

FINAL PLAT
FOXTAIL ESTATES
A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 7
TOWNSHIP 24 NORTH, RANGE 42 EAST, W.M.
SPOKANE COUNTY, WASHINGTON
SHEET 1 OF 2

Plat # 3914

SPOKANE COUNTY AUDITOR
Filed for record by Whipple Consulting
this 15th day of March 2007 at 12
minutes past 12 o'clock P.M.; and recorded
in Book 33 of Plats at Page 83.84
Records of Spokane County, Washington.
J. Pearson - deputy
Spokane County Auditor

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that PAKIBA, LLC, a Washington Limited Liability Company, and Washington Trust Bank have caused to be platted into Lots and Tracts the land shown hereon, to be known as FOXTAIL ESTATES, being that portion of Northeast Quarter of the Northeast Quarter of Section 7, Township 24 North, Range 42 East, W.M., described as follows:

The East 1300 feet of the North 300 feet (measured parallel to government survey line) of the Northeast Quarter of Section 7, Township 24 North, Range 42 East, W.M.;

Except Hallett Road;

And Except Flint Road;

Situate in the County of Spokane, State of Washington.

A fillet of land containing 197 square feet, as platted and shown hereon, is hereby dedicated to the public, forever, for road purposes.

The Private Roads (Tracts D and E) and Tracts A, B, and C, as platted and shown hereon, are hereby dedicated to the Foxtail Estates Homeowners Association, created by document recorded December 7, 2006 under State UBI Number 602-674-853.

The Private Roads (Tracts D and E) and Tracts A, B, and C 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 Private Roads, as platted and shown hereon, are easements which provide a means of ingress and egress for those lots within the plat having frontage thereon.

The Private Roads are subject to the separate Declaration of Covenant as recorded August 30, 2006 under Auditor's Recording No. 5427996, which by reference is made a part hereof.

The County of Spokane is hereby granted the right of ingress and egress over all private roads as platted and shown hereon.

Tracts D and E, as platted and shown hereon, is hereby granted as a perpetual easement to Spokane County, its successors and assigns is for the sole purpose of constructing, installing, operating, maintaining, repairing, altering, replacing, removing, and all other uses or purposes which are or may be related to a sewer system. Spokane County, its successors and assigns at all times hereinafter, at their own cost and expense, may remove all crops, brush, grass, or trees that may interfere with the constructing, installing, operating, maintaining, repairing, altering, replacing, removing, and all other uses or purposes which are or may be related to a sewer system. The Grantor(s) reserve the right to use and enjoy that property which is the subject of this easement for purposes which will not interfere with the County's full enjoyment of the rights hereby granted; provided, the Grantor(s) shall not erect or construct any building or other structure or drill on the easement, or diminish or substantially add to the ground cover over the easement. The easement described hereinabove is to and shall run with the land.

"Dry" utility easements shown on the herein described plat are hereby dedicated to the use of serving utility companies for the construction, reconstruction, maintenance, protection, inspection and operation of their respective "dry" 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 operation of same. Said provision does not prohibit lateral crossing of dry facilities with residential water service lines, but shall prohibit installation of water meter boxes in said easement strip. Serving utilities are also granted the right to install utilities across border easements, sidewalk easements, and private roads as needed to provide service to the lots and tracts within this plat.

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.

Sidewalk easements, as platted and shown hereon, are hereby granted to the Foxtail Estates Homeowners Association.

No direct access shall be allowed from the lots or drainage easement tracts to Hallett Road or Thomas Mallen Road, until such time as authorized by the County Engineer.

WARNING: Spokane County has no responsibility to build, improve, maintain or otherwise service the private roads contained within or providing service to the property described in this plat. By accepting this plat or subsequently by allowing a building permit to be issued on property on a private road, Spokane County assumes no obligation for said private road and the owners hereby acknowledge that the County has no obligation of any kind or nature whatsoever to establish, examine, survey, construct, alter, repair, improve, maintain, provide drainage or snow removal on a private road. This requirement is and shall run with the land and shall be binding upon the owner, their heirs, successors or assigns including the obligation to participate in the maintenance of the private roads as provided herein.

