

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT FIVE MILE CORPORATION, A WASHINGTON CORPORATION, AND WASHINGTON TRUST BANK HAVE CAUSED TO BE PLATTED INTO LOTS, BLOCKS, PUBLIC ROADS, THE LAND SHOWN HEREON, TO BE KNOWN AS FALCON RIDGE 1ST ADDITION, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY MOST CORNER OF THE FINAL PLAT OF FALCON RIDGE RECORDED IN BOOK 29 OF PLATS, PAGES 9 AND 10, IN THE SPOKANE COUNTY AUDITORS OFFICE SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF DORSET ROAD (NO. 896); THENCE S 89°54'33" W ALONG THE NORTH BOUNDARY OF SAID FINAL PLAT OF FALCON RIDGE, A DISTANCE OF 405.60 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY OF SAID FINAL PLAT OF FALCON RIDGE THE FOLLOWING SIX (6) COURSES;

- 1) S 89°54'33" W, A DISTANCE OF 297.22 FEET TO THE NORTHWEST CORNER OF LOT 5, BLOCK 3 OF SAID FINAL PLAT OF FALCON RIDGE;
2) N 00°00'29" E, A DISTANCE OF 228.43 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 3 OF SAID FINAL PLAT OF FALCON RIDGE;
3) S 89°54'33" W, A DISTANCE OF 168.59 FEET TO A POINT ON THE EAST LINE OF TRACT "A" OF SAID FINAL PLAT OF FALCON RIDGE;
4) N 00°00'29" E, A DISTANCE OF 77.47 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 20.00 FEET;
5) ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°25'20" AN ARC DISTANCE OF 29.47 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 375.00 FEET;
6) ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°30'13" AN ARC DISTANCE OF 160.38 FEET;

THENCE N 30°05'22" E, A DISTANCE OF 38.00 FEET; THENCE N 39°09'08" E, A DISTANCE OF 98.90 FEET; THENCE N34°46'20" W, A DISTANCE OF 87.17 FEET; THENCE N 03°21'53" E, A DISTANCE OF 161.12 FEET; THENCE N 80°38'43" E, A DISTANCE OF 120.68 FEET; THENCE N 67°32'13" E, A DISTANCE OF 39.40 FEET; THENCE N 79°36'36" E, A DISTANCE OF 135.54 FEET; THENCE N 11°06'38" W, A DISTANCE OF 415.59 FEET; THENCE N 89°58'19" E, A DISTANCE OF 791.15 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID DORSET ROAD, THENCE S 00°00'29" W ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 993.51 FEET TO THE NORTH LINE OF THE NORTH 189.00 FEET OF THE SOUTH 788.10 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE S 89°54'33" W ALONG SAID NORTH LINE, A DISTANCE OF 405.60 FEET; THENCE S 00°00'29" W, A DISTANCE OF 189.00 FEET TO THE POINT OF BEGINNING.

SITUATED IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

AND THEY DO HEREBY DEDICATE TO PUBLIC USE THE PUBLIC STREETS AND ROADS SHOWN WITHIN THIS PLAT.

LOT 5, BLOCK 1 AND LOT 1 BLOCK 5, BEING A ONE-FOOT (1') WIDE STRIP AS SHOWN HEREON, IS HEREBY DEDICATED TO SPOKANE COUNTY AS GENERAL COUNTY PROPERTY, TO BE DEDICATED FOR ROAD PURPOSES FOREVER, AT SUCH TIME AS THE ROAD IS CONTINUED AS FULL WIDTH RIGHT OF WAY, OR UNTIL ADJACENT LANDS ARE PLATTED.

BUILDING SETBACKS SHALL BE DETERMINED AT THE TIME BUILDING PERMITS ARE REQUESTED.

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, COUNTY DEPARTMENT OF BUILDING AND PLANNING, AND THE WATER PURVEYOR, SHALL BE INSTALLED WITHIN THIS SUBDIVISION. THE APPLICANT SHALL PROVIDE FOR INDIVIDUAL DOMESTIC WATER SERVICE AS WELL AS FIRE PROTECTION TO EACH LOT PRIOR TO SALE OF EACH LOT AND PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.

