DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that North Division Complex, LLC, a Washington Limited Liability Company, Washington Trust Bank, a Washington Corporation, and Frank Freeze, Inc., a Delaware Corporation, have caused to be platted into Lots, Blocks, Tracts, and Public Streets, the land shown hereon to be known as West Terrace Third Addition, Planned Unit Development, being an unplatted portion of the SE1/4 of Section 7, Township 24 North, Range 42 East, W.M., Spokane County, Washington, described as follows:

Beginning at the northeast corner of the SE1/4 of said Section 7; thence S01°26'27"E, along the east line of said SE1/4, a distance of 793.00 feet; thence S86°25'19"W 725.51 feet to the TRUE POINT OF BEGINNING; thence continuing S86°25'19"W 195.13 feet to a point which lies 850 feet south of the north line of said SE1/4, measured at a right angle, and 920 feet west of said east line of the SE1/4, measured at a right angle; thence S01°26'27"E, along a line parallel with and 920 feet west of said east line of the SE1/4, a distance of 518.03 feet to the northeast corner of West Terrace First Addition, as per plat thereof recorded in Book 22 of plats, Pages 50 and 51; thence along the boundary of said plat the following three (3) calls: 1) N80°20'10"W 237.39 feet to a point on a 1170.00 foot radius nontangent curve to the right on the westerly right-of-way line of West Terrace Drive, the center of circle of which bears N80°20'10"W; 2) along the arc of said curve through a central angle of 2°17'43, 46.87 feet; 3) N78°02'27"W 147.87 feet; thence N18°40'29"E 279.51 feet; thence N23°57'45"E 295.47 feet; thence N26°42'10"E 251.35 feet; thence N19°18'33"E 279.68 feet; thence N71°49'12"W 330.10 feet; thence S74°01'49"W 342.29 feet; thence S81°34'35"W 85.64 feet; thence S89°50'28"W 490.38 feet; thence S64°35'10"W 187.44 feet; thence S37°18'43"W 167.33 feet; thence S48°05'28"W 100.89 feet; thence S53°25'05"W 133.75 feet; thence S88°17'41"W 26.66 feet; thence S01°42'21"E 830.64 feet; thence S88°17'41"W 100.00 feet to a point on the east right-of-way line of Fruitvale Road; thence along said east right-of-way line the following two (2) calls: 1) N01°42'21"W 1252.40 feet to the point of curve of a 1160.72 foot radius curve to the left; 2) along the arc of said curve through a central angle of 13°03'16", 264.46 feet to a point on the west line of said SE1/4; thence leaving said east right-of-way line, N01°42'21"W, along said west line, 6.45 feet to the to the northwest corner of said SE1/4; thence N89°59'13"E, along the north line of said SE1/4, a distance of 2676.57 feet to a point on said westerly right-of-way line of Thomas Mallen Road; thence along said westerly right-of-way line the following two (2) courses: 1) S01°34'03"E 0.78 feet; 2) S01°26'27"E 439.36 feet; thence leaving said westerly right-of-way line, S89°59'19"W 383.85 feet; thence N82°02'17"W 192.08 feet; thence S14°40'10"W 438.86 feet to the TRUE POINT OF BEGINNING.

They do hereby dedicate to public use forever the street rights-of-way shown within the boundary of this plat.

Lot "A", 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 at such time as the roads are continued as full width rights-of way, or until such time as adjacent lands are platted.

The owners of all lots within this subdivision shall be members of the West Terrace Third Addition, P.U.D. Homeowners Association created June 18, 2004 by the Secretary of State of the State of Washington under U.B.I. Number 602-405-580 and subject to the Articles of Incorporation and Bylaws thereof.

This plat is restricted by the terms of the Declaration Establishing Covenants, Conditions, and Restrictions for West Terrace Third Addition P.U.D. as recorded 3-1-05, under Auditor's Document No. 5185120, which by reference is made a part hereof.

Tracts "A", "B", "C", "D", "E", "F" and "G", the "Common Areas" shown on this plat are hereby dedicated to the West Terrace Third Addition, P.U.D. Homeowners Association as referenced hereon. These "Common Area" tracts 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.

Setbacks are specifically drafted on this final plat. See "Building Setback Details" on sheet 3 of 5. The setbacks indicated on this plat may be varied from if proper zoning approvals are obtained. Lot lines utilized for Zero-Lot-Line development are identified as such on this plat and shall comply with the provisions of Chapter 14-814 . Lots 1-17, Block 1 are subject to Zero Building Setback lot lines and shall be limited to single family dwellings built adjoining the north line of the lot. Each Zero Building Setback lot line includes a 5' wide building maintenance easement on the adjacent lot to the north.

No direct access shall be allowed from lots or tracts shown hereon to Thomas Mallen Road.

A public sewer system will be made available for this 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.

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 Divisions, and the 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.

Slope easements are granted to Spokane County as needed for future construction or maintenance of all rights-of-way dedicated on this plat.

The "Border Easements" adjoining Ballesteros Court, 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.

Utility easements, adjoining the rights-of-way of Fruitvale Road, January Drive, West Terrace Drive, Ballesteros Court, Thomas Mallen Road, and across Tract "E", as shown hereon, 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 trees which may interfere with the construction, maintenance, and operation of same, together with the right to access said utility easements through any "Border Easements" shown herein.

The "Sanitary Sewer Easement" shown within Tract A and within Lots 10 and 11; Block 6 is hereby granted to the City of Spokane for the construction, reconstruction, maintenance, and operation of sanitary sewer facilities and maintenance road. Construction of fences will not be allowed within these easements.

Sight distance easements in Lot 22, Block 2, Lot 7, Block 3; Lots 1 and 2 Block 4, and in Common Area Tracts A, B, C, D, and G, 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/tracts 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/tracts. 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.

All tracts and 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 West Terrace Third Addition P.U.D. Homeowners Association (WTTAHOA). A drainage easement is granted to The Fairways Golf Course (TFGC) and Frank Freeze, Inc. (FFI) over all tracts and drainage easements for inspection and maintenance of stormwater facilities and common areas. A drainage easement is granted to Spokane County over all tracts for inspection and emergency maintenance of stormwater facilities.

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.

Due to the presence of shallow groundwater, basements are **not** allowed unless specifically recommended by a Geotechnical Engineer. Prior to the release of a building permit for any lot proposing a basement, a site investigation and study conducted by a qualified Geotechnical Engineer shall be completed. The report shall address the feasibility of constructing a basement. If a basement is found to be feasible, a basement design shall be provided that meets, at a minimum, the requirements of the current IBC code with respect to dampproofing and waterproofing as part of the basement foundation construction.

