

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that GREENSTONE CORPORATION, a Washington Corporation and SEATTLE-FIRST NATIONAL BANK, a National Banking Association, have caused to be plotted into Lots, Blocks, Streets, and Private Roads, the land shown hereon, to be known as BELLA VISTA HEIGHTS, being portions of Government Lots 16 and 7 DIVISION NO. 2, Section 2, T.24 N., R.44 E., W.M., in the County of Spokane, State of Washington described, as follows:

Government Lots 6 and 7, in the Northeast Quarter of Section 2, T.24 N., R.44 E., W.M.; EXCEPT any portion of the final plat of BELLA VISTA DIVISION NO. 1, as recorded in Book 17 of Plats, pages 13 through 16, in the Spokane County Auditor's Office; ALSO EXCEPT any portion of the final plat of BELLA VISTA DIVISION NO. 2, per final plat recorded in Volume 19 of Plats, pages 4 and 5, in said Auditor's Office; ALSO EXCEPT any portion of the final plat of BELLA VISTA DIVISION NO. 3, as recorded in Volume 19 of Plats, page 20, in said Auditor's Office; ALSO EXCEPT any portion of the final plat of BELLA VISTA DIVISION NO. 4, as recorded in Book 19 of Plats, pages 65 and 66, in the Spokane County Auditor's Office and as amended by final plat, recorded in Book 19 of Plats, Page 65A; ALSO EXCEPT any portion of the final plat of BELLA VISTA DIVISION NO. 5, as recorded in Volume 21 of Plats, pages 23 and 24, in said Auditor's Office;

TOGETHER WITH any portion of Lot 2, Block 7 of said BELLA VISTA DIVISION NO. 2 lying within a strip of land 25 feet in width, the easterly margin of which strip is described as follows: Beginning at the intersection of the northerly prolongation of the easterly line of said Lot 2, Block 7 and of the southerly margin of Bella Vista Drive, as delineated by the final plat of said BELLA VISTA DIVISION NO. 2; thence S.04°42'00"W. along said northerly prolongation and easterly line a distance of 138.04 feet to a point 24.00 feet northerly of the southeast corner of said Lot 2, said point being the beginning of a tangent curve concave to the east having a radius of 150.00 feet; thence southerly along said curve through a central angle of 15°00'00" an arc distance of 39.27 feet to the terminus of this strip description;

ALSO TOGETHER WITH a fillet-shaped portion of said Lot 2, Block 7 bounded as follows: On the East by the westerly margin of the above-described 25 foot wide strip; on the North by said southerly margin of Bella Vista Drive; and on the Southwest by the arc of a circle of radius 20 feet, concave to the southwest, and tangent to said westerly margin of said 25 foot wide strip and to said southerly margin of Bella Vista Drive.

And they do hereby dedicate to public use forever Bella Vista Drive as shown within this plat, with the right to make all necessary slopes for cuts and fills upon the lots adjacent to said public road in the reasonable grading thereof. Lot 10, Block 3 and Lot 11, Block 2, 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. The cul-de-sac at the southerly end of Bella Vista Drive is temporary in nature and may be extended to provide access to adjacent property and/or connect to existing roads or new roads as development and/or circulation needs dictate.

This subdivision has been approved as a P.U.D. development. 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 subdivision may be varied from if proper zoning approvals are obtained.

The owners of all lots within this subdivision shall be members of the BELLA VISTA HOMEOWNER'S ASSOCIATION and subject to the rules of incorporation and Bylaws thereof as per the plat of BELLA VISTA, recorded May 30, 1984 in Book 17 of Plats, Pages 13 thru 16. SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR BELLA VISTA ESTATES, as recorded under Auditor's Document No.'s. 8405100121, 8908220152 and 8908240241, which by reference is made a part hereof.

The private roads and/or common areas shown on this plat are hereby dedicated to the BELLA VISTA HOMEOWNER'S ASSOCIATION with the right to make all necessary slopes for cut and fills upon the lots adjacent to said private roads in the reasonable grading thereof. The private roads and/or common areas cannot be sold or transferred, regardless of any provisions in the covenants to the contrary without the expressed approval of Spokane County and shall be considered subservient estates for tax purposes to the other lots created herein. All common open space lots shall be used for the common enjoyment and benefit of the lot owners and shall be owned and maintained by said Homeowners Association.

The private roads, as shown hereon, are easements which provide a means of ingress and egress for the lots within the Regency Lane private roads area as an easement in fee, which provides a means of ingress and egress for those lots with the Plat having frontage thereon and for portions of Government Lot 10 described as follows:

The West 990 feet of the North Half of Government Lot 10, in Section 2, T.24 N., R.44 E., W.M., Spokane County, Washington; EXCEPT county road right of way.

The East 1320 feet of the South Half of Government Lot 10, in Section 2, T.24 N., R.44 E., W.M., Spokane County, Washington;

The South 106 feet of that portion of the West Half of Government Lot 10, in Section 2, T.24 N., R.44 E., W.M., Spokane County, Washington, lying easterly of Morrow Park Road.

Private roads and drainage easements are subject to the separate DECLARATION OF COVENANT as recorded NOV. 18, 1993 under Auditor's Document No. 931180410, which by reference is made a part hereof.

The County of Spokane is hereby granted the right of ingress and egress to all private roads, common areas and/or drainage easements.

WARNING: Spokane County has no responsibility to build, improve, or maintain or otherwise service the private roads 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, or 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(s), their heirs, successors or assigns including the obligation to participate in the maintenance of the private road as provided herein.

A public sewer system will be made available for BELLA VISTA HEIGHTS P.U.D., and individual service will be provided to each lot/tract prior to sale. Use of individual on-site sewage disposal systems shall not be authorized. Easements for the installation, operation and maintenance of sewer mains are hereby granted to Spokane County over the private roads and over a ten foot (10') wide strip adjoining all public road rights of way and the margins of private roads. A twenty five foot (25') sewer and water easement is hereby granted to Spokane County over Lot 1, Block 4 and Tract C, as platted and shown hereon. Lots 2 through 6, Block 9 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 sewer line in a road right of way or public sewer easement. Private sewer easements over Lots 4 and 5, Block 3 and Tract F, for the benefit of Lots 7, 8, and 9, Block 3; and over Lot 2, Block 8 and Tract E, for the benefit of Lots 3 through 5, inclusive, Block 7 and Lot 1, Block 6; and over Lots 22 and 23, Block 9 for the benefit of Lots 23 and 24, Block 9, and over Tract D, for the benefit of Lot 2, and 3, Block 5, as platted and shown hereon, are hereby granted as non-exclusive sewer easements. The owners of the lots benefiting from said sewer easements shall be responsible for the cost of the ongoing maintenance of the private sewer services located within the easements described above. The owners of the benefiting lots shall be responsible for repair and restoration of all landscaping, fencing, and other improvements which are damaged or altered during construction and maintenance of the private sewer services.