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

THE BORDER EASEMENT 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 FENCES 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 FOR THE USE OF SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF THEIR RESPECTIVE FACILITIES, TOGETHER WITH THE RIGHT TO PROHIBIT CHANGES IN GRADE THAT WILL REDUCE THE EXISTING COVERAGE OVER INSTALLED UNDERGROUND FACILITIES AND THE RIGHT TO TRIM AND/OR REMOVE TREES, BUSHES, LANDSCAPING AND TO PROHIBIT STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE, AND SAFE OPERATION OF SAME. AND TOGETHER WITH THE RIGHT TO ACCESS SAID UTILITY EASEMENTS THROUGH ANY BORDER EASEMENT SHOWN HEREIN.

THE LOTS WITHIN THIS PLAT ARE SUBJECT TO THE SEPARATE DRAINAGE DECLARATION OF COVENANT AS RECORDED OCTOBER 24, 2005 UNDER AUDITOR'S DOCUMENT NO. 5294315 THAT BY REFERENCE IS MADE A PART HEREOF.

THE BUILDING OF BASEMENTS ARE PROHIBITED ON BLOCKS 3 AND 4, AND LIMITED BASEMENT ON BLOCKS 1 AND 2 PURSUANT TO THE ORIGINAL GEOTECHNICAL REPORT FOR STORMWATER & GEOLOGIC HAZARDS PREPARED BY BUDINGER & ASSOCIATES, INC., DATED JULY 16, 2001.

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 7th DAY OF December, 2005

Plat # 3789

FIVE MILE CORPORATION, A WASHINGTON CORPORATION

BY: [Signature] Daniel [Signature]

ACKNOWLEDGMENT

STATE OF WASHINGTON)
) SS
COUNTY OF SPOKANE)

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT [Signature] IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE [Signature] OF FIVE MILE CORPORATION, A WASHINGTON CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 7th DAY OF December, 2005

[Signature] Notary Public, in and for the State of Washington Residing at Spokane, My Commission Expires Nov. 1, 2009



IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 7th DAY OF December, 2005

WASHINGTON TRUST BANK, A WASHINGTON CORPORATION

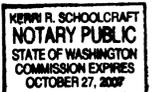
BY: [Signature] W. Adams SV.P.

STATE OF WASHINGTON)
) SS
COUNTY OF)

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DATED THIS 7th DAY OF December, 2005

[Signature] Notary Public, in and for the State of Washington Residing at Spokane, My Commission Expires Oct 1, 2007



SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 14th DAY OF December, 2005 AT 8:44 A.M., IN BOOK 32 OF Plats AT PAGES 7-9 AT THE REQUEST OF FIVE MILE CORP.

[Signature] William Anderson SPOKANE COUNTY AUDITOR BY DEPUTY

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.



[Signature] Michael E. Moore, PLS CERTIFICATE NUMBER 35157

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 12th DAY OF DECEMBER 2005

[Signature] Spokane County Division of Utilities

SPOKANE COUNTY ENGINEER

EXAMINED AND APPROVED THIS 9th DAY OF December, 2005

[Signature] Spokane County Engineer

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

EXAMINED AND APPROVED THIS 13th DAY OF DEC 2005

[Signature] Assistant Director, Spokane County Department of Building and Planning

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 13th DAY OF December 2005

[Signature] For Spokane Regional Health Officer

CITY OF SPOKANE TRANSPORTATION DEPARTMENT

EXAMINED AND APPROVED THIS 9th DAY OF December, 2005

[Signature] Director of Transportation

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 14th DAY OF December, 2005

[Signature] Spokane County Assessor by Deputy

THE BOARD OF COUNTY COMMISSIONERS OF SPOKANE, WASHINGTON

THIS PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON, ON THIS 13th DAY OF Dec. 2005

[Signature] Spokane County Commissioners

SPOKANE COUNTY TREASURER

I DO HEREBY CERTIFY THAT ALL TAXES WHICH HAVE BEEN LEVIED AND BECOME CHARGEABLE AGAINST THE LAND SHOWN WITHIN THIS MAP HAVE BEEN FULLY PAID THIS 12 DAY OF December 2005

[Signature] Spokane County Treasurer by Deputy



FINAL PLAT OF FALCON RIDGE 1ST ADDITION LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M., SPOKANE COUNTY, WASHINGTON

