

DEDICATION KNOW ALL MEN BY THESE PRESENTS THAT AHO CONSTRUCTION 1 INC., A WASHINGTON CORPORATION, M&T MORTGAGE CORPORATION HAVE CAUSED TO BE PLATTED INTO LOTS, BLOCKS AND STREETS, THE LAND SHOWN HEREON AS BIG SKY PHASE 3, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 42, EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

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, SPOKANE COUNTY, WASHINGTON; 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; THENCE CONTINUING SOUTH 89°59'15" WEST, 1999.36 FEET; THENCE LEAVING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, NORTH 01°40'48" WEST, 1450.91 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°40'48" WEST, 1147.62 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HALLET ROAD, SAID POINT BEING 30.00 FEET SOUTHERLY OF THE CENTERLINE OF HALLET ROAD WHEN MEASURED AT RIGHT ANGLES; THENCE FOLLOWING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HALLET ROAD, NORTH 87°58'26" EAST, 733.83 FEET; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HALLET ROAD, NORTH 87°58'22" EAST, 1270.04 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; THENCE FOLLOWING THE WESTERLY RIGHT-OF-WAY LINE OF SAID THOMAS MALLEN ROAD, SOUTH 01°33'56" EAST, 865.08 FEET; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID THOMAS MALLEN ROAD, SOUTH 87°58'06" WEST, 329.96 FEET; THENCE SOUTH 01°34'27" EAST, 67.29 FEET; THENCE SOUTH 87°53'28" WEST, 1510.75 FEET; THENCE SOUTH 87°27'55" WEST, 38.01 FEET; THENCE NORTH 89°55'41" WEST, 123.37 FEET TO THE TRUE POINT OF BEGINNING; SITUATED IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

WEST TERRACE STREET, NICK AVENUE, LUCAS STREET, ASHER DRIVE, AND SPENCER COURT, AS PLATTED AND SHOWN HEREON, ARE HEREBY DEDICATED TO PUBLIC USE FOR ROAD PURPOSES. NO DIRECT ACCESS SHALL BE ALLOWED FROM ANY LOTS TO HALLET ROAD UNTIL SUCH TIME AS AUTHORIZED BY THE SPOKANE COUNTY ENGINEER.

THE BORDER EASEMENTS, 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 DEDICATED TO THE SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, PROTECTION, MAINTENANCE AND OPERATION OF SAID UTILITIES, INCLUDING GAS, ELECTRICITY, TELEPHONE, CABLE, TOGETHER WITH THE RIGHT TO PROHIBIT CHANGES IN GRADE THAT WILL REDUCE THE EXISTING COVERAGE OVER INSTALLED UNDERGROUND FACILITIES AND THE RIGHT TO TRIM 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 ANY BORDER EASEMENT SHOW HEREIN.

SIDE YARD AND REAR YARD SETBACKS SHALL BE DETERMINED AT THE TIME BUILDING PERMITS ARE OBTAINED.

THE COMMON OPEN SPACE TRACTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE BIG SKY HOMEOWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED 11-29-2004 UNDER STATE DOCUMENT NO. 5181149.

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 DEPARTMENT 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 LOTS WITHIN THIS PLAT SHALL HAVE DIRECT ACCESS TO HALLET 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. 608-460-691 2/27/10 136415.

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, TRACTS A AND B ARE HEREBY DEDICATED 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 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(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 DRAINAGE 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 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 SUBJECTED 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, 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 OWNER(S) 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 OPEN 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 THE 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 IN CONFORMANCE WITH THE ACCEPTED PLANS AND THE OPERATIONS AND MAINTENANCE MANUAL AS PREPARED BY THE DESIGN ENGINEER, HOPPER DENNIS JELISON, 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 SWALES AS INDICATED BY THE APPROVED PLANS; MOWING, IRRIGATING AND KEEPING THE AREA FREE OF DEBRIS; REMOVING AND 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, FAILS 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.

