

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that FIVE MILE CORPORATION, a Washington Corporation, and FRANK C. KNOTT have caused to be platted into Lots, Blocks, Tracts, Public Roads and Common Areas, the land shown hereon, to be known as FALCON RIDGE, being a portion of the Northwest One-quarter of Section 23, Township 26 North, Range 42 East, W.M., Spokane County, Washington described as follows:

COMMENCING at a 1/2 inch iron pin with tack marking the Southeast corner of said Northwest one-quarter of Section 23, and the centerline intersection of Strong Road and Dorset Road; thence South 89°54'33" West along the South line of said Northwest one-quarter and the centerline of said Strong Road a distance of 1320.43 feet to the Southwest corner of the Southeast one-quarter of said Northwest one-quarter of Section 23, thence North 0°12'04" East along the West line of said Southeast one-quarter of the Northwest one-quarter of Section 23, a distance of 30.00 feet to the TRUE POINT OF BEGINNING; thence North 0°12'04" East along said West line a distance of 968.50 feet; thence South 51°40'04" East a distance of 118.96 feet; thence North 42°19'55" East a distance of 131.03 feet to the beginning of a non-tangent curve concave northeasterly having a radius of 375.00 feet from which a radial line bears North 42°19'55" East; thence Easterly along said curve through a central angle of 36°44'47" an arc distance of 240.50 feet to the beginning of a curve concave southerly having a radius of 20.00 feet; thence southerly along said curve through a central angle of 84°25'21" an arc distance of 29.47 feet; thence South 0°00'29" West a distance of 77.47 feet; thence North 89°54'33" East a distance of 168.59 feet; thence South 0°00'29" West a distance of 228.43 feet to a point on the South line of the North 189.00 feet of the South 788.10 feet of said Northwest one-quarter of Section 23; thence South 89°54'33" East along said South line a distance of 702.82 feet to a point on the West line of Dorset Road right-of-way (60 feet wide); thence South 0°00'29" West along said West line a distance of 569.10 feet to a point on the North line of Strong Road right-of-way (60 feet wide); thence South 89°54'33" West along said North line a distance of 1290.33 feet to the TRUE POINT OF BEGINNING.

Containing 21.19 acres.

And they do hereby dedicate to public use forever the public streets and roads shown within this plat.

Lot 3, Block 1 and Lot 4 Block 1, 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.

No direct access from any lots or tracts to Strong Road shall be allowed.

Setbacks shall be determined at the time building permits are requested unless these setbacks are specifically drafted on this final plat. The setbacks indicated on this subdivision may be varied from if proper zoning approvals are obtained.

The Common Areas shown on this plat are hereby dedicated to the FALCON RIDGE SPOKANE HOMEOWNERS ASSOCIATION created by document recorded August 9, 2002 under State Document 602 227 910.

The Common Areas cannot be sold or transferred, regardless of any provision in the covenants to the contrary, and shall be considered subservient estates for tax purposes to the other lots created herein.

The Temporary Turnaround Easement as shown hereon is hereby granted to Spokane County and its authorized agents for the purpose of providing an area for emergency or other vehicles to safely navigate on or turn around. This easement will terminate at such time as Warren Street is constructed as a full width County Road and accepted by Spokane County for Maintenance. At this time, the property subject to the easement described herein shall revert to the owner(s) free and clear of any claim by Spokane County and its assigns to the continued right to use property subject to the easement.

Sight distance easements in Lots 1, 15, and 16, Block 2, Lots 3 and 4, Block 3, Lots 5, 13, 14, and 22, Block 4 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 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.

AND DRAINAGE EASEMENTS

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 Spokane County and the Falcon Ridge Homeowners' Association. All other tracts and drainage easements are hereby dedicated to the Falcon Ridge Homeowners' Association 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.

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 maintenance of the drainage facilities. Spokane County does not accept the responsibility to inspect or maintain drainage facilities located outside of public rights-of-way, except in cases where Spokane County specifically assumes that responsibility in writing. Neither does Spokane County accept any liability for any failure by the property owner(s) 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 or floodplain areas within 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 3% 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 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.

This plat is included in a Special Stormwater Management Service Area (SSMSA) by Resolution 2003-0172 of the Board of County Commissioners of Spokane County, Washington. Within this SSMSA Spokane County will provide perpetual maintenance of certain stormwater facilities and appurtenances located within this plat, and any other areas which Spokane County may accept for maintenance. The owner(s), or their successors in interest agree and shall be responsible to pay such rates and charges to the County as fixed through public hearings for service or benefit obtained by the maintenance, operation and replacement of such stormwater facilities and appurtenances.