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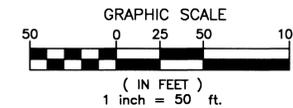
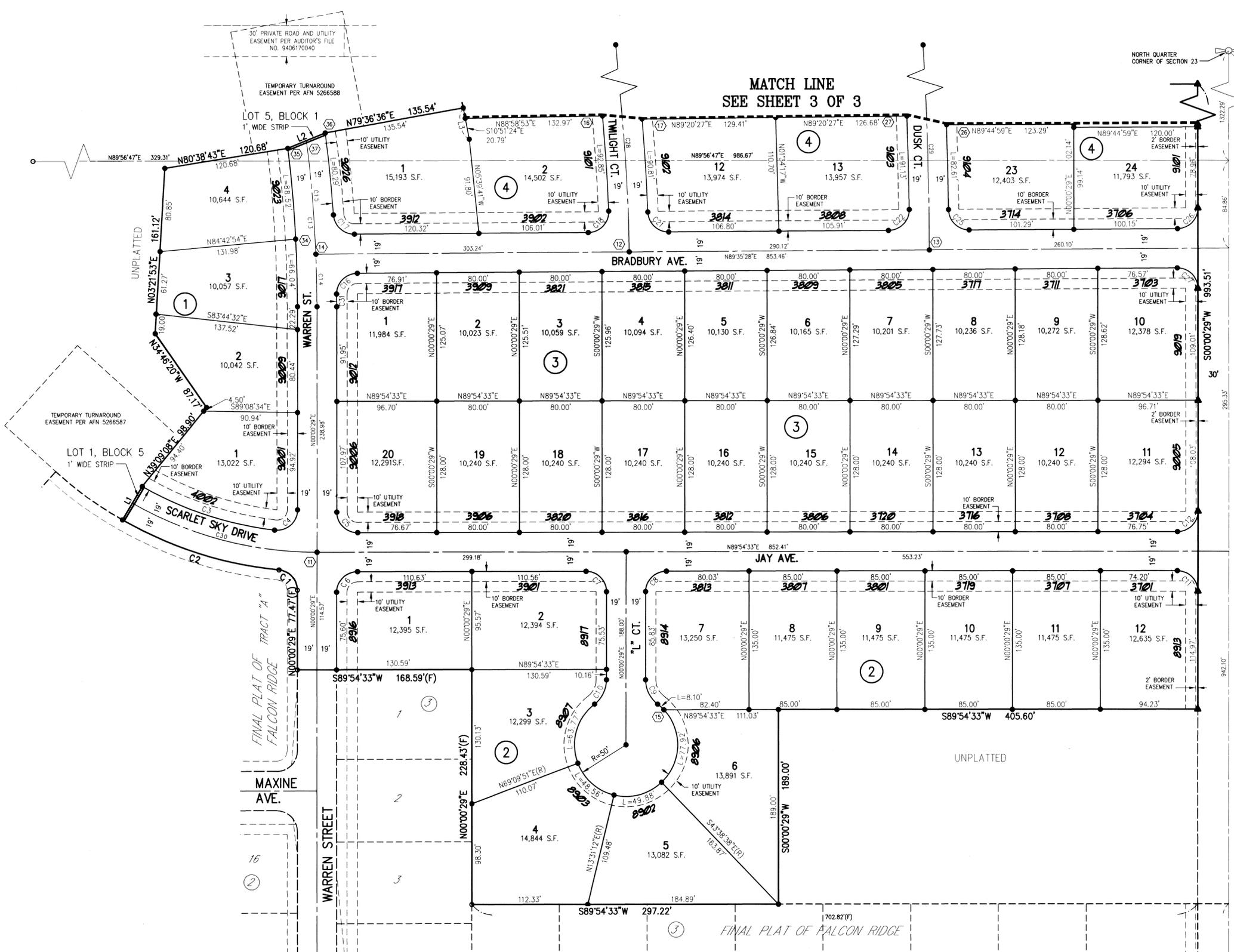


CLC ASSOCIATES 12730 E. MIRABEAU PKWY., SUITE 100 SPOKANE VALLEY WASHINGTON 99216 P 509 458 6840 F 509 458 6844 CLCASSOC.COM ARCHITECTURE ENGINEERING PLANNING LANDSCAPE ARCHITECTURE LAND SURVEYING