TFGC and FFI have entered into an agreement with the WTTAHOA, accepting the maintenance and operation of all of the open space common area in West Terrace Third Addition and offsite drainage easements, recorded on 3-1-05 with Auditor's Recording Number 5185118, including all drainage ponds and pumping systems, golf course access paths, and subdivision entrance areas at Aero Road and Fruitvale Road, Fruitvale Road and January Drive, January Drive and West Terrace Drive (north), January Drive and West Terrace Drive (south) and January Drive and Thomas Mallen Road. The maintenance includes but shall not be limited to cleaning the outlet structures, pipes, repairs of irrigation systems, repairs of entrance lighting systems, operation and repair of all drainage pumping stations and systems, removing and disposing of the soil and grass sod at such time Spokane County deems necessary, removing debris, 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, replacing the soil and grass sod, fertilizing and weeding of landscaped areas. Maintenance and operation shall be according to the Operation and Maintenance Manual prepared by Adams & Clark, Inc. With this agreement, TFGC has accepted the perpetual maintenance of said facilities and areas and the increase in post developed runoff volumes and rates. Further TFGC and FFI also have accepted the responsibility for property damage due to improper maintenance or operation of said facilities and shall be responsible for payment of all claims and other liabilities, which may become due for said maintenance responsibilities. This agreement is perpetual and was recorded on 3-1-05, the Auditor's Document Number is 5185119. In exchange, the WTTAHOA is responsible to pay FMLLC and FFI an annual fee on the 1st day of May of each year. This fee will be reviewed and adjusted accordingly. Spokane County does not accept any liability for any failure by TFGC or FFI to properly operate and maintain said facilities. The WTTAHOA, the property owners, or their successors in interest shall coordinate directly with TFGC or FFI any claims or damages that may arise from said maintenance responsibilities.

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 facilities, if not properly maintained by FFI, TFGC, WTTAHOA, the property owners, or their successors in interest. 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. Spokane County is **not** responsible for maintaining or operating the pumping stations or systems located within the public ROW. Spokane County is **not** responsible for maintaining or repairing the subdivision entrances at Aero Road and Fruitvale Road, Fruitvale Road and January Drive, January Drive and West Terrace Drive (north), January Drive and West Terrace Drive (south) and January Drive and Thomas Mallen Road. Neither does Spokane County accept any liability for any failure by TFGC, FFI, the property owner(s)or the WTTAHOA to properly maintain such areas.

Spokane County does not accept the responsibility to inspect and/or maintain the onsite or offsite drainage easements, nor does Spokane County accept any liability for any failure by the lot owner(s) or the WTTAHOA to properly maintain such areas. TFGC, FFI, the property owner(s) and/or the WTTAHOA shall be responsible for payment of all claims and other liabilities, which may become due for said maintenance responsibilities.

FINAL PLAT

WEST TERRACE THIRD ADDITION

PLANNED UNIT DEVELOPMENT

AN UNPLATTED PORTION OF THE SE1/4 OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 42 EAST, W.M., SPOKANE COUNTY, WASHINGTON

The WTTAHOA or its successors in interest shall maintain all drainage facilities located in the private tracts or common areas and offsite drainage easements in conformance with the accepted plans and the Operations and Maintenance Manual as prepared by the design engineer, Adams & Clark, 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;; 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.

If TFGC, FFI, WTTAHOA, 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 TFGC, FFI, WTTAHOA, 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 TFGC, FFI, WTTAHOA, or their successors in interest.

Should the WTTAHOA 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 WTTAHOA 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.

All of part of the land shown hereon is subject to:
1) An Avigation Easement and the terms and conditions thereof recorded April 11, 1969, as Auditor's Document No. 420133C.
2) An easement and the terms and conditions thereof recorded March 27, 1985, as Auditor's Document No. 8503270147.
3) An easement and the terms and conditions thereof recorded October 11, 1985, as Auditor's Document No. 8510110215.
4) An easement and the terms and conditions thereof recorded May 15, 1986, as Auditor's Document No. 8605150383.
5) An easement and the terms and conditions thereof recorded August 13, 1985, as Auditor's Document No. 8508130092.
6) A Utility Connection Covenant; LID Waiver and the terms and conditions thereof recorded April 7, 1986, as Auditor's Document No. 8604070339.
7) Drainage Easement and Easement Agreement and the terms and conditions thereof recorded July 20, 1994, as Auditor's Document No. 9407200195.
8) Title Notice and the terms and conditions thereof recorded February 6, 1991, as Auditor's Document No. 9102060163.
9) A Temporary Pond Drainage Easement and Construction and Maintenance Covenant and the terms and conditions thereof recorded August 20, 2004, as Auditor's Document No. 5113617.
10) An Irrigation Line Easement and the terms and conditions thereof recorded December 14, 2004, as Auditor's Document No. 5157525.

IN WITNESS WHEREOF I have set my hand:

North Division Complex, LLC,
A Washington Limited Liability Company

by Robert L. Heitman Jr
Title: MEMBER

Washington Trust Bank
A Washington Corporation

by Connie Bischoff
Title: SVP

Frank Freeze, Inc.
A Delaware Corporation,

by Charles R Klar
Title: PRESIDENT

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 4th DAY OF APRIL 2005 AT 8:33 A.M. IN BOOK 30 OF PLATS AT PAGE 99-103 AT THE REQUEST OF ADAMS & CLARK, INC.

(Signed) [signature] County Auditor DEPUTY

#3721

SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 29 day of MARCH, 2005.

[signature]
Chairman, Spokane County Commissioners

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 17th day of March, 2005.

[signature] Kelley
Spokane County Engineer

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 21st day of MARCH, 2005.

Donald L Copley
For Spokane Regional Health Officer

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 3RD day of MARCH, 2005.

[signature]
Spokane County Utilities

SPOKANE COUNTY ASSESSOR

Examined and approved this 21st day of March, 2005.

Ralph Baker by M.K. Watz
Spokane County Assessor

SPOKANE COUNTY BUILDING AND PLANNING DEPARTMENT

Examined and approved this 21st day of MARCH, 2005.

John Nunnery
Spokane County Building & Planning Department

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 plat, have been fully paid, satisfied, and discharged. Dated this 31st day of March, 2005.

Rene Von Steuben
Spokane County Treasurer

OFFICIAL SEAL TREASURER SPOKANE COUNTY WASHINGTON

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.

