

# FINAL PLAT OF NORTHVIEW ESTATES 1ST ADDITION

A PORTION OF THE SE 1/4 OF SECTION 13, T26N, R42E, W.M.  
SPOKANE COUNTY, WASHINGTON  
SHEET 1 OF 4

**AUDITORS CERTIFICATE**  
FILED FOR THE RECORD THIS 27<sup>th</sup> DAY OF JANUARY, 2006,  
AT 10:06 A M. IN BOOK 32, PAGE 20-23 OF PLATS AT THE  
REQUEST OF THOMAS, DEAN & HOSKINS, INC.

### DEDICATION

BE IT KNOWN BY THESE PRESENT that HOWES QUALITY DEVELOPMENT COMPANY, INC., a Washington corporation, and the State National Bank of Garfield have caused to be platted into lots, blocks and tracts the lands hereon to be known as NORTHVIEW ESTATES 1ST ADDITION, and being legally described as follows:

A Replat of portions of Kempe's Acre Tracts situate in the Southeast quarter of Section 13, Township 26 North, Range 42 East W.M. in Spokane County, State of Washington and being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 13; thence proceeding along the South line of said Section, South 88°44'00" East, 843.79 feet; thence North 01°16'00" East, 20.00 feet to a point, said point being on the South line of Tract 19 of Kempe's Acre Tracts and being 682.09 feet West of the East line of said Tract; thence proceeding Due North, 195.04 feet to the Easterly Corner between lands Deeded under Auditors file #8107280011 and #8107280012; thence Due North, 195.05 feet to the Northwest Corner of said land Deeded under Auditors File #8107280012; thence North 88°44'00" West, 138.03 feet to a point on an East-West line dividing lands Deeded under Auditors file #4446321 and #8107280012 and the TRUE POINT OF BEGINNING for this Legal Description; thence North 88°44'00" West, 42.01 feet; thence Due South, 195.05 feet; thence North 88°44'00" West, 193.30 feet to the existing East line of Orchard Road; thence North 0°14'00" East, 2403.15 feet to a point on the East-West center of Section line; thence along said line South 88°37'03" East, 721.08 feet; thence South 28°41'01" East, 119.18 feet; thence South 60°03'47" West, 95.38 feet; thence South 27°30'25" East, 132.22 feet; thence South 65°20'54" West, 122.08 feet; thence along a Non-Tangent Curve to the right with a Chord Bearing of South 9°36'58" East and a Chord Length of 102.04 feet, said Curve having an Arc Length of 102.86 feet and a Radius of 270.50 feet; thence North 88°44'39" West on a radial bearing 41.00 feet, thence along a Non-Tangent curve to the left with a Chord Bearing of North 11°28'24" West and a Chord Length of 101.14 feet, said Curve having an Arc Length of 101.98 feet and a Radius of 229.50 feet; thence South 73°08'38" West, 153.59 feet; thence South 25°15'36" East, 98.77 feet; thence along a Non-Tangent Curve to the right with a Chord Bearing of North 85°55'49" East and a Chord Length of 57.68 feet, said Curve having an Arc Length of 57.96 feet and a Radius of 170.50 feet; thence South 84°19'50" East, 29.72 feet; thence South 5°00'14" West, 41.00 feet; thence North 84°19'50" West, 30.19 feet; thence along a curve to the left with a Chord Bearing of South 80°12'17" West and a Chord Length of 69.06 feet, said Curve having an Arc Length of 69.91 feet and a Radius of 129.50 feet and a Delta of 30°55'46"; thence South 64°44'24" West, 32.34 feet; thence South 19°48'25" East, 192.13 feet; thence South 81°52'17" West, 81.69 feet; thence South 00°14'00" West, 489.74 feet; thence South 4°34'36" West, 396.13 feet; thence South 00°14'00" West, 384.50 feet; thence North 89°46'00" West, 45.00 feet; thence along a curve to the right with a Chord Bearing of North 83°05'08" West and a Chord Length of 18.50 feet, said Curve having an Arc Length of 18.54 feet, a Radius of 79.50 feet and a Delta of 13°21'43"; thence South 13°35'43" West on a radial bearing 41.00 feet; thence along a Non-Tangent Curve to the left with a Chord Bearing of South 78°16'26" East and a Chord Length of 7.86 feet, said Curve having an Arc Length of 7.86 feet and a Radius of 120.50 feet; thence South 69°19'51" West, 118.74 feet; thence Due South, 136.46 feet to the TRUE POINT OF BEGINNING and the end this legal description.

