	58°28'26"		
C55	50.00'	65.01'	60.52'	N 64°09'07" E	74°29'33"		
C56	50.00'	53.64'	51.10'	N 03°49'34" W	61°27'49"		
C57	25.00'	23.60'	22.73'	S 07°31'06" E	54°04'45"		
C58	81.00'	14.31'	14.29'	S 24°34'54" W	10°07'15"		
C59	20.00'	33.75'	29.89'	S 77°59'03" W	96°41'03"		
C60	284.00'	60.77'	60.67'	S 59°35'45" E	11°50'38"		
C61	284.00'	61.17'	61.06'	S 71°28'43" E	11°55'17"		
C62	284.00'	2.64'	2.64'	S 77°41'49" E	0°30'55"		
C63	50.00'	67.03'	62.12'	N 39°32'52" W	76°48'49"		
C64	50.00'	79.52'	71.40'	N 44°25'24" E	91°07'43"		
C65	25.00'	38.67'	34.93'	S 45°42'05" E	88°37'20"		
C66	25.00'	39.27'	35.35'	S 45°00'59" W	89°59'31"		
C67	25.00'	39.27'	35.36'	N 44°59'01" E	90°00'29"		
C68	25.00'	39.27'	35.35'	N 45°00'59" W	89°59'31"		
C69	69.00'	43.49'	42.78'	N 71°55'45" E	36°07'01"		
C70	69.00'	66.25'	63.73'	N 26°21'54" E	55°00'42"		
C71	69.00'	42.10'	41.45'	N 18°37'19" W	34°57'43"		
C72	69.00'	50.40'	48.29'	N 27°01'44" W	41°51'06"		
C73	275.00'	152.42'	150.48'	S 62°04'35" W	31°44'23"		
C74	275.00'	12.66'	12.66'	S 44°52'45" E	2°38'17"		
C75	275.00'	223.28'	217.20'	N 66°49'12" W	46°31'11"		
C76	100.00'	42.38'	42.06'	S 31°39'42" W	24°16'50"		
C77	88.00'	20.49'	20.44'	S 09°48'21" W	13°20'16"		
C78	88.00'	6.57'	6.57'	S 00°59'53" W	04°16'41"		
C79	284.00'	1.90'	1.90'	S 43°44'43" E	00°22'13"		
C80	256.00'	1.68'	1.68'	N 89°53'31" W	00°22'34"		

LEGEND:

- INDICATES FOUND AND SET 5/8" IRON ROD WITH YPC STAMPED: "S37544" AS SET IN ROS 105-10 TIED 10-14-2003 UNLESS NOTED OTHERWISE
- INDICATES SET 5/8" x 30" IRON ROD WITH YPC STAMPED: "SHEA 33656"
- INDICATES SET 5/8" x 30" IRON ROD WITH YPC STAMPED: "SHEA 33656" AT FIVE-FOOT OFFSET, COULD NOT SET ACTUAL CORNER, CORNER FALLS ON SANITARY SEWER MANHOLE LID. SEE MONUMENT NOTE ABOVE ON THIS SHEET.
- C1 INDICATES CURVE ANNOTATION, SEE CURVE TABLE
- L1 INDICATES LINE ANNOTATION, SEE LINE TABLE
- PUD INDICATES PUBLIC UTILITY DISTRICT
- ROS INDICATES RECORD OF SURVEY
- SF INDICATES SQUARE FEET
- [XXXX] INDICATES ADDRESS OF LOTS
- YPC INDICATES YELLOW PLASTIC CAP



SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS PLAT AS SHOWN IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.

John J. Shea
JOHN J. SHEA, PROFESSIONAL LAND SURVEYOR, # 33656
DATE: 11-11-2004

EQUIPMENT & PROCEDURES
WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING PROCEDURES AND EQUIPMENT:

- ELECTRONIC TOTAL STATION: TRIMBLE 5600 WITH TDS RANGER DATA COLLECTOR.
- REAL TIME KINEMATIC GLOBAL POSITIONING SYSTEM SURVEY. GPS EQUIPMENT: TRIMBLE 4000 SSE BASE RECEIVER, TRIMBLE TRIMARK 3 RADIO AND TRIMBLE 5800 ROVER.

ALL FIELD TRAVERSES WERE ADJUSTED BY THE LEAST SQUARES METHOD. ALL FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS AS OUTLINED IN WAC 332-130-070, 080 & 090. ALL INSTRUMENTS MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC 330-130-100.

