

DEDICATION KNOW ALL MEN BY THESE PRESENTS THAT AHO CONSTRUCTION I INC., A WASHINGTON CORPORATION, T J LANDCO, LLC, A WASHINGTON LIMITED LIABILITY CORPORATION AND M&T MORTGAGE CORPORATION, WILLIAM J. SAATS, AND ROBERT JOHNSON HAVE CAUSED TO BE PLATTED INTO LOTS, BLOCKS AND STREETS THE LAND SHOWN HEREON AS BIG SKY PHASE 2, A PARCEL OF LAND LYING IN A PORTION OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN, BEING DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE NORTHEAST QUARTER & A PORTION OF THE BEGINNING AT A 1/2-INCH IRON REBAR MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN; THENCE SOUTH 89°59'15" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 FOR A DISTANCE OF 1104.04 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION, NORTH 00°01'13" WEST, 122.01 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°01'51" WEST, 38.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°02'28" 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, 882.43 FEET; THENCE SOUTH 89°53'28" WEST, 822.30 FEET; THENCE SOUTH 87°27'55" WEST, 38.01 FEET; THENCE SOUTH 89°55'41" EAST, 123.37 FEET; THENCE SOUTH 01°40'48" EAST, 1450.91 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89°59'15" EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 FOR A DISTANCE OF 925.32 FEET TO THE TRUE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

CAELEN AVENUE, AERO ROAD, 72ND AVENUE, CLAIRE AVENUE, STREET, JOYLYNN COURT, NOAH DRIVE, APRIL COURT AND SAGE COURT, AS PLATTED AND SHOWN HEREON, ARE HEREBY DEDICATED TO PUBLIC USE 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.

SIDE YARD AND REAR YARD SETBACKS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT. THE 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 8-13-2004 UNDER STATE DOCUMENT NO. 60A-450-691

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.

HOMES 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 EVALUATE 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 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. 60A-450-691

DRAINAGE EASEMENTS AND TRACTS AS 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, ARE HEREBY GRANTED TO THE BIG SKY HOMEOWNERS ASSOCIATION. ALL TRACTS ARE HEREBY DEDICATED TO THE BIG SKY HOA 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 THE 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. SH

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 SWALE OR APPROVED DRAINAGE FACILITY, OR B) DRAINAGE INTERCEPTED ON THE LOT IS DISPOSED OF ON THE LOT IN AN APPROVED DRAINAGE FACILITY. ALL DRAINAGE FACILITIES FOR 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 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 DAMPROOFING 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 SHALL BE CONSTRUCTED DIRECTLY OVER 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; REMOVING AND DISPOSING OF THE SOIL AND GRASS SOD LOCATED IN DRAINAGE FACILITIES SITUATED WITHIN EASEMENTS ON PRIVATE LOTS AT SUCH TIME SPOKANE 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 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 (AUDITOR RECORDING NUMBER 5114487) IN CONFORMANCE WITH THE ACCEPTED PLANS AND THE OPERATIONS AND MAINTENANCE MANUAL AS PREPARED BY THE DESIGN ENGINEER, HOPPER DENNIS JELISSON, 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 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.

AN EASEMENT IN FAVOR OF WASHINGTON WATER POWER COMPANY EXISTS OVER A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7 RECORDED UNDER SPOKANE COUNTY AUDITORS FILE NO. 563184C. THE EASEMENT IS VAGUE IN ITS LOCATION AND IS UNPLOTTABLE.

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 TRIMMARK 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.

PREPARED BY: MINISTER AND GLAESER SURVEYING, INC. 6303 BURDEN BLVD., SUITE E, PASCO, WA 99301, (509) 544-7802 MARCH 03, 2005 / JOB NO: 04-154

FINAL PLAT OF BIG SKY PHASE 2 (PLANNED UNIT DEVELOPMENT) A SUBDIVISION IN A PORTION OF THE EAST 1/2 OF THE NE 1/4 AND THE EAST 1/2 OF THE WEST 1/2 OF THE NE 1/4 OF SECTION 7, T24N, R42E, W.M. SPOKANE COUNTY, WASHINGTON SHEET 1 OF 4

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

AHO CONSTRUCTION I INC.

