5345327 32/37

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT JAMES F. MAHAR, MARRIED AS HIS SEPARATE PROPERTY, BRUCE D. MATHIS AND MARY E. MATHIS, HUSBAND AND WIFE, AUDREY A. MATHIS, AS HER SEPARATE PROPERTY, AND WASHINGTON TRUST BANK, HAVE CAUSED TO BE PLATTED INTO LOTS, BLOCKS, TRACTS, PUBLIC ROADS AND COMMON AREAS, THE LAND SHOWN HEREON, TO BE KNOWN AS BROOKE MEADOWS AT FALCON RIDGE, BEING THOSE PORTIONS OF PARCELS 1(A), PARCEL 1(B) AND PARCEL 1(C) OF QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NUMBER 4459821, RECORDS OF SPOKANE COUNTY, LOCATED IN THE SOUTHWEST ONE-QUARTER 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 3/4" INCH REBAR MARKING THE WEST ONE-QUARTER CORNER OF SAID SECTION 23; THENCE NORTH 89°54'33" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER AND A PORTION OF THE CENTERLINE OF STRONG ROAD A DISTANCE OF 600.22 FEET; THENCE NORTH 00°17'53" EAST A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY LINE OF STRONG ROAD RIGHT-OF-WAY AND THE SOUTHWEST CORNER OF SAID PARCEL 1(C), SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 00°17'53" EAST ALONG THE WESTERLY LINE OF SAID PARCEL 1(C) A DISTANCE OF 251.81 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 1(B); THENCE SOUTH 89°55'40" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 539.74 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL 1(B); THENCE NORTH 00°23'38" EAST ALONG SAID WESTERLY LINE AND THE WESTERLY LINE OF SAID PARCEL 1(A) A DISTANCE OF 440.36 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 1(A); THENCE NORTH 44°59'50" EAST ALONG SAID NORTHERLY LINE A DISTANCE OF 851.59 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL 1(A); THENCE SOUTH 00°17'53" WEST ALONG THE EASTERLY LINE OF SAID PARCEL 1(A) A DISTANCE OF 648.62 FEET; THENCE SOUTH 89°42' 07" WEST A DISTANCE OF 16.00 FEET; THENCE SOUTH 00°17'53" WEST A DISTANCE OF 629.08 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 15.89 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°09'05" AN ARC DISTANCE OF 6.14 FEET; THENCE N89°54'33"E A DISTANCE OF 14.83 FEET TO THE EASTERLY LINE OF SAID PARCEL 1(C); THENCE S00°17'53"W A DISTANCE OF 10.00 FEET TO A POINT ON THE SAID NORTHERLY LINE OF STRONG ROAD RIGHT-OF-WAY, SAID POINT ALSO LYING ON THE SOUTHERLY LINE OF SAID PARCEL 1(C); THENCE SOUTH 89°54'33" WEST ALONG THE NORTHERLY LINE OF SAID STRONG ROAD RIGHT-OF-WAY AND THE SOUTHERLY LINE OF SAID PARCEL 1(C) A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 449,016 SQUARE FEET OR 10.31 ACRES.

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

LOT 1, BLOCK 2, AND LOT 1, BLOCK 3, 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.

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 NO. 602 227 910.

THE COMMON AREAS CANNOT BE SOLD OR TRANSFER, REGARDLESS OF ANY PROVISION IN THE COVENANTS TO THE COUNTY, AND SHALL BE CONSIDERED SUBSERVIENT ESTATES FOR TAX PURPOSES TO THE OTHER LOTS CREATED HEREIN.

SETBACKS SHALL BE DETERMINED AT THE TIME BUILDING PERMITS ARE REQUESTED UNLESS THESE SETBACKS ARE SPECIFICALLY DRAFTED ON THIS FINAL PLAT. THE SETBACKS MAY BE VARIED FROM IF PROPER ZONING APPROVALS ARE OBTAINED.

USE OF PRIVATE WELLS AND WATER SYSTEM IS PROHIBITED.

