

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, THAT NATIONWIDE CAPITAL INVESTMENTS, LLC., A WASHINGTON CORPORATION, AND HOWARD CAPITAL GROUP, LLC., A WASHINGTON CORPORATION HAVE CAUSED TO BE PLATTED INTO LOTS, TRACTS, BLOCKS, AND ROADS THE LAND SHOWN HEREON AS THE VISTAS AT BEACON HILL AND DESCRIBED AS FOLLOWS:

THE SOUTH 629.25 FEET OF THE NORTH 1000 FEET OF GOVERNMENT LOT 4 IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 25 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN;

TOGETHER WITH LOT 1, BLOCK 8, HILLYARD ORCHARD HEIGHTS, ACCORDING TO PLAT RECORDED IN VOLUME "E" OF PLATS, PAGE 82;

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

21.201 ACRES.

SAID OWNERS DO HEREBY DEDICATE TO THE CITY OF SPOKANE AND THE PUBLIC USE FOREVER HAVANA STREET, LONGFELLOW AVENUE, DEARBORN DRIVE, AND DAPPLE STREET, AS PLATTED AND SHOWN HEREON, INCLUDING SLOPE AND CONSTRUCTION EASEMENTS FOR CUTS AND FILLS, AS DEEMED NECESSARY BY ENGINEERING SERVICES-DEVELOPMENT SERVICES FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC STREETS ADJOINING THIS PLAT AND WAIVES ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY INCLUDING, WITHOUT LIMITATION, THE CITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHMENT, CONSTRUCTION, DRAINAGE AND MAINTENANCE OF ANY PUBLIC WAY SO DEDICATED.

SAID OWNERS DO HEREBY CONVEY TO THE CITY OF SPOKANE AS GENERAL CITY PROPERTY THE BUFFER STRIPS ADJOINING UNPLATTED PROPERTY.

THE OWNERS OF ALL LOTS WITHIN THIS PLAT SHALL BE MEMBERS OF THE VISTAS AT BEACON HILL HOMEOWNER'S ASSOCIATION, A WASHINGTON CORPORATION CREATED ON \_\_\_\_\_, UBI NUMBER \_\_\_\_\_ SUBJECT TO THE ARTICLES AND BYLAWS THEREOF. PER DECLARATION ESTABLISHING COVENANTS, CONDITIONS, AND RESTRICTIONS UNDER AUDITOR'S FILE NUMBER \_\_\_\_\_

REQUIRED SETBACKS SHALL BE IN CONFORMANCE WITH R1 ZONING STANDARDS: FRONT SETBACKS SHALL BE TWENTY FEET; REAR SETBACKS SHALL BE TWENTY-FIVE FEET; SIDE SETBACKS SHALL BE TEN FEET. SETBACKS SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT ISSUANCE.

PUBLIC SEWERS SHALL BE CONSTRUCTED TO PROVIDE FOR THE CONNECTION OF EACH PARCEL TO THE CITY'S SYSTEM OF SEWERAGE. USES ON PROPERTIES WITHIN THE PROJECT SHALL BE REQUIRED TO CONNECT TO THE SEWER AND PAY APPLICABLE CHARGES PER THE CITY SEWER ORDINANCE. SEWER CONNECTION PERMITS SHALL BE REQUIRED.

A PUBLIC SEWER SYSTEM WILL BE MADE AVAILABLE FOR THE PLAT AND INDIVIDUAL SERVICE WILL BE PROVIDED TO EACH LOT PRIOR TO SALE. USE OF INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL NOT BE AUTHORIZED.

THE PUBLIC SEWER EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TO THE CITY OF SPOKANE AND ITS AUTHORIZED AGENTS FOR THE CONSTRUCTION, RECONSTRUCTION, RELOCATION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF PUBLIC SEWER FACILITIES, TOGETHER WITH THE RIGHT TO PROHIBIT CHANGES IN GRADE OVER INSTALLED UNDERGROUND FACILITIES.