MELVIN AHO

ACKNOWLEDGEMENT:

STATE OF WASHINGTON) COUNTY OF Clark) SS

ON THIS 14th DAY OF March, 2005, 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 HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Thomas J. Swanscott, 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 THESE SIGNATURES.

T J LANDCO, LLC

Tod Lasley

ACKNOWLEDGEMENT:

STATE OF WASHINGTON) COUNTY OF SPOKANE) SS

ON THIS 14th DAY OF March, 2005, BEFORE ME PERSONALLY APPEARED TOD LASLEY 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 HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Melvin Aho, Notary Public in and for the State of Washington, residing in Spokane. My Commission Expires 3/15/2009

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

M&T MORTGAGE CORPORATION

James T. Collins

ACKNOWLEDGEMENT:

STATE OF WASHINGTON) COUNTY OF Clark) SS

ON THIS 17th DAY OF March, 2005, BEFORE ME PERSONALLY APPEARED James T. Collins TO ME KNOWN TO BE THE Assistant Vice 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 HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

James T. Swanscott, Notary Public in and for the State of Washington, residing in Vancouver, Wa. My Commission Expires 5/15/2008

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

WILLIAM J. SAATS, SOLE TRUSTEE, OR HIS SUCCESSORS IN TRUST, UNDER THE SAATS FAMILY TRUST DATED MARCH 12, 1996

William J. Saats

ACKNOWLEDGEMENT:

STATE OF WASHINGTON) COUNTY OF ARIZONA) SS

ON THIS 16th DAY OF MARCH, 2005, BEFORE ME PERSONALLY APPEARED WILLIAM J. SAATS TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED OF SAID PERSON, FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

William J. Buchanan, Notary Public in and for the State of Washington, residing in Lake Havasu City, AZ. My Commission Expires 9/14/2006

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

ROBERT JOHNSON

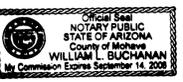
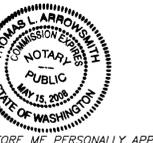
ACKNOWLEDGEMENT:

STATE OF WASHINGTON) COUNTY OF SPOKANE) SS

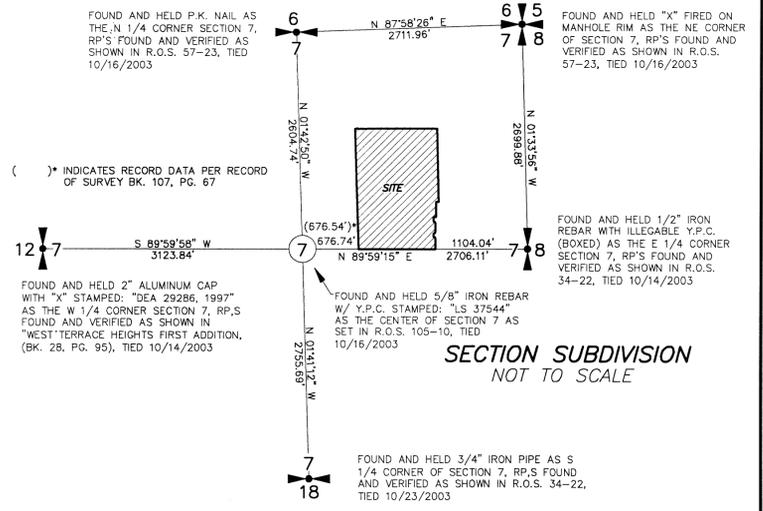
ON THIS 14th DAY OF March, 2005, BEFORE ME PERSONALLY APPEARED ROBERT JOHNSON TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED OF SAID PERSON, FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Melvin Aho, Notary Public in and for the State of Washington, residing in Spokane. My Commission Expires 3/15/2009



STATE OF WASHINGTON, PLANE COORDINATE SYSTEM, NORTH ZONE, COMBINED SCALE FACTOR: 0.9998710889, BETWEEN FOUND MONUMENTS AT THE NE AND N 1/4 CORNERS OF SECTION 7. ALL DISTANCES SHOWN ARE GROUND. TO CONVERT TO GRID DISTANCES MULTIPLY BY THE COMBINED SCALE FACTOR.