Spokane County, through the SSMSA, is responsible for maintaining the stormwater facilities located within Tract A as labeled in the final plat documents and the offsite drainage easements as shown in the SSMSA. Maintenance shall include cleaning the outlet structures, pipes, removing and disposing of the soil and grass sod at such time Spokane County deems necessary, and replacing the soil and grass sod. Spokane County shall not be responsible for maintaining the lawn turf within said tracts, which includes but is not limited to mowing, irrigating, and keeping the area free of debris.

The Falcon Ridge Homeowner's Association shall be responsible for payment of all claims: such as water fees, mowing, electrical charges, property taxes and other liabilities which may become due for all of the tracts.

Spokane County does not accept the responsibility of maintaining the drainage course located between Tract A and the offsite drainage facilities as describe in the SSMSA, nor the responsibility for any damage whatsoever, including, but not limited to, erosion, sediment accumulation, and inverse condemnation to any properties due to deficient construction and/or maintenance of drainage courses in drainage easements on private property.

Spokane County will begin maintaining the drainage facilities as described in SSMSA upon project certification, road establishment, and the successful termination of the two year warranty period. The Falcon Ridge Homeowner's Association, property owners, or their successors in interest are responsible for the operation and maintenance of the drainage facilities as established in the SSMSA until the certification package for this project is accepted by Spokane County as complete, the roads have been established, and the two year warranty period for this project has successfully passed.

All reference to the Falcon Ridge Homeowner's Association in the above text should read Falcon Ridge Spokane Homeowner's Association.

The Falcon Ridge Homeowners' Association or its successors in interest shall maintain the drainage facilities located in Tract A and within the offsite drainage easements as specified in the SSMSA during the time period specified above, in conformance with the approved plans on file at the Spokane County Engineer's Office. The Falcon Ridge Homeowners' Association or its successors in interest is also responsible for the perpetual maintenance of the drainage facilities located on any drainage easements on private property, in conformance with the approved plans on file at the Spokane County Engineer's Office. Maintenance of drainage facilities includes, but is not limited to, keeping open and cleaning storm pipes, ditches, drainage facilities, etc., replacement of drainage facilities as needed, and maintaining live native-type dryland grasses or lawn turf in the swales located in common areas or tracts. Optional shrubbery and/or trees, may be planted upon written approval from Spokane County which do not obstruct the flow and percolation of storm drainage water in the ponds or causes damage to the underlying liner, as indicated by the approved plans. Spokane The Falcon Ridge Homeowners' Association shall be responsible for payment of all claims and other liabilities which may become due for said maintenance responsibilities.

If the Falcon Ridge Homeowners' Association, or their successors in interest, fail to maintain the drainage facilities in conformance with the accepted drainage plan on file at the Spokane County Engineer's Office, a notice of such failure may be given to the Falcon Ridge 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 Falcon Ridge Homeowners' Association, or their successors in interest.

Should the Falcon Ridge Homeowners' 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 Falcon Ridge Homeowners' 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.

The public water system, pursuant to the WATER PLAN approved by County and State Health authorities, the local fire protection district, County Building and Planning Division 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. Use of private wells and water systems is prohibited.

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 the 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 exclusive use of the utility companies which hold a franchise granted by Spokane County or other governmental entity, permittees and are limited to those uses consistent with the construction, reconstruction, protection, maintenance and operation of said utilities, including gas, electricity, telephone and cable, together with the right to inspect said utilities and to trim and/or remove brush and trees which may interfere with the construction, maintenance and operation of the same. Serving utility companies are also granted the right to install utilities crossing any Future Acquisition area and any Border easements as needed to access utility easements from road right-of-way.

No construction activity shall occur within the geo-hazard areas identified on the final plat, except in accordance with a geo-hazard mitigation plan reviewed and approved by Spokane County pursuant to the Spokane County Critical Areas Ordinance. Such plan shall be subject to the review and approval of the Spokane County Division of Building and Planning, Division of Engineering/Development Services and division of Stormwater Utility.

IN WITNESS WHEREOF, the aforesaid owners have caused their names to be hereunto subscribed this 12th day of August, 2003.

