

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that FRASER ESTATES DEVELOPMENT, L.L.C., a Washington Limited Liability Company, and WASHINGTON TRUST BANK, a Washington Banking Corporation has caused to be platted into Lots, Blocks and Public Roads the land shown hereon to be known as FRASER ESTATES EAST, being that portion of the South Half of Section 32, Township 26 North, Range 44 East, W.M. in the County of Spokane, State of Washington more particularly described as follows:

Commencing at the South Quarter Corner of said Section; thence S89°32'20"W along the south line of said Section, a distance of 115.83 feet; thence N00°27'40"W a distance of 20.00 feet to the northerly margin of Wellesley Avenue and TRUE POINT OF BEGINNING; thence S89°32'20"W along said northerly margin and parallel with said south line of Section 32, a distance of 556.17 feet to the southeast corner of Fraser Estates First Addition as recorded in Book 28 of Plats Pages 28 and 29; thence N00°31'58"W along the east line of said plot a distance of 673.00 feet to the northeast corner of said plot; thence along the north line of said plot the following three courses: 1) S89°32'20"W a distance of 520.09 feet; 2) thence S88°33'29"W a distance of 12.64 feet; 3) thence S89°36'20"W a distance of 39.00 feet; thence N00°23'40"W a distance of 265.55 feet to the beginning of a curve concave to the east and having a radius of 319.00 feet; thence northerly along said curve through a central angle of 16°44'00" an arc distance of 93.16 feet; thence N16°20'20"E a distance of 85.22 feet to a beginning of a curve concave to the west and having a radius of 281.00 feet; thence northerly along said curve through a central angle of 16°31'57" an arc distance of 81.08 feet; thence N00°11'37"W a distance of 110.25 feet to its intersection with the north line of the Southeast Quarter of the Southwest Quarter; thence N89°48'23"E along said north line and the north line of the Southwest Quarter of the Southeast Quarter a distance of 1468.71 feet to the westerly margin of Lehman Road; thence S16°20'20"W along said westerly margin a distance of 1352.83 feet to the true point of beginning.

Containing 30.38 acres more or less

And they do hereby dedicate to public use forever the public streets and roads, as shown on this plat. Block A, 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 a full width right of way, or until adjacent lands are platted.

No direct access is allowed from lots to Lehman Road and Wellesley Avenue.

The owners of all lots within this subdivision shall be members of FRASER ESTATES HOMEOWNER'S ASSOCIATION, a homeowners association created by document recorded December 12, 2001 by the Secretary of the State of Washington under U.B.I. Number 602167150 and subject to the Articles of Incorporation and Bylaws thereof.

Tract A,B,C and D (Common Areas) as shown hereon, are hereby dedicated to the FRASER ESTATES HOMEOWNER'S ASSOCIATION. No structures, including fences shall be constructed thereon without the expressed written approval of Spokane County. The FRASER ESTATES HOMEOWNER'S ASSOCIATION shall be responsible for the payment of claims and other liabilities which may become due for said tracts. Said tracts may not be sold or transferred, and shall be considered subservient estate to all lots within this plat for the purposes of real estate taxes. Should the FRASER ESTATES HOMEOWNER'S ASSOCIATION be terminated for any reason, the successors in interest, for said Tracts shall be the individual lot owners of lots within this plat, or their successors in interest, who are members of the FRASER ESTATES HOMEOWNER'S ASSOCIATION at the time of said termination. The status of the area designated as subservient estate for tax purposes cannot be changed without filing a replat.

The Border Easements as shown hereon are hereby granted to Spokane County, it's 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 the permission of the Spokane County Engineer, nor will any object be placed in said easement that would obstruct the sight distance necessary for the safe and efficient vehicular movement. Any other easements granted or dedicated within this Border Easement will be subordinate to the rights created by this easement and are subject to Spokane County Engineers permit process prior to usage.

The front, flanking street and side yard setbacks are specifically drafted on this final plat. The setbacks indicated on this plat may be varied from if proper zoning or variance approvals are obtained.

Public sewer shall be constructed to provide for the connection of each lot to the County's system of sewerage. The uses on properties within the final plat shall be required to connect to the sewer and pay applicable charges per the Spokane County Sanitary Sewer Ordinance. Sewer connection permits shall be required.