Said Replat containing 24.68 acres more or less.  
Owners of lots or tracts within this subdivision shall be members of the Northview Estates Homeowners Association by document recorded 9/17/2004 as 5124702 under state UBI number 602364017.

The private roads and/or 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 change without filing a replat. The private roads and/or common areas shown on this plat are hereby dedicated to the Northview Estates Homeowners' Association created by document recorded 9-17-04 as 5124702 under State U.B.I. Number 602364017. The County of Spokane is hereby granted the Right of Ingress and Egress to all private roads, common areas and/or drainage easement. The private roads as shown herein are easements which provide a means of ingress and egress for the lots within the plat having frontage thereon.

The land encompassed within the boundaries of the final plat contain Geo-hazardous areas, specifically Spokane Loam soils (SpC). This soil type is identified as having the potential for moderate to severe erosion. Those mitigating measures identified in Geotechnical report of May 23, 2003 shall be met prior to the issuance of any building permit. Land use activity within the Geo-hazardous areas shall be as regulated by the Spokane County Critical Areas Ordinance, as amended.

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 systems shall not be authorized.

Public sewers shall be constructed to provide for the connection of each parcel to the County's system of sewerage and pay applicable per the County Sewer Ordinance. Sewer connection permits shall be required.

The public water system, pursuant to the water plan approved by county and state health authorities, the local fire protection district, Spokane County Department of Building and Planning and 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.

Use of private wells and water systems is prohibited.

Utility easements shown on the herein described plat are hereby dedicated to the serving utility companies for construction, reconstruction, maintenance, protection, inspection and operation of their respective facilities, together with the right to prohibit changes in grade that will reduce the existing coverage over installed underground facilities and the right to trim or remove trees, bushes, landscaping and to prohibit structures that may interfere with the construction, reconstruction, reliability, maintenance and safe operation of same.

Building setbacks shall be determined at the time building permits are requested.

WARNING: Spokane County has no responsibility to build, improve, 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 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.

The plat(s) hereby dedicate forever to Spokane County, 11 feet additional Right of Way for Orchard Road as platted and shown hereon for public purposes.

The private roads and drainage easements are subject to the separate Declaration of Covenant as recorded January 12, 2006 under Auditor's Document No. #5330300, which by reference is made a part hereof.

That in consideration of Mutual Benefits now or to be hereafter derived, do for themselves, their heirs, grantees, assigns and successor(s) in interest hereby request and authorize Spokane County to include the above described property in a Road Improvement District (RID) and to support the formation of a Road Improvement District for improvement of the road(s) described below by requesting and authorizing Spokane County to place their name(s) on a petition for the formation of a Road Improvement District pursuant to RCW 36.88.050, or by requesting and authorizing Spokane County to cast their ballot in favor of a RID being formed under the resolution method pursuant to RCW 36.88.030, and/or by not filing a protest against the formation of a RID being formed under the alternative resolution method provided for in RCW 36.88.065 and Chapter 35.43 RCW.

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

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

The RID wavier contained in this agreement shall expire after ten (10) years from the date of execution below. This provision is applicable to Johanssen Road.

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

Dedication Continued on Sheet 2.

### OWNER'S CERTIFICATE

IN WITNESS WHEREOF, I, Ron D. Howes signed this instrument as the President of HOWES QUALITY DEVELOPMENT COMPANY, INC.

Ron D. Howes  
For HOWES QUALITY DEVELOPMENT CO., INC.

Title: Pres. Date: 1-17-06

State of Washington )  
County of Spokane )

I certify that I know or have satisfactory evidence that Ron D. Howes signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of the HOWES QUALITY DEVELOPMENT COMPANY, INC. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Date: 1-17-06

Wendy Jo Tappa  
Notary Public  
My appointment expires: 09-08-07



IN WITNESS WHEREOF, I, Jeffrey S. Verble signed this instrument as the Vice President of the State National Bank of Garfield.