The 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, County Department of Buildings, and the water purveyor, shall be installed within this subdivision, and the subdivisor/sponsor 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.

Water services for houses to be constructed on Lots 1 through 10, Block 2; Lots 1 through 9, Block 3; Lots 3 through 17, Block 4; and Lot 5, Block 5 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 1/2" diameter. Water services for houses to be constructed on Lots 6 through 8, Block 2; Lots 3 through 9, Block 3; Lots 3 through 8, Block 4; and Lots 1 through 3, Block 5 will require a in-house water pressure booster system as water pressure may drop below 50 PSI. A ten foot (10') wide water easement over Tract E and a fifteen foot (15') wide water and utility easement over Tract A as platted and shown hereon, are granted to Vera Power and Water.

Easements for drainage storage and conveyance, as platted and shown hereon, which are for the purpose of installing, operating, and maintaining drainage swales and drainage facilities to convey and dispose of stormwater runoff from the public streets, are hereby granted to the public. The BELLA VISTA HOMEOWNER'S ASSOCIATION shall maintain the drainage swales with a permanent live cover of lawn turf, with optional shrubbery and/or trees, which do not obstruct the flow and percolation of stormwater in the drainage swales as indicated by the approved plans. Spokane County is granted the right of ingress and egress to all private roads, common areas and drainage easement. The BELLA VISTA HOMEOWNER'S ASSOCIATION shall maintain the drywells, as shown on the approved road plans, located in private drainage facilities.

The owners of All lots within this plat and as shown hereon shall be held responsible for keeping open and maintaining the path of the natural or man-made drainage flow over and across the property.

Drainage easements, are provided over all the Common Area Tracts as platted and shown hereon, which are for the purpose of installing, operating, and maintaining drainage swales and drainage facilities to dispose of runoff, are hereby granted to the BELLA VISTA HOMEOWNER'S ASSOCIATION or successors in interest. A thirty foot (30') wide Drainage Easement across Lot 18, Block 9, a ten foot (10') wide Drainage Easement across Lot 4, Block 1, Lot 1 and 2, Block 8, Lot 13, Block 9, and Lot 4, Block 9, and an Easement across Lot 17, Block 9, as platted and shown hereon, are hereby granted to the BELLA VISTA HOMEOWNER'S ASSOCIATION or successors in interest for the purposes of installing, operating and maintaining drainage swales and drainage facilities to dispose of runoff.

Lots with slopes of 25 percent or greater may require special engineering and construction techniques. The lowest building opening, including basement opening, for any building on all lots within this plat shall be high enough to allow a minimum slope of 3% away from the building in 10 feet. All drainage shall be routed away from the building to natural drainages or other lawful drainage features.

Utility easements are hereby granted to the serving telephone, electric, and natural gas utility companies over the private roads, and over a ten foot (10') wide strip adjoining all public road rights of way and the margins of private roads 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.

Sight distance easements in Tract "A", and Lot 8, Block 1, and Lot 10, Block 2, and Lot 1, Block 7, and Lot 4, Block 8, and Lots 7, 10, 22 and 23, Block 9, as platted and shown hereon, are hereby granted to Spokane County and its authorized agents for the sole purpose of allowing a clear view sight distance triangle over and across the easements. The owners of said lots agree not to obstruct or in any manner allow any obstacle to block this clear view triangle between a height of three (3) feet and a height of seven (7) feet above the road pavement elevation adjacent to said lots. Spokane County and its authorized agents are hereby granted the right of ingress and egress to, over, and from said easements for the purpose of inspection and emergency maintenance of the sight distance area. If the property owner fails to maintain the sight distance area in reasonable conformance with the approved plans on file in the Office of the Spokane County Engineer, a notice will be given to the property owner. If not corrected after ten (10) days, Spokane County has the right to correct the maintenance failure or have it corrected. All costs involved will be charged to the property owner.

An access and utility easement for the benefit of Lot 9, Block 3 is hereby granted over a portion of Lots 4 and 5, Block 3 and Tract "F", as platted and shown hereon. An access and utility easement for the benefit of Lot 1, Block 8 is hereby granted over a portion of Lot 2, Block 8, as platted and shown hereon. An access and utility easement for the benefit of Lot 17, Block 9, is hereby granted over a portion of Lot 18, Block 9, as platted and shown hereon. Said easements shall be considered as drive-ways and no other lots shall be allowed access through these easements. An access easement is hereby reserved over Tract "A" for fire protection and emergency response agencies. This easement, together with an access easement over adjacent property as recorded under Auditor's File No. 931550421, provide for fire protection and emergency response access between Morrow Park Road and Bella Vista Drive.

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

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. 9205100135 which by reference is made a part hereof. The owner(s) or successor(s) in interest are subject to agreement and declaration of covenants relating to the sewer system as recorded under Auditor's Document No.'s 8908110070, 9003090233, 9207290349 which by reference are made a part hereof.

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 rates. 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 hand this 18th day of November, 1993.

GREENSTONE CORPORATION, A Washington Corporation By: James M. Frank, President

SEATTLE-FIRST NATIONAL BANK, a National Banking Association By: Robert K. Stuma, Vice President

ACKNOWLEDGMENTS

STATE OF WASHINGTON ) ss County of Spokane )

I certify that I know or that I have satisfactory evidence that JAMES M. FRANK, is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of GREENSTONE, CORPORATION to be the free and voluntary act of such corporation, for the uses and purposes stated in the instrument.

DATED this 18th day of November, 1993.

James E. Siegel, Notary Public, in and for the State of Washington, residing at Spokane, My commission expires 12/10/96

STATE OF WASHINGTON ) ss County of Spokane )

I certify that I know or that I have satisfactory evidence that Robert K. Stuma, is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Vice President of SEATTLE-FIRST NATIONAL BANK, to be the free and voluntary act of such national banking association, for the uses and purposes stated in the instrument.

