

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that GREENSTONE CORPORATION and WASHINGTON TRUST BANK, a corporation, and SEATTLE-FIRST NATIONAL BANK, a national banking association, have caused to be platted into Lots, Blocks, and Streets the land shown hereon, a portion of which is a replat of Lot 7, Block 12 of BELLA VISTA DIVISION NO. 4, as amended, and which is to be known as BELLA VISTA DIVISION NO. 5 and which is a parcel of land in Government Lots 6 and 7 in the Northeast Quarter of Section 2, T.24 N., R.44 E., W.M., in Spokane County, Washington, described as follows:

Lot 7, Block 12 of BELLA VISTA DIVISION NO. 4, per final plat thereof recorded in Volume 19 of Plats, pages 65 and 66, and as amended by amendment recorded in Volume 19 of Plats, page 65A;

EXCEPT any portion of said Lot 7 lying easterly and northerly of the following described line:

Beginning at the westerly most corner of Lot 8, Block 12 of said BELLA VISTA DIVISION NO. 4, being a point on the centerline of the 48th Lane private road and on the northerly line of said Lot 7 and also being the beginning of a curve concave to the southeast having a radius of 240.00 feet (from which point a radial line of said curve bears S.45°30'35"E.); thence southwesterly along said curve, being also the centerline of said private road, through a central angle of 10°23'43" an arc distance of 43.54 feet; thence S.58°12'47"E. a distance of 144.06 feet to the easterly boundary of said Lot 7 and terminus of this line description.

TOGETHER WITH portions of Government Lots 6 and 7, in the Northeast Quarter of Section 2, T.24 N., R.44 E., W.M., bounded as follows:

On the north by the southerly boundary of said BELLA VISTA DIVISION NO. 4; on the west by the west line of said Government Lots 6 and 7; and on the south and east by the following described line:

Beginning at a point on the southerly boundary of said BELLA VISTA DIVISION NO. 4 which bears S.75°33'00"E. a distance of 420.05 feet from the southwest corner of Lot 4, Block 11 of said BELLA VISTA DIVISION NO. 4; thence S.14°27'00"W. a distance of 183.25 feet; thence N.75°33'00"W. a distance of 470.74 feet to the beginning of a non-tangent curve concave to the southeast having a radius of 555.85 feet (from which a radial line of said curve bears S.6°47'45"E.); thence southwesterly along said curve through a central angle of 1°10'24" an arc distance of 11.38 feet; thence S.22°01'50"W. a distance of 273.33 feet to the beginning of a curve concave to the east having a radius of 15.00 feet; thence southerly along said curve through a central angle of 46°11'13" an arc distance of 12.09 feet to the beginning of a reverse curve concave to the northwest having a radius of 50.00 feet; thence southwesterly along said reverse curve through a central angle of 92°22'26" an arc distance of 80.61 feet to the beginning of a reverse curve concave to the southeast having a radius of 15.00 feet; thence southwesterly along said reverse curve through a central angle of 46°11'13" an arc distance of 12.09 feet; thence S.22°01'50"W. a distance of 4.18 feet; thence N.67°58'10"W. a distance of 60.00 feet; thence N.87°04'53"W. a distance of 268.00 feet to said west line of Government Lot 7, being the terminus of this line description;

TOGETHER WITH an easement for access over the 48th Lane Private Road, as shown on said BELLA VISTA DIVISION NO. 4;

TOGETHER WITH an easement for a private road over a portion of Lot 3, Block 11 of said BELLA VISTA DIVISION NO. 4, per Auditor's Document No. 9210220208;

TOGETHER WITH an easement for a private road over a portion of Lot 4, Block 11 of said BELLA VISTA DIVISION NO. 4, per Auditor's Document No. 9211090428;

Situate in the County of Spokane, State of Washington

And they do hereby dedicate to public use forever the streets and roads shown within this plat, together with the right to make all necessary slopes for cuts and fills upon the lots adjacent to said public roads in the reasonable grading thereof. Lot 4, Block 14, 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 full width right of way, or until adjacent lands are platted.