A public sewer system will be made available for the plat, and individual sewer services will be provided to each lot prior to sale. The uses of individual on-site disposal systems shall not be authorized.

Individual tracts shall be subject to payment of current applicable sewer connection charges and/or general facilities charges prior to the issuance of a sewer connection permit.

The public water system, pursuant to the Water Plan approved by the county and state health authorities, the local fire protection district, County Division 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 a building permit for each lot. Use of private wells and water systems is prohibited.

Utility easements over ten (10) foot wide strips, adjacent to all public roads as shown hereon, 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 the same.

Prior to the issuance of any building permit for any building or any use on the subject property described herein, the applicant shall be responsible for complying with the provisions of the Zoning Code for Spokane County, Section 14.706 (Aquifer Sensitive Area Overlay Zone)

Development within Tracts "B" & "C" of this subdivision shall conform to the requirements of the National Flood Insurance Program and Chapter 3.20 of the Spokane County Code. Owners of Tracts "B" & "C" within this subdivision are warned of possible flooding or ponding and the potential requirement to purchase Flood Insurance. This warning shall be carried in each and every deed drawn to transfer ownership of Tracts "B" & "C" within the plat in the area of Special Flood Hazard.

Sight distance easements in Lots 5, 6, 15, 16, 29, 30, 46, and 47, Block 1 and 1, 14, 17, 18, and 21, Block 2, 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.

This plat is restricted by an Avigation Easement as recorded under Auditors file #5127804.

This plat is subject to an easement in favor of The Spokane Valley Land & Water Co. as recorded under Auditor file #289892. The exact location is not disclosed of record.

PAT MOORE & ASSOCIATES, P.S.
1428 W. Mansfield Ave.
Spokane, WA 99205
1-509-328-1224 JAC 03120

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 the Fraser Estates Homeowners Association. All tracts are hereby dedicated to the Fraser 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. A drainage easement is granted to Spokane County over all tracts for inspection and emergency maintenance of stormwater facilities.

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 swales, ponds, ditches, culverts and other drainage facilities, if not properly maintained by the property owner(s) or the Fraser Estates Homeowners Association. 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 Fraser Estates 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 has discharged onto this plat prior to development, stormwater runoff will likely continue to do so after development.

If groundwater or mottled soil is encountered during basement excavation, it is Spokane County's recommendation that protective measures that meet the requirements of the current UBC code with respect to dampproofing 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 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 Fraser Estates 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 facilities located in tracts and onsite/offsite drainage easements, nor does Spokane County accept any liability for any failure by the lot owner(s) or the Fraser Estates Homeowners Association to properly maintain such areas. Spokane County is only responsible for maintaining the stormwater structures located within the public ROW as shown in the final plat documents. The property owner(s) and/or Fraser Estates Homeowners Association shall be responsible for payment of all claims and other liabilities, which may become due for said maintenance responsibilities.

The Fraser Estates Homeowners Association or its successors in interest shall maintain all drainage facilities, located in the offsite drainage easement recorded under Auditors Document Number 5120583, and all drainage facilities located in private tracts or common areas their conformance with the accepted plans and the operations and maintenance manual as prepared by the design engineer, Mountain Crest Enterprises Inc., 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 swale 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 Fraser Estates Homeowners Association shall be responsible for payment of all claims and other liabilities, which may become due for said maintenance responsibilities.