DATED this 18th day of November, 1993.

James E. Siegel, Notary Public, in and for the State of Washington, residing at Spokane, My commission expires 12/10/96

AUDITOR'S CERTIFICATE Filed for record this 8 day of December, 1993 at 11:35 AM in Book 21 of Plats at page 10 at the request of County Planning

James F. Studd, Deputy #8155

Book 21 Page 10

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.

Patrick J. Moore, PLS Certificate Number 18091

SPOKANE COUNTY UTILITIES DEPARTMENT

Examined and approved this 30th day of November, 1993

William D. White, Director, Spokane County Utilities

SPOKANE COUNTY ENGINEER

Examined and approved this 23rd day of November, 1993

R. C. Sturman, Spokane County Engineer

SPOKANE COUNTY PLANNING DEPARTMENT

Examined and approved this 28th day of Dec., 1993

Sheila P. Schwaninger, Director, Spokane County Planning Department

SPOKANE COUNTY HEALTH DISTRICT

Examined and approved this 6th day of December, 1993

John P. Hildy, R.S., for Spokane County Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 6 day of DECEMBER, 1993

Robert A. Folman, Spokane County Assessor by Deputy

SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 8 day of Dec., 1993.

Catharine A. Mumma, Chairperson, 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 9th day of Dec., 1993

Linda M. Walington, Spokane County Treasurer by Deputy



FINAL PUD PLAT OF BELLA VISTA HEIGHTS LOCATED IN THE NE 1/4 OF SECTION 2, T.24 N., R.44 E., W.M. SPOKANE COUNTY, WASHINGTON



SPOKANE COUNTY AUDITOR'S CERTIFICATE  
FILED FOR RECORD THIS 9 DAY OF December 1998  
AT 11:58 A.M. IN BOOK 21 OF PLATS AT PAGE 11  
AT THE REQUEST OF County Planning  
James K. Studd  
SPOKANE COUNTY AUDITOR BY DEPUTY  
Book 21 #3155  
Page 71

CURVE INFORMATION

Table with 6 columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, DELTA. Lists curve data for C1 through C45.

TANGENT TABLE

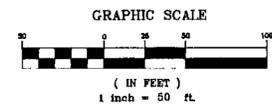
Table with 3 columns: LINE, DIRECTION, DISTANCE. Lists tangent line data for T1 through T15.

BELLA VISTA DIVISION NO. 5

BELLA VISTA  
DIVISION NO. 4  
AMENDED

RADIAL BEARINGS

Table with 2 columns: NO, RADIAL BEARING. Lists radial bearings for lines 1 through 39.



LEGEND

- FND. MONUMENT PER FINAL PLATS OF BELLA VISTA DIVISIONS NO. 2, 3, 4 AND 5 (1/2" REBAR W/ YPC STAMPED "MOORE 18091", UNLESS OTHERWISE NOTED)
SET 1/2" REBAR W/ YPC STAMPED "MOORE 18091" (UNLESS OTHERWISE NOTED) AS:
● ANGLE POINT IN BOUNDARY
┴ PROPERTY CORNER
⊙ CENTERLINE MONUMENT

SURVEYOR'S NOTES:

- 1. THE AREA OF THE SUBDIVISION IS 70.67 ACRES.
2. THE AREAS OF THE PRIVATE ROAD TRACTS ARE AS FOLLOWS:
CARLYLE LANE (TRACT "H") - 7,509 S.F.
FAIRFAX LANE (TRACT "I") - 17,504 S.F.
REGENCY LANE (TRACT "J") - 12,794 S.F.
WYNGATE LANE, HILLCREST LANE, CAMUS LANE, RIDGE LANE & BELLAIRE LANE (TRACT "K") - 3.64 AC.
3. SUBDIVISION OF NE 1/4 OF SECTION 2 AS SHOWN ON FINAL PLAT OF BELLA VISTA DIVISION NO. 1.
4. FOR SETBACK INFORMATION SEE DETAIL ON PAGE 5 OF 5.

BASIS OF BEARINGS

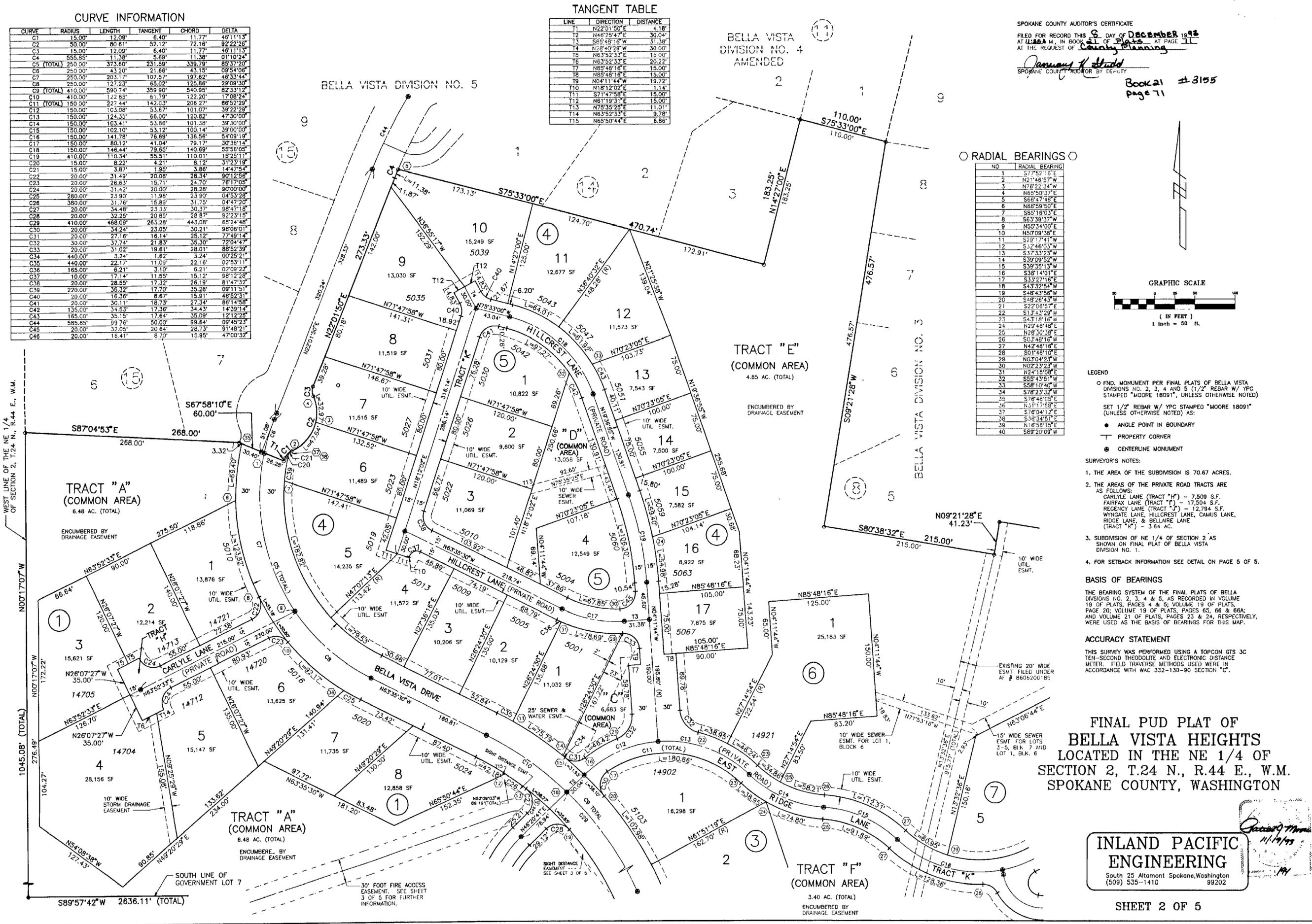
THE BEARING SYSTEM OF THE FINAL PLATS OF BELLA VISTA DIVISIONS NO. 2, 3, 4 & 5, AS RECORDED IN VOLUME 19 OF PLATS, PAGES 4 & 5; VOLUME 19 OF PLATS, PAGE 20; VOLUME 19 OF PLATS, PAGES 65, 66 & 68A; AND VOLUME 21 OF PLATS, PAGES 23 & 24, RESPECTIVELY, WERE USED AS THE BASIS OF BEARINGS FOR THIS MAP.