Daniel B. Clark, P.L.S. #12904
Registered Professional Land Surveyor

DANIEL B. CLARK STATE OF WASHINGTON 12904 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 4/2/05
2-23-05

ACKNOWLEDGMENT

STATE OF WA)
COUNTY OF SPOKANE)Ss
On this 25 day of FEBRUARY 2005, before me personally appeared ROBERT L. HEITMAN, JR to me known to be the MEMBER of North Division Complex, LLC, a Washington Limited Liability Company that executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned and stated on oath that he/she is authorized to execute said instrument.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Beatrice I. Sheldon
Notary Public in and for the State of WA
residing in SPOKANE
My commission expires 6/15/07

BEATRICE I. SHELDON COMMISSION EXP. 6-15 STATE OF WASHINGTON

ACKNOWLEDGMENT

STATE OF Washington)
COUNTY OF Spokane)Ss
On this 25th day of February 2005, before me personally appeared Connie Bischoff, to me known to be the SVP of Washington Trust Bank, a Washington Corporation that executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned and stated on oath that he/she is authorized to execute said instrument.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

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

KERRI R. SCHOOLCRAFT
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
OCTOBER 27, 2007

ACKNOWLEDGMENT

STATE OF Arizona)
COUNTY OF Maricopa)Ss
On this 24th day of February 2005, before me personally appeared Charles Klar, to me known to be the President of Frank Freeze, Inc., A Delaware Corporation that executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned and stated on oath that he/she is authorized to execute said instrument.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Tammi M. Sumrall
Notary Public in and for the State of Arizona.
residing in Scottsdale, Az.
My commission expires 3-12-05

Tammi M. Sumrall
Notary Public-Arizona
Maricopa County

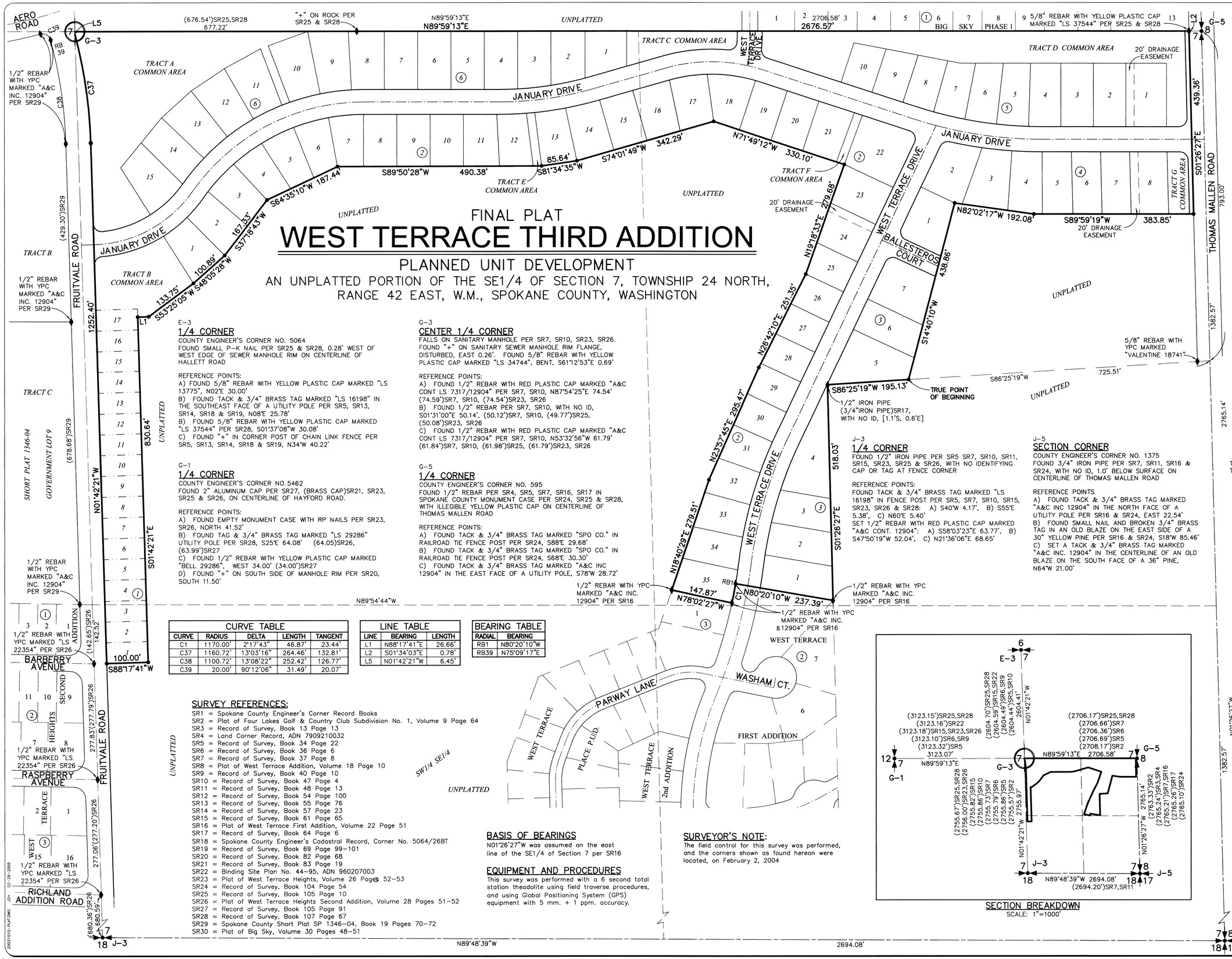
NW	NE
SW	SE

07-24-42

Adams & Clark, Inc.
1720 W. Fourth Ave.
Spokane, WA 99204
(509) 747-4600 F(509) 747-8913
www.adamsandclark.com
Project No. 2003-01-015

20031015-PLAT.DWG JSH 02-23-2005

5198636 30/100



FINAL PLAT
WEST TERRACE THIRD ADDITION

PLANNED UNIT DEVELOPMENT

AN UNPLATTED PORTION OF THE SE1/4 OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 42 EAST, W.M., SPOKANE COUNTY, WASHINGTON

E-3
1/4 CORNER
COUNTY ENGINEER'S CORNER NO. 5064
FOUND SMALL P-K NAIL PER SR25 & SR28, 0.28' WEST OF WEST EDGE OF SEWER MANHOLE RIM ON CENTERLINE OF HALLETT ROAD

REFERENCE POINTS:
A) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "LS 13775", N02°E 30.00'
B) FOUND TACK & 3/4" BRASS TAG MARKED "LS 16198" IN THE SOUTHEAST FACE OF A UTILITY POLE PER SR5, SR13, SR14, SR18 & SR19, N08°E 25.78'
B) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "LS 37544" PER SR28, S01°37'08"W 30.08'
C) FOUND "+" IN CORNER POST OF CHAIN LINK FENCE PER SR5, SR13, SR14, SR18 & SR19, N34°W 40.22'

G-1
1/4 CORNER
COUNTY ENGINEER'S CORNER NO. 5462
FOUND 2" ALUMINUM CAP PER SR27, (BRASS CAP)SR21, SR23, SR25 & SR26, ON CENTERLINE OF HAYFORD ROAD.