Jeffrey S. Verble  
For State National Bank of Garfield

Title: Vice President Date: 1/17/06

State of Washington )  
County of Spokane )

I certify that I know or have satisfactory evidence that Jeffrey S. Verble signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Vice President of the State National Bank of Garfield to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Date: 1/17/06

Archie J. Wulmer  
Notary Public  
My appointment expires: 3/10/09



### 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.

MARK J. WEIGAND  
MARK J. WEIGAND, P.L.S. WASHINGTON CERTIFICATE # 38022



### SPOKANE COUNTY COMMISSIONERS

Examined and approved this 24<sup>th</sup> day of January, 2006.

Mark Hubbard  
CHAIRPERSON BOARD OF COMMISSIONERS

### SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

Examined and approved this 24<sup>th</sup> day of January, 2006.

John Pederson  
SPOKANE DEPARTMENT OF BUILDING AND PLANNING

### SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 24<sup>th</sup> day of January, 2006.

W. Kelly  
SPOKANE COUNTY ENGINEER

### SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 26<sup>th</sup> day of JANUARY, 2006.

Eugene A. Rupp  
SPOKANE COUNTY UTILITIES

### SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 27<sup>th</sup> day of JANUARY, 2006.

Ronald L. Copley  
SPOKANE REGIONAL HEALTH OFFICER

### SPOKANE COUNTY TREASURER

I do hereby certify that all taxes which have been levied and become chargeable against this land shown within this map have been fully paid this 27 day of January, 2006.

Linda M. Wolston  
SPOKANE COUNTY TREASURER *a peace*



### SPOKANE COUNTY ASSESSOR

Examined and approved this 27<sup>th</sup> day of JANUARY, 2006.

R. Baker by Robert J. Fulmer  
SPOKANE COUNTY ASSESSOR

	<b>THOMAS, DEAN &amp; HOSKINS, INC.</b> ENGINEERING CONSULTANTS <small>GREAT FALLS - BOZEMAN - KALISPELL - HELENA - SPOKANE - LEWISTON - MONTANA - WASHINGTON - IDAHO</small>	SHEET NO. <b>1</b>
	303 EAST SECOND AVENUE SPOKANE, WASHINGTON 99202 (509) 622-2888, 622-2889 FAX	SHEETS <b>4</b>

PN 1794-96  
S04-108-FP01-1

5935874 32/21

AUDITORS CERTIFICATE

FILED FOR THE RECORD THIS 27th DAY OF JANUARY, 2006, AT 10:06 A.M. IN BOOK 32, PAGE 20-23 OF PLATS AT THE REQUEST OF THOMAS, DEAN & HOSKINS, INC.

Plat # 3795

Spokane County Auditor Deputy

FINAL PLAT OF NORTHVIEW ESTATES 1ST ADDITION

A PORTION OF THE SE 1/4 OF SECTION 13, T26N, R42E, W.M. SPOKANE COUNTY, WASHINGTON SHEET 2 OF 4

DEDICATION (CONTINUED)

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 Northview Estates Homeowners' Association.

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 the property owner(s) or the Northview Estates Homeowners' Association.

Stormwater runoff from Northview Estates (P1794) and Northview Estates 1st Addition in conjunction with stormwater runoff from Forest Hills 4th Addition (P1507B) is conveyed through a storm pipe system located along North Five Mile Road to a drainage facility located within the offsite drainage easement recorded under Auditors Document Number 5113635.

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.

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).

There may exist properties located uphill and adjacent to this subdivision that periodically discharge stormwater runoff onto individual lots within this plat.

The lots within this plat are subject to the recommendations regarding basements found in the geotechnical study dated December 13, 2005, prepared by Budinger and Associates, recorded under Auditors Document Number 5320818, which by reference becomes a part hereof.

The property owner(s) within this plat shall maintain all natural drainage channels, drainage ditches, and all water quality swales (208' swales) situated on their respective properties with a permanent ground cover such as live native-type dryland grasses or lawn turf as specified in the currently accepted plans on file at Spokane County Engineer's Office.

The Northview Estates Homeowner's Association or its successors in interest shall maintain all drainage facilities, located in the private tracts or common areas within the Northview Estates 1st Addition development and the drainage facilities located within the offsite drainage easement recorded under Auditors Document Number 5114488.

If the Northview Estates Homeowners' Association, or its successors in interest, fail 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 the Northview Estates Homeowners' Association, or its successors in interest, by the County Engineer.

Should the Northview Estates Homeowners' Association 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 Northview Estates Homeowners' Association at the time of said termination.

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 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 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.