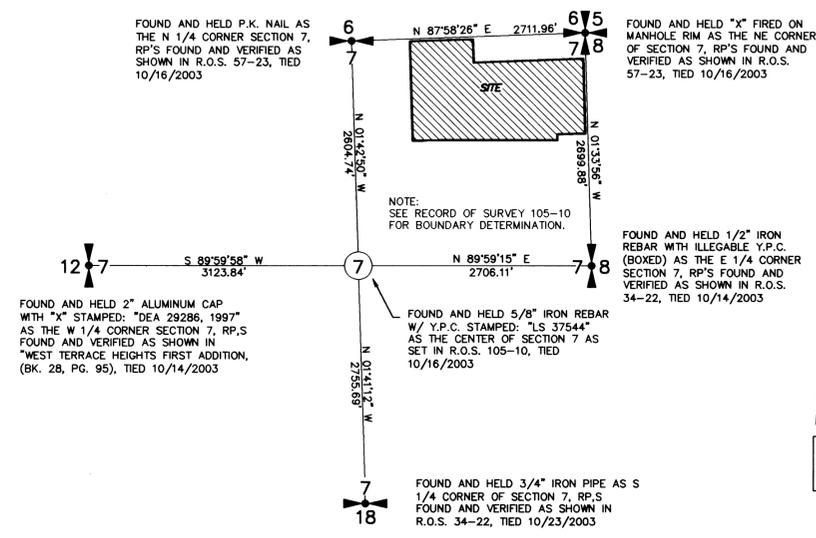
A TEMPORARY DRAINAGE AND ACCESS EASEMENT IN FAVOR OF SPOKANE COUNTY EXISTS OVER A PORTION OF DRAINAGE TRACT B (SEE SHEET 2), RECORDED UNDER SPOKANE COUNTY AUDITORS FILE NO. 5114487. THE TEMPORARY DRAINAGE EASEMENT WILL VACATE ONLY UPON THE FILING OF A PLAT THAT INCLUDES EITHER A REPLACEMENT EASEMENT THAT HAS BEEN REVIEWED, ACCEPTED AND RECORDED BY SPOKANE COUNTY ENGINEER'S OFFICE OR A DESIGN, CONVEY AND/OR DISPOSE OF THE STORMWATER RUNOFF INTENDED TO BE CONTAINED, CONVEYED OR DISPOSED OF IN THE ORIGINAL TEMPORARY DRAINAGE EASEMENT AREA. SAID REPLACEMENT EASEMENT AND SUPPORTING DOCUMENTS SHALL BE SUBMITTED TO THE SPOKANE COUNTY ENGINEER FOR REVIEW, ACCEPTANCE AND RECORDING PRIOR TO VACATION OF THE ORIGINAL TEMPORARY DRAINAGE EASEMENT AND/OR FINAL PLAT OF THE AFFECTED AREA.

A TEMPORARY OFF-SITE TURNAROUND AND DRAINAGE EASEMENT IN FAVOR OF SPOKANE COUNTY EXISTS OVER A PORTION OF BLOCK 2 & 4. (SEE SHEET 3), RECORDED UNDER SPOKANE COUNTY AUDITORS FILE NO. 5168209. THE EASEMENT WILL TERMINATE AT SUCH TIME THE DESCRIBED AREAS ARE PLATTED. AT THAT TIME, THE PROPERTY SUBJECT TO THE EASEMENT DESCRIBED HEREIN SHALL REVERT TO THE GRANTOR(S), THEIR SUCCESSORS IN INTEREST AND/OR BIG SKY HOMEOWNERS ASSOCIATION FREE AND CLEAR OF ANY CLAIM BY SPOKANE COUNTY AND ITS ASSIGNS TO THE CONTINUED RIGHT TO USE PROPERTY SUBJECT TO EASEMENT.

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 5600 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.