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 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. 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. ~~LOTS 1 THROUGH 4 AND 7 THROUGH 9, BLOCK 1, HAVE A 30% OR GREATER SLOPES.~~ THE GEO-HAZARD MITIGATION PLAN SHALL BE SUBMITTED AT THE TIME A BUILDING PERMIT OR OTHER CONSTRUCTION ACTIVITY IS PROPOSED WITHIN ANY GEO-HAZARD AREA. LOTS 1 THROUGH 4 AND 7 THROUGH 9, BLOCK 1, HAVE A 30% OR GREATER SLOPES.

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)OR THE FALCON RIDGE SPOKANE 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 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.

STORMWATER RUNOFF FROM THIS PLAT (BROOKE MEADOWS FALCON RIDGE P1807A) IS CONVEYED THROUGH A STORM PIPE SYSTEM TO A DISPOSAL AND TREATMENT FACILITY LOCATED WITHIN THE FIRST PHASE OF FALCON RIDGE (P1807) AND WITHIN THE OFFSITE EASEMENT RECORDED UNDER AUDITORS DOCUMENT NUMBER 4955676. THESE DRAINAGE FACILITIES AND THIS PLAT ARE INCLUDED IN A SPECIAL STORMWATER MANAGEMENT SERVICE AREA (SSMSA) BY RESOLUTION 2003-0772 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. 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 OF THE FIRST PHASE OF FALCON RIDGE (P1807) 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 AND EASEMENTS, WHICH INCLUDES BUT IS NOT LIMITED TO MOWING, IRRIGATING, AND KEEPING THE AREA FREE OF DEBRIS, AS THESE DUTIES ARE THE RESPONSIBILITY OF THE FALCON RIDGE SPOKANE HOMEOWNER'S ASSOCIATION.

SPOKANE COUNTY DOES NOT ACCEPT THE RESPONSIBILITY OF MAINTAINING THE DRAINAGE COURSE LOCATED BETWEEN TRACT A OF THE FIRST PHASE OF FALCON RIDGE (P1807) 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 OF THE FIRST PHASE OF FALCON RIDGE (P1807). THE FALCON RIDGE SPOKANE 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.

THE FALCON RIDGE SPOKANE HOMEOWNERS ASSOCIATION OR ITS SUCCESSORS IN INTEREST SHALL MAINTAIN THE DRAINAGE FACILITIES LOCATED IN TRACT A OF THE FIRST PHASE OF FALCON RIDGE (P1807) AND THE DRAINAGE FACILITIES LOCATED 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 SPOKANE HOMEOWNERS ASSOCIATION OR ITS SUCCESSORS IN INTEREST IS ALSO RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THE DRAINAGE FACILITIES LOCATED IN THE OFFSITE EASEMENT ALONG FUTURE MAXINE AVENUE RECORDED UNDER AUDITORS DOCUMENT NUMBER 5129672 IN CONFORMANCE WITH THE APPROVED PLANS ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE UNTIL SUCH TIME THAT THE EASEMENT AREA IS REPLATED AND DEDICATED AS PUBLIC RIGHT OF WAY. 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. THE FALCON RIDGE SPOKANE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES, WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

THE LOTS WITHIN THIS PLAT ARE SUBJECT TO THE RECOMMENDATIONS REGARDING BASEMENTS FOUND IN THE GEOTECHNICAL STUDY DATED JULY 1, 2003, PREPARED BY BUDINGER AND ASSOCIATES, INC., RECORDED UNDER AUDITORS DOCUMENT NUMBER 4959192, AND AMENDED UNDER DOCUMENT NUMBER 5139221, WHICH BY REFERENCE BECOMES A PART HEREOF.

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 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 FALCON RIDGE SPOKANE 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 SPOKANE COUNTY ACCEPT ANY LIABILITY FOR ANY FAILURE BY THE LOT OWNER(S) OR THE FALCON RIDGE SPOKANE 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 AND THE DRAINAGE FACILITIES AS SPECIFIED IN THE SSMSA. THE PROPERTY OWNER(S) AND/OR FALCON RIDGE SPOKANE 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 SPOKANE HOMEOWNERS 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 FALCON RIDGE SPOKANE 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 SPOKANE HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST.