No more than one dwelling structure shall be placed on any one lot; nor shall any lot be further subdivided for the purpose of creating additional lots, ownerships or building sites without filing a replat. Side yard and rear yard setbacks shall be determined at the time building permits are requested. The setbacks indicated on this subdivision may be varied from if proper zoning approvals are obtained.

A public water system as approved by County and State health authorities, and the local fire district, and the water supplier (purveyor) will be installed within the plat, and the subdivider will provide for individual domestic water service as well as fire protection to each lot prior to sale of each lot. Use of private wells and water systems is prohibited. Any water service for this plat shall be provided in accordance with the Coordinated Water System Plan for Spokane County. Water services for houses to be constructed on Lots 1, 2 and 3, Block 14, and Lots 6 through 10, Block 15, will require a minimum of a 1" water service. On said lots, the water service line from the meter to the house shall be a minimum of 1 and 1/2" diameter.

A public sewer system will be made available for the plat and individual service will be provided to each lot prior to sale. The use of individual on-site sewage systems shall not be authorized. Lots 1 through 6, Block 15 require the use of a pressurized sewage ejection system for sanitary sewer service. Contact the Spokane County Utilities Department for additional information. Lot owners will be responsible for maintaining all wastewater collection and pumping facilities on their lots to the point of connection to a publicly maintained sewerline in a road right of way or public sewer easement.

The owners or successors in interest agree to authorize the County to place their names on a petition for the formation of a ULID by petition method pursuant to R.C.W. 36.94 which the petition includes the owners' property and further not to object by signing of a protest petition against the formation of a ULID by resolution method pursuant to R.C.W. Chapter 36.94 which includes the owners' property. PROVIDED, this condition shall not prohibit the owners or successors from objection to any assessment(s) on the property as a result of improvements called for in conjunction with the formation of a ULID by either petition or resolution method under R.C.W. Chapter 36.94.

Lots with slopes of 25 percent or greater may require special engineering and construction techniques. All lots are subject to the following construction restriction: Major excavation work (including construction of roads, storm drainage, utilities, and home foundation construction requiring considerable site preparation) will be restricted when soil erosion would be a problem, as determined by the Building Codes Department.

The owners of all lots within this subdivision shall be members of the BELLA VISTA HOMEOWNERS ASSOCIATION and subject to the Articles of Incorporation and Bylaws thereof. SUBJECT to the DECLARATION OF PROTECTIVE COVENANTS OF BELLA VISTA ESTATES as recorded under Auditor's Document No. 8405100121.

Lots 7 through 10, inclusive, of Block 15 shall not be allowed access to 48th Lane. The 48th Lane private road, as shown hereon, is an easement which provides a means of ingress and egress for Lots 3 through 6, Block 12 and Lot 8, Block 12, all in Bella Vista Division No. 4 (as amended); and Lots 1 through 6, Block 15 of this subdivision; and Lot 1, Block 2 of Bella Vista Division No. 1. Use of said 48th Lane private road by said Lot 1, Block 2 of Bella Vista Division No. 1 is subject to having an access easement and design from said lot connecting to 48th Lane approved by the Spokane County Engineers Office. No other lots may use this private road for legal access. The 49th Lane private road, as shown hereon, is an easement which provides a means of ingress and egress for Lots 2 through 4, Block 11 of Bella Vista Division No. 4 (as amended); and Lots 1 through 3, Block 14 of this subdivision. No other lots may use this private road for legal access. Subject to separate declaration of covenant requiring private maintenance and construction of a private road, as recorded APRIL 1, 1993, under Auditor's Document No. 9210220208, which by reference is made a part hereof. This document provides that the maintenance of the private road shall be shared equally by all lots using said private road.