THE RIGHT OF INGRESS/EGRESS IS GRANTED TO THE CITY OF SPOKANE OVER ALL TRACTS AND EASEMENTS FOR THE PURPOSE OF INSPECTION AND EMERGENCY MAINTENANCE OF SANITARY SEWERS, WATER SYSTEMS AND STORMWATER FACILITIES.

THE PUBLIC WATER SYSTEM, PURSUANT TO THE WATER PLAN APPROVED BY THE CITY OF SPOKANE WATER DEPARTMENT AND STATE HEALTH AUTHORITIES, THE CITY OF SPOKANE FIRE DEPARTMENT, AND THE CITY OF SPOKANE ENGINEER, SHALL BE INSTALLED WITHIN THIS SUBDIVISION AND THE APPLICANT SHALL PROVIDE FOR INDIVIDUAL DOMESTIC WATER SERVICE AS WELL AS FIRE PROTECTION, INCLUDING A FIRE HYDRANT AND APPROPRIATE ACCESS ROADS, TO EACH LOT PRIOR TO SALE OF EACH LOT AND PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.

THE USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED.

UTILITY EASEMENTS (ELECTRIC, GAS, PHONE, FIBER, CABLE TV, ETC.) AS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED TO THE CITY OF SPOKANE AND THE CITY'S PERMITTEES FOR THE USE OF SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, RELOCATION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF THEIR RESPECTIVE FACILITIES, TOGETHER WITH THE RIGHT TO PROHIBIT CHANGES IN GRADE OVER INSTALLED UNDERGROUND FACILITIES AND THE RIGHT TO PROHIBIT, TRIM AND/OR REMOVE TREES, BUSHES, LANDSCAPING WITHOUT COMPENSATION AND TO PROHIBIT BRICK, ROCK, MASONRY OR ANY STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE, AND SAFE OPERATION OF SAME. STORM DRAIN DRY WELLS SHALL NOT BE PLACED WITHIN THE UTILITY EASEMENTS; HOWEVER, LATERAL CROSSINGS BY STORM DRAIN, WATER AND SEWER LINES ARE PERMITTED. SERVING UTILITY COMPANIES ARE ALSO GRANTED THE RIGHT TO INSTALL UTILITIES ACROSS DRIVEWAYS, BORDER EASEMENTS, COMMON AREAS, AND OPEN SPACE. SERVING UTILITY COMPANIES ARE ALSO GRANTED THE RIGHT TO INSTALL UTILITIES ACROSS FUTURE ACQUISITION AREAS, AND OR BORDER EASEMENTS. IF UTILITY DITCHES GO BEYOND THE LIMITS OF THE PLATTED EASEMENTS SHOWN HEREIN, THE EASEMENT SHALL THEN BE IDENTIFIED BY THE ACTUAL PHYSICAL LOCATION OF THE INSTALLED UTILITIES.

PRIVATE ACCESS, PEDESTRIAN ACCESS, SEWER AND WATER EASEMENTS, AS PLATTED AND SHOWN HEREON, ARE HEREBY GRANTED TO THE VISTAS AT BEACON HILL HOMEOWNER'S ASSOCIATION FOR ROAD PURPOSES, INCLUDING BUT NOT LIMITED TO PAVEMENT, CURBS, SIDEWALKS, DRAINAGE, SIGNAGE, SANITARY SEWER, WATER SYSTEMS, FIRE DEPARTMENT ACCESS AND OTHER USAGE DEEMED NECESSARY BY THE CITY OF SPOKANE ENGINEER FOR THE SAFETY AND WELFARE OF THE PUBLIC. NO OBJECTS SHALL BE PLACED IN SAID EASEMENT THAT WOULD OBSTRUCT THE SIGHT DISTANCE NECESSARY FOR SAFE AND EFFICIENT VEHICULAR MOVEMENT OR PEDESTRIAN ACCESS. NO PARKING SHALL BE PERMITTED EXCEPT IN DRIVEWAYS, GARAGES OR MARKED PARKING SPACES.

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, ALL IMPROVEMENTS, INCLUDING STREET IMPROVEMENTS, SHALL BE INSTALLED, IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF SPOKANE, TO SERVE THE RESIDENTIAL UNIT FOR WHICH THE CERTIFICATE OF OCCUPANCY IS SOUGHT.