SHOULD THE FALCON RIDGE SPOKANE 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 SPOKANE 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 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.

NO CONSTRUCTION ACTIVITY, ALTERATION OR DISTURBANCE OF VEGETATION, OR OTHER USE OF THE URBAN NATURAL OPEN SPACE EASEMENT. ~~THIS EASEMENT AFFECTS PORTIONS OF LOTS 1 THROUGH 4 AS SHOWN HEREON.~~ ILLUSTRATED ON THE FINAL PLAT SHALL OCCUR EXCEPT IN CONFORMANCE WITH THE SPOKANE COUNTY CRITICAL AREAS ORDINANCE, AS AMENDED. THIS EASEMENT AFFECTS PORTIONS OF LOTS 1 THROUGH 4 AS SHOWN HEREON.

THE US POSTAL SERVICE EASEMENT ON TRACT A AS SHOWN HEREON IS HEREBY DEDICATED TO THE US POSTAL SERVICE FOR THE INSTALLATION, AND MAINTENANCE OF POSTAL EQUIPMENT AND DELIVERY OF MAIL.

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 10th DAY OF February 20 06

James F. Mahar
JAMES F. MAHAR

ACKNOWLEDGMENT

STATE OF WASHINGTON)
) SS
COUNTY OF SPOKANE)

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT JAMES F. MAHAR 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 10th DAY OF February 20 06

Lori A. Ott
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON RESIDING AT SPOKANE
MY COMMISSION EXPIRES 4-5-08

Lori A. Ott Notary Public State of Washington

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 10th DAY OF Feb 20 06

Bruce D. Mathis
BRUCE D. MATHIS

Mary E. Mathis
MARY E. MATHIS

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) SS
COUNTY OF SPOKANE)

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT BRUCE D. MATHIS AND MARY E. MATHIS, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE MATHIS LIVING TRUST, HUSBAND AND WIFE ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 10th DAY OF February 20 06

Lori A. Ott
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON RESIDING AT SPOKANE
MY COMMISSION EXPIRES 4-5-08

Lori A. Ott Notary Public State of Washington

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 10th DAY OF Feb 20 06

Audrey A. Mathis
AUDREY A. MATHIS

ACKNOWLEDGMENT

STATE OF WASHINGTON)
) SS
COUNTY OF SPOKANE)

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT AUDREY A. MATHIS IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT AS HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 10th DAY OF February 20 06

Lori A. Ott
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON RESIDING AT SPOKANE
MY COMMISSION EXPIRES 4-5-08

Lori A. Ott Notary Public State of Washington

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 10th DAY OF Feb 20 06

WASHINGTON TRUST BANK
A WASHINGTON CORPORATION
BY: Connie Bischoff
ITS: SVP

KELLI L MILLER
STATE OF WASHINGTON
NOTARY --o-- PUBLIC
MY COMMISSION EXPIRES 09-29-09

STATE OF WASHINGTON)
) SS
COUNTY OF)

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT Connie Bischoff 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 SVP OF WASHINGTON TRUST BANK, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 10th DAY OF February 20 06

Kelli L Miller
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON RESIDING AT Spokane
MY COMMISSION EXPIRES

SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 21st DAY OF FEBRUARY 20 06
AT 2:42 P M., IN BOOK 32 OF PLATS AT PAGE 37-38
AT THE REQUEST OF JAMES MAHAR, BRUCE & MARY MATHIS & Audrey Mathis

SPOKANE COUNTY AUDITOR BY DEPUTY

Plat # 3803

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.

MICHAEL E. MOORE, PLS
CERTIFICATE NUMBER 35157

MICHAEL E. MOORE STATE OF WASHINGTON 35157 REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 07-25-07

2-906

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 16TH DAY OF FEBRUARY 20 06

SPOKANE COUNTY DIVISION OF UTILITIES

SPOKANE COUNTY ENGINEER

EXAMINED AND APPROVED THIS 15th DAY OF February 20 06

SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

EXAMINED AND APPROVED THIS 21st DAY OF February 20 06

DIRECTOR, SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 15TH DAY OF FEBRUARY 20 06

FOR SPOKANE REGIONAL HEALTH OFFICER

CITY OF SPOKANE TRANSPORTATION DEPARTMENT

EXAMINED AND APPROVED THIS 15th DAY OF February 20 06

DIRECTOR OF TRANSPORTATION

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 21st DAY OF FEBRUARY 20 06

R BAKER by Robert L Folsom
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 21st DAY OF February 20 06.