A perpetual access and utility easement on, over, under, through, across and upon the private roads, shown as Tracts D and E, shall be granted to the City of Spokane for the purposes of installing, operating, maintaining, repairing, removing and/or replacing an underground public water system.

The Easement shall be granted over the full width of the private roads and include any areas where the water line was extended.

This Easement shall be donated for the purposes of allowing the City, through its officers, employees, contractors and agents, at all times to enter the Easement Property for the purpose of installing, operating, maintaining, repairing, removing and/or replacing the public water system as the City deems necessary.

The Easement shall be non-exclusive; provided; however, neither Grantor nor its successors or assigns shall grant or convey any interest in the Easement Property, including without limitation other Easement interests, without the prior written approval of the City's Director of Engineering Services.

The public water system placed within the Easement shall remain the property of the City, with the City retaining authority over the utilities and related appurtenances.

Nothing in this Easement or any action or inaction by the City shall create any obligation on the part of the City to pay for any improvements, to provide public utility services, or to pay for any service connections, or installations near or adjacent to the Easement.

Upon each and every occasion that the City installs, repairs, maintains, removes, and/or replaces the public utilities, it shall restore the permitted improvements and Grantor's surrounding property, to the condition such permitted improvements and surrounding property were in prior to any such installation or work, to the extent any damage or disturbance of the permitted improvements and Grantor's surrounding property was caused by the City's installation, repair, maintenance, removal and/or replacement of the public utilities.

The agreements contained herein and the rights granted hereby shall run with the title to the Easement Property and shall bind and inure to the benefit of the parties hereto and their respective heirs, successors, sub-lessees and assigns.

A PERPETUAL ACCESS EASEMENT AND UTILITY EASEMENT ON, OVER, UNDER, THROUGH, ACROSS AND UPON THE PRIVATE ROADS, SHOWN AS TRACTS "D" AND "E" AND AS SHOWN ON PLAT, SHALL BE GRANTED TO THE SPOKANE COUNTY UTILITIES DIVISION FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPAIRING, REMOVING AND/OR REPLACING AN UNDERGROUND PUBLIC SEWER SYSTEM.

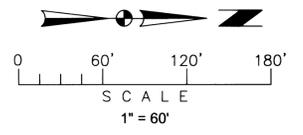


THOMAS, DEAN & HOSKINS, INC. ENGINEERING CONSULTANTS. 303 EAST SECOND AVENUE SPOKANE, WASHINGTON 99202 (509) 622-2888, 622-2889 FAX. SHEET NO. 4 OF 2. S04-108-FP01-2