ACCURACY STATEMENT

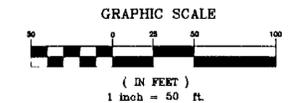
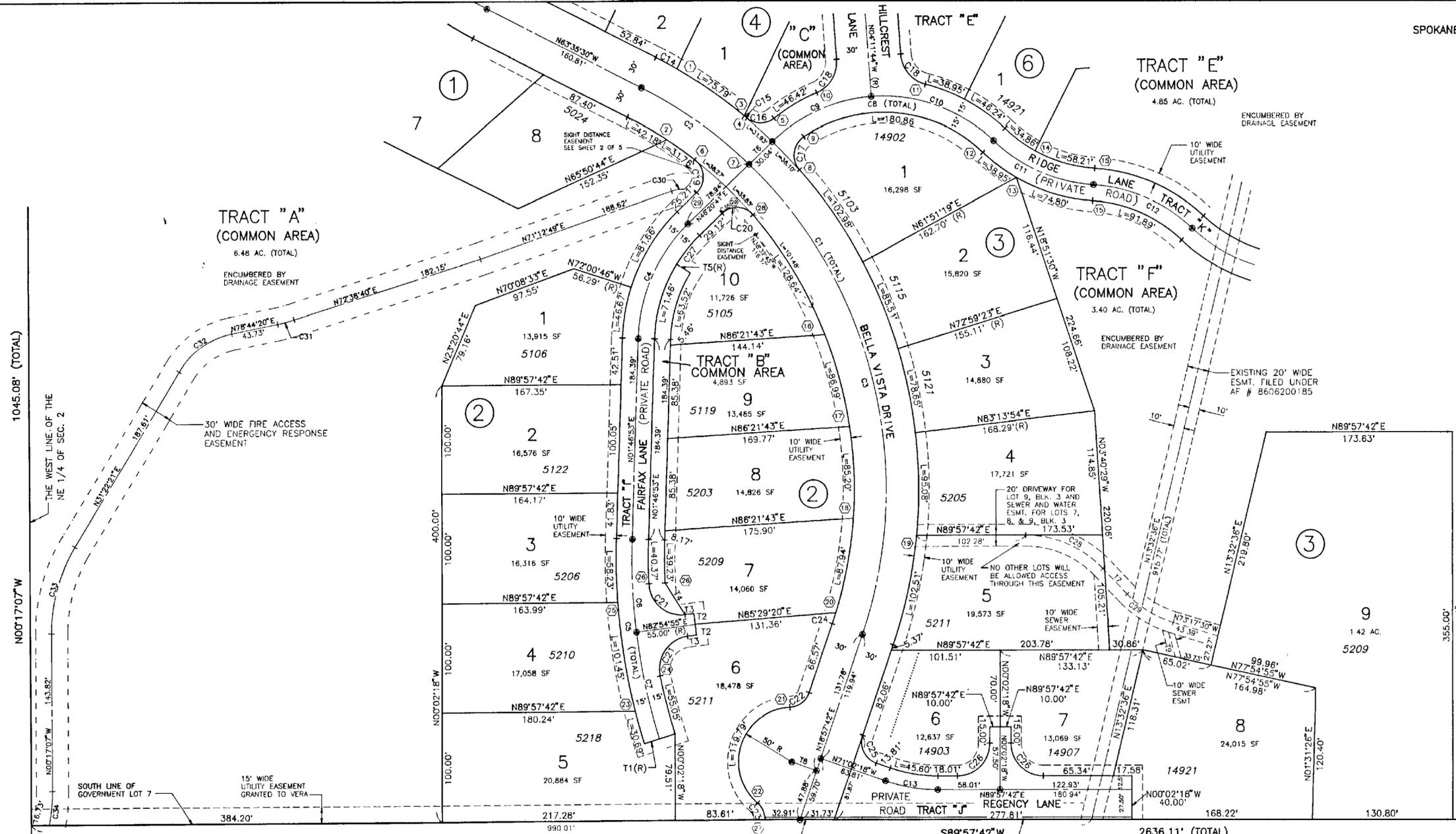
THIS SURVEY WAS PERFORMED USING A TOPCON GTS 3C TEN-SECOND THEODOLITE AND ELECTRONIC DISTANCE METER. FIELD TRAVERSE METRICS USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".