FIVE MILE CORPORATION, A Washington Corporation

By: *Frank C. Knott* President

ACKNOWLEDGMENT

STATE OF WASHINGTON) ss
COUNTY OF SPOKANE)

I certify that I know or that I have satisfactory evidence that *Robert Finck* 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 *President* 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 12th day of August, 2003

Chirelle J. Flood
NOTARY PUBLIC, in and for the State of Washington residing at Spokane, WA.
My Commission expires Nov. 1, 2005



IN WITNESS WHEREOF, the aforesaid owners have caused their names to be hereunto subscribed this 12th day of August, 2003.

Frank C. Knott
FRANK C. KNOTT

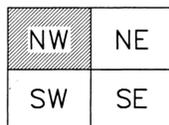
ACKNOWLEDGMENT

STATE OF WASHINGTON) ss
COUNTY OF SPOKANE)

I certify that I know or that I have satisfactory evidence that FRANK C. KNOTT is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as his free and voluntary act for the uses and purposes stated in the instrument.

DATED this 12th day of August, 2003

Chirelle J. Flood
NOTARY PUBLIC, in and for the State of Washington residing at Spokane, WA.
My Commission expires Nov. 1, 2005



SHEET 1 OF 2

SPOKANE COUNTY AUDITOR'S CERTIFICATE
Filed for record this 28th day of August, 2003
at 12:04 P. M., in Book 29 of Plats at Page 9
at the request of Five Mile Corp./Frank C. Knott.

4953110
BK 29
Pg 9
sheet 1 of 2
3626

J. Higden
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.



8-11-03

Kerrel Bell, P.L.S.
Certificate Number: 29286

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 22nd day of August, 2003.

David Lake
Spokane County Utilities

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 22nd day of August, 2003.

Bob Kelley
Spokane County Engineer

SPOKANE COUNTY DIVISION OF PLANNING

Examined and approved this 19th day of August, 2003.

John Pedersen
Deputy Director, Division of Current Planning

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 19th day of AUG, 2003.

Donald J. Cady
For Spokane Regional Health Officer

CITY OF SPOKANE TRANSPORTATION DEPARTMENT

Examined and approved this 28th day of August, 2003.

Sharon H. Amund
Director of Transportation

SPOKANE COUNTY ASSESSOR

Examined and approved this 19th day of Aug, 2003.

Diane Sommers by C. Spitz
Spokane County Assessor by Deputy

SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 19th day of August, 2003.

John Brodley
Chairman, 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 28th day

of August, 2003 Spokane County Treasurer by Deputy

Jonda M. W. Stanton
A. Peak



FINAL PLAT
OF
FALCON RIDGE

LOCATED IN THE NORTHWEST ONE-QUARTER OF
SECTION 23, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON

PN 1807 #3626 1/2 29/9

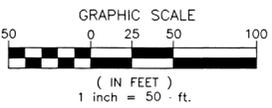


FINAL PLAT OF FALCON RIDGE

LOCATED IN THE NORTHWEST ONE-QUARTER OF
SECTION 23, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY AUDITOR'S CERTIFICATE
Filed for record this 28th day of August, 2003 4953110
at 12:04 P.M. in Book 29 of Plats at Page 10 8k 29
at the request of Eric Mile Corp., Frank C. Kraft Pg 10
Sheet Ref: #3626

J. Higdon
Spokane County Auditor by Deputy



BASIS OF BEARINGS

THE ASSUMED BEARING OF S00°00'29"W ON THE NORTH-SOUTH CENTERLINE BETWEEN FOUND MONUMENTS AT THE NORTH 1/4 CORNER AND CENTER 1/4 CORNER OF SECTION 23 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

SURVEYOR'S NOTES

1. THE AREA OF THE SUBDIVISION IS 21.19 ACRES.

ACCURACY STATEMENT

THIS SURVEY WAS PERFORMED USING A TOPCON GTS-303 FIVE-SECOND THEODOLITE AND ELECTRONIC DISTANCE METER. 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.