SPOKANE COUNTY AUDITOR:

FILED FOR RECORD BY AHO CONSTRUCTION THIS 31st DAY OF MARCH, 2005 AT 5:06 MINUTES PAST 8 O'CLOCK A.M. AND RECORDED IN BOOK 30 OF PLATS AT PAGES 95-96. RECORDS OF SPOKANE COUNTY, WASHINGTON.

SPOKANE COUNTY AUDITOR Eugene D. Rupp

SPOKANE COUNTY DIVISION OF UTILITIES:

EXAMINED AND APPROVED THIS 25th DAY OF MARCH, 2005.

Eugene D. Rupp, SPOKANE COUNTY UTILITIES

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS:

EXAMINED AND APPROVED THIS 24th DAY OF March, 2005.

Bliley, SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING:

EXAMINED AND APPROVED THIS 28th DAY OF MARCH, 2005.

John Nunery, FOR SPOKANE COUNTY DIRECTOR OF BUILDING AND PLANNING

SPOKANE REGIONAL HEALTH DISTRICT:

EXAMINED AND APPROVED THIS 23rd DAY OF March, 2005.

Donald J. Coyle, SPOKANE REGIONAL HEALTH OFFICE

SPOKANE COUNTY ASSESSOR:

EXAMINED AND APPROVED THIS 20th DAY OF March, 2005.

Ralph Baker by M.K. Watz, SPOKANE COUNTY ASSESSOR

SPOKANE COUNTY COMMISSIONERS:

THIS PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY WASHINGTON THIS 24th DAY OF MARCH 2005

CHAIRMAN SPOKANE COUNTY COMMISSIONERS

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 CHARGED. DATED THIS 31st DAY OF March, 2005.

Brad L. Staben, SPOKANE COUNTY TREASURER

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.

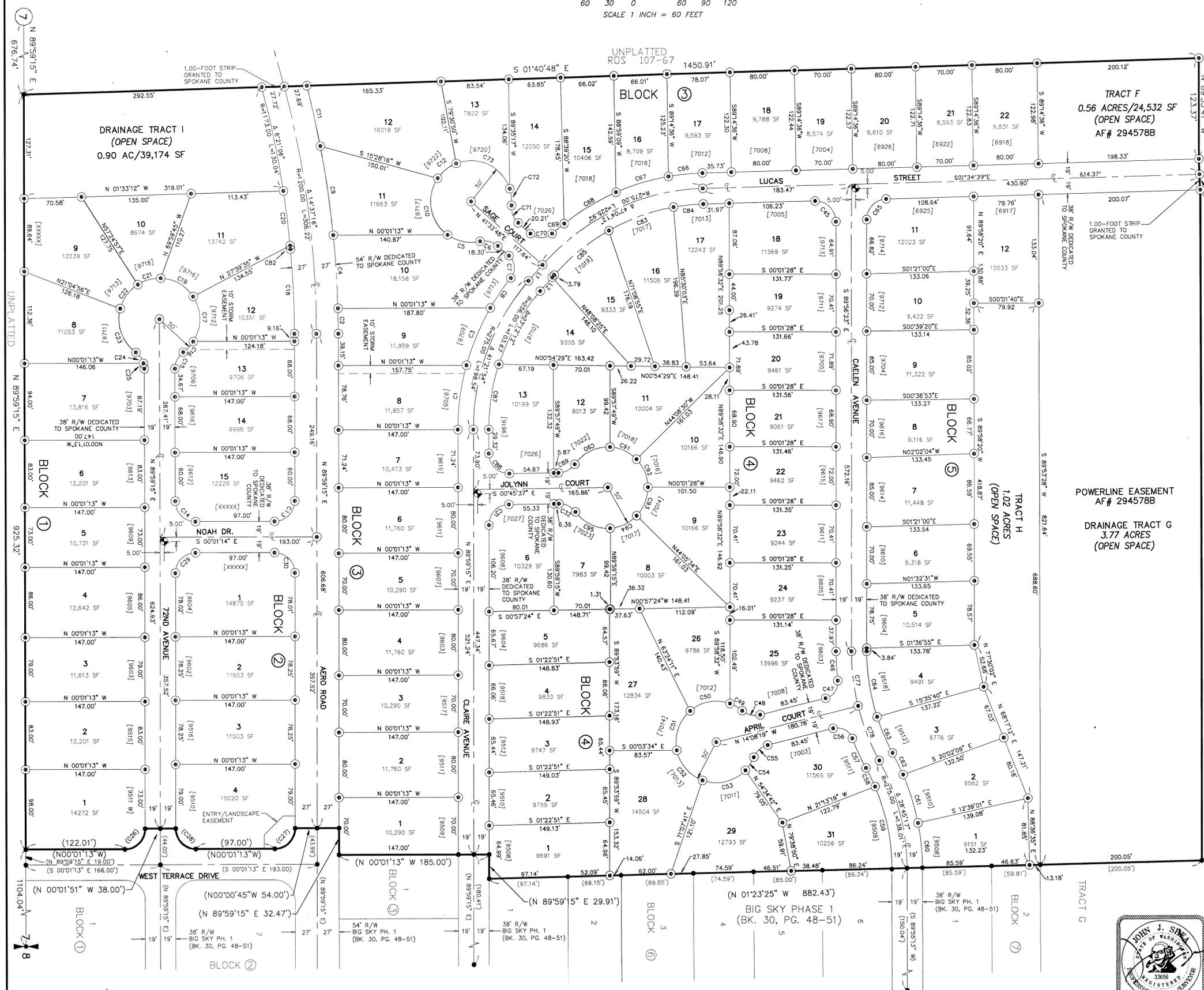
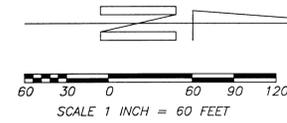
John J. Shea, PROFESSIONAL LAND SURVEYOR, PLS # 33566, 03/08/2005