REFERENCE POINTS:
A) FOUND EMPTY MONUMENT CASE WITH RP NAILS PER SR23, SR26, NORTH 41.52'
B) FOUND TAG & 3/4" BRASS TAG MARKED "LS 29286" UTILITY POLE PER SR28, S25°E 64.08' (64.05)SR26, (63.99')SR27
C) FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "BELL 29286", WEST 34.00' (34.00')SR27
D) FOUND "+" ON SOUTH SIDE OF MANHOLE RIM PER SR20, SOUTH 11.50'

G-3
CENTER 1/4 CORNER
FALLS ON SANITARY MANHOLE PER SR7, SR10, SR23, SR26. FOUND "+" ON SANITARY SEWER MANHOLE RIM FLANGE, DISTURBED, EAST 0.26'. FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "LS 34744", BENT, S61°12'53"E 0.69'

REFERENCE POINTS:
A) FOUND 1/2" REBAR WITH RED PLASTIC CAP MARKED "A&C CONT LS 7317/12904" PER SR7, SR10, N87°54'25"E 74.54' (74.59')SR7, SR10, (74.54')SR23, SR26
B) FOUND 1/2" REBAR PER SR7, SR10, WITH NO ID, S01°31'00"E 50.14', (50.12')SR7, SR10, (49.77')SR25, (50.08')SR23, SR26
C) FOUND 1/2" REBAR WITH RED PLASTIC CAP MARKED "A&C CONT LS 7317/12904" PER SR7, SR10, N53°32'56"W 61.79' (61.84')SR7, SR10, (61.98')SR25, (61.79')SR23, SR26

G-5
1/4 CORNER
COUNTY ENGINEER'S CORNER NO. 595
FOUND 1/2" REBAR PER SR4, SR5, SR7, SR16, SR17 IN SPOKANE COUNTY MONUMENT CASE PER SR24, SR25 & SR28, WITH ILLEGIBLE YELLOW PLASTIC CAP ON CENTERLINE OF THOMAS MALLEN ROAD

REFERENCE POINTS:
A) FOUND TACK & 3/4" BRASS TAG MARKED "SPO CO." IN RAILROAD TIE FENCE POST PER SR24, S88°E 29.68'
B) FOUND TACK & 3/4" BRASS TAG MARKED "SPO CO." IN RAILROAD TIE FENCE POST PER SR24, S68°E 30.30'
C) FOUND TACK & 3/4" BRASS TAG MARKED "A&C INC 12904" IN THE EAST FACE OF A UTILITY POLE, S78°W 28.72'

J-3
1/4 CORNER
FOUND 1/2" IRON PIPE PER SR5 SR7, SR10, SR11, SR15, SR23, SR25 & SR26, WITH NO IDENTIFYING CAP OR TAG AT FENCE CORNER

REFERENCE POINTS:
FOUND TACK & 3/4" BRASS TAG MARKED "LS 16198" IN FENCE POST PER SR5, SR7, SR10, SR15, SR23, SR26 & SR28: A) S40°W 4.17', B) S55°E 5.38', C) N60°E 5.40'
SET 1/2" REBAR WITH RED PLASTIC CAP MARKED "A&C CONT. 12904": A) S58°03'23"E 63.77', B) S47°50'19"W 52.04', C) N21°36'06"E 68.65'

J-5
SECTION CORNER
COUNTY ENGINEER'S CORNER NO. 1375
FOUND 3/4" IRON PIPE PER SR7, SR11, SR16 & SR24, WITH NO ID, 1.0' BELOW SURFACE ON CENTERLINE OF THOMAS MALLEN ROAD

REFERENCE POINTS
A) FOUND TACK & 3/4" BRASS TAG MARKED "A&C INC 12904" IN THE NORTH FACE OF A UTILITY POLE PER SR16 & SR24, EAST 22.54'
B) FOUND SMALL NAIL AND BROKEN 3/4" BRASS TAG IN AN OLD BLAZE ON THE EAST SIDE OF A 30" YELLOW PINE PER SR16 & SR24, S18°W 85.46'
C) SET A TACK & 3/4" BRASS TAG MARKED "A&C INC. 12904" IN THE CENTERLINE OF AN OLD BLAZE ON THE SOUTH FACE OF A 36" PINE, N64°W 21.00'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	1170.00'	2°17'43"	46.87'	23.44'
C37	1160.72'	13°03'16"	264.46'	132.81'
C38	1100.72'	13°08'22"	252.42'	126.77'
C39	20.00'	90°12'06"	31.49'	20.07'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°17'41"E	26.66'
L2	S01°34'03"E	0.78'
L5	N01°42'21"W	6.45'

BEARING TABLE	
RADIAL	BEARING
RB1	N80°20'10"W
RB39	N75°09'17"E

SURVEY REFERENCES:
SR1 = Spokane County Engineer's Corner Record Books
SR2 = Plat of Four Lakes Golf & Country Club Subdivision No. 1, Volume 9 Page 64
SR3 = Record of Survey, Book 13 Page 13
SR4 = Land Corner Record, ADN 7909210032
SR5 = Record of Survey, Book 34 Page 22
SR6 = Record of Survey, Book 36 Page 6
SR7 = Record of Survey, Book 37 Page 8
SR8 = Plat of West Terrace Addition, Volume 18 Page 10
SR9 = Record of Survey, Book 40 Page 10
SR10 = Record of Survey, Book 47 Page 4
SR11 = Record of Survey, Book 48 Page 13
SR12 = Record of Survey, Book 54 Page 100
SR13 = Record of Survey, Book 55 Page 76
SR14 = Record of Survey, Book 57 Page 23
SR15 = Record of Survey, Book 61 Page 65
SR16 = Plat of West Terrace First Addition, Volume 22 Page 51
SR17 = Record of Survey, Book 64 Page 6
SR18 = Spokane County Engineer's Cadastral Record, Corner No. 5064/26BT
SR19 = Record of Survey, Book 69 Page 99-101
SR20 = Record of Survey, Book 82 Page 68
SR21 = Record of Survey, Book 83 Page 19
SR22 = Binding Site Plan No. 44-95, ADN 960207003
SR23 = Plat of West Terrace Heights, Volume 26 Pages 52-53
SR24 = Record of Survey, Book 104 Page 54
SR25 = Record of Survey, Book 105 Page 10
SR26 = Plat of West Terrace Heights Second Addition, Volume 28 Pages 51-52
SR27 = Record of Survey, Book 105 Page 91
SR28 = Record of Survey, Book 107 Page 67
SR29 = Spokane County Short Plat SP 1346-04, Book 19 Pages 70-72
SR30 = Plat of Big Sky, Volume 30 Pages 48-51

BASIS OF BEARINGS
N01°26'27"W was assumed on the east line of the SE1/4 of Section 7 per SR16

EQUIPMENT AND PROCEDURES
This survey was performed with a 6 second total station theodolite using field traverse procedures, and using Global Positioning System (GPS) equipment with 5 mm. + 1 ppm. accuracy.