FINAL PLAT OF BIG SKY PHASE 3 (PLANNED UNIT DEVELOPMENT) A SUBDIVISION IN A PORTION OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 7, T24N, R42E, W.M., SPOKANE COUNTY, WASHINGTON SHEET 1 OF 4



FOUND AND HELD *X* FIRED ON MANHOLE RIM AS THE NE CORNER OF SECTION 7, RP'S FOUND AND VERIFIED AS SHOWN IN R.O.S. 57-23, TIED 10/16/2003

FOUND AND HELD 1/2\"/>

SPOKANE COUNTY AUDITOR: FILED FOR RECORD BY THIS 21st DAY OF OCTOBER, 2005 AT 17 MINUTES PAST 11 O'CLOCK AM; AND RECORDED IN BOOK 31 OF PLATS AT PAGES 86-99

SPOKANE COUNTY DIVISION OF UTILITIES: EXAMINED AND APPROVED THIS 23rd DAY OF August, 2005

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS: EXAMINED AND APPROVED THIS 24th DAY OF August, 2005

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING: EXAMINED AND APPROVED THIS 4th DAY OF Oct., 2005

SPOKANE REGIONAL HEALTH DISTRICT: EXAMINED AND APPROVED THIS 28th DAY OF Sept., 2005

SPOKANE COUNTY ASSESSOR: EXAMINED AND APPROVED THIS 22nd DAY OF Sept., 2005

SPOKANE COUNTY COMMISSIONERS: THIS PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY WASHINGTON THIS 21 DAY OF Sept., 2005

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 4 DAY OF Oct., 2005

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. J. J. SHEA, PROFESSIONAL LAND SURVEYOR, CERTIFICATE NO. 33656 08-15-2005



PREPARED BY:
MINISTER AND GLAESER
SURVEYING, INC.
6303 BURDEN BLVD., SUITE E
PASCO, WA 99301
(509) 544-7802
JOB NO: 04-155/JULY 26, 2005