PN 1794-96

32/21

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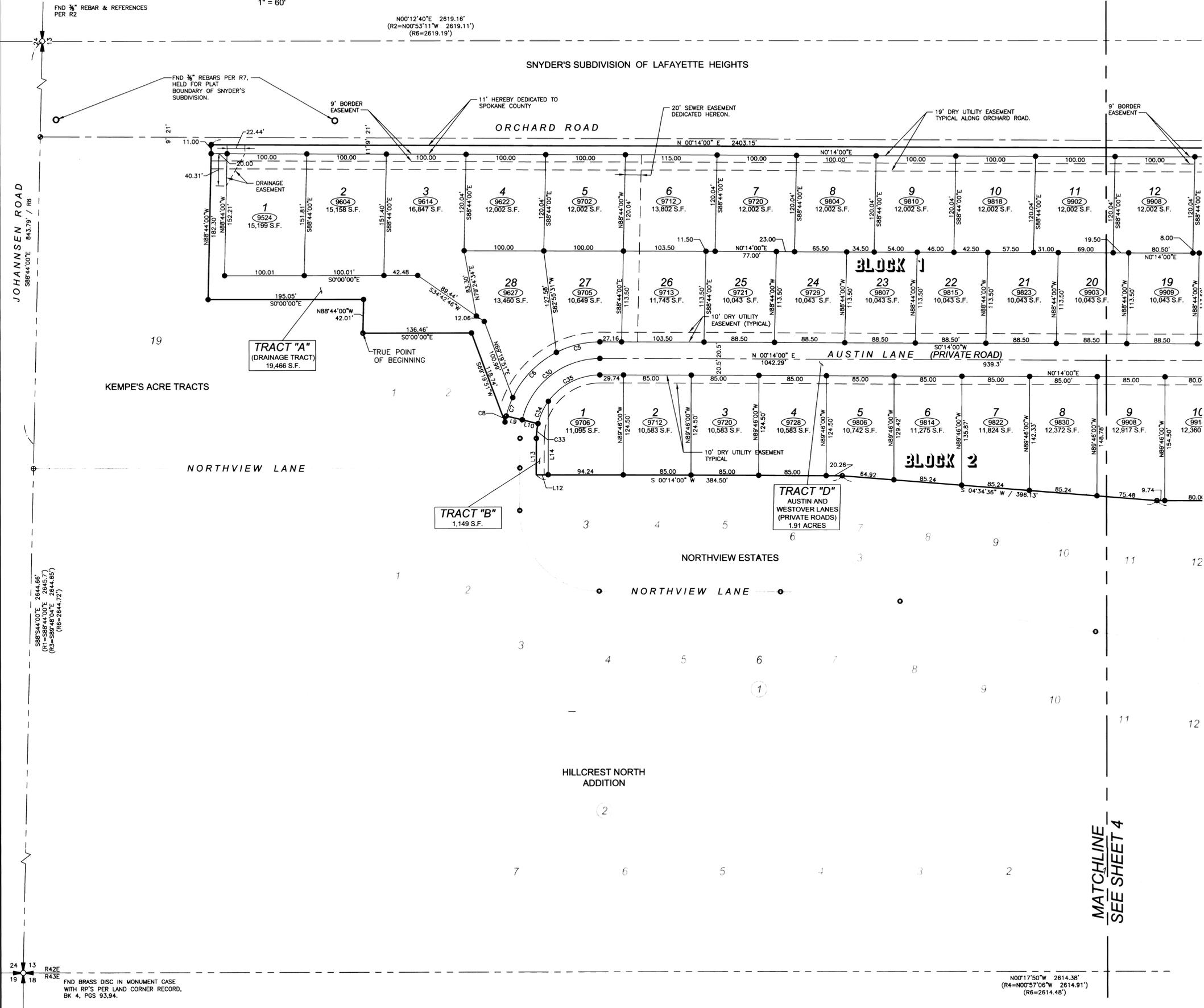


**AUDITORS CERTIFICATE**  
 FILED FOR THE RECORD THIS 27th DAY OF JANUARY, 2006,  
 AT 10:06 A.M. IN BOOK 32, PAGE 20-23 OF PLATS AT THE  
 REQUEST OF THOMAS, DEAN & HOSKINS, INC.

Plat # 3795  
 SPokane County Auditor  
 Deputy

**FINAL PLAT  
 OF  
 NORTHVIEW ESTATES  
 1ST ADDITION**

**A PORTION OF THE SE 1/4 OF SECTION 13, T26N, R42E, W.M.  
 SPOKANE COUNTY, WASHINGTON  
 SHEET 3 OF 4**



**BASIS OF BEARING**  
 SOUTH LINE OF SECTION 13 FROM THE SOUTH QUARTER  
 OF SECTION 13 TO THE SOUTHEAST SECTION CORNER  
 OF SECTION 13 PER PLAT HILLCREST NORTH ADDITION  
 AS FILED WITH THE SPOKANE COUNTY AUDITOR IN PLAT  
 BOOK 9, PAGE 36 OF PLATS

**LEGEND**

- SET NO. 5 REBAR WITH YPC STAMPED PLS 38022
- FOUND AS NOTED
- FOUND PER RB (NORTHVIEW ESTATES PLAT BOOK 30, PAGES 28-31)
- FOUND QUARTER CORNER.
- FOUND SECTION CORNER.
- THEORETICAL POINT.
- (R) RADIAL BEARING
- SET SPOKANE COUNTY CASED MONUMENT
- (2014) ADDRESS

**SURVEYOR'S NOTES**

R1 = HILLCREST NORTH ADDITION PLAT BOOK 9, PAGE 36 OF PLATS  
 R2 = RECORD OF SURVEY BOOK 83, PAGE 38  
 R3 = RECORD OF SURVEY BOOK 84, PAGE 14  
 R4 = RECORD OF SURVEY BOOK 82, PAGE 9  
 R5 = RECORD OF SURVEY BOOK 39, PAGE 81  
 R6 = SPOKANE COUNTY GPS OF DISTANCES BETWEEN CORNERS ALONG NORTH LINE OF PLAT  
 R7 = RECORD OF SURVEY BOOK 30, PAGE 74  
 R8 = NORTHVIEW ESTATES PLAT BOOK 30, PAGES 28-31

**ACCURACY STATEMENT**  
 SURVEY PERFORMED WITH NIKON DTM 450 TOTAL STATION USING FIELD TRAVERSE PROCEDURE AND CONFORMS TO WAC 332-130-090 AND RCW 58.09.

