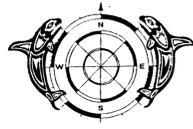


**FINAL PLAT OF
LARGE LOT SUBDIVISION OF
STARR ESTATES**
BEING A PART OF THE S.E. 1/4 OF SECTION 25,
TOWNSHIP 26 NORTH, RANGE 45 EAST W.M.
SPOKANE COUNTY, WASHINGTON

EAST 1/4 CORNER
SECTION 25-26-45 EWM
FOUND NAIL AS PER ROS.
BOOK 23, PAGE 46

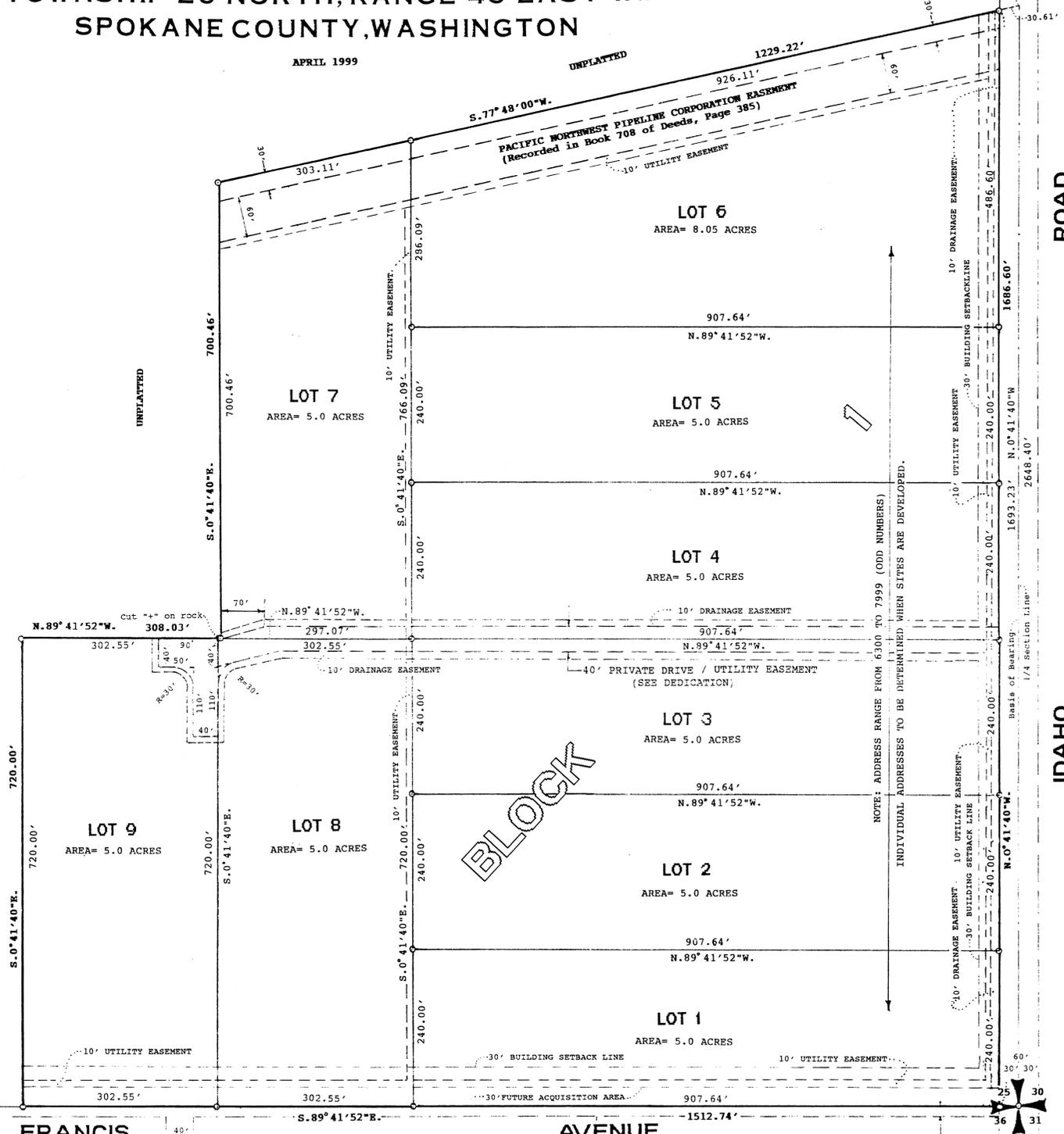
3463 # 4479309
BK 26 Pg 44

COUNTY AUDITOR
AUDITOR'S CERTIFICATE
Filed for record this 11 day of
May 2000 at 11:14 M. in Book
of Plats 26 at Page 44 at the
request of East Farms General Partnership
of Willard/Auditor



SCALE= 1"=100'
100' 0 100'

LEGEND
Mon. and corners found
shown
Corners set = 1/2"
rebar, Y/C Tagged 10944
= Found Corners as
shown hereon.
BASIS OF BEARING
Bearing of N.0°41'40"W.
was used as the basis of
bearing for this map
= C/L IDAHO ROAD
(Assumed Bearing)