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 21st DAY OF Feb. 20 06

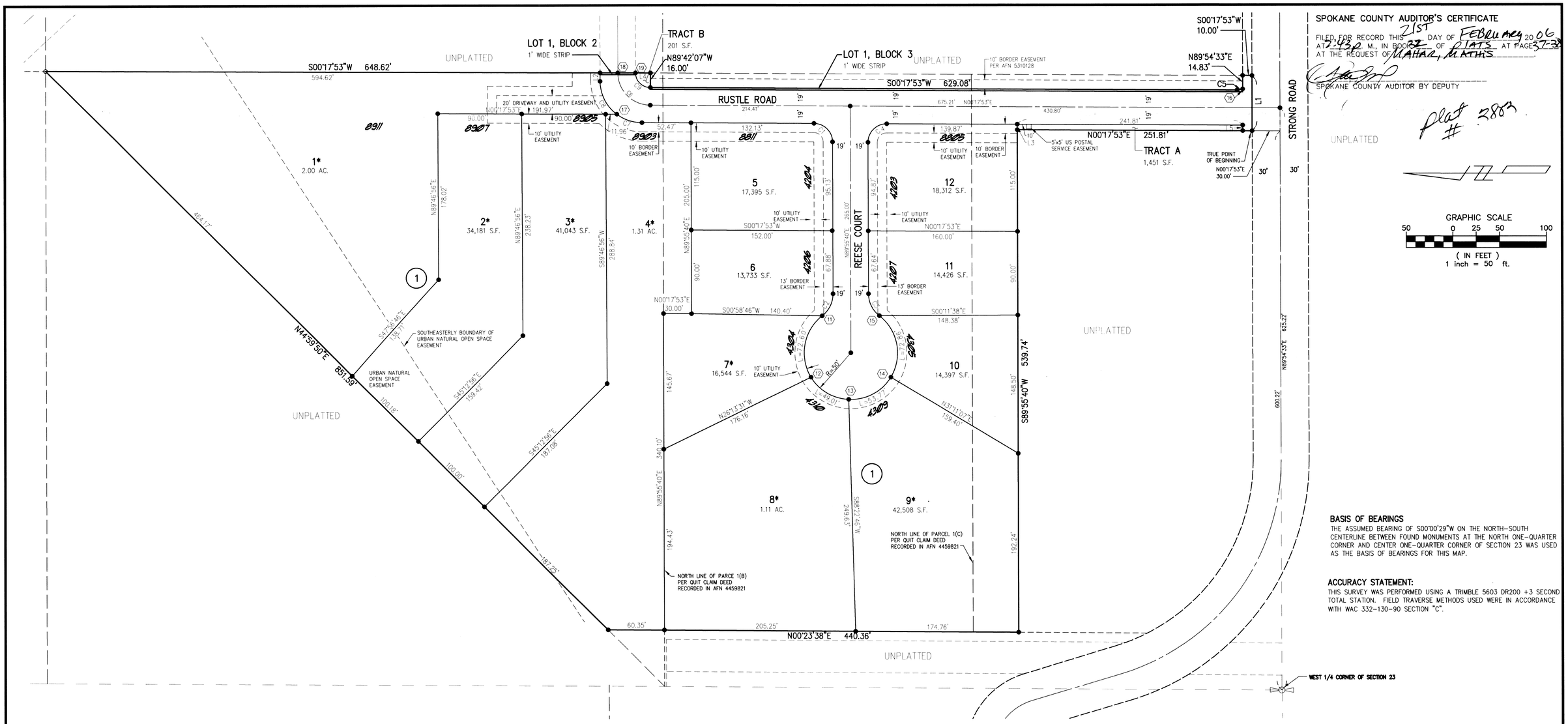
Linda M Wolverton a Deputy
SPOKANE COUNTY TREASURER BY DEPUTY