FINAL PUD PLAT OF BELLA VISTA HEIGHTS LOCATED IN THE NE 1/4 OF SECTION 2, T.24 N., R.44 E., W.M. SPOKANE COUNTY, WASHINGTON

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



21/11



- LEGEND**
- FND. MONUMENT PER FINAL PLATS OF BELLA VISTA DIVISIONS NO. 2, 3, 4 AND 5 (1/2" REBAR W/ YPC STAMPED "MOORE 18091", UNLESS OTHERWISE NOTED)
  - SET 1/2" REBAR W/ YPC STAMPED "MOORE 18091" (UNLESS OTHERWISE NOTED) AS:
  - ANGLE POINT IN BOUNDARY
  - └ PROPERTY CORNER
  - ⊙ CENTERLINE MONUMENT
- SURVEYOR'S NOTES:**
1. THE AREA OF THE SUBDIVISION IS 70.67 ACRES.
  2. THE AREAS OF THE PRIVATE ROAD TRACTS ARE AS FOLLOWS:  
 CARLYLE LANE (TRACT "H") - 7,509 S.F.  
 FAIRFAX LANE (TRACT "I") - 17,504 S.F.  
 REGENCY LANE (TRACT "J") - 12,794 S.F.  
 WYNGATE LANE, HILLCREST LANE, CAMUS LANE, RIDGE LANE, & BELLAIRE LANE (TRACT "K") - 3.64 AC.
  3. SUBDIVISION OF NE 1/4 OF SECTION 2 AS SHOWN ON THE FINAL PLAT OF BELLA VISTA DIVISION NO. 1

**BASIS OF BEARINGS**

THE BEARING SYSTEM OF THE FINAL PLATS OF BELLA VISTA DIVISIONS NO. 2, 3, 4 & 5, AS RECORDED IN VOLUME 19 OF PLATS, PAGES 4 & 5; VOLUME 19 OF PLATS, PAGE 20, VOLUME 19 OF PLATS, PAGES 65, 66 & 66A; AND VOLUME 21 OF PLATS, PAGES 23 & 24, RESPECTIVELY, WERE 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 WERE USED IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".

TOGETHER WITH EASEMENT GRANTED UNDER AUDITOR'S FILE NO. 9310250421

**CURVE INFORMATION**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1 (TOTAL)	410.00'	590.74'	359.90'	540.95'	82°33'12"
C2	410.00'	122.65'	61.79'	122.20'	17°08'24"
C3	410.00'	468.09'	263.28'	443.08'	65°24'48"
C4	150.00'	116.67'	61.46'	113.75'	44°33'48"
C5 (TOTAL)	550.00'	185.31'	93.54'	184.44'	19°18'18"
C6	550.00'	85.11'	42.64'	85.02'	08°51'58"
C7	550.00'	100.21'	50.24'	100.07'	10°28'20"
C8 (TOTAL)	150.00'	227.44'	142.03'	208.27'	86°52'28"
C9	150.00'	163.08'	53.67'	161.07'	39°22'28"
C10	150.00'	124.35'	66.00'	120.82'	47°30'00"
C11	150.00'	103.41'	53.86'	101.38'	39°30'00"
C12	150.00'	102.10'	53.12'	100.14'	39°00'00"
C13	150.00'	49.74'	25.10'	49.51'	19°00'00"
C14	440.00'	22.17'	11.09'	22.18'	02°31'14"
C15	440.00'	3.24'	1.62'	3.24'	00°25'21"
C16	20.00'	27.16'	16.14'	25.12'	77°49'14"
C17	20.00'	34.24'	23.05'	30.21'	98°06'01"
C18	30.00'	37.74'	21.83'	35.30'	72°04'47"
C19	20.00'	34.48'	23.33'	30.37'	98°47'18"
C20	20.00'	32.25'	20.85'	28.87'	82°23'15"
C21	30.00'	49.00'	32.48'	44.07'	94°32'35"
C22	20.00'	23.96'	13.65'	22.55'	68°38'11"
C23	20.00'	17.24'	9.20'	16.71'	49°22'57"
C24	380.00'	10.69'	5.35'	10.69'	01°36'45"
C25	20.00'	31.42'	20.00'	28.28'	90°00'00"
C26	30.00'	47.12'	30.00'	42.43'	90°00'00"
C27	135.00'	33.54'	16.86'	33.46'	14°11'12"
C28	100.00'	80.01'	42.28'	77.89'	45°50'24"
C29	100.00'	50.78'	25.95'	50.23'	29°05'36"
C30	30.00'	23.63'	12.47'	23.02'	45°07'52"
C31	150.00'	15.96'	7.99'	15.95'	06°05'40"
C32	75.00'	62.00'	32.90'	60.25'	47°21'59"
C33	150.00'	82.88'	42.53'	81.83'	31°59'28"
C34	150.00'	31.37'	15.74'	31.32'	11°58'01"
C35	20.00'	13.77'	7.17'	13.50'	39°27'23"

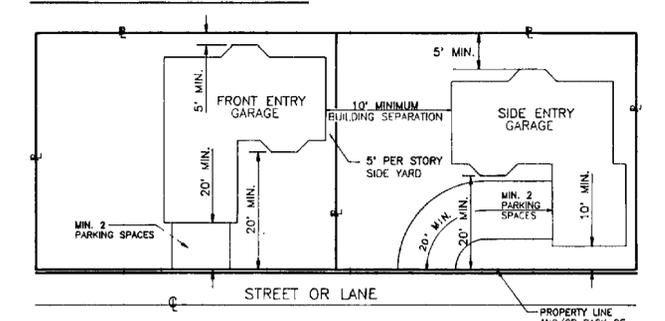
**TANGENT TABLE**

LINE	DIRECTION	DISTANCE
T1 (R)	N72°28'35"E	30.00'
T2	N07°05'05"W	10.00'
T3	N82°54'35"E	8.41'
T4	S32°41'59"E	34.59'
T5 (R)	N57°53'31"W	15.00'
T6	N46°25'47"E	30.04'
T7	N44°11'54"W	32.36'
T8	N71°02'18"W	24.50'
T9	N15°33'13"W	23.80'