SURVEYORS CERTIFICATE
This map correctly represents
a survey made by me or under my
direction in accordance with the
requirements of the Spokane County
Subdivision Ordinance.
Willard D. Boatwright P.E. 10944

SPOKANE COUNTY DIVISION OF
ENGINEERING AND ROADS
Examined and approved this 5th
day of October 1999
W. A. Johnson
Spokane County Engineer

SPOKANE COUNTY DIVISION OF
UTILITIES
Examined and approved this 7th
day of October 1999
Chris R. Lohr
Spokane County Utilities

SPOKANE REGIONAL HEALTH DISTRICT
Examined and approved this 7th
day of October 1999
Spokane Regional Health Officer

SPOKANE COUNTY DIVISION OF
BUILDING AND PLANNING
Examined and approved this 8th
day of November 1999
Shiraine Shaw for Jim Hanson
Spokane County Director of
Building and Planning

COUNTY ASSESSOR
Examined and approved this 15th
day of December 1999
Spokane County Assessor

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 11th day of May
1999.
Chanda Wolverson
Spokane County Treasurer



PE (LL) 1858-98

LAND MARK SURVEYORS	
SCALE: 1"=100'	APPROVED BY
DATE: 4-20-99	DRAWN BY
BOX 354, SPRAGUE WASHINGTON 99032	
1-509-924-3905	DRAWING NUMBER
	SHEET 1 OF 2

ACCURACY STATEMENT
This survey was performed using a SOKKIA SET 4. Field traverse methods were
used as per WAC 332-130-90 Section "C".

TRACT 67
SE. CORNER
SECTION 25-26-45 EWM
FD 2" IRON PIPE AS PER ROS.
BOOK 23, PAGE 46
RP's
WEST 30.00' (PROP. COR.)
EAST 30.00' 1/2" REBAR
N.45 E. 50.00' 1/2" REBAR

FD. BRASS CAP
S. 1/4 CORNER
SECTION 25-26-45 EWM
AS PER EAST MEADOWS PLAT

26/44

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS, that KARL F. WILKINSON AND TAMY L. WILKINSON, husband and wife, EAST FARMS GENERAL PARTNERSHIP, A WASHINGTON GENERAL PARTNERSHIP AND FOX FINANCIAL CORPORATION, A WASHINGTON CORPORATION have platted into lots the land shown hereon to be known as STARR ESTATES (LL)-1858-98. The land being described as follows:

PART OF S.E. 1/4 OF SECTION 25, TOWNSHIP 26 NORTH, RANGE 45 EMM. IN THE COUNTY OF SPOKANE AND STATE OF WASHINGTON.

DESCRIBED AS FOLLOWS:
 COMMENCING AT THE S.E. CORNER OF SAID SECTION 25;
 THENCE N. 89°41'52"W. ALONG THE SOUTH LINE OF SAID SECTION 25 A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.
 THENCE N. 0°41'40"W. 1686.60 FEET ALONG THE WESTERLY R/W LINE OF IDAHO ROAD;
 THENCE S. 77°48'00"W. 1229.22 FEET;
 THENCE S. 0°41'40"E. 700.46 FEET;
 THENCE N. 89°41'52"W. 308.03 FEET;
 THENCE S. 0°41'40"E. 720.00 FEET TO THE SOUTH LINE OF SAID SECTION 25;
 THENCE S. 89°41'52"E. 1512.74 FEET TO THE POB.

Side yard and rear yard 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 plat may be varied from if proper zoning or variance approvals are obtained.

In consideration of Mutual Benefits now or to be hereafter derived, do for themselves, their heirs, grantees, assigns and successor(s) in interest hereby request and authorize Spokane County to include the above described property in a Road Improvement District (RID) and to support the formation of a RID for improvement of road(s) described below by requesting and authorizing Spokane County to place their name(s) on a petition for the formation of a RID pursuant to RCW 36.88.030, or by requesting and authorizing Spokane County to cast their ballot in favor of a RID being formed under the resolution method pursuant to RCW 36.88.030, and/or by not filing a protest against the formation of a RID being formed under the alternative resolution method provided for in RCW 36.88.065 and Chapter 35.43 RCW.

If a RID is proposed for improvement of the road(s) described below, said owner(s) and successor(s) further agree: (1) that the improvements or construction contemplated within the proposed RID are feasible and (2) that the benefits to be derived from the formation of the RID by the property included therein, together with the amount of any County participation, exceeds the cost and expense of formation of the RID, and (3) that the property within the proposed RID is sufficiently developed; provided, themselves, their heirs, grantees, assigns and successor(s) shall retain the right, as authorized under RCW 36.88.090, to object to any assessment(s) on the property as a result of improvements called for in conjunction with the formation of a RID by either the petition or resolution method under Chapter 36.88 RCW and to appeal to the Superior Court the decision of the Board of County Commissioners confirming the final assessment roll; provided further, it is recognized that actual assessments may vary from assessment estimates so long as they do not exceed a figure equal to the increased true and fair value improvement(s) add(s) to the property.