**PARCEL LINE DATA**

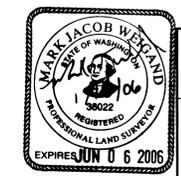
SEGMENT	LENGTH	DIRECTION
L1	30.19	N84°19'50"W
L3	29.72	S84°19'50"E
L4	20.50	S5°00'14"W
L5	20.50	S5°00'14"W
L6	20.50	N88°44'39"W (R)
L8	20.50	N88°44'39"W (R)
L9	20.50	S13°35'43"W (R)
L10	20.50	S13°35'43"W (R)
L12	15.00	S0°14'00"W
L13	45.00	N89°46'00"W
L14	91.48	N89°46'00"W

**PARCEL CURVE DATA**

SEGMENT	LENGTH	RADIUS	ANGLE	TANGENT	CHORD DISTANCE	CHORD BEARING
C1	44.49	28.00	91°02'20"	28.51	39.40	S45°45'00"W
C2	43.48	28.00	88°58'00"	27.50	39.24	S44°15'00"W
C3	43.48	28.00	88°58'00"	27.50	39.24	N44°15'00"W
C4	44.49	28.00	91°02'20"	28.51	39.95	N45°45'00"E
C5	56.62	120.50	26°55'27"	28.85	56.11	S13°13'43"E
C6	80.00	120.50	38°02'21"	41.54	78.54	S45°42'37"E
C7	24.55	120.50	11°40'29"	12.32	24.51	S70°34'02"E
C8	7.86	120.50	3°44'18"	3.93	7.86	S78°16'26"E
C12	19.66	145.50	7°44'24"	9.84	19.64	S4°06'12"W
C13	84.24	145.50	33°10'16"	43.34	83.06	S24°33'32"W
C14	59.92	145.50	23°35'44"	30.39	59.50	S52°56'32"W
C15	117.65	104.50	64°30'24"	65.94	111.54	S32°29'12"W
C16	34.08	170.50	11°27'04"	17.09	34.02	S70°27'56"W
C18	43.52	28.00	89°03'43"	27.55	39.27	N44°17'52"W
C19	101.97	229.50	25°27'25"	51.84	101.13	S76°03'59"E
C20	156.89	229.50	39°10'09"	81.65	153.86	N43°47'14"W
C21	70.20	270.50	14°52'13"	35.30	70.01	N81°23'37"W
C22	130.32	270.50	27°36'16"	66.45	129.07	N60°09'23"W
C23	44.44	28.00	90°58'17"	28.46	39.92	N45°42'08"E
C24	122.12	270.50	25°51'58"	62.12	121.08	N33°25'16"W
C25	101.97	229.50	25°27'31"	51.84	101.14	N11°28'25"W
C26	102.65	270.50	21°44'38"	51.95	102.04	N9°36'58"W
C27	80.97	150.00	30°55'46"	41.50	79.99	S80°12'17"W
C28	69.91	129.50	30°55'46"	35.83	69.06	S80°12'17"W
C29	57.96	170.50	19°28'42"	29.26	57.68	S85°55'49"W
C30	133.76	100.00	76°38'17"	79.03	124.01	S38°05'08"E
C31	140.73	125.00	64°30'24"	78.88	133.42	S32°29'12"W
C32	393.07	250.00	90°05'05"	250.37	353.82	N43°47'11"W
C33	18.54	79.50	13°21'43"	9.31	18.50	N83°05'08"W
C34	31.10	79.50	22°24'46"	15.75	30.90	N65°11'54"W
C35	75.24	79.50	54°13'31"	40.70	72.46	N26°52'45"W

FND BRASS DISC IN MONUMENT CASE WITH RP'S PER LAND CORNER RECORD, BK 4, PGS 93,94.