○ RADIAL BEARINGS ○

NO	RADIAL BEARING
1	S29°17'41"W
2	S32°46'03"W
3	S39°09'52"W
4	S39°35'13"W
5	S38°14'01"E
6	S37°33'23"W
7	S43°52'54"W
8	S48°26'43"W
9	S33°27'16"E
0	S48°43'57"W
11	S13°43'29"W
12	S43°18'16"W
13	N29°46'48"E
14	N28°30'38"E
15	S07°48'16"W
16	S68°07'42"W
17	S81°14'38"W
18	N85°54'35"W
19	N84°23'12"E
20	N72°59'03"W
21	S02°24'01"E
22	S40°19'31"W
23	N75°35'18"E
24	N78°22'20"E
25	N85°52'34"E
26	N87°27'30"E
27	N89°42'28"E
28	S48°43'56"W
29	S04°11'55"E

**BUILDING SETBACKS**

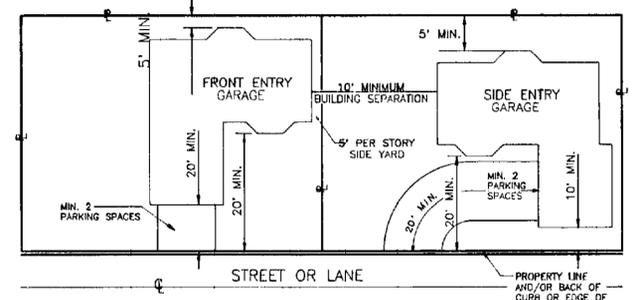


**FINAL PUD PLAT OF BELLA VISTA HEIGHTS**  
 LOCATED IN THE NE 1/4 OF SECTION 2, T.24 N., R.44 E., W.M.  
 SPOKANE COUNTY, WASHINGTON

*John A. Moore*  
 11/19/93

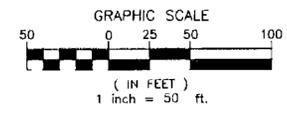
**INLAND PACIFIC ENGINEERING**  
 South 25 Altamont Spokane, Washington  
 (509) 535-1410 99202

BUILDING SETBACKS



SPOKANE COUNTY AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 1 DAY OF December, 1993
AT 4:55 PM, IN BOOK 19 OF PLATS AT PAGE 13
AT THE REQUEST OF Brandy Planning

Book 21 #3155
page 73



LEGEND
O FND. MONUMENT PER FINAL PLATS OF BELLA VISTA DIVISIONS NO. 2, 3, 4 AND 5 (1/2" REBAR W/ YPC STAMPED "MOORE 18091", UNLESS OTHERWISE NOTED)
SET 1/2" REBAR W/ YPC STAMPED "MOORE 18091" (UNLESS OTHERWISE NOTED) AS:
- ANGLE POINT IN BOUNDARY
- PROPERTY CORNER
- CENTERLINE MONUMENT

SURVEYOR'S NOTES:
1. THE AREA OF THE SUBDIVISION IS 70.67 ACRES.
2. THE AREAS OF THE PRIVATE ROAD TRACTS ARE AS FOLLOWS:
CARLYLE LANE (TRACT "H") - 7,509 S.F.
FAIRFAX LANE (TRACT "I") - 17,504 S.F.
REGENCY LANE (TRACT "J") - 12,794 S.F.
WYNGATE LANE, HILLCREST LANE, CAMUS LANE, RIDGE LANE, & BELLAIR LANE (TRACT "K") - 3.64 AC.
3. SUBDIVISION OF NE 1/4 OF SECTION 2 AS SHOWN ON THE FINAL PLAT OF BELLA VISTA DIVISION NO. 1

BASIS OF BEARINGS
THE BEARING SYSTEM OF THE FINAL PLATS OF BELLA VISTA DIVISIONS NO. 2, 3, 4 & 5, AS RECORDED IN VOLUME 19 OF PLATS, PAGES 4 & 5; VOLUME 19 OF PLATS, PAGE 20; VOLUME 19 OF PLATS, PAGES 65, 66 & 66A; AND VOLUME 21 OF PLATS, PAGES 23 & 24, RESPECTIVELY, WERE USED AS THE BASIS OF BEARINGS FOR THIS MAP.

ACCURACY STATEMENT
THIS SURVEY WAS PERFORMED USING A TOPCON GTS 30 TEN-SECOND THEODOLITE AND ELECTRONIC DISTANCE METER. FIELD TRAVERSE METHODS USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".

FINAL PUD PLAT OF BELLA VISTA HEIGHTS LOCATED IN THE NE 1/4 OF SECTION 2, T.24 N., R.44 E., W.M. SPOKANE COUNTY, WASHINGTON