BIG SKY PHASE 2
 (PLANNED UNIT DEVELOPMENT)

A SUBDIVISION IN A PORTION OF THE EAST
 1/2 OF THE NE 1/4 AND THE EAST 1/2
 OF THE WEST 1/2 OF THE NE 1/4 OF
 SECTION 7, T24N, R42E, W.M.
 SPOKANE COUNTY, WASHINGTON

SHEET 2 OF 4



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	15°32'18"	294.00	79.73	79.49
C2	1°26'26"	1227.00	30.85	30.85
C3	14°51'31"	294.00	75.24	75.03
C4	4°12'42"	1227.00	90.19	90.17
C5	47°58'57"	50.00	41.87	40.66
C6	54°04'45"	25.00	23.60	22.73
C7	87°28'47"	20.00	30.54	27.66
C8	8°39'32"	294.00	44.43	44.39
C9	5°09'19"	1227.00	110.40	110.36
C10	89°11'43"	25.00	77.84	78.21
C11	3°31'26"	1227.00	75.46	75.45
C12	33°52'25"	50.00	29.56	29.13
C13	89°59'31"	25.00	39.27	35.35
C14	90°00'29"	25.00	39.27	35.36
C15	54°04'45"	25.00	23.60	22.73
C16	20°59'30"	50.00	18.19	18.09
C17	64°27'26"	50.00	57.99	54.80
C18	5°03'52"	1173.00	103.68	103.65
C19	54°45'56"	50.00	47.79	45.99
C20	3°17'15"	1173.00	67.31	67.30
C21	34°15'15"	50.00	29.89	29.45
C22	42°41'32"	50.00	37.26	36.40
C23	59°08'51"	50.00	60.44	56.75
C24	38°16'31"	25.00	16.70	16.39
C25	15°47'54"	25.00	6.89	6.87
C26	89°59'31"	25.00	39.27	35.35
C27	89°59'31"	25.00	39.27	35.35
C28	90°00'29"	25.00	39.27	35.36
C29	89°59'31"	25.00	39.27	35.35
C30	38°25'41"	25.00	25.49	24.40
C31	89°15'08"	25.00	38.94	35.12
C32	54°04'45"	25.00	23.60	22.73
C33	91°38'15"	25.00	39.98	35.86
C34	7°03'50"	294.00	36.25	36.22
C35	82°51'55"	20.00	28.93	26.47
C36	54°04'45"	25.00	23.60	22.73
C37	20°11'41"	50.00	17.62	17.33
C38	60°04'34"	50.00	52.43	50.06
C39	61°13'40"	50.00	53.43	50.92
C40	58°28'26"	50.00	51.03	48.84
C41	66°09'33"	50.00	57.73	54.58
C42	22°01'37"	50.00	19.22	19.10
C43	54°04'45"	25.00	23.60	22.73
C44	20°11'41"	50.00	17.62	17.33
C45	60°04'34"	50.00	52.43	50.06
C46	61°13'40"	50.00	53.43	50.92
C47	58°28'26"	50.00	51.03	48.84
C48	66°09'33"	50.00	57.73	54.58
C49	22°01'37"	50.00	19.22	19.10
C50	54°04'45"	25.00	23.60	22.73
C51	20°11'41"	50.00	17.62	17.33
C52	60°04'34"	50.00	52.43	50.06
C53	61°13'40"	50.00	53.43	50.92