SURVEYOR'S NOTE:
The field control for this survey was performed, and the corners shown as found hereon were located, on February 2, 2004

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 4th DAY OF April 2005 AT 8:33 AM IN BOOK 30 OF PLATS AT PAGE 94-103
AT THE REQUEST OF ADAMS & CLARK, INC.
(Signed) County Auditor Deputy
#3721

LEGEND
- ● = SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "A&C INC. 12904"
- ♦ = FOUND AS SHOWN
- YPC = YELLOW PLASTIC CAP
- G-3 = SEE CORNER INFORMATION SHEET 2 OF 5
- = SECTION CORNER
- = 1/4 CORNER
- = CENTER 1/4 CORNER
- = ZERO BUILDING SETBACK LOT LINE
- (#) = BLOCK #

TOTAL PLAT AREA: 32.32 ACRES
TOTAL RIGHT-OF-WAY DEDICATION: 5.77 ACRES

DANIEL B. CLARK STATE OF WASHINGTON 12904 REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 4/2/05
2-23-05

SHEET 2 OF 5

NW	NE
SW	SE
07-24-42	

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www.adamsandclark.com
Project No. 2003-01-015

5198636 30/100

5198636 30/101

FINAL PLAT

WEST TERRACE THIRD ADDITION

PLANNED UNIT DEVELOPMENT

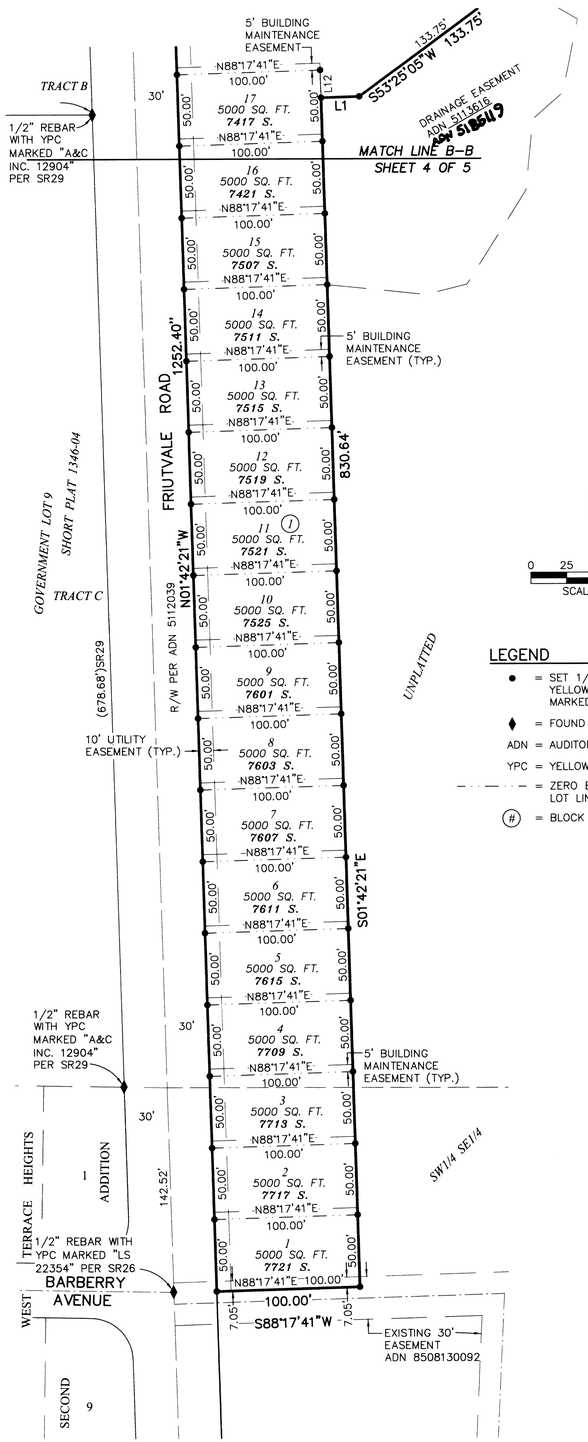
AN UNPLATTED PORTION OF THE SE1/4 OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 42 EAST, W.M., SPOKANE COUNTY, WASHINGTON

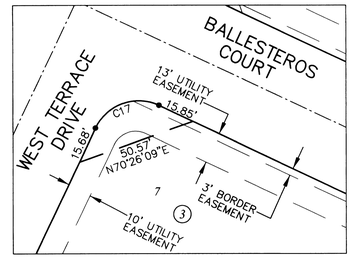
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 4th DAY OF April 2005 AT 8:37 A M. IN BOOK 30 OF PLATS AT PAGE 99-103 AT THE REQUEST OF ADAMS & CLARK, INC.

(Signed) Deputy County Auditor

#3721





DETAIL A
AREA OF SIGHT DISTANCE RESTRICTION
SCALE 1"=30'

0 25 50 100
SCALE: 1"=50'

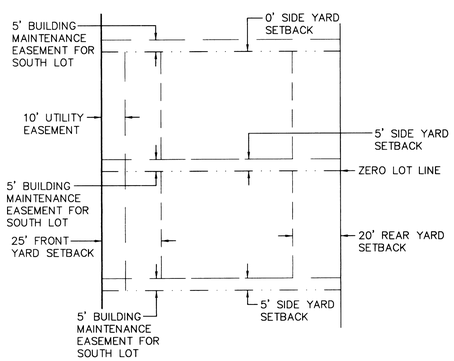
LEGEND

- ● = SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "A&C INC. 12904"
- ♦ = FOUND AS SHOWN
- ADN = AUDITOR'S DOCUMENT NUMBER
- YPC = YELLOW PLASTIC CAP
- = ZERO BUILDING SETBACK LOT LINE
- (#) = BLOCK #

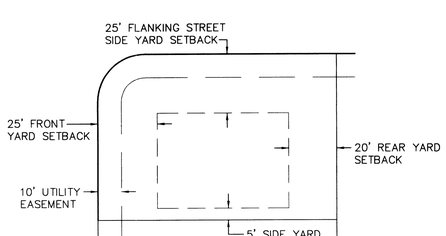
CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	1170.00'	2°17'43"	46.87'	23.44'
C2	1200.00'	2°29'10"	52.07'	26.04'
C3	1000.00'	18°13'39"	318.13'	160.42'
C14	1170.00'	0°51'38"	17.57'	8.79'
C15	1030.00'	1°23'46"	25.10'	12.55'
C16	970.00'	1°34'29"	26.66'	13.33'
C17	20.00'	89°47'05"	31.34'	19.92'
C32	20.00'	90°12'55"	31.49'	20.08'
C35	1170.00'	2°29'10"	50.77'	25.39'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°17'41"E	26.66'
L3	N26°42'10"E	11.29'
L4	N86°25'19"E	1.21'
L12	N01°42'21"W	19.36'