N00°17'50"W 2614.38'  
 (R4=N00°57'06"W 2614.91')  
 (R6=2614.48')



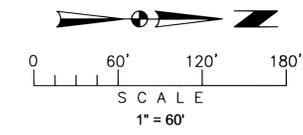
**THOMAS, DEAN & HOSKINS, INC.**  
 ENGINEERING & CONSULTANTS  
 GREAT FALLS-BOZEMAN-KALISPELL-HELENA  
 SPOKANE LEWISTON MONTANA WASHINGTON IDAHO

303 EAST SECOND AVENUE  
 SPOKANE, WASHINGTON 99202  
 (509) 622-2888, 622-2889 FAX

PN 1794-96

4 SHEETS  
 3

32/22



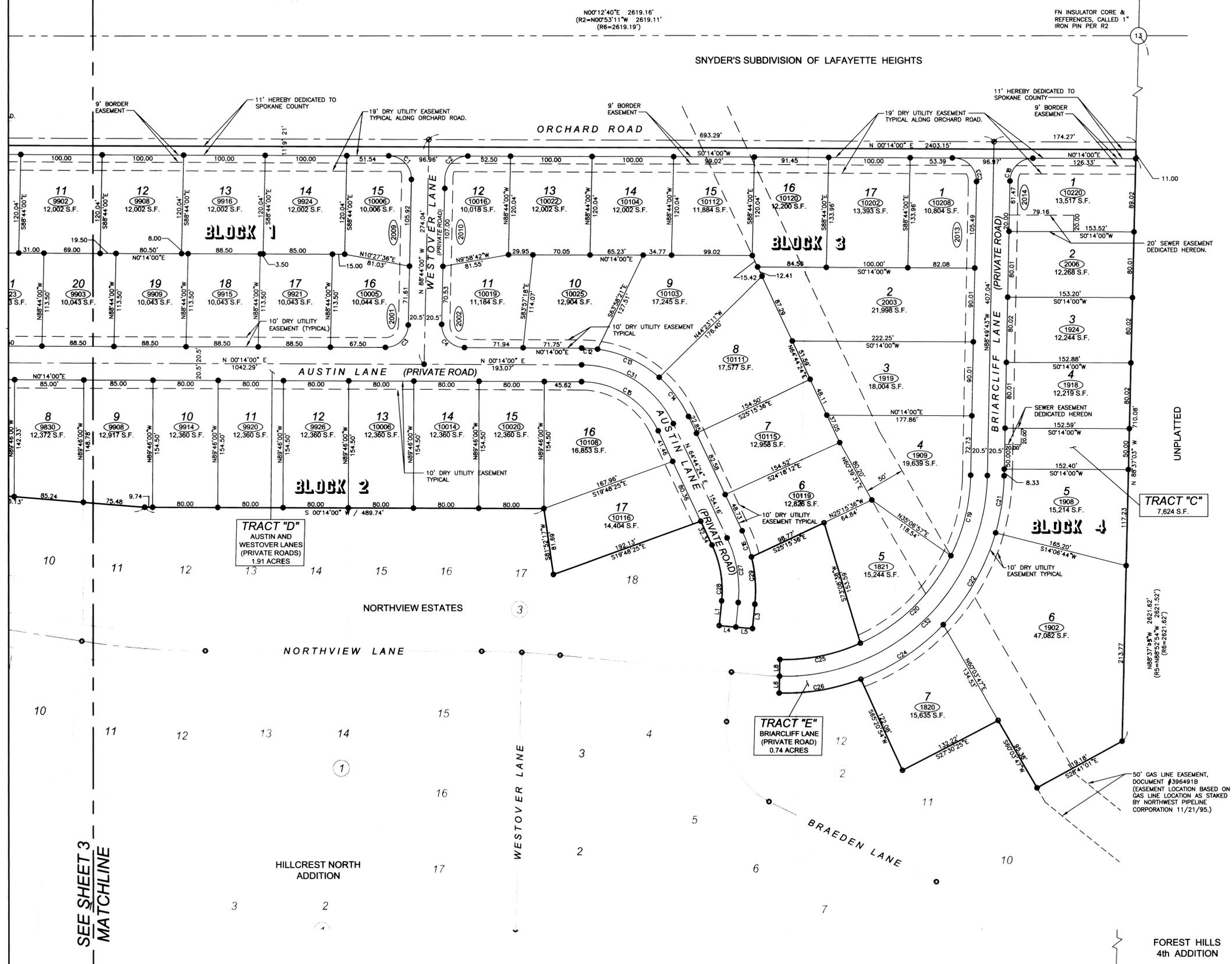
**AUDITORS CERTIFICATE**  
 FILED FOR THE RECORD THIS 27th DAY OF January, 2006,  
 AT 10:06 AM IN BOOK 32, PAGE 20-23 OF PLATS AT THE  
 REQUEST OF THOMAS, DEAN & HOSKINS, INC.