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

Utility easements are hereby granted to the serving utility companies over, under, and across the private road easements and a ten-foot wide strip adjoining all private road easements and all public road rights of ways. An easement for the installation, operation, and maintenance of a sanitary sewer system is hereby granted to Spokane County over the 48th Lane private road.

The owner(s) or Successor(s) in interest are subject to the separate agreement and declaration of covenant relating to maintenance of stormwater control facilities as recorded MAY 10, 1993, under Auditor's Document No. 2305100136, which by reference is made a part hereof.

Storm water runoff from private roads, homes and related facilities, driveways, and yard areas, all within the plat, shall be disposed of in natural and man-made seepage areas on lots within the plat; and/or, by allowing portions of said runoff to pass through the plat along natural and/or man-made drainage courses and along lot lines. Non-exclusive drainage easements are therefore reserved over Lots 1 through 6, inclusive, of Block 15, along the side five (5) feet, and rear fifteen (15) feet, and over ten foot (10') wide strips, the easterly margin of said ten-foot wide strips being the westerly margin of the 48th Lane private road for the benefit of other lots in the plat.

Building plans for houses and related facilities on Lots 1 through 6, inclusive, of Block 15 shall include a site drainage plan reviewed by the Spokane County Department of Building and approved and stamped by a Civil Engineer currently licensed by the State of Washington. Said site drainage plan shall depict lot grading which directs stormwater runoff from private roads and adjacent properties away from the house and related facilities into natural or man-made seepage areas on the lot in question or passes drainage across the lot to adjacent private roads, drainage easements or adjoining properties in a manner which does not damage structural or landscape improvements constructed on said properties. Site drainage plans shall include drainage arrows and proposed spot elevations at each corner of the lot and each corner of the house and related facilities, and at other locations as may be necessary to clearly depict the method and/or route of disposition of stormwater runoff. Elevation stakes must be properly set at time of footing inspection and shall remain throughout the duration of construction. Prior to final approval of residences built on these lots, a certification must be submitted to the Department of Buildings from a licensed civil engineer indicating as-built conditions reflect substantial conformance with the approved site plan.

This plat is within the service area of the Spokane County Stormwater Utility. Landowners are subject to such rates and charges as may be fixed through public hearings for service or benefit obtained by the planning, design, construction, maintenance, or operation of regional stormwater control facilities. These rates and charges are in addition to rates and charges for county maintenance of stormwater control facilities directly serving the Bella Vista plats.

IN WITNESS WHEREOF, the aforesaid owners have hereunto set their hands this 8th day of April, 1993.

GREENSTONE CORPORATION

JAMES M. FRANK
JAMES M. FRANK, President

WASHINGTON TRUST BANK

By: Robert T. Curtis
Its: Vice President

SEATTLE-FIRST NATIONAL BANK

By: William L. Shurtz
Its: Asst. Vice President (as lender only)

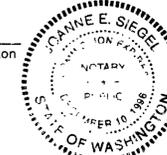
ACKNOWLEDGMENTS

STATE OF WASHINGTON) ss
County of Spokane)

On this 8th day of April, 1993, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared JAMES M. FRANK to me known to be the President of GREENSTONE CORPORATION, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he 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 hereto affixed the day and year first above written.

Joann E. Siegel
Notary Public in and for the State of Washington
Residing at Spokane
My Commission Expires 10/10/96

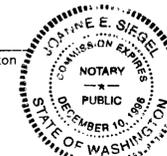


STATE OF WASHINGTON) ss
County of Spokane)

On this 8th day of April, 1993, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Robert T. Curtis to me known to be the Vice President of WASHINGTON TRUST BANK, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he 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 hereto affixed the day and year first above written.

Joann E. Siegel
Notary Public in and for the State of Washington
Residing at Spokane
My Commission Expires 10/10/96



STATE OF WASHINGTON) ss
County of Spokane)

On this 8th day of April, 1993, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Melba L. Shurtz to me known to be the Asst. Vice Pres. of SEATTLE-FIRST NATIONAL BANK, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he 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 hereto affixed the day and year first above written.