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 THE VISTAS AT BEACON HILL HOMEOWNER'S ASSOCIATION.

ALL DRAINAGE FACILITIES FOR THIS PLAT, INCLUDING ANY '208' SWALES, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ACCEPTED PLANS ON FILE AT THE CITY OF SPOKANE ENGINEER'S OFFICE. ANY PROPOSED CHANGES TO THE ACCEPTED ROAD AND DRAINAGE PLANS MUST BE ACCEPTED BY THE CITY OF SPOKANE ENGINEER'S OFFICE PRIOR TO CONSTRUCTION OF SAID CHANGES.

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 MEET THE MINIMUM REQUIREMENTS AS SET FORTH IN THE CURRENT BUILDING CODE. 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 VISTAS AT BEACON HILL HOMEOWNER'S ASSOCIATION SHALL MAINTAIN ALL NATURAL DRAINAGE CHANNELS, DRAINAGE DITCHES, AND WATER QUALITY SWALES ('208' SWALES) SITUATED IN A PUBLIC RIGHT-OF-WAY, DRAINAGE EASEMENT OR TRACT WITH A PERMANENT GROUND COVER AS SPECIFIED IN THE CURRENTLY ACCEPTED LANDSCAPE PLANS AND MAINTENANCE AND OPERATIONS MANUAL ON FILE AT CITY OF SPOKANE ENGINEER'S OFFICE. NO STRUCTURES, INCLUDING FENCES, SHALL BE CONSTRUCTED DIRECTLY OVER OR WITHIN A '208' SWALE WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE CITY OF SPOKANE ENGINEER. PROPERTY OWNER(S) MAINTENANCE RESPONSIBILITIES SHALL INCLUDE, BUT ARE NOT LIMITED TO, MOWING, IRRIGATING, AND KEEPING THE AREA FREE OF DEBRIS.

THE CITY OF SPOKANE AND ITS AUTHORIZED AGENTS ARE HEREBY GRANTED THE RIGHT TO INGRESS AND EGRESS TO, OVER AND FROM ALL PUBLIC AND PRIVATE DRAINAGE EASEMENTS AND TRACTS FOR THE PURPOSES OF INSPECTION AND EMERGENCY MAINTENANCE OF DRAINAGE SWALES, PONDS, DITCHES, CULVERTS AND OTHER DRAINAGE FACILITIES, IF NOT PROPERLY MAINTAINED BY THE VISTAS AT BEACON HILL HOMEOWNER'S ASSOCIATION OR INDIVIDUAL PROPERTY OWNER(S). THE CITY OF SPOKANE DOES NOT ACCEPT THE RESPONSIBILITY TO INSPECT OR MAINTAIN ANY DRAINAGE FACILITIES AND/OR STRUCTURES LOCATED OUTSIDE OF PUBLIC RIGHTS-OF-WAY, EXCEPT IN CASES WHERE THE CITY OF SPOKANE SPECIFICALLY ASSUMES THAT RESPONSIBILITY IN WRITING. NEITHER DOES THE CITY OF SPOKANE ACCEPT ANY LIABILITY FOR ANY FAILURE BY THE PROPERTY OWNER(S) TO PROPERLY MAINTAIN SUCH AREAS.

THE CITY OF SPOKANE 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.

THERE MAY EXIST PROPERTIES LOCATED UPHILL AND ADJACENT TO THIS SUBDIVISION WHICH 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 ON THIS PLAT PRIOR TO DEVELOPMENT, STORMWATER RUNOFF WILL LIKELY CONTINUE TO DO SO AFTER DEVELOPMENT.

SHOULD THE VISTAS AT BEACON HILL HOME OWNER'S ASSOCIATION BE TERMINATED FOR ANY REASON, THE SUCCESSORS IN INTEREST SHALL BE THE INDIVIDUAL LOT OWNERS, OR THEIR SUCCESSORS IN INTEREST, WHO ARE MEMBERS OF THE HOME OWNERS ASSOCIATION AT THE TIME OF SAID TERMINATION.