It is further acknowledged and agreed that at such time as a RID is created or any County Road Improvement project is authorized by Spokane County, the improvements required shall be at the sole expense of the owner(s) of the property within the RID or served by the improvements without any monetary participation by Spokane County.

The RID waiver contained in this agreement shall expire after ten (10) years from the date of execution below. This provision is applicable to Idaho Road, Starr Road and Vincent Road.

The 40.00 foot private drive as platted and shown hereon is for the use of LOTS 7, 8 AND 9 only. No access through the easement shall be allowed to LOTS 3 AND 4. Unless private road plans that meet Spokane County standards at the time of plan submittal are accepted for construction by the Spokane County Engineer.

Utility easements shown on the herein described plat are hereby dedicated to the serving utility companies for the construction, reconstruction, maintenance and operation of utilities 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 same, and together with the right to access said utility easements through any Boarder Easements and Future Right-of-Way Acquisition area shown herein.

Subject to specific application approval and issuance of permits by the Health Officer, the use of individual on-site sewage systems may be authorized.

The sponsor will assume responsibility for the provision of domestic-use-water.

No direct access will be allowed from lots in this subdivision to Chase Road, or Francis Road unless access to Francis Road is authorized by the Spokane County Engineer.
 This large lot subdivision is located south of and adjacent to a designated mineral resource land, on which a variety of commercial activities may occur that are not compatible with residential development. Potential disturbances or inconveniences may occur 24 hours per day and include but are not limited to: noise, odor, fumes, dust, smoke, insects, operation of machinery including aircraft application of pesticides, herbicides, fertilizers and removal of vegetation.

The property owners 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) fails to maintain the surface path of natural or man-made drainage flow, 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 an expense of the property owner.

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. The approved drainage facility shall be constructed in accordance with the approved plans on file at the County Engineer's Office. Any revisions to the approved drainage plans must be approved by the County Engineer's Office prior to construction of said revisions.

There may exist properties located uphill and adjacent to this subdivision which periodically discharge stormwater runoff onto individual lots within this plat. Runoff from nearby uphill properties should be expected, and during snowmelt 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. It is the responsibility of the individual lot owner to maintain existing surface paths of runoff through their respective lots and to grade the lots in accordance with applicable rules and regulations, so as to prevent property damage.

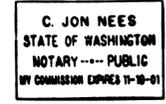
Spokane County does not accept the responsibility of maintaining the drainage course on private lots or floodplain areas within private lots, nor the responsibility for any damage whatsoever, including but not limited to inverse condemnation to any properties due to deficient construction and/or maintenance of drainage courses in drainage easements on private property.

The owner(s) or successor(s) in interest agree to join in any County approved stormwater management program and to pay such rates and charges as may be fixed through public hearings for service or benefits obtained by the planning, design, constructing, maintaining or operation of stormwater control facilities.

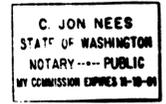
IN WITNESS WHEREOF, the undersigned has caused their names to be affixed this 27th day of August 1999.
 Karl F. Wilkinson
 Tamy L. Wilkinson
 FOX FINANCIAL CORPORATION EAST FARMS GENERAL PARTNERSHIP

ACKNOWLEDGMENT
 STATE OF WASHINGTON]
 COUNTY OF SPOKANE]
 On this 27th day of August 1999, personally appeared before me, Charles L. Pappas, to me known to be the Secretary of EAST FARMS GENERAL PARTNERSHIP, a Washington General Partnership that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath states that he/she is authorized to execute the said instrument and the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal affixed the day and year first above written.
C. Jon Nees, Notary public in and for the State of Washington, Residing at Spokane.
 My Commission Expires 11/19/01.

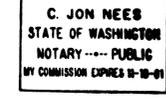
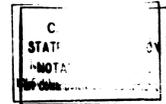


ACKNOWLEDGEMENT
 STATE OF WASHINGTON]
 COUNTY OF SPOKANE]
 On this day personally appeared before me, KARL F. WILKINSON and TAMY L. WILKINSON, his wife to me known to be the individuals described in and who executed the within and foregoing instrument, acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and seal this 27th day of August 1999.
C. Jon Nees, Notary public in and for the State of Washington, residing at Spokane.
 My Commission Expires 11/19/01.



ACKNOWLEDGMENT
 STATE OF WASHINGTON]
 COUNTY OF SPOKANE]
 On this 27th day of August 1999, personally appeared before me, Charles L. Pappas, to me known to be the Secretary of FOX FINANCIAL CORPORATION, a Washington Corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath states that he/she is authorized to execute the said instrument and the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal affixed the day and year first above written.
C. Jon Nees, Notary public in and for the State of Washington, Residing at Spokane.
 My Commission Expires 11/19/01.



PE (LL) 1858-98

LAND MARK SURVEYORS
 BOX 354, SPRAGUE WASHINGTON 99032
 1-509-924-3995 SHEET 2 OF 2