Joann E. Siegel
Notary Public in and for the State of Washington
Residing at Spokane
My Commission Expires 10/10/96



GREENSTONE CORPORATION

JAMES M. FRANK
JAMES M. FRANK, President

WASHINGTON TRUST BANK

By: Robert T. Curtis
Its: Vice President

SEATTLE-FIRST NATIONAL BANK

By: William L. Shurtz
Its: Asst. Vice President (as lender only)



#3122 9305100401

PK 21
Pg 23 (of 2)

SPOKANE COUNTY AUDITOR'S CERTIFICATE

Filed for record this 10 day of May, 1993
at 2:45 P.M., in Book 21 of Plats at Page 23
at the request of Moore

Behrens
Spokane County Auditor by Deputy

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 Subdivisions Ordinance.

Patrick J. Moore
Patrick J. Moore, PLS
Certificate Number 18091



SPOKANE COUNTY UTILITIES DEPARTMENT

Examined and approved this 26th day of APRIL, 1993.

William Behrens
Director, Spokane County Utilities

SPOKANE COUNTY ENGINEER

Examined and approved this 20th day of April, 1993.

P. C. Schumann
Spokane County Engineer

SPOKANE COUNTY PLANNING DEPARTMENT

Examined and approved this 27th day of April, 1993.

W.D. Hubbard
Director, Spokane County Planning Department

SPOKANE COUNTY HEALTH DISTRICT

Examined and approved this 26th day of April, 1993.

Pamela Steeter
for Spokane County Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 26 day of April, 1993.

SC Cooney by C. Fischer
Spokane County Assessor by Deputy

SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 27 day of April, 1993.

Patricia A. Mummay
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 this 20 day of April, 1993.

A. M. Quinn (E. Leach)
Spokane County Treasurer by Deputy

FINAL PLAT
OF
BELLA VISTA
DIVISION NO. 5

BEING IN PART A REPLAT
OF A PORTION OF LOT 7, BLOCK 12
OF BELLA VISTA DIVISION NO. 4, AS AMENDED
LOCATED IN THE NORTHEAST 1/4 OF
SECTION 2, T.24 N., R.44 E., W.M.
SPOKANE COUNTY, WASHINGTON