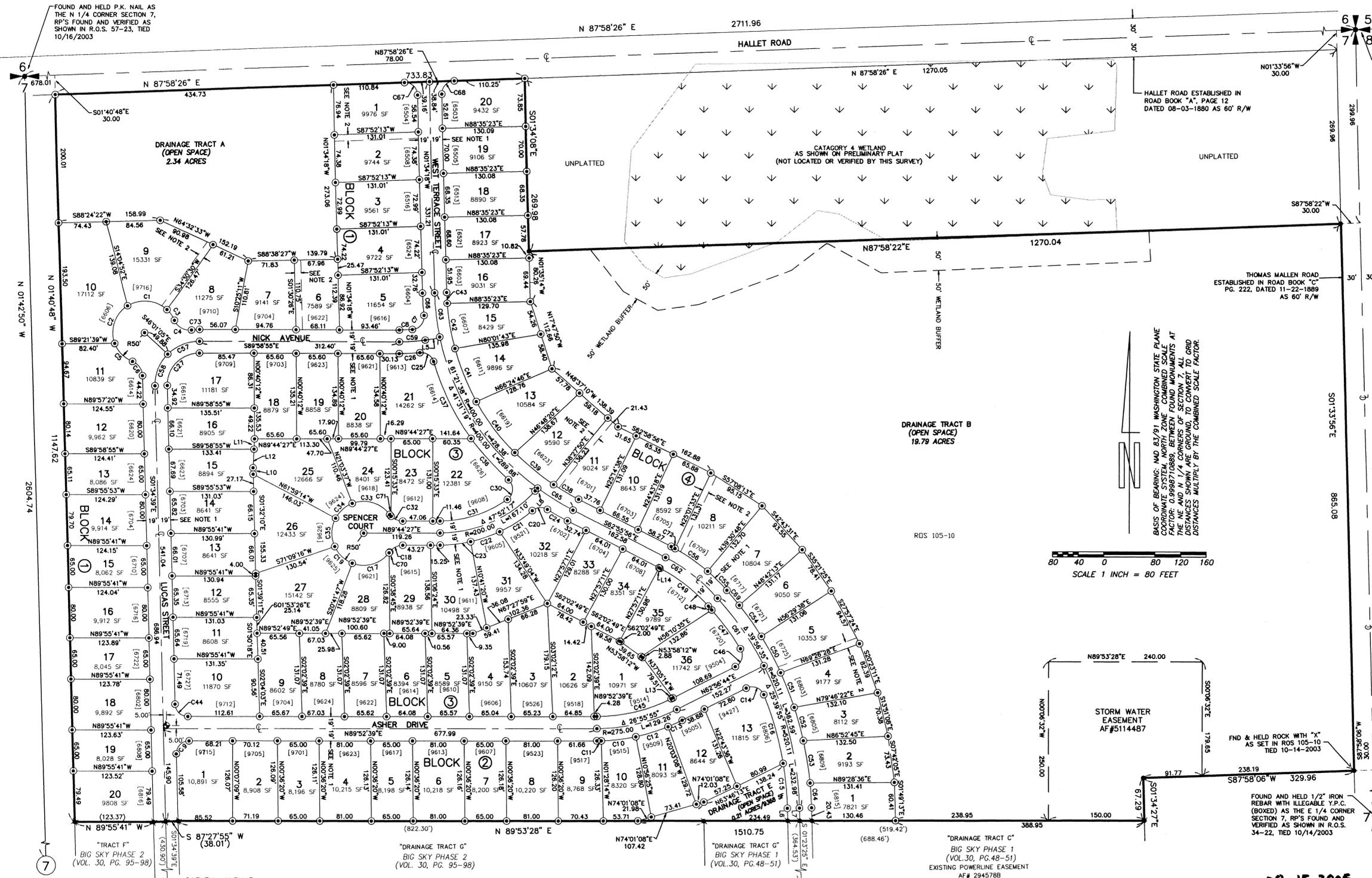
LINE	LENGTH	BEARING
L5	23.26	S81°32'32"W
L6	19.59	S01°23'25"E
L7	20.00	S01°23'25"E
L8	6.11	N41°52'10"E
L10	10.27	S01°34'39"E
L11	16.79	S02°55'14"W
L12	30.16	S02°55'14"W
L13	2.99	N62°56'44"E
L14	1.83	S62°55'56"E