A public 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 Building and Planning Department 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 a building permit for each lot.

Building setbacks shall be determined at the time of building permit issuance, except for front building setback lines as shown on Lots 3-7, Block 1.

NOTICE - Tract A contains wetlands and wetland buffer areas. Compliance with the accepted Wetland Mitigation Plan for this project is required. The development, alteration or disturbance of vegetation within the wetland or wetland buffer areas is prohibited, except when in compliance with the Spokane County Critical Areas Ordinance.

Drainage easements, 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 Foxtail Estates Homeowners Association.

All drainage tracts are hereby dedicated to the Foxtail Estates 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. The right to ingress/egress is granted to Spokane County over all tracts for inspection and emergency maintenance of the stormwater facilities.

The drainage easements, lots and tracts are subject to the separate Drainage Declaration of Covenant as recorded November 7, 2006 under Auditor's Document No. 5457967 that by reference is made a part hereof.

The herein described property is subject to the following, which by reference are made a part hereof:

Easement and the terms and conditions thereof recorded January 27, 1955 under Auditor's File No. 2945788

Easement and the terms and conditions thereof recorded December 22, 2004 under Auditor's File No. 5161385

IN WITNESS WHEREOF, the aforesaid owners have hereunto set their hands.

ACKNOWLEDGMENT

State of Washington) ss. [Signature]
County of Spokane) BY: [Signature]

On this 2nd day of March, 2007, before me personally appeared Travis Packer to me known to be the Member of PAKIBA, LLC that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of PAKIBA, LLC, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed is the seal of PAKIBA, LLC.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

Stacey L Jenkins
Notary Public in and for the State of Washington,
residing at Spokane Valley, WA
My commission expires 5/15/09



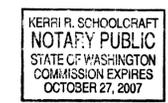
ACKNOWLEDGMENT

State of Washington) ss. [Signature]
County of Spokane) BY: [Signature]

On this 2nd day of March, 2007, before me personally appeared Connie Bischoff to me known to be the Ray Senior Vice President of Washington Trust Bank that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of Washington Trust Bank, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed is the seal of Washington Trust Bank.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

Kerri R. Schoolcraft
Notary Public in and for the State of Washington,
residing at Spokane
My commission expires 10-27-07



SPOKANE COUNTY BUILDING AND PLANNING DEPARTMENT

Examined and approved this 13th day of March, 2007.
[Signature]
Spokane County Building & Planning Department

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 6th day of MARCH, 2007.
[Signature]
Spokane County Engineer

SPOKANE COUNTY UTILITIES

Examined and approved this 7th day of MARCH, 2007.
[Signature]
Spokane County Utilities

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 15th day of March, 2007.
[Signature]
Spokane Regional Health Officer

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 this map and described in the dedication of this date have been fully paid, satisfied and discharged.

Dated this 15 day of March, 2007.
[Signature]
Spokane County Treasurer



SPOKANE COUNTY ASSESSOR

Examined and approved this 13th day of March, 2007.
[Signature]
Spokane County Assessor

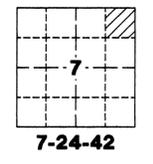
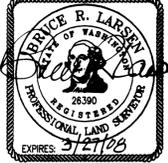
SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington this 13th day of MARCH, 2007.
[Signature]
Chairperson
Spokane County Commissioners

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]
Bruce R. Larsen, P.L.S.
Certificate No. 26390
3/01/07
Date



7-24-42

PW-1946-04

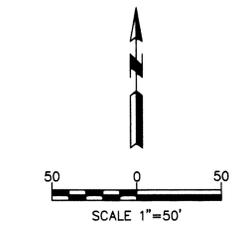
LandTek, LLC
PROFESSIONAL LAND SURVEYORS
619 N. MADEIRA STREET
SPOKANE, WASHINGTON 99202
PHONE (509)928-2821 FAX (509)928-2736