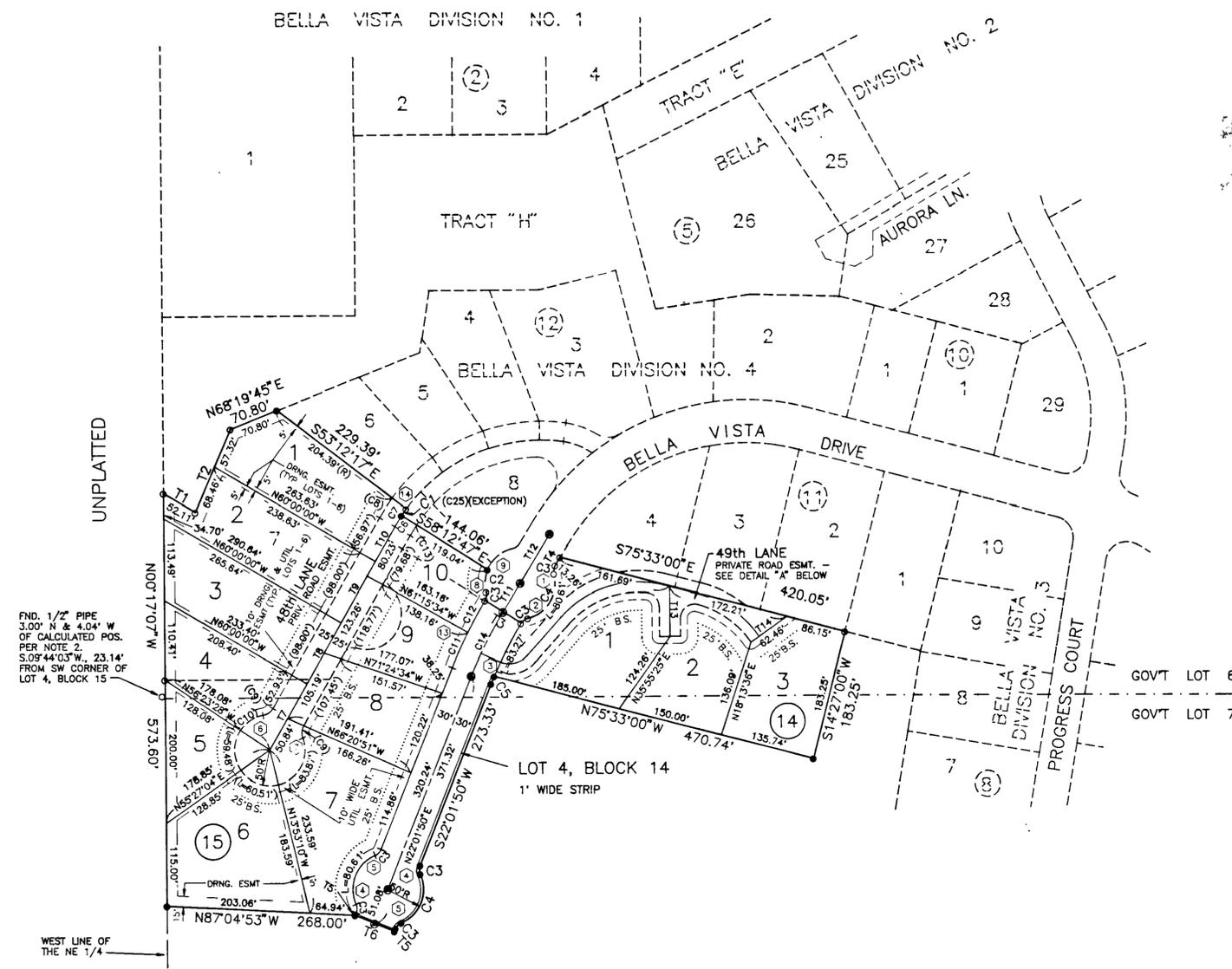
3122

21/23 (of 2)

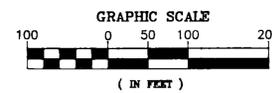
SPOKANE COUNTY AUDITOR'S CERTIFICATE

Filed for record this 10 day of May, 1993
 at 2:11 P.M., in Book 21 of Pages 1 at Page 24
 at the request of Behrens

Spokane County Auditor by Deputy



SCALE: 1" = 100'



- LEGEND
- FND. MONUMENT (1/2" REBAR W/ YPC STAMPED "MOORE 18091" PER FINAL PLATS OF BELLA VISTA DIVISIONS NOS. TWO, THREE, AND FOUR, UNLESS OTHERWISE NOTED.)
 - ANGLE POINT IN BOUNDARY
 - ⊕ LOT CORNER
 - CENTERLINE MONUMENT
 - B.S. BUILDING SETBACK

- NOTES
- AREA OF THE SUBDIVISION IS 7.849 ACRES
 - SUBDIVISION OF NE 1/4 OF SECTION 2 AS SHOWN ON FINAL PLAT OF BELLA VISTA DIVISION NO. 1.
- BASIS OF BEARINGS
- THE BEARING SYSTEM OF THE FINAL PLAT OF BELLA VISTA DIVISION NO. 4 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.
- ACCURACY STATEMENT
- THIS SURVEY WAS PERFORMED USING A TOPCON GTS 3C TEN-SECOND THEODOLITE AND ELECTRONIC DISTANCE METER. FIELD TRAVERSE METHODS USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".