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPLE, ETC.

NOTE 1
38.00 FOOT RIGHT-OF-WAY DEDICATED TO SPOKANE COUNTY WITH THIS PLAT.
NOTE 2
54.00 FOOT RIGHT-OF-WAY DEDICATED TO SPOKANE COUNTY WITH THIS PLAT.
NOTE 3
SEE SHEET 3 FOR EASEMENTS & SETBACKS ASSOCIATED WITH THIS PLAT.

PREPARED BY:
MINISTER AND GLAESER
SURVEYING, INC.
6303 BURDEN BLVD., SUITE E
PASCO, WA 99301
(509) 544-7802

UNPLATTED

FINAL PLAT OF *Plat # 3697*

BIG SKY PHASE 1

A SUBDIVISION IN A PORTION OF THE EAST
1/2 OF THE NE 1/4 SECTION 7

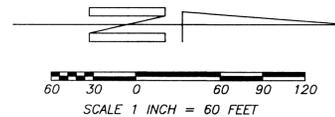
T. 24 N., R 42 E., W. M.,
SPOKANE COUNTY, WASHINGTON

JOB NO: 03-387

NOVEMBER 10, 2004

SHEET 3 OF 4

EXISTING POWER LINE EASEMENT
AF NO. 294578B
TRACT G
(OPEN SPACE)
26207 SF /0.60 ACRES



LEGEND:

- PUD INDICATES PUBLIC UTILITY DISTRICT
- SF INDICATES SQUARE FEET
- - - - - INDICATES 10' OR 11' BORDER EASEMENT AS SHOWN
- - - - - INDICATES 10' PUBLIC UTILITY EASEMENT
- - - - - INDICATES 25' FRONT YARD SETBACK LINE

NOTE 1
38.00 FOOT RIGHT-OF-WAY DEDICATED TO SPOKANE COUNTY WITH THIS PLAT.

NOTE 2
54.00 FOOT RIGHT-OF-WAY DEDICATED TO SPOKANE COUNTY WITH THIS PLAT.

UNPLATTED

EXISTING POWER LINE EASEMENT
AF NO. 294578B

DRAINAGE TRACT C
(OPEN SPACE)
2.39 ACRES

DRAINAGE TRACT D
1.66 ACRES



SURVEYOR'S CERTIFICATE:

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John J. Srea
JOHN J. SREA, PROFESSIONAL LAND
SURVEYOR, AS # 33656

11-11-2004
DATE

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPLE, ETC. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN IN WAC 332-130-090.