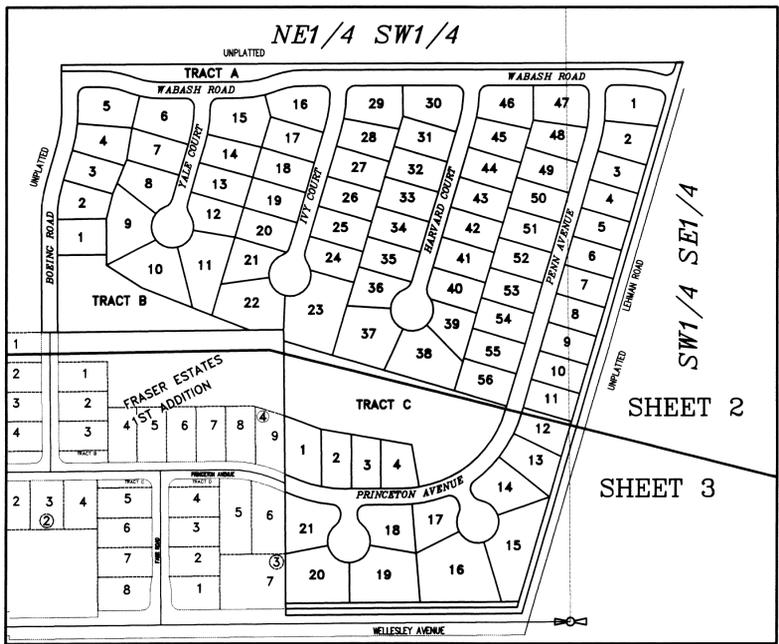
If the Fraser Estates Homeowners Association, or their successors in interest, fails to maintain the drainage facilities in conformance with the accepted drainage plans and the operations and maintenance manual as prepared by the design engineer on file at the Spokane County Engineer's Office, a notice of such failure may be given to the Fraser Estates 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 Fraser Estates Homeowners Association, or their successors in interest.

Should the Fraser Estates 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 Fraser Estates 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.

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.



SECTION SUBDIVISION DETAIL

IN WITNESS WHEREOF, the aforesaid owner has caused their names to be hereunto subscribed this day of Nov 16, 2004.

FRASER ESTATES DEVELOPMENT, L.L.C.
a Washington Limited Liability Company

WASHINGTON TRUST BANK
a Washington Banking Corporation

By: Mike Hume
Its: Member

By: Paul Koeps
Its: SVP, Commercial Group Mgr

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF SPOKANE) ss

I certify that I know or that I have satisfactory evidence that Mike Hume is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Member of FRASER ESTATES DEVELOPMENT, L.L.C., to be the free and voluntary act of such corporation, for the uses and purposes stated in the instrument.

DATED this 16 day of November, 2004.

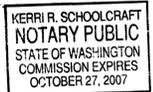
By: John A. Schneider
NOTARY PUBLIC, in and for the State of Washington residing at Spokane, My Commission expires 6-10-08 ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF SPOKANE) ss

I certify that I know or that I have satisfactory evidence that Paul W. Poonig is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the SVP of WASHINGTON TRUST BANK, a Washington Banking Corporation to be the free and voluntary act of such corporation, for the uses and purposes stated in the instrument.

DATED this 16th day of November, 2004.

By: Veri R. Schneider
NOTARY PUBLIC, in and for the State of Washington residing at Spokane, My Commission expires Oct 21, 2007



SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 16th DAY OF February, 2004 AT 9:51A IN BOOK 30 OF PLATS AT PAGE 598 AT THE REQUEST OF FRASER ESTATES DEVELOPMENT, L.L.C.

COUNTY AUDITOR: John J. Deery Deputy Plat # 3715

SPOKANE COUNTY DIVISION OF UTILITIES
Examined and approved this 29th day of December, 2004
7 Bruce Rando
Spokane County Utilities

SPOKANE COUNTY DIVISION OF ENGINEERING
Examined and approved this 29th day of December, 2004
Alley
Spokane County Engineer

SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING
Examined and approved this 3RD day of JAN, 2005
John Deery
For Director, Spokane County Department of Building and Planning

SPOKANE REGIONAL HEALTH DISTRICT
Examined and approved this 4th day of JAN, 2005
David G. Coyle
For Spokane Regional Health Officer

SPOKANE COUNTY ASSESSOR
Examined and approved this 5th day of January, 2005
Ralph Baker & M.K. West
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, this 4th day of JAN, 2005
Alan
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 the 16 day of Feb, 2005
Veri M. Schneider
Spokane County Treasurer, by Deputy A. Beach



SURVEYOR'S CERTIFICATE:
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.