LEGEND

- - FOUND MONUMENT AS NOTED
- - SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP MARKED "29286", OR LEAD PLUG WITH WASHER MARKED "29286" ON CONCRETE SIDEWALK, OR LEAD PLUG WITH WASHER MARKED "29286" AS A REFERENCE POINT ON CONCRETE CURB AT THE EXTENSION OF LOT LINE FROM THE BACK LOT CORNER THROUGH THE FRONT LOT CORNER.
- (R) - RADIAL BEARING
- 1234 - ADDRESS

CURVE INFORMATION

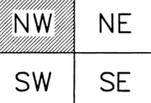
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	375.00'	240.50'	124.55'	236.40'	36.44°47'
C2	20.00'	29.47'	18.14'	26.87'	84.25°21'
C3	20.00'	31.38'	19.97'	28.26'	89.54°13'
C4	500.00'	93.76'	47.02'	93.62'	10.44°39'
C5	447.84'	83.98'	42.11'	83.86'	10.44°39'
C6	30.00'	27.35'	14.71'	26.42'	52.13°46'
C7	20.00'	31.45'	20.03'	28.31'	90°05'47"
C8	30.00'	27.35'	14.71'	26.42'	52.13°46'
C9	30.00'	47.07'	29.95'	42.39'	89.54°04'
C10	20.00'	31.38'	19.97'	28.26'	89.54°13'
C11	20.00'	31.45'	20.03'	28.31'	90°05'47"
C12	20.00'	31.38'	19.97'	28.26'	89.54°04'
C13	20.00'	31.45'	20.03'	28.31'	90°05'56"
C14	20.00'	33.21'	21.88'	29.53'	95.09°13'
C15	20.00'	29.10'	17.80'	26.60'	83.21°09'
C16	20.00'	31.45'	20.03'	28.31'	90°05'56"
C17	30.00'	27.35'	14.71'	26.41'	52.13°46'
C18	30.00'	27.35'	14.71'	26.41'	52.13°46'
C19	20.00'	31.38'	19.97'	28.26'	89.54°04'
C20	20.00'	31.45'	20.03'	28.31'	90°05'56"
C21	30.00'	27.35'	14.71'	26.41'	52.13°46'
C22	30.00'	27.35'	14.71'	26.41'	52.13°46'
C23	20.00'	31.38'	19.97'	28.26'	89.54°04'
C24	20.00'	31.45'	20.03'	28.31'	90°05'56"
C25	20.00'	31.38'	19.97'	28.26'	89.54°04'