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, PRIVATE SANITARY SEWER, PRIVATE WATER SYSTEM, AND PRIVATE ACCESS, INCLUDING BUT NOT LIMITED TO CURBS, SIDEWALKS, SIGNAGE AND PAVEMENT AS PROVIDED HEREIN.

**ACKNOWLEDGMENT**

STATE OF WASHINGTON) SS  
COUNTY OF SPOKANE )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO BE \_\_\_\_\_ OF NATIONWIDE CAPITAL INVESTMENTS, LLC. AS THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT \_\_\_\_\_, WASHINGTON

NATIONWIDE CAPITAL INVESTMENTS, LLC.

BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

ITS: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF WASHINGTON) SS  
COUNTY OF SPOKANE )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO BE \_\_\_\_\_ OF HOWARD CAPITAL GROUP, LLC. AS THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT \_\_\_\_\_, WASHINGTON

HOWARD CAPITAL GROUP, LLC.

BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

ITS: \_\_\_\_\_

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF PLATS ON PAGE \_\_\_\_\_  
AT THE REQUEST OF \_\_\_\_\_

\_\_\_\_\_  
SPOKANE COUNTY AUDITOR

**CITY AND COUNTY OF SPOKANE OFFICIALS**

**CITY OF SPOKANE TREASURER**

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT, AS OF THE DATE OF THIS CERTIFICATION, IS NOT SUBJECT TO ANY LOCAL IMPROVEMENT ASSESSMENTS. EXAMINED AND APPROVED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
CITY OF SPOKANE TREASURER

**CITY OF SPOKANE PLANNING DIRECTOR**

THIS PLAT HAS BEEN REVIEWED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 AND IS FOUND TO BE IN FULL COMPLIANCE WITH ALL THE CONDITIONS OF APPROVAL STIPULATED IN THE HEARING EXAMINER'S/PLANNING DIRECTOR'S APPROVAL OF THE PRELIMINARY PLAT #Z2005-68-PP/PUD.

\_\_\_\_\_  
CITY OF SPOKANE PLANNING DIRECTOR

**CITY OF SPOKANE ENGINEER**

APPROVED AS TO COMPLIANCE WITH THE SURVEY DATA, THE DESIGN OF PUBLIC WORKS AND PROVISIONS MADE FOR CONSTRUCTING THE IMPROVEMENTS AND PERMANENT CONTROL MONUMENTS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
CITY OF SPOKANE ENGINEER

**SPOKANE COUNTY TREASURER**

I HEREBY CERTIFY THAT THE LAND DESCRIBED IN THIS PLAT, AS OF THE DATE OF THIS CERTIFICATION, IS NOT SUBJECT TO ANY OUTSTANDING FEES OR ASSESSMENTS. EXAMINED AND APPROVED \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
SPOKANE COUNTY TREASURER

**CITY OF SPOKANE HEARING EXAMINER**

THIS PLAT HAS BEEN REVIEWED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 AND IS FOUND TO BE IN FULL COMPLIANCE WITH ALL THE CONDITIONS OF APPROVAL STIPULATED IN THE HEARING EXAMINER'S/PLANNING DIRECTOR'S APPROVAL OF THE PRELIMINARY PLAT #Z2005-68-PP/PUD.