By: Patrick J. Moore
PATRICK J. MOORE, PLS No. 18091

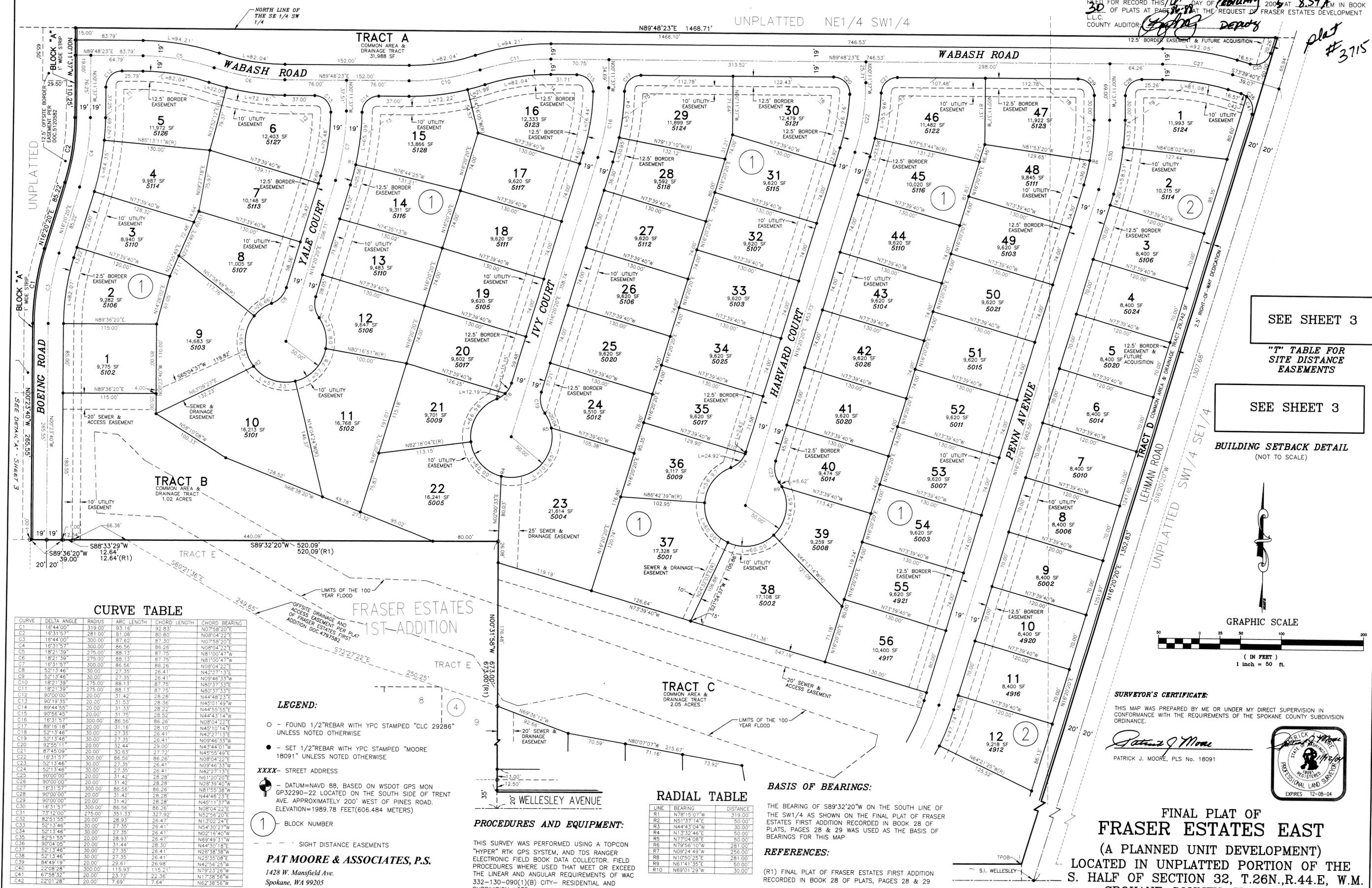


FINAL PLAT OF
FRASER ESTATES EAST
(A PLANNED UNIT DEVELOPMENT)
LOCATED IN UNPLATTED PORTION OF THE
S. HALF OF SECTION 32, T.26N., R.44.E., W.M.
SPOKANE COUNTY, WASHINGTON