William Dudson SPOKANE COUNTY AUDITOR BY DEPUTY

Plat #3789

MATCH LINE SEE SHEET 3 OF 3



LINE TABLE

LINE	LENGTH	BEARING
L1	38.00'	N30°05'22"E
L2	39.40'	N67°32'13"E
L3	31.33'	N10°51'24"W
L4	10.54'	S10°51'24"E

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	20.00'	29.47'	18.14'	26.87'	84°25'21"(I)
C2	375.00'	160.38'	81.43'	159.16'	24°30'13"
C3	337.00'	136.02'	68.95'	135.10'	23°07'31"
C4	20.00'	33.84'	22.59'	29.95'	96°57'22"
C5	20.00'	31.45'	20.03'	28.31'	90°05'56"
C6	20.00'	31.38'	19.97'	28.26'	89°54'04"
C7	20.00'	31.45'	20.03'	28.31'	90°05'56"
C8	20.00'	31.38'	19.97'	28.26'	89°54'04"
C9	30.00'	27.35'	14.71'	26.41'	52°13'46"
C10	30.00'	27.35'	14.71'	26.41'	52°13'46"
C11	20.00'	31.45'	20.03'	28.31'	90°05'56"
C12	20.00'	31.38'	19.97'	28.26'	89°54'04"
C13	1300.00'	162.14'	81.18'	162.04'	7°08'46"
C14	1300.00'	51.45'	25.73'	51.45'	2°16'04"
C15	1300.00'	110.69'	55.38'	110.65'	4°52'42"
C16	20.00'	31.46'	20.04'	28.32'	90°07'40"
C17	20.00'	30.21'	18.82'	27.42'	86°31'57"
C18	20.00'	32.00'	20.59'	28.69'	91°39'49"
C19	30.00'	27.91'	15.05'	26.91'	53°17'48"
C20	30.00'	26.81'	14.38'	25.93'	51°12'24"
C21	20.00'	30.86'	19.45'	27.89'	88°24'35"
C22	20.00'	31.54'	20.12'	28.37'	90°20'39"
C23	30.00'	27.56'	14.84'	26.60'	52°38'23"
C24	30.00'	27.14'	14.58'	26.22'	51°49'33"
C25	20.00'	31.30'	19.88'	28.20'	89°39'43"
C26	20.00'	31.27'	19.85'	28.18'	89°34'59"
C27	20.00'	31.56'	20.15'	28.39'	90°25'01"
C28	1734.42'	387.75'	194.68'	386.94'	12°48'32"
C29	4451.74'	385.67'	192.95'	385.55'	4°57'49"
C30	356.00'	187.52'	95.99'	185.36'	30°10'48"
C31	1319.00'	12.54'	6.27'	12.54'	0°32'41"

RADIAL BEARINGS

LINE	BEARING
11	N00°05'27"W
12	S89°45'07"W
13	S87°44'25"W
14	S47°03'56"W
15	S84°49'34"W
16	N85°02'00"E
17	N84°03'50"E
18	N82°04'38"E
19	N82°04'38"E
20	S79°26'30"W
21	N79°06'05"E
22	N80°42'54"E
23	N33°37'00"W
24	S25°56'11"W
25	N84°03'51"E
26	N88°11'40"E
27	S88°04'09"W
28	S87°09'20"W
29	S86°54'19"W
30	N86°03'35"E
31	S85°44'25"W
32	S78°09'27"E
33	S83°58'19"E
34	S87°03'15"W
35	S83°05'42"W
36	S82°38'09"W
37	S82°51'43"W
38	S78°33'50"W
39	N78°30'18"E
40	S85°32'44"W
41	N85°35'52"E

BASIS OF BEARINGS
THE BEARING OF S00°00'29"W ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 23, AS SHOWN ON THE FINAL PLAT OF FALCON RIDGE, RECORDED IN BOOK 29 OF PLATS, PAGES 9 AND 10, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