CURVE INFORMATION

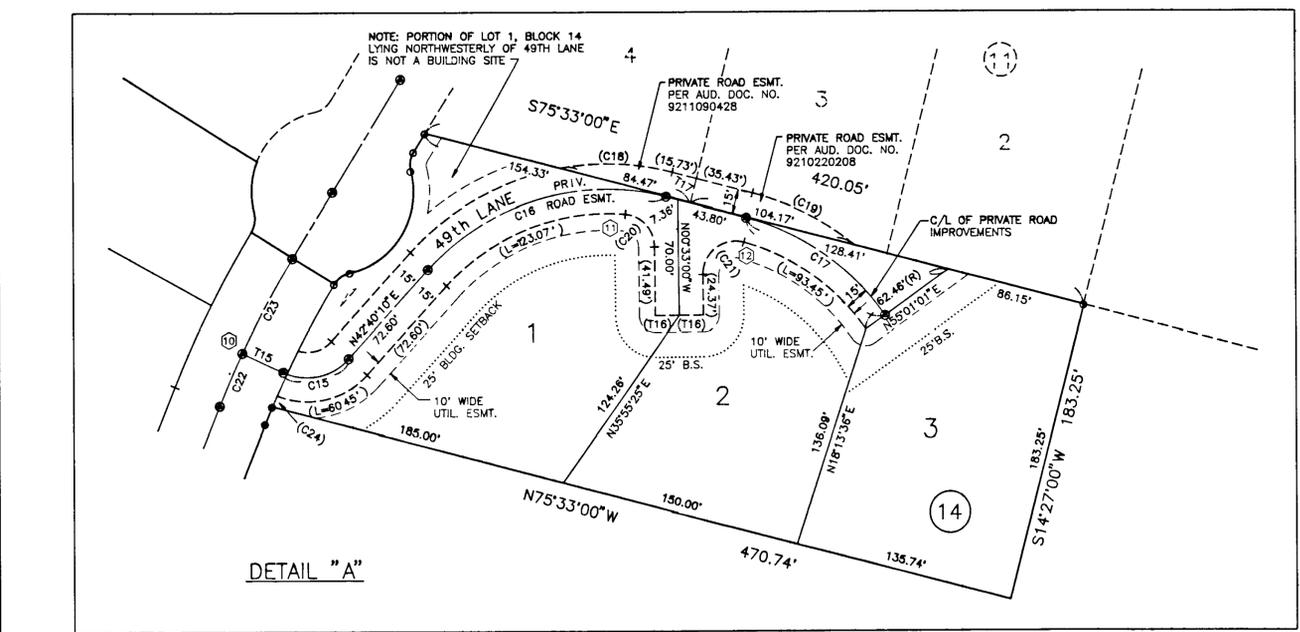
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	240.00'	11.31'	5.66'	11.31'	02°42'01"
C2	50.00'	31.41'	16.24'	30.90'	35°59'52"
C3	15.00'	12.09'	6.40'	11.77'	46°11'13"
C4	50.00'	80.61'	52.12'	72.18'	92°22'26"
C5	555.85'	11.38'	5.69'	11.38'	01°10'24"
C6	240.00'	17.15'	8.58'	17.15'	04°05'42"
C7	240.00'	28.46'	14.25'	28.45'	06°47'43"
(C8)	265.00'	31.43'	15.73'	31.41'	06°47'43"
(C9)	20.00'	17.45'	8.33'	16.90'	49°59'41"
(C10)	50.00'	40.48'	21.42'	39.38'	46°23'09"
C11	615.85'	54.20'	27.12'	54.18'	05°02'33"
C12	615.85'	50.67'	25.35'	50.65'	04°42'50"
(C13)	215.00'	16.37'	8.19'	16.37'	04°21'49"
C14	585.85'	99.78'	50.00'	99.64'	09°45'23"
C15	35.00'	43.86'	25.33'	41.04'	71°47'40"
C16	150.00'	161.74'	89.74'	154.02'	61°48'50"
C17	150.00'	106.20'	55.44'	104.00'	40°34'01"
(C18)	165.00'	70.90'	36.01'	70.36'	24°37'12"
(C19)	165.00'	70.90'	36.01'	70.36'	24°37'12"
(C20)	20.00'	29.51'	18.18'	26.91'	84°32'46"
(C21)	20.00'	36.97'	26.50'	31.93'	105°54'19"
C22	585.85'	34.88'	17.44'	34.87'	03°24'40"
C23	585.85'	64.88'	32.47'	64.85'	06°20'43"
(C24)	555.85'	7.27'	3.64'	7.27'	00°44'58"
(C25)	240.00'	43.54'	21.83'	43.48'	10°23'43"