FILED FOR RECORD THIS 14th DAY OF FEBRUARY 2006 AT 8:59 AM IN BOOK 30 OF PLATS AT PAGE 3068 AT THE REQUEST OF FRASER ESTATES DEVELOPMENT L.L.C. COUNTY AUDITOR: [Signature]

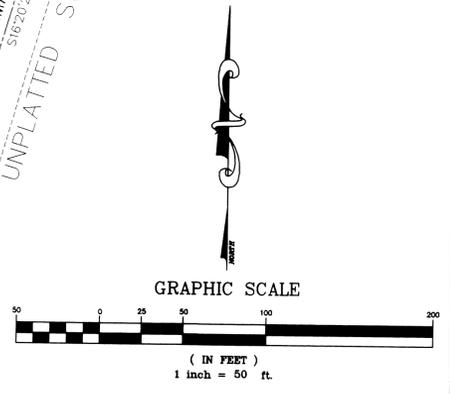
Plot # 3715

UNPLATTED NE1/4 SW1/4



SEE SHEET 3
"T" TABLE FOR SITE DISTANCE EASEMENTS
SEE SHEET 3

BUILDING SETBACK DETAIL (NOT TO SCALE)



SURVEYOR'S CERTIFICATE:
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.
[Signature]
PATRICK J. MOORE, PLS No. 18091
PROFESSIONAL LAND SURVEYOR
EXPIRES 12-08-04

FINAL PLAT OF FRASER ESTATES EAST
(A PLANNED UNIT DEVELOPMENT)
LOCATED IN UNPLATTED PORTION OF THE S. HALF OF SECTION 32, T.26N., R.44E, W.M. SPOKANE COUNTY, WASHINGTON

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	16°44'00"	319.00'	93.16'	92.83'	N07°58'20"E
C2	16°31'57"	281.00'	81.08'	80.80'	N08°04'22"E
C3	16°44'00"	300.00'	87.62'	87.30'	N07°58'20"E
C4	16°31'57"	300.00'	86.56'	86.28'	N08°04'22"E
C5	18°21'39"	275.00'	88.13'	87.75'	N81°00'47"W
C6	18°21'39"	275.00'	88.13'	87.75'	N81°00'47"W
C7	16°31'57"	300.00'	86.56'	86.26'	N08°04'22"E
C8	52°13'46"	30.00'	27.35'	26.41'	N09°46'33"W
C9	52°13'46"	30.00'	27.35'	26.41'	N09°46'33"W
C10	18°21'39"	275.00'	88.13'	87.75'	N80°37'33"E
C11	18°21'39"	275.00'	88.13'	87.75'	N80°37'33"E
C12	90°00'00"	20.00'	31.42'	28.28'	N44°48'23"E
C13	90°19'35"	20.00'	31.93'	28.36'	N45°01'49"W
C14	89°44'55"	20.00'	31.33'	28.22'	N44°55'55"E
C15	90°56'45"	20.00'	31.75'	28.52'	N44°43'14"W
C16	16°31'57"	300.00'	86.56'	86.26'	N08°04'22"E
C17	89°16'18"	20.00'	31.16'	28.10'	N45°10'14"E
C18	52°13'46"	30.00'	27.35'	26.41'	N42°27'13"E
C19	52°13'46"	30.00'	27.35'	26.41'	N09°46'33"W
C20	92°55'11"	20.00'	32.44'	29.00'	N43°44'01"W
C21	87°45'09"	20.00'	30.63'	27.72'	N45°55'49"E
C22	16°31'57"	300.00'	86.56'	86.26'	N08°04'22"E
C23	52°13'46"	30.00'	27.35'	26.41'	N09°46'33"W
C24	52°13'46"	30.00'	27.35'	26.41'	N42°27'13"E
C25	90°00'00"	20.00'	31.42'	28.28'	N61°20'20"E
C26	90°00'00"	20.00'	31.42'	28.28'	N28°39'40"W
C27	16°31'57"	300.00'	86.56'	86.26'	N81°58'38"W
C28	90°00'00"	20.00'	31.42'	28.28'	N44°48'23"E
C29	90°00'00"	20.00'	31.42'	28.28'	N45°11'37"W
C30	16°31'57"	300.00'	86.56'	86.26'	N08°04'22"E
C31	73°12'00"	275.00'	351.33'	327.92'	N52°56'20"E
C32	82°51'55"	20.00'	28.93'	26.47'	N13°02'24"E
C33	52°13'46"	30.00'	27.35'	26.41'	N54°30'27"W
C34	52°13'46"	30.00'	27.35'	26.41'	N02°16'40"W
C35	82°51'55"	20.00'	28.93'	26.47'	N69°49'31"W
C36	90°04'06"	20.00'	31.44'	28.30'	N44°30'18"E
C37	52°13'46"	30.00'	27.35'	26.41'	N26°39'38"W
C38	52°13'46"	30.00'	27.35'	26.41'	N25°35'08"E
C39	84°49'19"	20.00'	29.61'	26.98'	N42°56'25"W
C40	22°03'28"	300.00'	115.93'	115.21'	N79°23'26"W
C41	67°58'35"	20.00'	23.73'	22.36'	N17°38'56"W
C42	22°01'28"	20.00'	7.69'	7.64'	N62°38'56"W