INLAND PACIFIC ENGINEERING
South 25 Altamont Spokane, Washington
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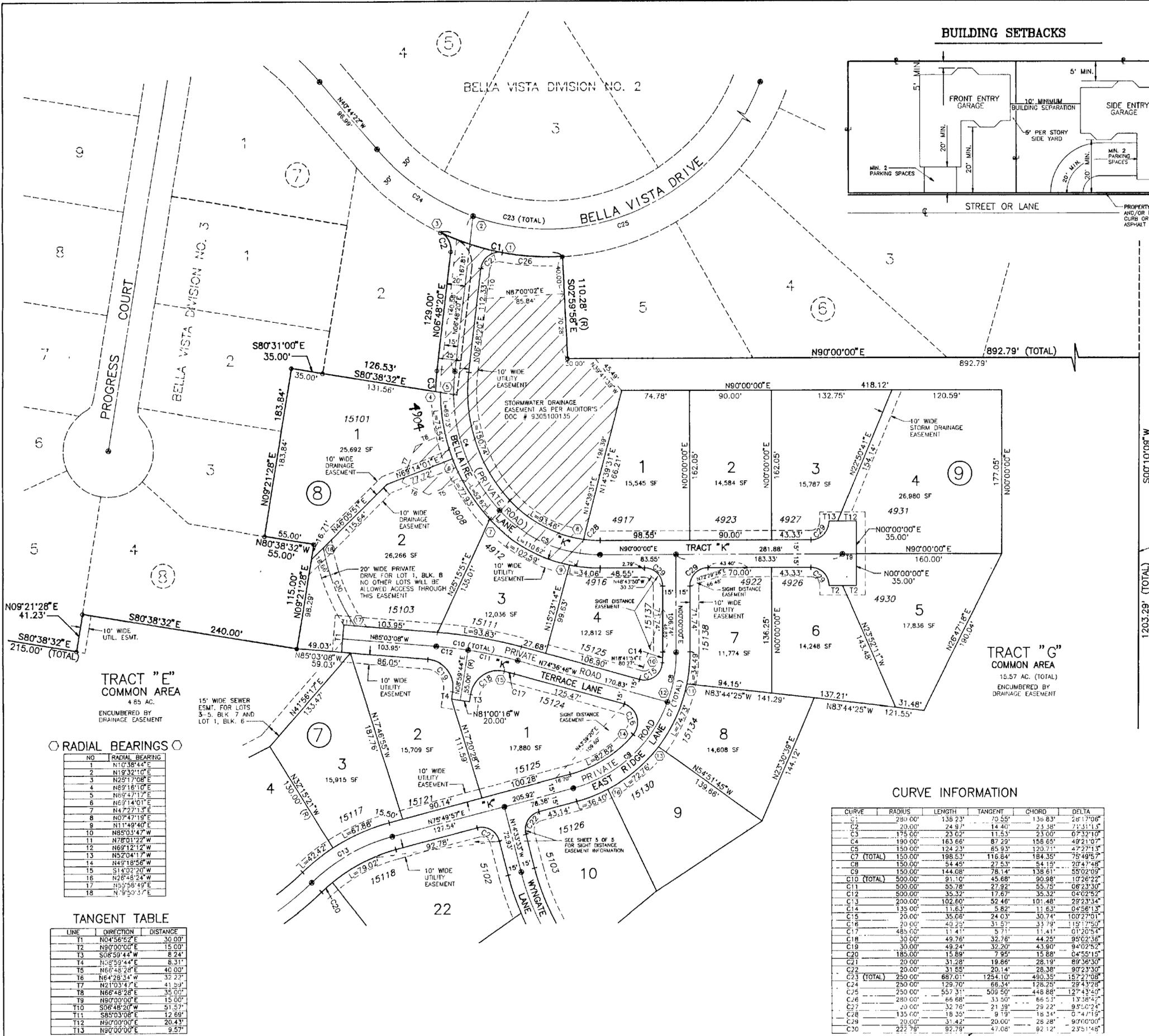


Table with 2 columns: NO, RADIAL BEARING. Lists bearings for lines N1 to N18.

Table with 3 columns: LINE, DIRECTION, DISTANCE. Lists directions and distances for lines T1 to T13.

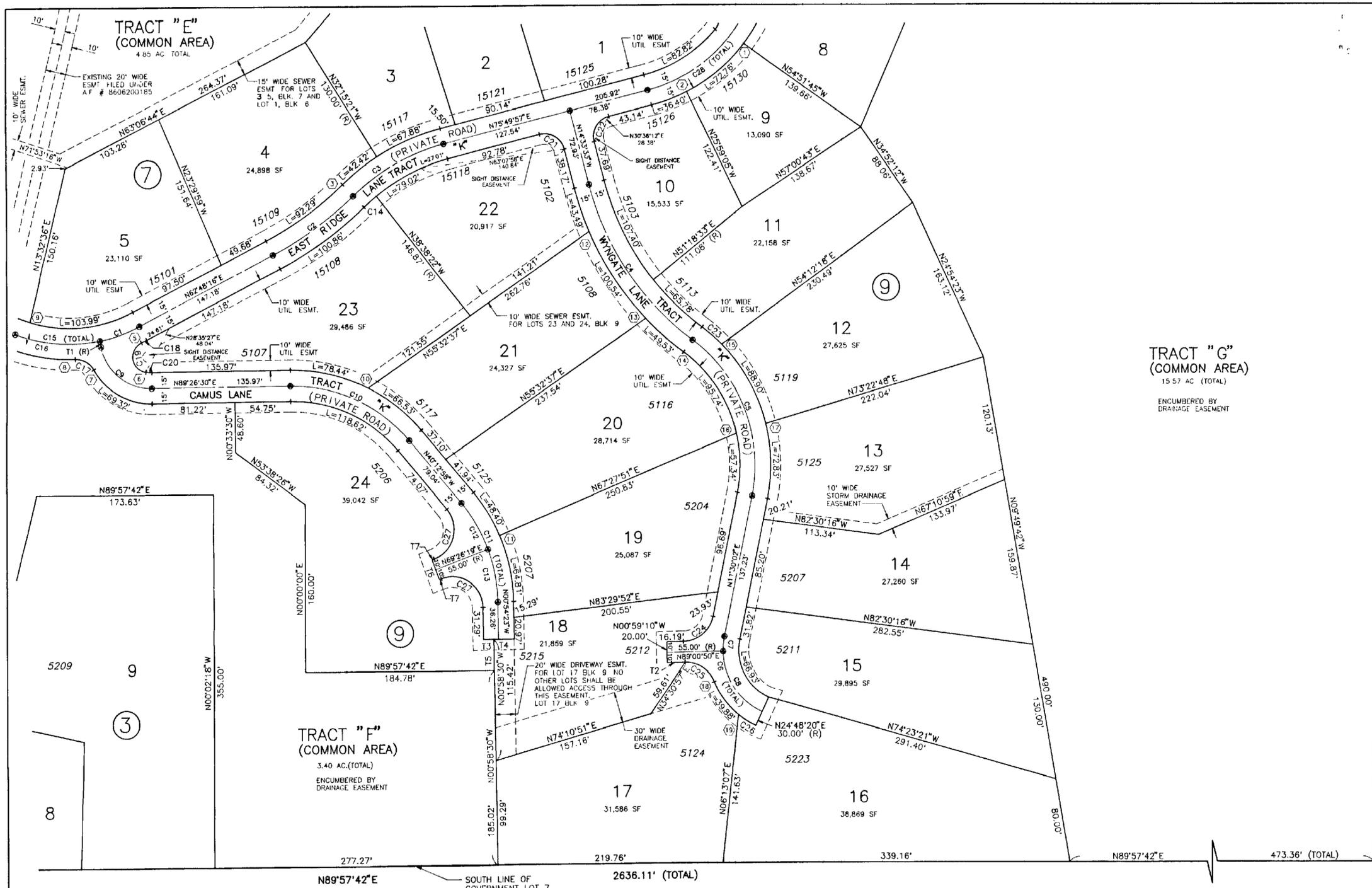
Table with 5 columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, DELTA. Lists curve data for C1 to C20.