PREPARED BY:
MINISTER AND GLAESER
SURVEYING, INC.
6303 BURDEN BLVD., SUITE E
PASCO, WA 99301
(509) 544-7802

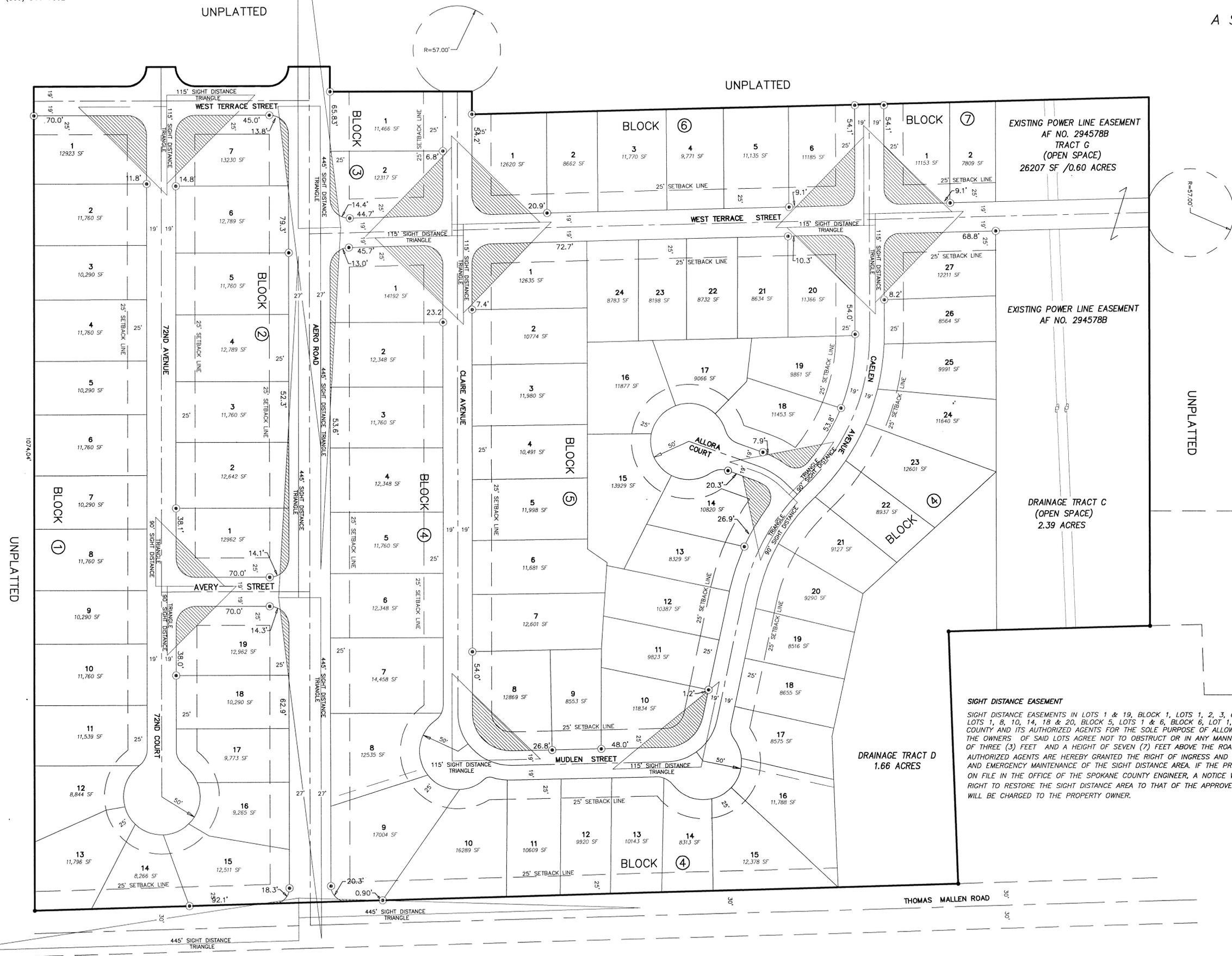
5146713 Plot # 3697
FINAL PLAT OF

BIG SKY PHASE 1

A SUBDIVISION IN A PORTION OF THE EAST
1/2 OF THE NE 1/4 OF SECTION 7
T. 24 N., R. 42 E., W. M.,
SPOKANE COUNTY, WASHINGTON

JOB NO. 03-387 NOVEMBER 10, 2004

SHEET 4 OF 4



LEGEND:
 PUD INDICATES PUBLIC UTILITY DISTRICT
 SF INDICATES SQUARE FEET
 - - - - - INDICATES 10' OR 11' BORDER EASEMENT AS SHOWN
 - - - - - INDICATES 10' PUBLIC UTILITY EASEMENT
 - - - - - INDICATES 25' FRONT YARD SETBACK LINE
 [Hatched Box] INDICATES SIGHT DISTANCE EASEMENT, DISTANCE SHOWN IS FROM NEAREST PROPERTY CORNER MONUMENT TO SIGHT DISTANCE EASEMENT. SEE SIGHT DISTANCE EASEMENT NOTE.

SIGHT DISTANCE EASEMENT
 SIGHT DISTANCE EASEMENTS IN LOTS 1 & 19, BLOCK 1, LOTS 1, 2, 3, 6 & 7, BLOCK 2, LOTS 1 & 2, BLOCK 3, LOTS 1, 2, 3 & 27, BLOCK 4, LOTS 1, 8, 10, 14, 18 & 20, BLOCK 5, LOTS 1 & 6, BLOCK 6, LOT 1, BLOCK 7 AS PLATTED AND SHOWN HEREON, ARE HEREBY GRANTED TO SPOKANE COUNTY AND ITS AUTHORIZED AGENTS FOR THE SOLE PURPOSE OF ALLOWING A CLEAR VIEW SIGHT DISTANCE TRIANGLE OVER AND ACROSS THE 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 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) RIGHT TO RESTORE THE SIGHT DISTANCE AREA TO THAT OF THE APPROVED PLANS ON FILE, OR HAVE IT RESTORED BY OTHERS. ALL COSTS INVOLVED WILL BE CHARGED TO THE PROPERTY OWNER.



SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THIS PLAT AS SHOWN IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.

John J. Shea
 JOHN J. SHEA PROFESSIONAL LAND SURVEYOR, PL# 33656
 DATE 11-11-2004

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