C54	58°28'26"	50.00	51.03	48.84
C55	66°09'33"	50.00	57.73	54.58
C56	22°01'37"	50.00	19.22	19.10
C57	54°04'45"	25.00	23.60	22.73
C58	20°11'41"	50.00	17.62	17.33
C59	60°04'34"	50.00	52.43	50.06
C60	61°13'40"	50.00	53.43	50.92
C61	58°28'26"	50.00	51.03	48.84
C62	66°09'33"	50.00	57.73	54.58
C63	22°01'37"	50.00	19.22	19.10
C64	54°04'45"	25.00	23.60	22.73
C65	20°11'41"	50.00	17.62	17.33
C66	60°04'34"	50.00	52.43	50.06
C67	61°13'40"	50.00	53.43	50.92
C68	58°28'26"	50.00	51.03	48.84
C69	66°09'33"	50.00	57.73	54.58
C70	22°01'37"	50.00	19.22	19.10
C71	54°04'45"	25.00	23.60	22.73
C72	23°29'43"	20.00	20.50	20.36
C73	93°36'42"	50.00	81.69	72.90
C74	14°11'59"	275.00	68.15	67.97
C75	14°51'20"	275.00	71.78	71.58
C76	0°13'15"	1173.00	4.52	4.52
C77	19°09'50"	25.00	85.63	85.23
C78	8°19'51"	25.00	37.22	37.19
C79	19°34'31"	25.00	87.46	87.04
C80	18°09'42"	25.00	81.15	80.81
C81	90°44'52"	25.00	39.60	35.59
C82	54°04'45"	25.00	23.60	22.73
C83	58°25'38"	50.00	50.99	48.81
C84	42°17'07"	50.00	36.90	36.07
C85	44°07'30"	50.00	38.51	37.56
C86	44°07'31"	50.00	38.51	37.56
C87	42°17'11"	50.00	36.90	36.07
C88	56°57'14"	50.00	49.70	47.68

LEGEND:

- ★ INDICATES FOUND AND HELD 5/8" IRON ROD WITH YPC STAMPED: "LS37544" AS SET IN ROS 105-1 TO 105-11 TIED 10-14-2003
- INDICATES FOUND AND HELD 5/8" IRON ROD WITH YPC STAMPED: "SHEA 33656" AS SET IN BIG SKY PH. 1 (BK. 30, PG. 48-51) TIED 11-14-2004, UNLESS NOTED OTHERWISE
- INDICATES SET 5/8" x 30" IRON ROD WITH YPC STAMPED: "SHEA 33656" SET
- ⊕ 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 BELOW ON THIS SHEET.

AF# AUDITORS FILE NUMBER
 BK BOOK
 C1 INDICATES CURVE ANNOTATION, SEE CURVE TABLE
 L1 INDICATES LINE ANNOTATION, SEE LINE TABLE
 PG INDICATES PAGE
 PUD INDICATES PUBLIC UTILITY DISTRICT
 ROS INDICATES RECORD OF SURVEY
 R/W INDICATES RIGHT-OF-WAY
 SF INDICATES SQUARE FEET
 [XXXX] INDICATES ADDRESS OF LOTS
 YPC INDICATES YELLOW PLASTIC CAP
 () INDICATES RECORD DATA PER BIG SKY PH 1 (BK. 30, PG. 48-51)

SURVEY REFERENCES:

- RECORD OF SURVEY 105-10
- BIG SKY PHASE 1, BOOK 30, PAGE 48-51

MONUMENT NOTE:
 OFFSET INTERSECTION MONUMENT ON LUCAS STREET IS SET 5.00' EASTERLY OF SAID CENTERLINE AND 5.00' NORTHERLY OF THE CENTERLINE OF CALEEN AVENUE WHEN MEASURED AT RIGHT ANGLES. OFFSET INTERSECTION MONUMENT ON CLARE AVENUE IS SET 5.00' NORTHERLY OF SAID CENTERLINE AND 5.00' EASTERLY OF THE CENTERLINE OF JOLYNN COURT WHEN MEASURED AT RIGHT ANGLES. OFFSET INTERSECTION MONUMENT ON 72ND AVENUE IS SET 5.00' NORTHERLY OF SAID CENTERLINE AND 5.00' EASTERLY OF THE CENTERLINE OF NOAH DRIVE WHEN MEASURED AT RIGHT ANGLES. CENTERLINE DIMENSION LABELS SHOWN HEREON ARE TO THE CALCULATED INTERSECTIONS.

LINE TABLE

LINE	BEARING	LENGTH
L1	S48°38'51"E	26.21
L2	S48°38'51"E	22.42

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 SSB BASE RECEIVER, TRIMBLE TRIMARK 3 RADIO AND TRIMBLE 5800 ROVER.

ALL FIELD TRAVERSES WERE ADJUSTED BY THE LEAST SQUARES METHOD. ALL FIELD TRAVERSE WORK COMPLETES 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.

SURVEYOR'S CERTIFICATE:
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JOHN J. SHEA
 SURVEYOR, PLS # 33656
 DATE 03/03/2005

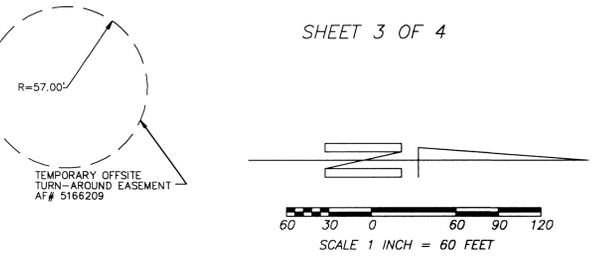
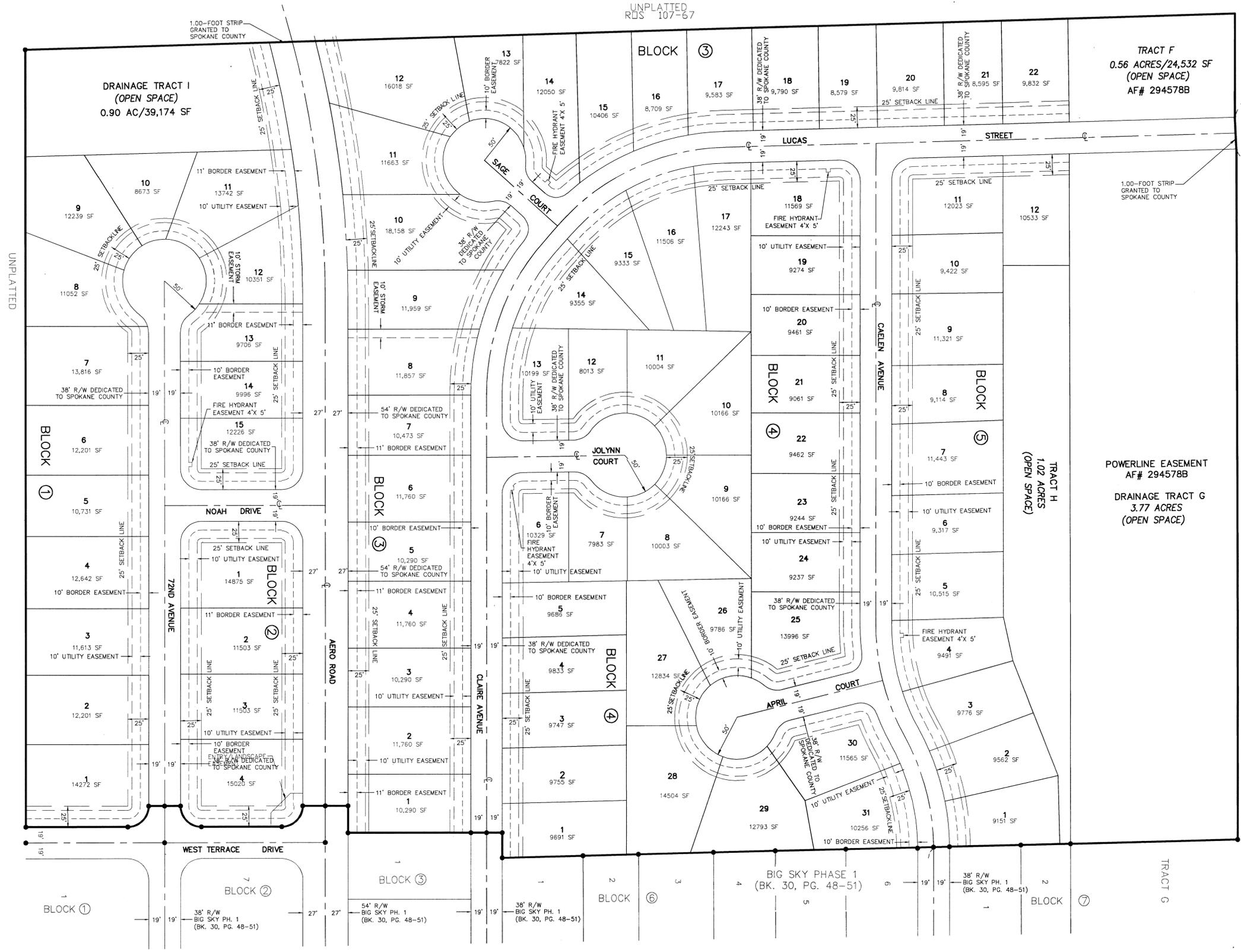