RADIAL BEARINGS

LINE	BEARING
11	N82°17'05"E
12	S18°21'04"W
13	N85°29'26"E
14	S83°52'16"W
15	N84°44'12"E
16	N37°46'37"W
17	N78°43'26"E

LINE TABLE

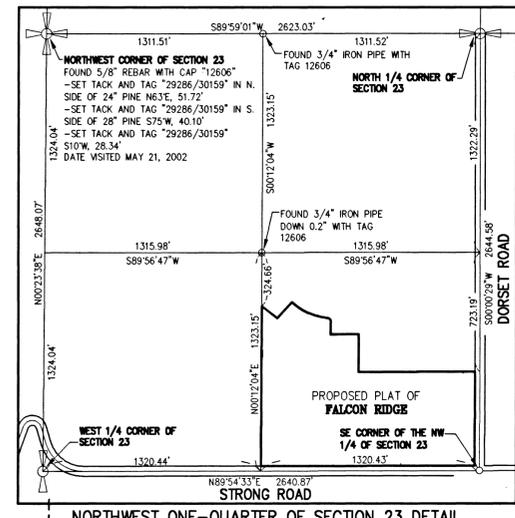
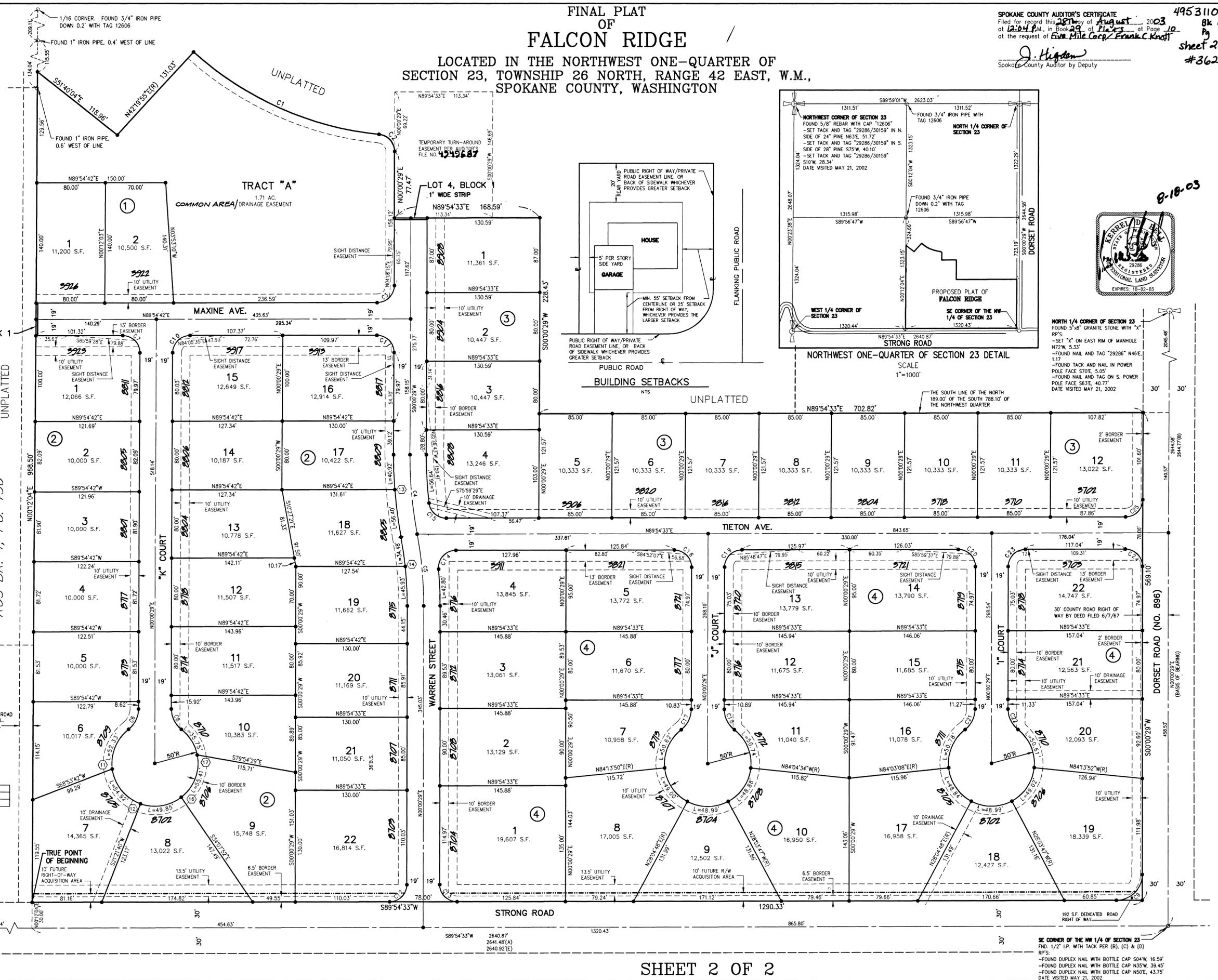
LINE	LENGTH	BEARING
T1	38.05'	S06°38'46"E
T2	18.35'	N80°47'16"E



TRUE POINT OF BEGINNING

- FOUND 3/4" REBAR, PER (A)
- RP'S:
- FOUND TACK IN E. FACE OF POWER POLE N79°W, 51.95'
- FOUND TACK IN N. FACE OF 30" STUMP S40E, 28.07'
- FOUND TACK AND TAG IN E. SIDE OF POWER POLE N3°W, 31.95'
- DATE VISITED MAY 21, 2002

CLC Associates, Inc.
Planning • Engineering • Land Surveying
Architecture • Landscape Architecture
107 West 7th • Suite 200 • (509) 458-6840
Spokane, WA 99204 • FAX: (509) 458-6844



NORTH 1/4 CORNER OF SECTION 23
FOUND 5/8" GRANITE STONE WITH "X" RP'S:
-SET "X" ON EAST RIM OF MANHOLE N72°W, 5.33'
-FOUND NAIL AND TAG "29286" N45E, 1.17'
-FOUND TACK AND NAIL IN POWER POLE FACE S70E, 5.05'
-FOUND NAIL AND TAG ON S. POWER POLE FACE S63E, 40.77'
DATE VISITED MAY 21, 2002

THE SOUTH LINE OF THE NORTH 189.00' OF THE SOUTH 788.10' OF THE NORTHWEST QUARTER

SE CORNER OF THE NW 1/4 OF SECTION 23
FND. 1/2" I.P. WITH TACK PER (B), (C) & (D)
RP'S:
-FOUND DUPLEX NAIL WITH BOTTLE CAP S04°W, 16.59'
-FOUND DUPLEX NAIL WITH BOTTLE CAP N35°W, 39.45'
-FOUND DUPLEX NAIL WITH BOTTLE CAP N50E, 43.75'
DATE VISITED MAY 21, 2002