FINAL PLAT FOXTAIL ESTATES

A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 7
TOWNSHIP 24 NORTH, RANGE 42 EAST, W.M.
SPOKANE COUNTY, WASHINGTON
SHEET 2 OF 2

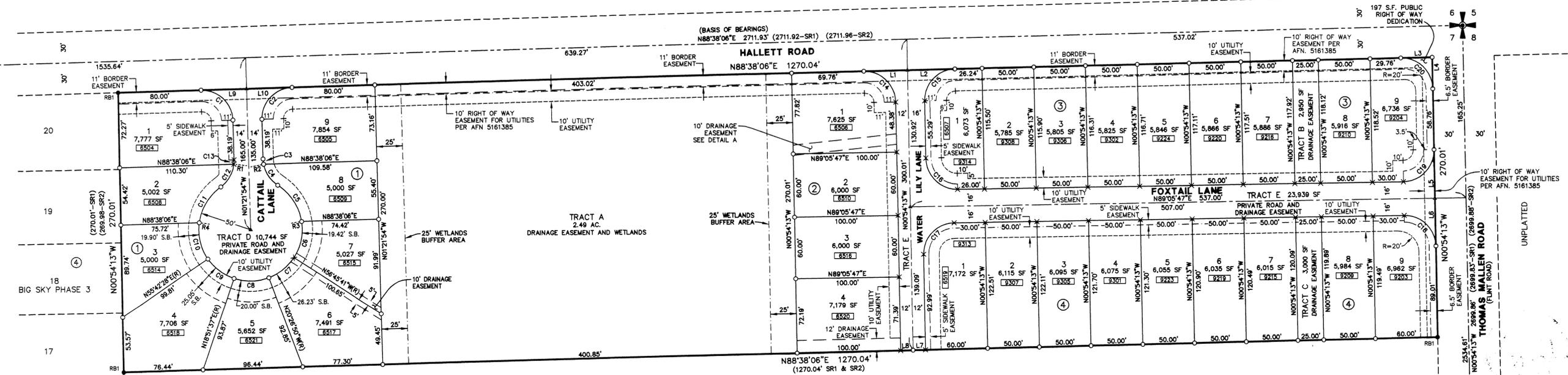
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A. Pearson - Deputy
Spokane County Auditor



NE CORNER SECTION 7;
FOUND CHISELED "X" ON MANHOLE RIM
REFERENCES FOUND:
TACK & "LS 10018" TAG IN UTILITY POLE
-N29°E 57.44'
TACK & "LS 18741" TAG IN UTILITY POLE
-N55°E 59.79'
-S5°W 37.82'
-N44°W 44.49'

NORTH 1/4 SECTION 7;
FOUND PK NAIL
REFERENCES FOUND:
CHISELED "X" IN STEEL
FENCE POST
-N38°W 40.20'
BOTTLE CAP IN CUT
OFF UTILITY POLE
-N26°W 34.98'
TACK & "LS 16198" TAG IN UTILITY POLE
-N04°E 25.78'