\_\_\_\_\_  
HEARING EXAMINER

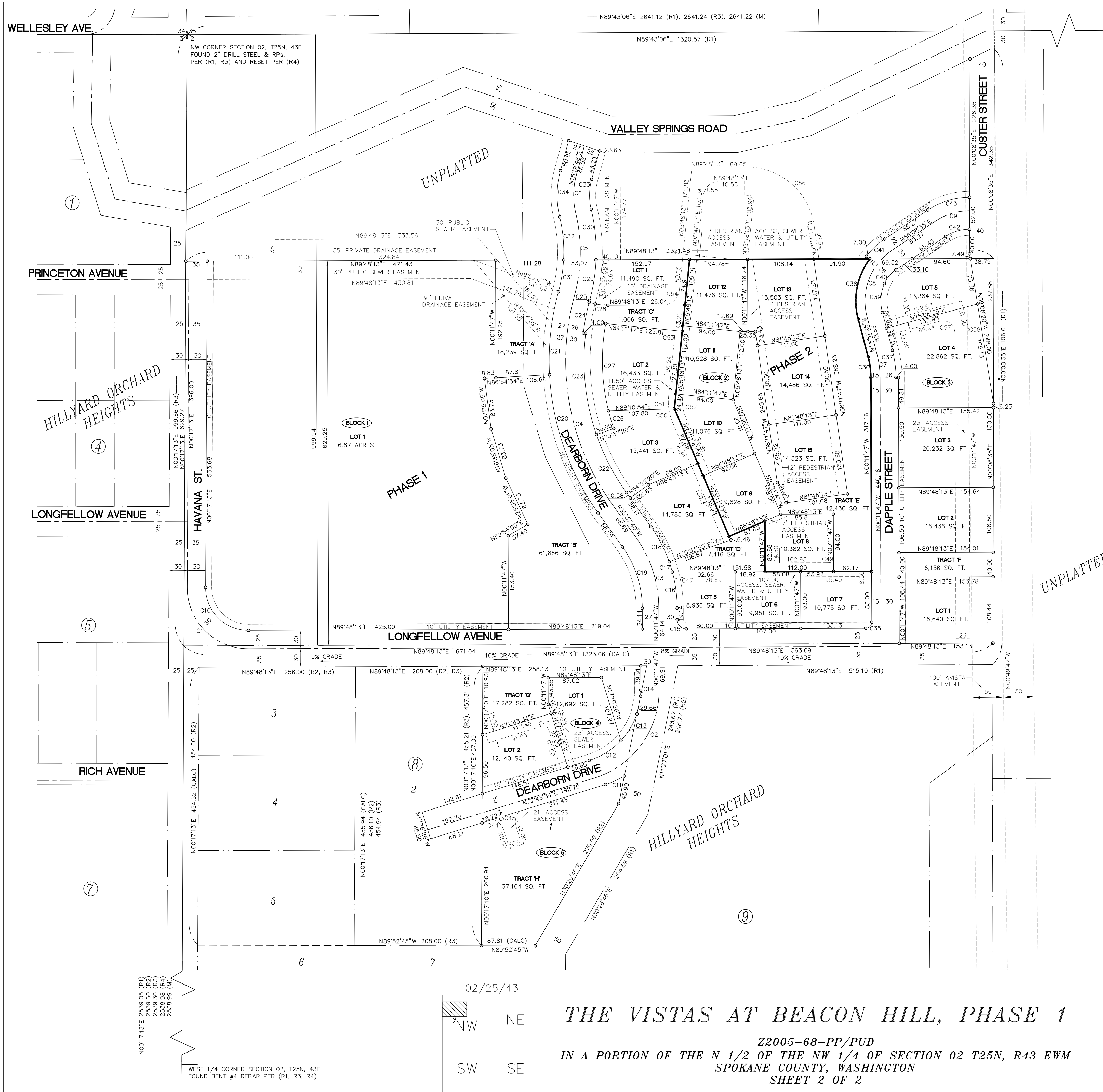
**SURVEYORS CERTIFICATE**

I, STEVEN W. TRIPP, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE PLAT OF THE VISTAS AT BEACON HILL, PHASE 1, AS SHOWN HEREON, IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN AND THAT ALL NON FRONTING LOT CORNERS ARE SET AS SHOWN ON THE PLAT. MONUMENTS AND FRONTING LOT CORNERS SHALL BE SET UPON COMPLETION OF THE UTILITY AND STREET IMPROVEMENTS.