- LEGEND:**
- - FOUND 1/2"REBAR WITH YPC STAMPED "CLC 29286" UNLESS NOTED OTHERWISE
 - - SET 1/2"REBAR WITH YPC STAMPED "MOORE 18091" UNLESS NOTED OTHERWISE
 - XXXX- STREET ADDRESS
 - 📍 - DATUM=NAVD 88, BASED ON WSDOT GPS MON GP32290-22 LOCATED ON THE SOUTH SIDE OF TRENT AVE. APPROXIMATELY 200' WEST OF PINES ROAD. ELEVATION=1989.78 FEET(606.484 METERS)
 - ① - BLOCK NUMBER
 - SIGHT DISTANCE EASEMENTS

PAT MOORE & ASSOCIATES, P.S.
1428 W. Mansfield Ave.
Spokane, WA 99205
1-509-328-1224
JAC 03120

PROCEDURES AND EQUIPMENT:
THIS SURVEY WAS PERFORMED USING A TOPCON "HYPER" RTK GPS SYSTEM, AND TDS RANGER ELECTRONIC FIELD BOOK DATA COLLECTOR. FIELD PROCEDURES WERE USED THAT MEET OR EXCEED THE LINEAR AND ANGULAR REQUIREMENTS OF WAC 332-130-090(1)(B) CITY- RESIDENTIAL AND SUBDIVISION LOTS.

RADIAL TABLE

LINE	BEARING	DISTANCE
R1	N78°15'07"W	319.00'
R2	N51°33'14"E	50.00'
R3	N44°43'04"W	30.00'
R4	N13°32'46"E	50.00'
R5	N77°04'08"E	50.00'
R6	N79°56'10"W	281.00'
R7	N09°24'49"W	256.00'
R8	N10°50'25"E	281.00'
R9	N61°41'35"E	50.00'
R10	N69°01'29"W	30.00'