CURVE TABLE				CURVE TABLE				CURVE TABLE				CURVE TABLE				CURVE TABLE								
CURVE	LENGTH	RADIUS	DELTA	CHORD	CURVE	LENGTH	RADIUS	DELTA	CHORD	CURVE	LENGTH	RADIUS	DELTA	CHORD	CURVE	LENGTH	RADIUS	DELTA	CHORD	CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	66.22	50.00	75°52'57"	61.49	C17	63.93	50.00	73°15'13"	59.66	C35	46.15	50.00	52°53'10"	44.53	C51	58.73	539.11	6°14'32"	58.71	C68	31.26	20.00	89°32'43"	28.17
C2	68.13	50.00	78°03'59"	62.98	C18	23.60	25.00	54°04'45"	22.73	C36	88.44	419.00	12°05'37"	88.28	C52	54.11	539.11	5°45'01"	54.08	C69	30.58	539.11	3°15'00"	30.58
C3	20.64	50.00	23°39'10"	20.50	C19	38.77	50.00	44°25'49"	37.81	C37	135.93	419.00	18°35'15"	135.33	C53	67.66	539.11	7°11'25"	67.61	C70	1.55	50.00	1°46'52"	1.55
C4	32.92	25.00	75°26'28"	30.59	C20	25.62	20.00	73°23'56"	23.90	C38	45.85	381.00	6°53'45"	45.83	C54	60.64	539.11	6°26'41"	60.61	C71	3.59	25.00	8°13'54"	3.59
C5	41.54	50.00	47°36'25"	40.36	C21	60.73	219.00	15°53'19"	60.54	C39	79.40	381.00	11°56'23"	79.25	C55	41.91	294.00	8°10'02"	41.87	C72	6.92	294.00	1°20'53"	6.92
C6	29.96	25.00	66°23'41"	27.37	C22	48.06	219.00	12°34'22"	47.96	C40	101.74	381.00	15°17'58"	101.43	C56	62.01	294.00	12°05'06"	61.90	C73	12.60	88.00	8°12'22"	12.59
C7	32.11	20.00	92°00'04"	28.77	C23	48.26	219.00	12°37'36"	48.17	C41	90.36	381.00	13°55'21"	90.15	C57	55.03	69.00	45°41'53"	53.99					
C8	20.24	25.00	4°31'45"	20.23	C24	36.45	419.00	4°59'02"	36.44	C42	73.18	381.00	11°00'18"	73.07	C58	55.27	69.00	45°53'50"	53.81					
C9	31.92	20.00	10°12'17"	28.64	C25	27.76	20.00	79°31'20"	25.58	C43	17.50	381.00	2°37'55"	17.50	C59	40.68	275.00	08°28'33"	40.64					
C10	54.08	294.00	10°32'22"	54.00	C26	32.36	294.00	6°18'21"	32.34	C44	30.91	20.00	88°32'43"	27.92	C60	129.61	520.11	14°16'41"	129.28					
C11	6.86	294.00	1°20'15"	6.86	C27	79.93	50.00	91°35'43"	71.69	C45	126.33	256.00	26°55'55"	119.23	C62	103.67	275.00	21°36'01"	103.06					
C12	52.96	294.00	10°19'19"	52.89	C28	35.51	20.00	101°44'11"	31.03	C46	33.04	20.00	94°38'58"	29.41	C63	72.75	400.00	10°25'14"	72.65					
C13	24.29	294.00	4°43'59"	24.28	C29	111.92	181.00	25°27'04"	110.21	C47	75.90	501.11	8°40'41"	75.83	C64	39.89	539.11	4°09'15"	39.88					
C14	33.04	20.00	94°38'59"	29.41	C30	20.00	25.00	45°50'50"	19.48	C48	8.31	501.11	0°57'01"	8.31	C65	65.75	400.00	9°25'05"	65.68					
C15	71.01	501.11	8°07'18"	70.97	C31	65.35	50.00	74°52'48"	60.79	C49	96.51	256.00	21°36'01"	95.94	C66	36.13	419.00	4°56'27"	36.12					
C16	112.77	501.11	12°53'38"	112.53	C34	35.72	50.00	40°55'38"	34.96	C50	65.03	539.11	6°54'41"	64.99	C67	31.57	20.00	90°27'17"	28.40					

BIG SKY PHASE 3

(PLANNED UNIT DEVELOPMENT)
A SUBDIVISION IN A PORTION OF THE
NORTH 1/2 OF THE NE 1/4 OF
SECTION 7, T24N, R42E, W.M.,
SPOKANE COUNTY, WASHINGTON

SHEET 2 OF 4
Plat No. 3772



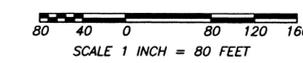
- LEGEND**
- ✦ INDICATES FOUND AND HELD 5/8" IRON ROD WITH YPC STAMPED: "SHEA 33656" AS SET IN BIG SKY PHASE 2, (VOL. 30, PG. 95)
 - ✦ INDICATES FOUND AND HELD 5/8" IRON ROD WITH YPC STAMPED: "SHEA 33656" AS SET IN BIG SKY PHASE 1, (VOL. 30, PG. 48-51) TIED 11-10-2004
 - INDICATES FOUND AND HELD 5/8" IRON ROD WITH YPC STAMPED: "LS37544" 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 ON THIS SHEET.
 - AF# AUDITORS FILE NUMBER
 - C1 INDICATES CURVE ANNOTATION, SEE CURVE TABLE
 - L1 INDICATES LINE ANNOTATION, SEE LINE TABLE
 - ROS INDICATES RECORD OF SURVEY
 - R/W RIGHT-OF-WAY
 - SF INDICATES SQUARE FEET
 - [1234] INDICATES ADDRESS OF LOTS
 - YPC INDICATES YELLOW PLASTIC CAP