\_\_\_\_\_  
STEVEN W. TRIPP P.L.S. #34151  
Professional Land Surveyor



**THE VISTAS AT BEACON HILL, PHASE 1**  
Z2005-68-PP/PUD  
IN A PORTION OF THE N 1/2 OF THE NW 1/4 OF SECTION 02 T25N, R43 EWM  
SPOKANE COUNTY, WASHINGTON  
SHEET 1 OF 2



CURVE	DELTA	RADIUS	LENGTH
CENTERLINE CURVES			
C1	90°29'00"	100.00	157.92
C2	72°55'21"	150.00	190.91
C3	35°25'53"	200.00	123.68
C4	50°55'06"	400.00	355.48
C5	28°42'30"	275.00	137.63
C6	28°42'50"	125.00	62.64
C7	14°39'38"	150.00	38.38
C8	71°00'00"	100.00	123.92
C9	34°00'00"	100.00	59.34
PROPERTY LINE CURVES			
C10	90°29'00"	70.00	110.55
C11	13°49'12"	140.50	33.89
C12	29°37'05"	120.00	62.03
C13	24°46'29"	120.00	51.89
C14	04°45'49"	120.00	9.98
C15	90°00'00"	15.00	23.56
C16	14°49'39"	230.00	59.52
C17	04°24'38"	230.00	17.71
C18	16°11'36"	230.00	65.00
C19	35°25'53"	173.00	106.98
C20	32°32'34"	427.00	242.53
C21	18°22'32"	427.00	136.95
C22	16°35'00"	370.00	107.09
C23	26°00'17"	370.00	167.93
C24	07°48'30"	374.00	50.97
C25	00°31'19"	374.00	3.41
C26	05°05'42"	340.00	30.24
C27	24°15'21"	340.00	143.94
C28	13°12'11"	88.50	20.39
C29	12°49'59"	301.00	67.42
C30	15°50'31"	301.00	83.23
C31	12°15'55"	248.00	53.09
C32	16°24'35"	248.00	71.03
C33	28°42'50"	99.00	49.61
C34	28°42'50"	152.00	76.18
C35	90°00'00"	10.00	15.71
C36	14°39'38"	135.00	34.54
C37	14°39'38"	176.00	44.95
C38	51°41'32"	115.00	103.75
C39	37°28'34"	74.00	48.36
C40	33°33'26"	50.00	29.28
C41	19°18'28"	122.00	41.11
C42	34°00'00"	70.00	41.54
C43	34°00'00"	122.00	72.40
EASEMENT CURVES			
C44	54°54'11"	27.50	26.35
C45	54°54'11"	27.50	26.35
C46	90°00'00"	9.50	14.92
C47	15°12'22"	88.50	23.49
C48	10°06'36"	27.50	4.85
C49	19°08'54"	27.50	9.19
C50	15°13'16"	86.50	22.98
C51	13°46'44"	86.50	20.80
C52	29°00'00"	83.50	32.14
C53	25°06'10"	27.50	12.05
C54	84°00'00"	27.50	40.32
C55	84°00'00"	27.50	40.32
C56	82°00'00"	111.50	159.58
C57	104°39'38"	19.50	35.62
C58	14°39'38"	42.50	10.87

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.  
 AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF PLATS ON PAGE \_\_\_\_\_  
 AT THE REQUEST OF \_\_\_\_\_

SPOKANE COUNTY AUDITOR

**BASIS OF BEARING**

THE BEARING OF N89°43'06"E, ALONG THE NORTH SECTION LINE, WAS USED AS THE BASIS OF BEARING FOR THIS SUBDIVISION PER RECORD OF SURVEY, BOOK 34 OF SURVEYS, PAGE 57.

**EQUIPMENT & PROCEDURE**

THIS SURVEY WAS PERFORMED USING A NIKON DTM-520 TOTAL STATION AND EPOCH 50 GLOBAL POSITIONING SYSTEM IN CONJUNCTION WITH THE WASHINGTON STATE REFERENCE NETWORK. THE FIELD TRAVERSE METHODS USED ARE IN CONFORMANCE WITH WAC 332-130-090 AND RCW 58.09.

**REFERENCES**

- (R1) RECORD OF SURVEY, BOOK 34 OF SURVEYS, PAGE 57
- (R2) HILLYARD ORCHARD HEIGHTS PLAT, VOLUME "E" OF PLATS, PAGE 82
- (R3) RECORD OF SURVEY, BOOK 107 OF SURVEYS, PAGE 48
- (R4) RECORD OF SURVEY, BOOK 45 OF SURVEYS, PAGE 76

**DATUM**

NAVOD88 BASED ON WSDOT MONUMENT GP32395-194. ELEVATION: 2040.193 USDT (621.852 METERS).