RADIAL BEARING TABLE

LINE	BEARING
R1	N83°32'20"W
R2	N79°05'03"E
R3	N81°14'22"E
R4	N81°48'01"W

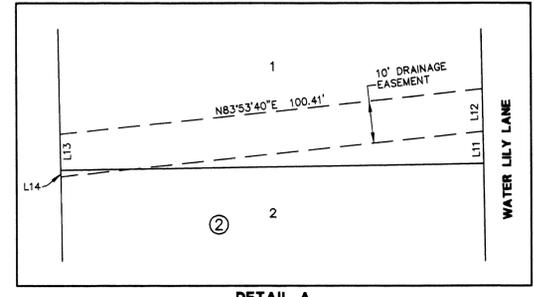
LINE TABLE

LINE	BEARING	DISTANCE
L1	N88°38'06"E	42.24
L2	N88°38'06"E	45.76
L3	N00°54'13"W	30.24
L4	N00°54'13"W	30.24
L5	N00°54'13"W	46.00
L6	N00°54'13"W	46.00
L7	N88°38'06"E	12.00
L8	N88°38'06"E	12.00
L9	N88°38'06"E	44.00
L10	N88°38'06"E	44.00
L11	N00°54'13"W	7.60
L12	N00°54'13"W	10.04
L13	N00°54'13"W	8.54
L14	N00°54'13"W	1.51

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	30.00	47.12
C2	90°00'00"	30.00	47.12
C3	9°33'03"	30.00	5.00
C4	47°04'56"	30.00	24.65
C5	49°14'15"	50.00	42.97
C6	41°59'57"	50.00	36.65
C7	36°18'51"	50.00	31.69
C8	39°18'27"	50.00	34.30
C9	36°50'51"	50.00	32.16
C10	42°23'31"	50.00	37.08
C11	47°04'06"	50.00	41.07
C12	48°48'25"	30.00	25.56
C13	7°49'34"	30.00	4.10
C14	90°27'41"	30.00	47.37
C15	89°32'19"	30.00	46.88
C16	90°00'00"	30.00	47.12
C17	90°00'00"	30.00	47.12
C18	90°00'00"	30.00	47.12
C19	90°00'00"	30.00	47.12
C20	90°27'41"	30.00	47.37

DRAINAGE TRACT B
BIG SKY PHASE 3



DETAIL A
SCALE: 1"=20'

EAST 1/4 SECTION 7;
FOUND 1/2" REBAR &
UNREADABLE CAP
REFERENCES FOUND:
TACK & "A&C 12907" TAG IN UTILITY POLE
-S73°W 28.70'
TACK & "SPO CO" TAG IN UTILITY POLE
-N90°E 29.69'
-S78°E 30.30'

LEGEND
RB1 • FOUND 5/8" REBAR & "LS 37544" CAP
S.B. BUILDING SETBACK

SURVEY REFERENCES
(SR1) RECORD OF SURVEY FILED IN BOOK 105 OF SURVEYS, PAGE 10 BY SOUZA, JANUARY 2003
(SR2) FINAL PLAT OF BIG SKY PHASE 3 FILED IN BOOK 31 OF PLATS, PAGE 86-89 BY SHEA, OCTOBER 2005

BASIS OF BEARINGS
THE BEARING OF N88°38'06"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 7, T24N, R42E, W1 AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 105 OF SURVEYS, PAGE 10 IS THE BASIS OF BEARINGS FOR THIS SURVEY.

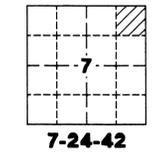
EQUIPMENT AND PROCEDURES
THIS SURVEY WAS PERFORMED WITH A 5-SECOND TOTAL STATION THEODOLITE USING FIELD TRAVERSE PROCEDURES ACHIEVING MINIMUM CLOSURE STANDARDS PER WAC 332-130-090.

PLAT MONUMENTATION
○ SET 1/2" REBAR & PLASTIC CAP MARKED "LANDTEK LS 26390"
× SET CHISELED "X" IN CONCRETE CURB
▲ SET MAG NAIL & "LANDTEK 22354-26390" WASHER

SURVEYOR'S CERTIFICATE
This map correctly represents a survey by me or under my direction in conformance with the requirements of the Spokane County Subdivision Ordinance.



Bruce R. Larsen, P.L.S.
Certificate No. 26390
Date: 2/15/07



7-24-42

LandTek, LLC
PROFESSIONAL LAND SURVEYORS
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SPOKANE, WASHINGTON 99202
PHONE (509)926-2821 FAX (509)926-2736

PW-1946-04