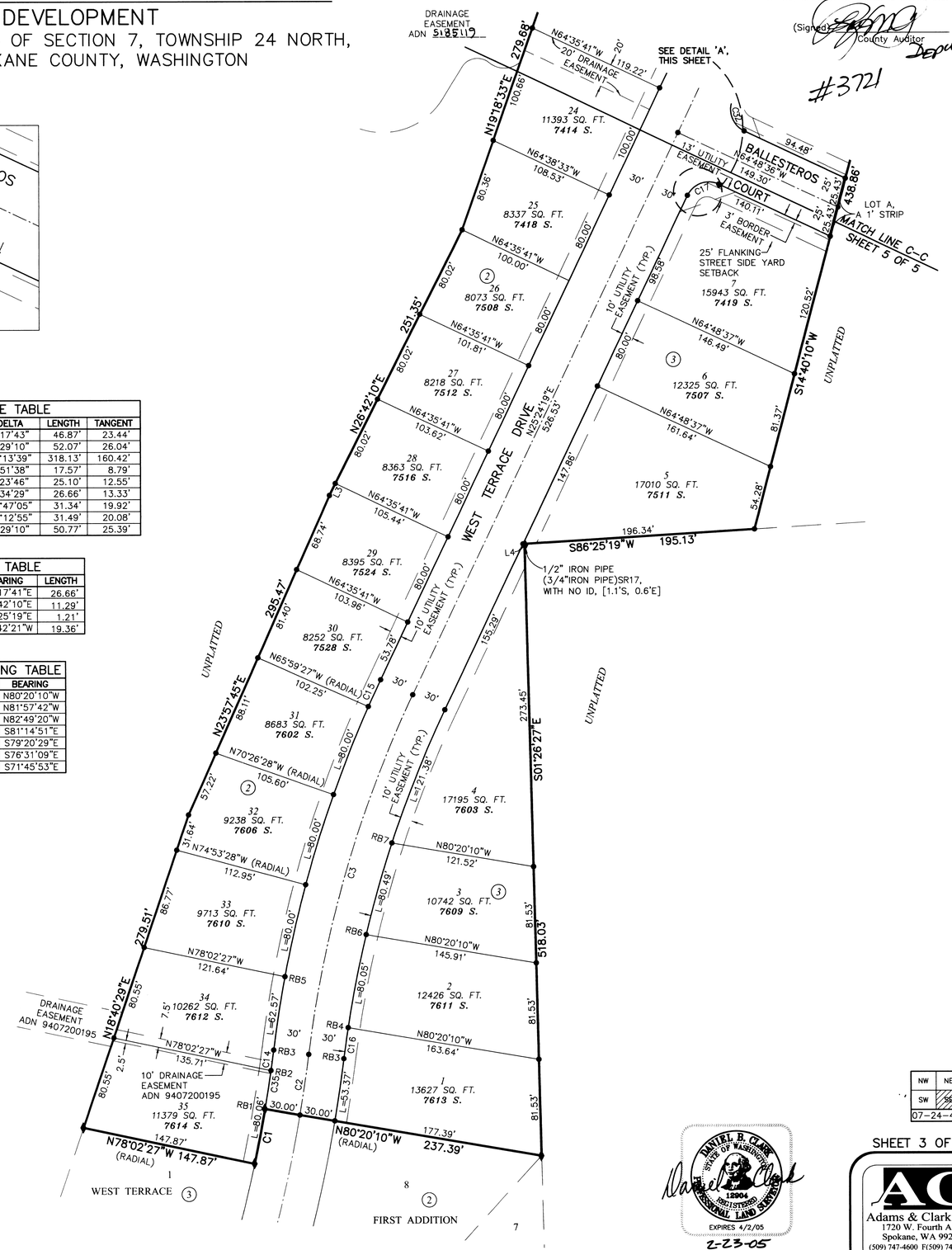
BEARING TABLE	
RADIAL	BEARING
RB1	N80°20'10"W
RB2	N81°57'42"W
RB3	N82°49'20"W
RB4	S81°14'51"E
RB5	S79°20'29"E
RB6	S76°31'09"E
RB7	S71°45'53"E



ZERO BUILDING SETBACK DETAIL
LOTS 1-17 BLOCK 1
NOT TO SCALE



TYPICAL BULDING SETBACK DETAIL
NOT TO SCALE



NW	NE
SW	SE
07-24-42	

SHEET 3 OF 5

DANIEL B. CLARK STATE OF WASHINGTON 12904 REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 4/2/05
2-23-05

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2003101S-PLAT.DWG JSH 02-28-2005

5198636 30/101

5198636 30/102

FINAL PLAT
WEST TERRACE THIRD ADDITION

PLANNED UNIT DEVELOPMENT

AN UNPLATTED PORTION OF THE SE1/4 OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 42 EAST, W.M., SPOKANE COUNTY, WASHINGTON

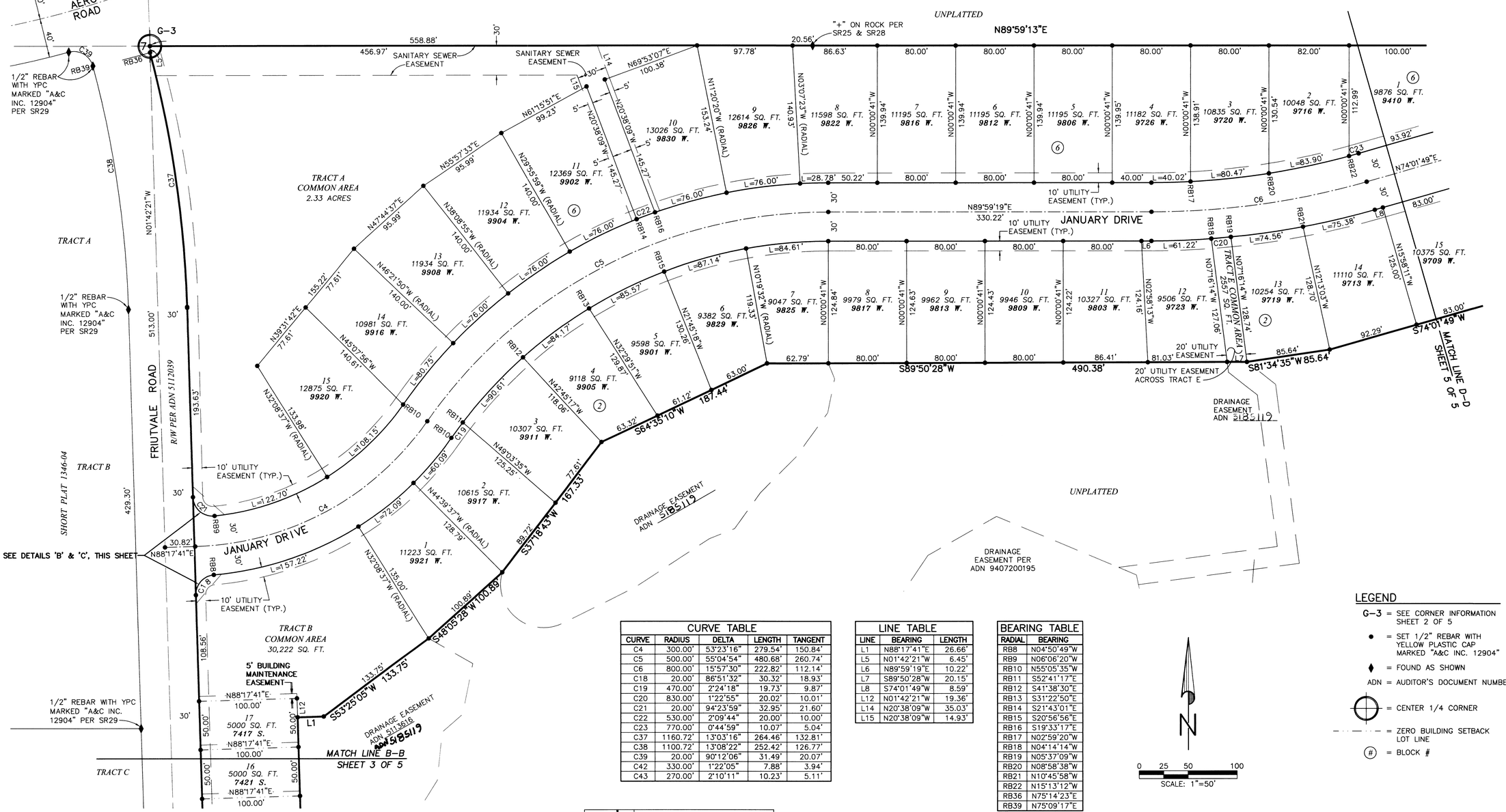
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 4th DAY OF April 2005 AT 8:33 A.M. IN BOOK 30 OF PLATS AT PAGE 99-103 AT THE REQUEST OF ADAMS & CLARK, INC.