LOT AREAS

LOT	BLOCK	LOT AREA	NET LOT AREA (EXCLUDING PRIVATE ROAD)
1	14	33,639 SQ. FT.	25,009 SQ. FT.
2	14	24,391 SQ. FT.	19,643 SQ. FT.
3	14	22,876 SQ. FT.	NOT APPLICABLE
1	15	25,947 SQ. FT.	23,774 SQ. FT.
2	15	26,649 SQ. FT.	24,199 SQ. FT.
3	15	25,678 SQ. FT.	23,228 SQ. FT.
4	15	20,595 SQ. FT.	17,228 SQ. FT.
5	15	14,781 SQ. FT.	13,295 SQ. FT.
6	15	31,204 SQ. FT.	29,691 SQ. FT.
7	15	32,079 SQ. FT.	28,985 SQ. FT.
8	15	20,630 SQ. FT.	17,972 SQ. FT.
9	15	18,138 SQ. FT.	16,133 SQ. FT.
10	15	14,758 SQ. FT.	12,340 SQ. FT.

FND. 1/2" PIPE
 3.00' N & 4.04' W
 OF CALCULATED POS.
 PER NOTE 2.
 S.09°44'03"W, 23.14'
 FROM SW CORNER OF
 LOT 4, BLOCK 15

WEST LINE OF
 THE NE 1/4



LINE INFORMATION

LINE	DIRECTION	DISTANCE
T1	S60°00'00"E	52.11'
T2	N23°37'16"E	125.78'
T3	S58°12'47"E	60.00'
T4	N31°47'13"E	13.28'
T5	S22°01'50"W	4.18'
T6	N67°58'10"W	60.00'
T7	N30°00'00"E	106.55'
T8	N30°00'00"E	98.00'
T9	N30°00'00"E	98.00'
T10	N30°00'00"E	56.97'
T11	N31°47'13"E	46.90'
T12	N31°47'13"E	80.48'
T13	N00°33'00"W	70.00'
T14	N55°01'01"E	62.46'
T15	N65°32'10"W	27.74'
(T16)	N89°27'00"E	15.00'
T17	N14°27'00"E	15.00'

○ RADIAL BEARINGS ○

NUMBER	RADIAL BEARING
1	N75°36'00"E
2	S12°01'34"E
3	S68°47'46"E
4	N65°50'37"E
5	S21°46'57"E
6	N10°00'19"W
7	N70°00'19"E
8	N75°36'00"E
9	S68°24'08"E
10	S64°33'30"E
11	S04°54'14"W
12	S15°21'19"W
13	S62°55'37"E
14	S55°54'18"E

INLAND PACIFIC ENGINEERING
 South 25 Altamont Spokane, Washington
 (509) 535-1410 99202



FINAL PLAT OF
BELLA VISTA DIVISION NO. 5

BEING IN PART A REPLAT OF LOT 7, BLOCK 12 OF BELLA VISTA DIVISION NO. 4, AS AMENDED LOCATED IN THE NORTHEAST 1/4 OF SECTION 2, T.24 N., R.44 E., W.M. SPOKANE COUNTY, WASHINGTON