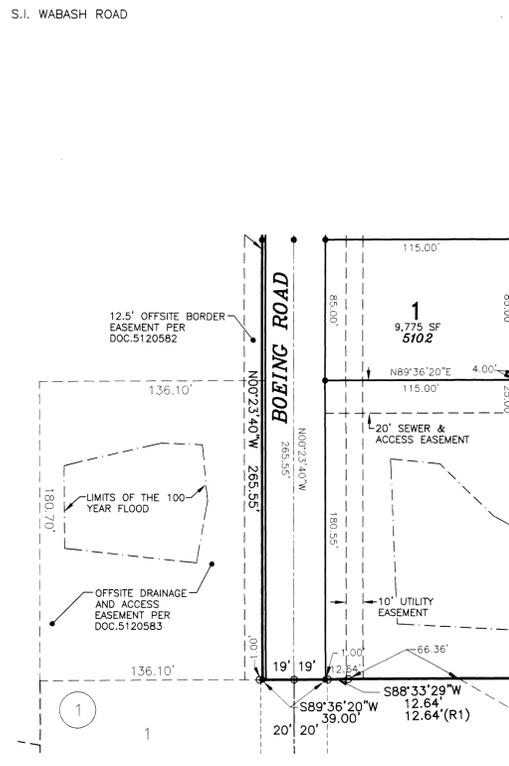
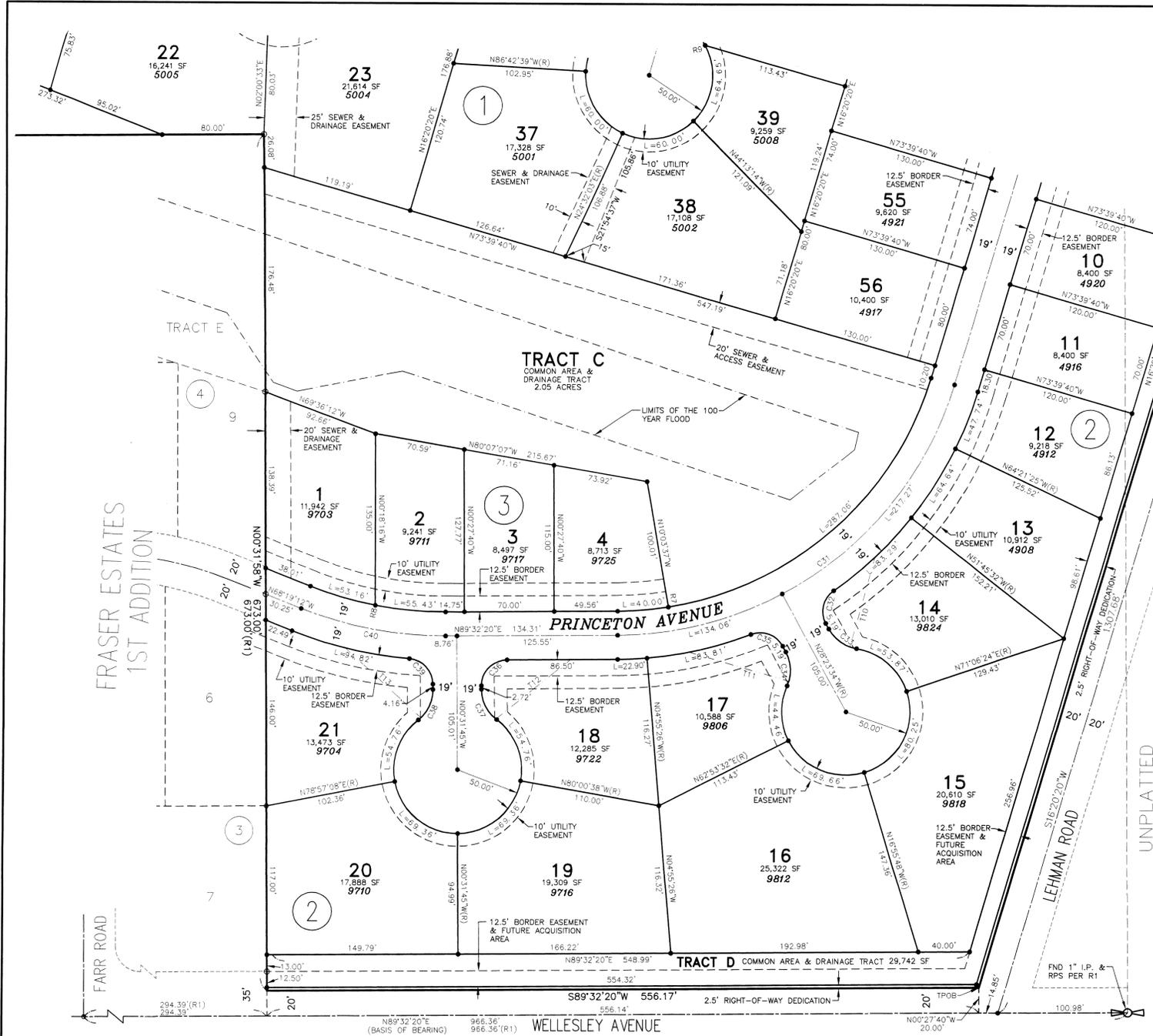
BASIS OF BEARINGS:
THE BEARING OF S89°32'20"W ON THE SOUTH LINE OF THE SW1/4 AS SHOWN ON THE FINAL PLAT OF FRASER ESTATES FIRST ADDITION RECORDED IN BOOK 28 OF PLATS, PAGES 28 & 29 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP

REFERENCES:
(R1) FINAL PLAT OF FRASER ESTATES FIRST ADDITION RECORDED IN BOOK 28 OF PLATS, PAGES 28 & 29

SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 16th DAY OF FEBRUARY 2006 AT 8:59 AM IN BOOK 28 OF PLATS AT PAGE 28 AT THE REQUEST OF FRASER ESTATES DEVELOPMENT, L.L.C. COUNTY AUDITOR: [Signature] DEPUTY

Plat # 3715



DETAIL "A"

RADIAL TABLE

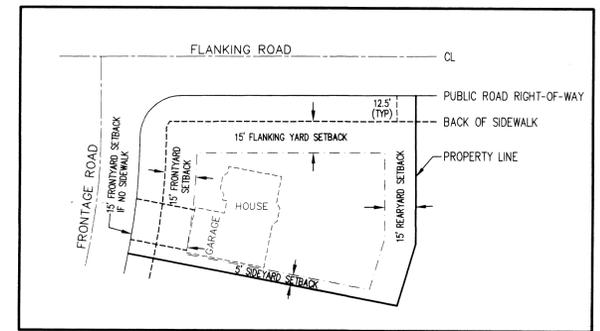
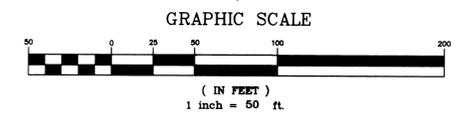
Table with columns: LINE, BEARING, DISTANCE. Lists radial lines R1 through R10.

CURVE TABLE

Table with columns: CURVE, DELTA ANGLE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING. Lists curves C1 through C42.

"T" TABLE FOR SITE DISTANCE EASEMENTS. Table with columns: LINE, BEARING, DISTANCE. Lists lines T1 through T13.

"T" TABLE FOR SITE DISTANCE EASEMENTS



BUILDING SETBACK DETAIL (NOT TO SCALE)

REFERENCES:

(R1) FINAL PLAT OF FRASER ESTATES FIRST ADDITION RECORDED IN BOOK 28 OF PLATS, PAGES 28 & 29

PROCEDURES AND EQUIPMENT:

THIS SURVEY WAS PERFORMED USING A TOPCON "HYPER" RTK GPS SYSTEM, AND TDS RANGER ELECTRONIC FIELD BOOK DATA COLLECTOR...

PAT MOORE & ASSOCIATES, P.S.

1428 W. Mansfield Ave. Spokane, WA 99205 1-509-328-1224

BASIS OF BEARINGS:

THE BEARING OF S89°32'20"W ON THE SOUTH LINE OF THE SW1/4 AS SHOWN ON THE FINAL PLAT OF FRASER ESTATES FIRST ADDITION RECORDED IN BOOK 28 OF PLATS, PAGES 28 & 29 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP

LEGEND:

- - FOUND 1/2" REBAR WITH YPC STAMPED "CLC 29286" UNLESS NOTED OTHERWISE
● - SET 1/2" REBAR WITH YPC STAMPED "MOORE 18091" UNLESS NOTED OTHERWISE
XXXX - STREET ADDRESS
[Symbol] - DATUM=NAVD 88, BASED ON WSDOT GPS MON GP32290-22 LOCATED ON THE SOUTH SIDE OF TRENT AVE. APPROXIMATELY 200' WEST OF PINES ROAD. ELEVATION=1989.78 FEET(606.484 METERS)
① - BLOCK NUMBER
--- SIGHT DISTANCE EASEMENTS

SURVEYOR'S CERTIFICATE:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.

[Signature] Patrick J. Moore

PATRICK J. MOORE, PLS No. 18091



FINAL PLAT OF FRASER ESTATES EAST (A PLANNED UNIT DEVELOPMENT) LOCATED IN UNPLATTED PORTION OF THE S. HALF OF SECTION 32, T.26N., R.44.E, W.M. SPOKANE COUNTY, WASHINGTON