(Signed) _____ County Auditor

Deputy

3721



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C4	300.00'	53°23'16"	279.54'	150.84'
C5	500.00'	55°04'54"	480.68'	260.74'
C6	800.00'	15°57'30"	222.82'	112.14'
C18	20.00'	86°51'32"	30.32'	18.93'
C19	470.00'	2°24'18"	19.73'	9.87'
C20	830.00'	1°22'55"	20.02'	10.01'
C21	20.00'	94°23'59"	32.95'	21.60'
C22	530.00'	2°09'44"	20.00'	10.00'
C23	770.00'	0°44'59"	10.07'	5.04'
C37	1160.72'	13°03'16"	264.46'	132.81'
C38	1100.72'	13°08'22"	252.42'	126.77'
C39	20.00'	90°12'06"	31.49'	20.07'
C42	330.00'	1°22'05"	7.88'	3.94'
C43	270.00'	2°10'11"	10.23'	5.11'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°17'41"E	26.66'
L5	N01°42'21"W	6.45'
L6	N89°59'19"E	10.22'
L7	S89°50'28"W	20.15'
L8	S74°01'49"W	8.59'
L12	N01°42'21"W	19.36'
L14	N20°38'09"W	35.03'
L15	N20°38'09"W	14.93'

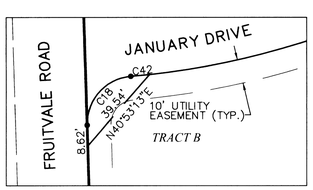
BEARING TABLE	
RADIAL	BEARING
RB8	N04°50'49"W
RB9	N06°06'20"W
RB10	N55°05'35"W
RB11	S52°41'17"E
RB12	S41°38'30"E
RB13	S31°22'50"E
RB14	S21°43'01"E
RB15	S20°56'56"E
RB16	S19°33'17"E
RB17	N02°59'20"W
RB18	N04°14'14"W
RB19	N05°37'09"W
RB20	N08°58'38"W
RB21	N10°45'58"W
RB22	N15°13'12"W
RB36	N75°14'23"E
RB39	N75°09'17"E

LEGEND

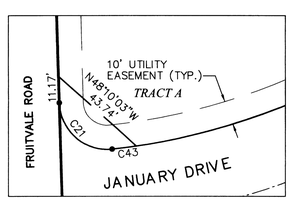
- G-3 = SEE CORNER INFORMATION SHEET 2 OF 5
- ● = SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "A&C INC. 12904"
- ♦ = FOUND AS SHOWN
- ADN = AUDITOR'S DOCUMENT NUMBER
- ⊕ = CENTER 1/4 CORNER
- - · - · - = ZERO BUILDING SETBACK LINE
- (#) = BLOCK #

N

0 25 50 100
SCALE: 1"=50'



DETAIL B
AREA OF SIGHT DISTANCE RESTRICTION
SCALE 1"=30'



DETAIL C
AREA OF SIGHT DISTANCE RESTRICTION
SCALE 1"=30'

SEE TYPICAL SETBACK DETAILS SHEET 3 OF 5

NW	NE
SW	SE

07-24-42

SHEET 4 OF 5

DANIEL B. CLARK STATE OF WASHINGTON 12904 REGISTERED PROFESSIONAL LAND SURVEYOR
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5198636 30/102

5198636 30/103

FINAL PLAT

WEST TERRACE THIRD ADDITION

PLANNED UNIT DEVELOPMENT

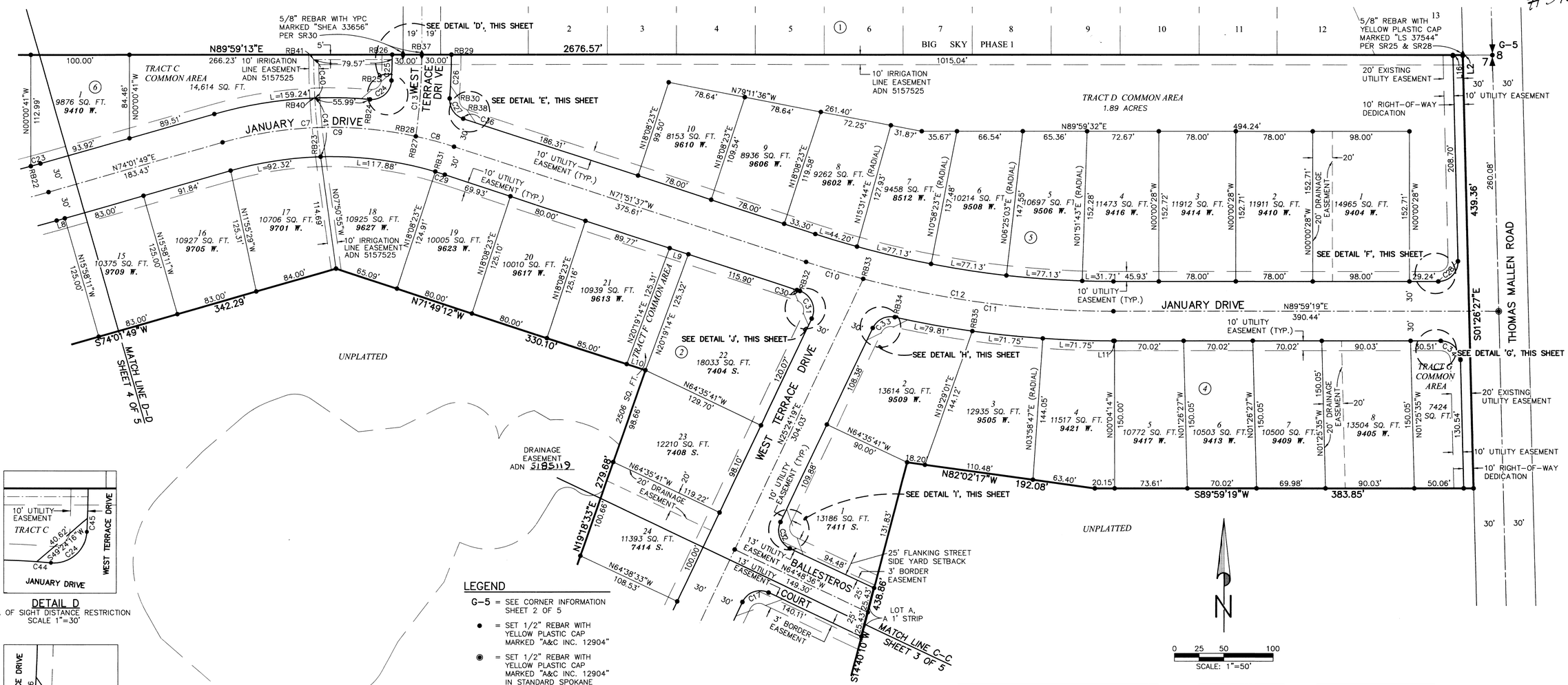
AN UNPLATTED PORTION OF THE SE1/4 OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 42 EAST, W.M., SPOKANE COUNTY, WASHINGTON