- SURVEY REFERENCES:**
- 1) RECORD OF SURVEY 105-10
 - 2) BIG SKY PHASE 1, BOOK 30, PAGE 48-51
 - 3) BIG SKY PHASE 2, BOOK 30, PAGE 95-98

MONUMENT NOTE
OFFSET INTERSECTION MONUMENT ON LUCAS STREET IS SET 5.00' EASTERLY OF CENTERLINE AND 5.00' NORTHERLY OF THE CENTERLINE OF ASHER DRIVE WHEN MEASURED AT RIGHT ANGLES. CENTERLINE DIMENSION LABELS SHOWN HEREON ARE TO THE CALCULATED INTERSECTIONS.

NOTE 1
A 38.00 FOOT RIGHT-OF-WAY IS HEREBY DEDICATED TO THE COUNTY OF SPOKANE FOR PUBLIC USE.

NOTE 2
A 10.00 FOOT STORM WATER EASEMENT IS HEREBY GRANTED.



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.



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, LICENSE NO. 33656
DATE: 08-15-2005

FOUND AND HELD 5/8" IRON REBAR W/ Y.P.C. STAMPED: "LS 37544" AS THE CENTER OF SECTION 7 AS SET IN R.O.S. 105-10, TIED 10/16/2003

CAELEN AVENUE

EXISTING POWERLINE EASEMENT AF# 294578B

CAELEN AVENUE

"DRAINAGE TRACT C"
BIG SKY PHASE 1
(VOL. 30, PG. 48-51)
EXISTING POWERLINE EASEMENT AF# 294578B

FOUND AND HELD 1/2" IRON REBAR WITH ILLEGIBLE Y.P.C. (BOXED) AS THE E 1/4 CORNER SECTION 7, RP'S FOUND AND VERIFIED AS SHOWN IN R.O.S. 34-22, TIED 10/14/2003