SURVEYOR'S NOTES:
1.) THE AREA OF THIS SUBDIVISION IS 21.00 ACRES

LEGEND

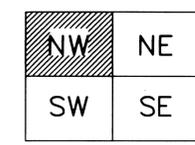
- - FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "29286", UNLESS NOTED OTHERWISE
- - SET 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "MEM 35157", OR LEAD PLUG WITH WASHER MARKED "MEM 35157" AT ACTUAL CORNER.
- ▲ - LOT CORNER ON PUBLIC ROAD RIGHT OF WAY LINES WERE IMPRACTICAL TO SET DUE TO IMPROVEMENTS AND HAVE BEEN REFERENCED BY A 1/2" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "MEM 35157" OFFSET 2.50 FEET FROM THE ACTUAL FRONT LOT CORNER AS MEASURED ON THE SIDE LINE. WHERE THE FRONT LOT CORNER WAS NOT AT THE INTERSECTION OF A SIDE LOT LINE, THE REFERENCE MONUMENT WAS SET 2.50 FEET FROM THE FRONT LOT CORNER AS MEASURED PERPENDICULAR TO THE FRONT LINE OR RADIAL TO THE CURVE.
- 1234 - STREET ADDRESSES

ACCURACY STATEMENT:
THIS SURVEY WAS PERFORMED USING A TRIMBLE 5603 DR200 +3 SECOND TOTAL STATION. FIELD TRAVERSE METHODS USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".

- REFERENCES**
- (A) RECORD OF SURVEY IN BOOK 1, PAGE 150
 - (B) RECORD OF SURVEY IN BOOK 3, PAGE 34
 - (C) RECORD OF SURVEY IN BOOK 39, PAGE 46
 - (D) RECORD OF SURVEY IN BOOK 32, PAGE 91
 - (E) RECORD OF SURVEY IN BOOK 61, PAGE 86
 - (F) FINAL PLAT OF FALCON RIDGE, RECORDED IN BOOK 29, PAGES 9 & 10
 - (G) RECORD OF SURVEY IN BOOK 109, PAGE 84

CLC ASSOCIATES
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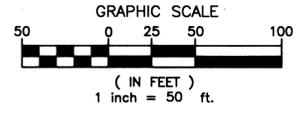
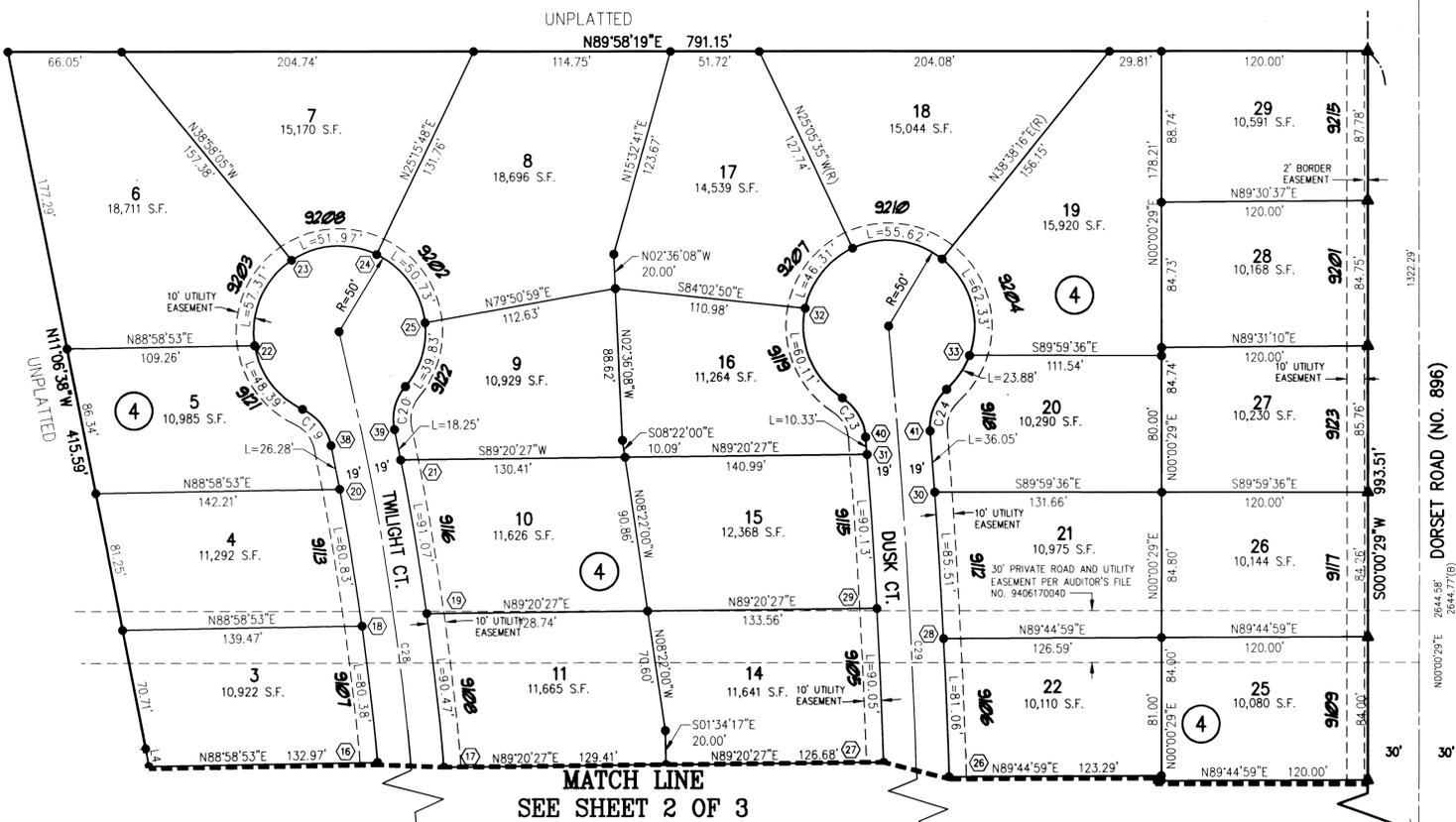
ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING



FINAL PLAT OF FALCON RIDGE 1ST ADDITION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M., SPOKANE COUNTY, WASHINGTON

William D. Anderson
SPOKANE COUNTY AUDITOR BY DEPUTY

Plat # 3789



- LEGEND**
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FINAL PLAT
OF
FALCON RIDGE 1ST ADDITION
LOCATED IN THE
NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON

LINE TABLE

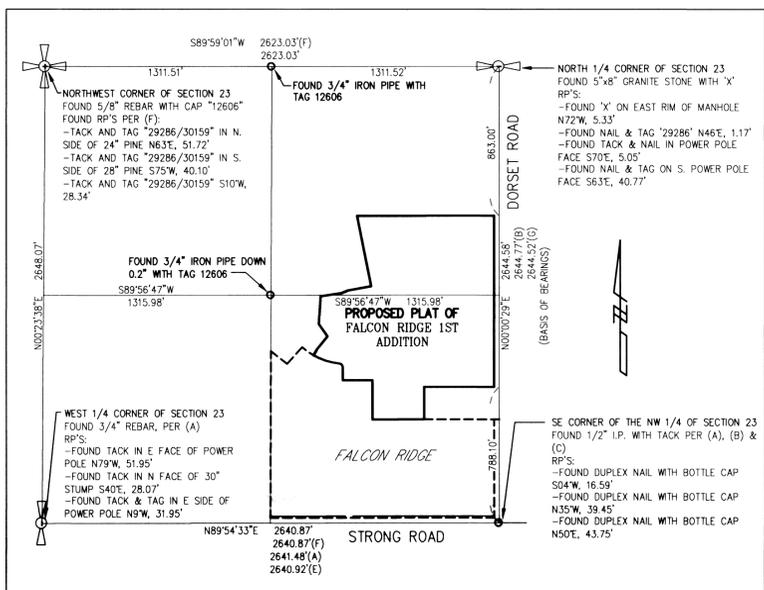
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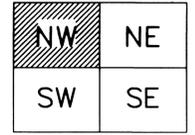
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26	N88°11'40"E
27	S88°04'09"W
28	S87°09'20"W
29	S86°54'19"W
30	N86°03'35"E
31	S85°44'25"W
32	S78°09'27"E
33	S69°56'19"E
34	S87°03'15"W
35	S83°05'15"W
36	S86°54'19"W
37	S82°51'43"W
38	S78°33'50"W
39	N78°30'18"E
40	S85°36'24"W
41	N85°35'52"E



NORTHWEST ONE-QUARTER OF SECTION 23 DETAIL
SCALE 1"=500'



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