**SPOKANE COUNTY AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS 8 DAY OF December, 1993  
 AT 11:25 A.M. IN BOOK 21 OF PLATS AT PAGE 74  
 AT THE REQUEST OF County Planning

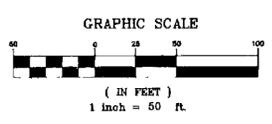
*Dorothy K. Studt*  
 SPOKANE COUNTY AUDITOR BY APPOINTMENT

Book 21 #3155  
 page 74



UNPLATTED  
 1203.29' (TOTAL)  
 EAST LINE OF NE 1/4 OF SECTION 2, T.24 N., R.44 E., W.M.

**TRACT "G" (COMMON AREA)**  
 15.57 AC (TOTAL)  
 ENCUMBERED BY DRAINAGE EASEMENT



**LEGEND**

- FND. MONUMENT PER FINAL PLATS OF BELLA VISTA DIVISIONS NO. 2, 3, 4 AND 5 (1/2" REBAR W/ YPC STAMPED "MOORE 18091", UNLESS OTHERWISE NOTED)
- SET 1/2" REBAR W/ YPC STAMPED "MOORE 18091" (UNLESS OTHERWISE NOTED) AS:
- ANGLE POINT IN BOUNDARY
- └ PROPERTY CORNER
- CENTERLINE MONUMENT

**SURVEYOR'S NOTES:**

1. THE AREA OF THE SUBDIVISION IS 70.67 ACRES.
2. THE AREAS OF THE PRIVATE ROAD TRACTS ARE AS FOLLOWS:  
 CARLYLE LANE (TRACT "H") - 7,509 S.F.  
 FAIRFAX LANE (TRACT "I") - 17,504 S.F.  
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3. 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 PLATS OF BELLA VISTA DIVISIONS NO. 2, 3, 4 & 5, AS RECORDED IN VOLUME 19 OF PLATS, PAGES 4 & 5; VOLUME 19 OF PLATS, PAGE 20, VOLUME 19 OF PLATS, PAGES 65, 66 & 68A; AND VOLUME 21 OF PLATS, PAGES 23 & 24, RESPECTIVELY, WERE 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 WERE USED IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".

**FINAL PUD PLAT OF BELLA VISTA HEIGHTS**  
 LOCATED IN THE NE 1/4 OF SECTION 2, T.24 N., R.44 E., W.M.  
 SPOKANE COUNTY, WASHINGTON

**INLAND PACIFIC ENGINEERING**  
 South 25 Altamont Spokane, Washington  
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**CURVE INFORMATION**

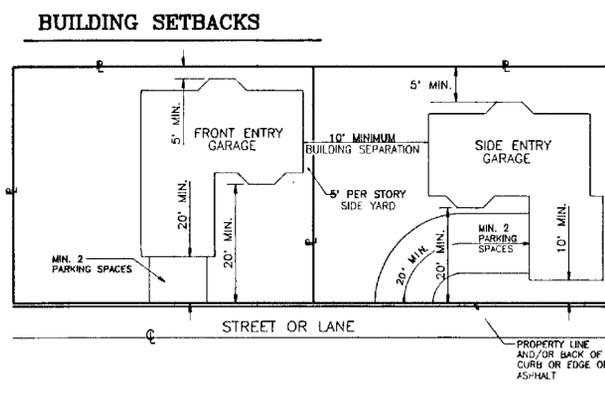
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	150.00'	41.48'	20.87'	41.35'	15°50'41"
C2	338.11'	98.57'	48.52'	98.24'	18°21'53"
C3	200.00'	102.60'	52.46'	101.48'	28°23'34"
C4	270.00'	183.37'	95.38'	179.87'	38°54'44"
C5	150.00'	170.10'	95.51'	161.13'	64°58'19"
C6 (TOTAL)	65.00'	87.01'	51.42'	80.66'	76°41'42"
C7	65.00'	14.17'	7.11'	14.14'	12°29'12"
C8	65.00'	72.84'	40.78'	69.99'	64°12'30"
C9	150.00'	69.12'	41.37'	63.72'	79°12'27"
C10	150.00'	131.80'	70.49'	127.60'	50°20'32"
C11 (TOTAL)	150.00'	102.91'	53.57'	100.91'	39°18'35"
C12	150.00'	51.46'	25.98'	51.20'	19°39'17"
C13	150.00'	51.46'	25.98'	51.20'	19°39'18"
C14	185.00'	15.89'	7.95'	15.88'	04°53'15"
C15 (TOTAL)	150.00'	183.98'	105.03'	172.07'	70°00'00"
C16	150.00'	141.78'	76.63'	136.56'	54°09'19"
C17	20.00'	21.75'	12.09'	20.70'	62°18'56"
C18	165.00'	5.76'	2.88'	5.76'	01°59'58"
C19	15.00'	38.20'	48.90'	26.68'	145°33'45"
C20	35.00'	5.78'	2.90'	5.78'	09°27'59"
C21	20.00'	31.28'	39.86'	28.19'	89°36'30"
C22	20.00'	31.49'	20.14'	28.38'	90°23'30"
C23	165.00'	25.38'	12.72'	25.36'	08°48'51"
C24	30.00'	40.59'	24.08'	37.56'	77°30'48"
C25	30.00'	35.96'	20.49'	33.84'	68°40'34"
C26	80.00'	20.00'	10.05'	19.95'	14°19'26"
C27	30.00'	57.42'	42.57'	49.05'	109°39'18"
C28 (TOTAL)	150.00'	198.53'	116.84'	184.35'	78°49'57"

**TANGENT TABLE**

LINE	DIRECTION	DISTANCE
T1 (R)	S11°21'03"E	6.01'
T2	N89°00'30"E	17.53'
T3	N89°05'37"E	10.00'
T4	N89°05'37"E	20.00'
T5	N00°58'30"W	29.69'
T6	N20°33'41"W	20.00'
T7	N69°26'19"E	2.21'

**○ RADIAL BEARINGS ○**

NO.	RADIAL BEARING
1	N52°04'17"W
2	N26°48'24"W
3	N43°33'37"W
4	N29°11'46"W
5	N08°54'29"E
6	S67°32'48"W
7	N01°46'10"W
8	N17°56'15"E
9	N26°40'48"W
10	N66°35'21"W
11	N48°29'08"E
12	N66°41'50"E
13	N48°29'08"E
14	S36°31'43"W
15	S45°20'34"W
16	S77°09'50"W
17	S76°12'41"W
18	N67°41'24"E
19	N39°07'49"E



21/74