FND & HELD ROCK WITH "X" AS SET IN ROS 105-10 TIED 10-14-2003

STORM WATER EASEMENT #5114487

240.00
N89°32'28"E

178.65
S00°06'32"E

150.00
S01°34'27"E

238.95
S87°58'06"W

329.96
S01°34'27"E

150.00
S01°34'27"E

238.95
S87°58'06"W

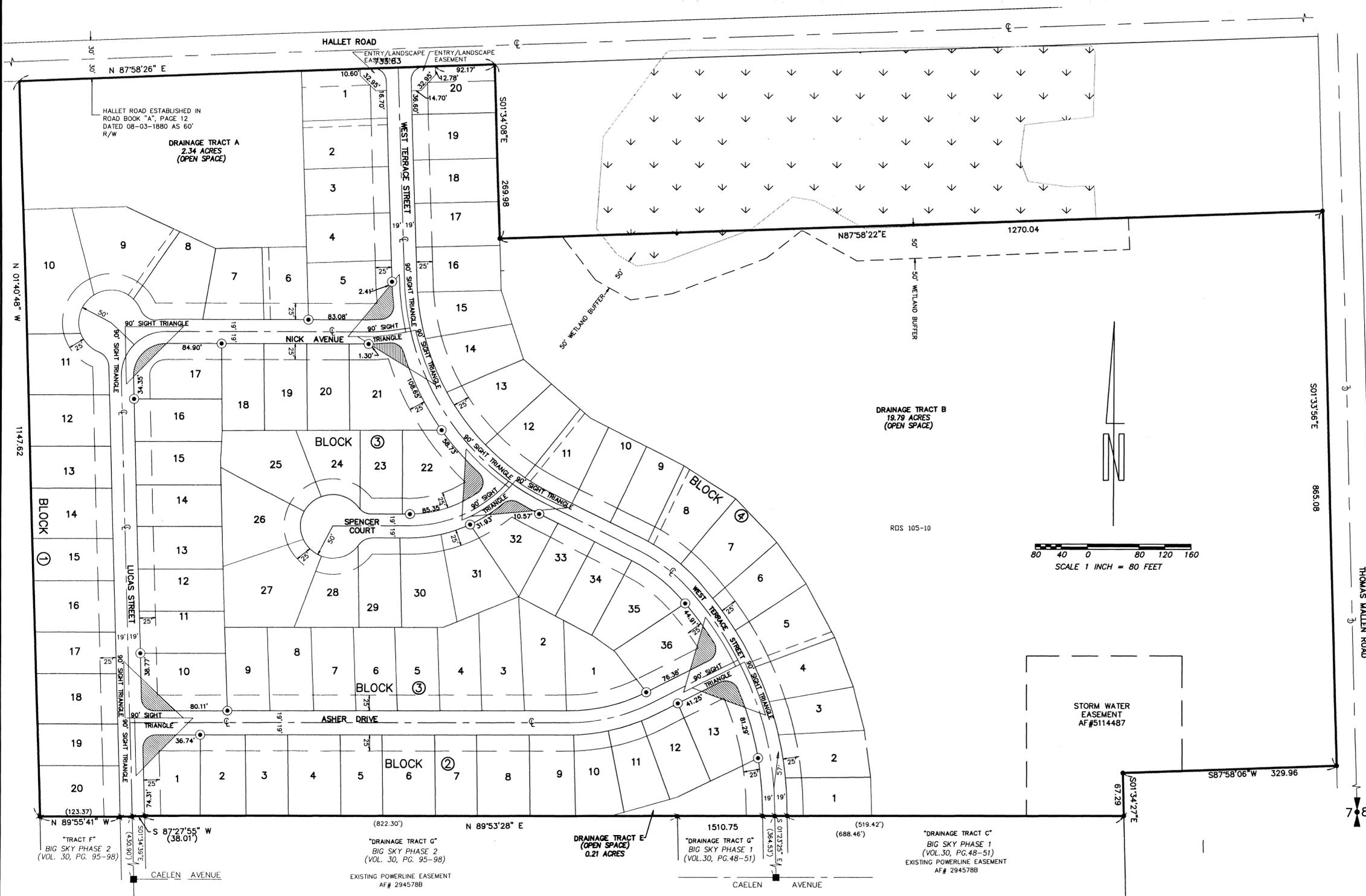
150.00
S01°34'27"E

PREPARED BY:
MINISTER AND GLAESER
SURVEYING, INC.
6303 BURDEN BLVD., SUITE E
PASCO, WA 99301
(509) 544-7802
JOB NO: 04-155/JULY 26, 2005

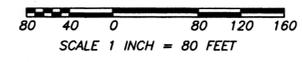
BIG SKY PHASE 3

(PLANNED UNIT DEVELOPMENT)
A SUBDIVISION IN A PORTION OF THE
NORTH 1/2 OF THE NE 1/4 OF
SECTION 7, T24N, R42E, W.M.,
SPOKANE COUNTY, WASHINGTON

SHEET 4 OF 4
Plot # 3772



- LEGEND:
- SF INDICATES SQUARE FEET
 - 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.
 - [Circle with Dot] INDICATES SET 5/8" x 30" IRON ROD WITH YPC STAMPED "SHEA 33656"



08-15-2005

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 **08-15-2005**
JOHN J. SHEA, PROFESSIONAL LAND SURVEYOR, CERTIFICATE NO. 33656 DATE

SIGHT DISTANCE EASEMENT
SIGHT DISTANCE EASEMENTS IN LOT 5, BLOCK 1, LOTS 1 & 13, BLOCK 2, LOTS 10, 17, 21, 22, 32, & 36, BLOCK 3 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 THE 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 MAINTAINS 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.

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 WAC 332-130-090.