OFFICIAL SEAL TREASURER SPOKANE COUNTY WASHINGTON

FINAL PLAT OF BROOKE MEADOWS AT FALCON RIDGE

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

5345327 32/38



SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 21ST DAY OF FEBRUARY 2006
AT 2:38 P. M., IN BOOK 37 OF PLATS AT PAGE 37-38
AT THE REQUEST OF MAHAR, MATHIS

SPOKANE COUNTY AUDITOR BY DEPUTY

plat # 2883

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

BASIS OF BEARINGS

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

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".

LINE TABLE

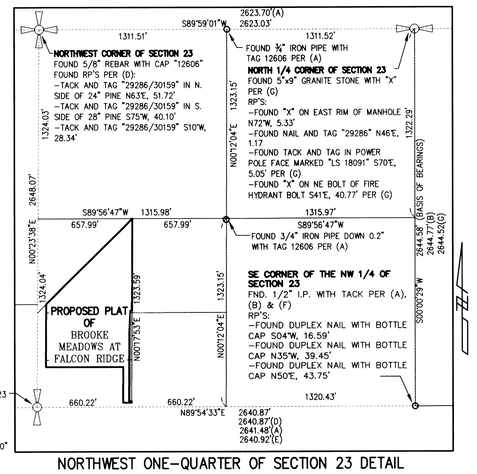
LINE	LENGTH	BEARING
L1	60.00'	S89°54'33"W
L2	9.30'	S89°54'42"W
L3	6.00'	N89°55'40"E
L4	16.00'	S00°17'53"W
L5	6.00'	S89°54'33"W

(#) RADIAL BEARINGS (#)

LINE	BEARING
11	S52°09'26"W
12	S31°02'20"E
13	S87°11'56"E
14	N31°11'24"E
15	S52°18'06"E
16	N68°08'48"E
17	S52°49'55"E
18	S00°17'53"W
19	S00°17'53"W

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	20.00'	31.29'	19.87'	28.19'	89°37'47"
C2	30.00'	27.35'	14.71'	26.41'	52°13'46"
C3	30.00'	27.35'	14.71'	26.41'	52°13'46"
C4	20.00'	31.55'	20.13'	28.38'	90°22'13"
C5	15.89'	6.14'	3.11'	6.11'	22°09'05"
C6	35.00'	54.98'	35.00'	49.50'	90°00'00"
C7	45.00'	28.96'	15.00'	28.46'	36°52'12"
C8	45.00'	41.42'	22.31'	39.98'	52°44'37"
C9	16.00'	25.13'	16.00'	22.62'	90°00'00"



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

LEGEND

- ○ –FOUND MONUMENT AS NOTED.
- ● –SET ½" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "MEM 35157", OR LEAD PLUG WITH WASHER MARKED "MEM 35157"

AFN –AUDITOR'S FILE NUMBER

* –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. LOTS 1 THROUGH 4 AND 7 THROUGH 9, BLOCK 1, HAVE A 30% OR GREATER SLOPES.

REFERENCES

(A) RECORD OF SURVEY RECORDED IN BOOK I PAGE 150.
(B) RECORD OF SURVEY RECORDED IN BOOK 3, PAGE 34.
(C) PLAT OF PROSPERITY ACRES, RECORDED IN VOLUME 'I' OF PLATS, PAGE 23.
(D) PLAT OF FALCON RIDGE, RECORDED IN BOOK 29 OF PLATS, PAGES 9 AND 10.
(E) RECORD OF SURVEY RECORDED IN BOOK 61, PAGE 86.
(F) RECORD OF SURVEY ON BOOK 39, PAGE 46
(G) RECORD OF SURVEY IN BOOK 109, PAGE 84

NW	NE
SW	SE

MICHAEL E. MOON
REGISTERED PROFESSIONAL LAND SURVEYOR
35157
REGISTERED
EXPIRES 07-25-07
2-9-06

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

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FINAL PLAT OF BROOKE MEADOWS AT FALCON RIDGE

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

SHEET 2 OF 2

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