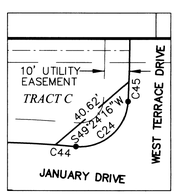
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 4th DAY OF April 2005 AT 8:33 A.M. IN BOOK 30 OF PLATS AT PAGES 97-103 AT THE REQUEST OF ADAMS & CLARK, INC.

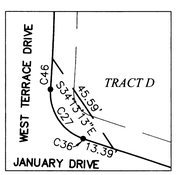
(Signed) _____ County Auditor Deputy

#3721

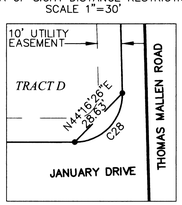




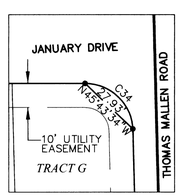
DETAIL D
AREA OF SIGHT DISTANCE RESTRICTION
SCALE 1"=30'



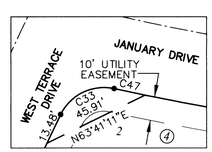
DETAIL E
AREA OF SIGHT DISTANCE RESTRICTION
SCALE 1"=30'



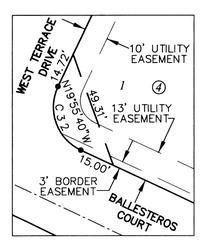
DETAIL F
AREA OF SIGHT DISTANCE RESTRICTION
SCALE 1"=30'



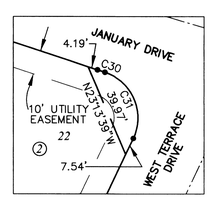
DETAIL G
AREA OF SIGHT DISTANCE RESTRICTION
SCALE 1"=30'



DETAIL H
AREA OF SIGHT DISTANCE RESTRICTION
SCALE 1"=30'



DETAIL I
AREA OF SIGHT DISTANCE RESTRICTION
SCALE 1"=30'



DETAIL J
AREA OF SIGHT DISTANCE RESTRICTION
SCALE 1"=30'

LEGEND

G-5 = SEE CORNER INFORMATION SHEET 2 OF 5

● = SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "A&C INC. 12904"

◉ = SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "A&C INC. 12904" IN STANDARD SPOKANE COUNTY MONUMENT CASE

♦ = FOUND AS SHOWN

ADN = AUDITOR'S DOCUMENT NUMBER

= 1/4 CORNER

(#) = BLOCK #

SEE TYPICAL SETBACK DETAILS SHEET 3 OF 5

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C7	400.00'	28°21'11"	197.94'	101.04'
C8	400.00'	5°45'23"	40.19'	20.11'
C9	400.00'	34°06'34"	238.13'	122.71'
C10	1000.00'	3°27'36"	60.39'	30.20'
C11	1000.00'	14°41'28"	256.41'	128.91'
C12	1000.00'	18°09'04"	316.80'	159.74'
C13	600.00'	7°55'00"	82.90'	41.52'
C17	20.00'	89°47'05"	31.34'	19.92'
C23	770.00'	0°44'59"	10.07'	5.04'
C24	20.00'	92°21'07"	32.24'	20.84'
C25	570.00'	2°38'04"	26.21'	13.11'
C26	630.00'	4°01'20"	44.23'	22.12'
C27	20.00'	76°07'20"	26.57'	15.66'
C28	20.00'	91°25'46"	31.91'	20.51'
C29	370.00'	1°33'35"	10.07'	5.04'
C30	1030.00'	0°10'57"	3.28'	1.64'
C31	20.00'	97°26'53"	34.02'	22.78'
C32	20.00'	90°12'55"	31.49'	20.08'
C33	20.00'	77°00'18"	26.88'	15.91'
C34	20.00'	88°34'14"	30.92'	19.51'
C36	430.00'	0°00'16"	0.03'	0.02'
C40	742.83'	2°58'45"	38.62'	19.32'
C41	742.83'	4°38'18"	60.13'	30.08'
C44	430.00'	1°09'37"	8.71'	4.35'
C45	570.00'	0°49'42"	8.24'	4.12'
C46	630.00'	1°11'15"	13.06'	6.53'
C47	1030.00'	0°44'24"	13.30'	6.65'

BEARING TABLE

RADIAL	BEARING
RB22	N15°13'12"W
RB23	S01°40'27"E
RB24	S05°14'52"W
RB25	N87°06'15"W
RB26	N89°44'19"W
RB27	S12°23'00"W
RB28	N81°50'09"W
RB29	N89°45'53"W
RB30	N85°44'33"W
RB31	S16°34'48"W
RB32	N17°57'26"E
RB33	N14°40'47"E
RB34	N12°24'37"E
RB35	N07°58'16"E
RB37	S89°45'09"E
RB38	N18°08'07"E
RB40	N86°47'22"E
RB41	N89°46'07"E

LINE TABLE

LINE	BEARING	LENGTH
L2	S01°34'03"E	0.78'
L8	S74°01'49"W	8.59'
L9	S71°51'37"E	20.01'
L10	S71°49'12"E	20.01'
L11	N89°59'19"E	1.06'
L16	N01°34'03"W	0.87'

NW	NE
SW	SE

07-24-42

SHEET 5 OF 5

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5198636 30/103