**PROJECT DATA**

PROJECT APPLICANT/CONTACT: NATIONWIDE CAPITAL INVESTMENTS, LLC./HOWARD CAPITAL GROUP, LLC.  
 RYAN BUTH  
 509-701-1199  
 12126 N. DIVISION STREET  
 SPOKANE, WA 99218

PROJECT SIZE: 21.201 ACRES

EXISTING ZONING DESIGNATION: R1

NUMBER OF LOTS:  
 • PHASE 1: 15  
 • PHASE 2: 8  
 • TOTAL: 23

DENSITY:  
 • 140 APARTMENTS  
 • 83 TOWNHOUSES  
 • TOTAL: 223 DWELLING UNITS = 10.5 DWELLING UNITS/ACRE

PARKING ANALYSIS:  
 • 207 STALLS/DRIVEWAYS  
 • 145 GARAGES  
 • 95 ON-STREET

447 TOTAL PROVIDED = 2.0 PER DWELLING UNIT

COMMUNITY OPEN SPACE:  
 3.1 ACRES = 14.5%

CRITICAL AREAS:  
 TRACTS 'A', 'B' ARE RESERVED FOR PRESERVATION OF NATURAL AREAS.

SIGNIFICANT HISTORIC, CULTURAL OR ARCHEOLOGICAL RESOURCES:  
 TRACT 'B' IS RECOGNIZED BY THE SPOKANE TRIBE OF INDIANS TO BE OF HISTORIC AND CULTURAL SIGNIFICANCE.

**SURVEYORS CERTIFICATE**

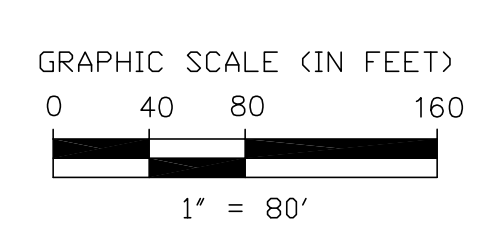
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STEVEN W. TRIPP P.L.S. #34151  
 PROFESSIONAL LAND SURVEYOR

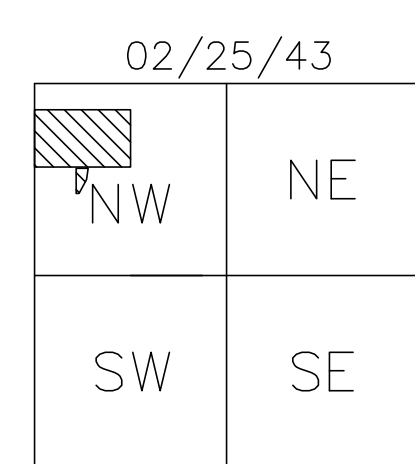


**THE VISTAS AT BEACON HILL, PHASE 1**

Z2005-68-PP/PUD  
 IN A PORTION OF THE N 1/2 OF THE NW 1/4 OF SECTION 02 T25N, R43 EWM  
 SPOKANE COUNTY, WASHINGTON  
 SHEET 2 OF 2



- LEGEND**
- = SET 1/2" REBAR CAP NO. 24151
  - (CALC) = CALCULATED DISTANCE
  - (M) = MEASURED DISTANCE
  - (BLOCK) = BLOCK NUMBER
  - = PHASE BOUNDARY
  - - - = ACCESS, DRAINAGE, SEWER OR WATER EASEMENT
  - = UTILITY EASEMENT
  - = FRONTYARD STREET
  - = DISTINGUISH PARCEL LINE



N007°13'E 2539.05 (R1)  
 N007°13'E 2539.50 (R2)  
 N007°13'E 2539.95 (R3)  
 N007°13'E 2538.98 (R4)  
 N007°13'E 2538.99 (M)

WEST 1/4 CORNER SECTION 02, T25N, 43E  
 FOUND BENT #4 REBAR PER (R1, R3, R4)