PREPARED BY:
 MINISTER AND GLAESER
 SURVEYING, INC.
 6303 BURDEN BLVD., SUITE E
 PASCO, WA 99301
 (509) 544-7802
 MARCH 03, 2005 / JOB NO: 04-154

FINAL PLAT OF
BIG SKY PHASE 2
 (PLANNED UNIT DEVELOPMENT)

A SUBDIVISION IN A PORTION OF THE EAST
 1/2 OF THE NE 1/4 AND THE EAST 1/2
 OF THE WEST 1/2 OF THE NE 1/4 OF
 SECTION 7, T24N, R42E, W.M.
 SPOKANE COUNTY, WASHINGTON

SHEET 3 OF 4



LEGEND:
 - - - - - INDICATES 10' OR 11' BORDER EASEMENT
 - - - - - INDICATES 10' PUBLIC UTILITY EASEMENT
 - - - - - INDICATES 25' FRONT AND FLANKING YARD SETBACK LINE
 AF# INDICATES AUDITORS' FILE NUMBER
 BK INDICATES BOOK
 PG INDICATES PAGE
 R/W INDICATES RIGHT-OF-WAY
 SF INDICATES SQUARE FEET



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John J. Shea
 JOHN J. SHEA, PROFESSIONAL LAND SURVEYOR, PLS # 33656
 DATE 02/03/2005

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.

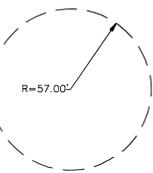
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SHEET 4 OF 4

UNPLATTED
 RDS 107-67



LEGEND:

- INDICATES 25' FRONT AND FLANKING YARD SETBACK LINE
- INDICATES SIGHT DISTANCE EASEMENT, DISTANCE SHOWN IS FROM NEAREST PROPERTY CORNER MONUMENT TO SIGHT DISTANCE EASEMENT. SEE SIGHT DISTANCE EASEMENT NOTE.
- ⊙ INDICATES SET 5/8" x 30" IRON ROD WITH YPC STAMPED "SHEA 33656"
- SF INDICATES SQUARE FEET

SIGHT DISTANCE EASEMENT

SIGHT DISTANCE EASEMENTS IN LOTS 1 & 15, BLOCK 1, LOTS 1 & 4, BLOCK 2, LOTS 10 & 14, BLOCK 3, LOTS 6, 13, 18, 25, & 30, BLOCK 4 AND LOT 11, BLOCK 5 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 SIGHT DISTANCE AREA IN REASONABLE 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) DAYS, SPOKANE COUNTY HAS THE 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.



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