SPokane County Auditor  
 Deputy

Plot # 3795

**FINAL PLAT**  
 OF  
**NORTHVIEW ESTATES**  
**1ST ADDITION**

A PORTION OF THE SE 1/4 OF SECTION 13, T26N, R42E, W.M.  
 SPOKANE COUNTY, WASHINGTON  
 SHEET 4 OF 4



**BASIS OF BEARING**  
 SOUTH LINE OF SECTION 13 FROM THE SOUTH QUARTER OF SECTION 13, TO THE SOUTHEAST SECTION CORNER OF SECTION 13 PER PLAT HILLCREST NORTH ADDITION AS FILED WITH THE SPOKANE COUNTY AUDITOR IN PLAT BOOK 9, PAGE 36 OF PLATS

**LEGEND**

- SET NO. 5 REBAR WITH YPC STAMPED PLS 38022
- FOUND AS NOTED
- FOUND PER RB (NORTHVIEW ESTATES PLAT BOOK 30, PAGES 28-31)
- FOUND QUARTER CORNER.
- FOUND SECTION CORNER.
- THEORETICAL POINT.
- (R) RADIAL BEARING
- SET SPOKANE COUNTY CASED MONUMENT
- (2014) ADDRESS

**SURVEYOR'S NOTES**

R1 = HILLCREST NORTH ADDITION PLAT BOOK 9, PAGE 36 OF PLATS  
 R2 = RECORD OF SURVEY BOOK 83, PAGE 38  
 R3 = RECORD OF SURVEY BOOK 94, PAGE 14  
 R4 = RECORD OF SURVEY BOOK 62, PAGE 9  
 R5 = RECORD OF SURVEY BOOK 39, PAGE 61  
 R6 = SPOKANE COUNTY GPS OF DISTANCES BETWEEN CORNERS ALONG NORTH LINE OF PLAT  
 R7 = RECORD OF SURVEY BOOK 30, PAGE 74  
 R8 = NORTHVIEW ESTATES PLAT BOOK 30, PAGES 28-31

**ACCURACY STATEMENT**  
 SURVEY PERFORMED WITH NIKON DTM 450 TOTAL STATION USING FIELD TRAVERSE PROCEDURE AND CONFORMS TO WAC 332-130-090 AND RCW 58.09.

**PARCEL LINE DATA**

SEGMENT	LENGTH	DIRECTION
L1	30.19	N84°19'50"W
L3	29.72	S84°19'50"E
L4	20.50	S5°00'14"W
L5	20.50	S5°00'14"W
L6	20.50	N88°44'39"W (R)
L8	20.50	N88°44'39"W (R)
L9	20.50	S13°35'43"W (R)
L10	20.50	S13°35'43"W (R)
L12	15.00	S0°14'00"W
L13	45.00	N89°46'00"W
L14	91.48	N89°46'00"W

**PARCEL CURVE DATA**

SEGMENT	LENGTH	RADIUS	ANGLE	TANGENT	CHORD DISTANCE	CHORD BEARING
C1	44.49	28.00	91°02'20"	28.51	39.40	S45°45'00"W
C2	43.48	28.00	88°58'00"	27.50	39.24	S44°15'00"E
C3	43.48	28.00	88°58'00"	27.50	39.24	N44°15'00"W
C4	44.49	28.00	91°02'20"	28.51	39.95	N45°45'00"E
C5	56.62	120.50	28°55'27"	28.85	56.11	S13°13'43"E
C6	80.00	120.50	38°02'21"	41.54	78.54	S45°42'37"E
C7	24.55	120.50	11°40'29"	12.32	24.51	S70°34'02"E
C8	7.86	120.50	3°44'18"	3.93	7.86	S78°16'26"E
C12	19.66	145.50	7°44'24"	9.84	19.64	S4°06'12"W
C13	84.24	145.50	33°10'18"	43.34	83.06	S24°33'32"W
C14	59.92	145.50	23°35'44"	30.39	59.50	S52°56'32"W
C15	117.65	104.50	64°30'24"	65.94	111.54	S32°29'12"W
C16	34.08	170.50	11°27'04"	17.09	34.02	S70°27'56"W
C18	43.52	28.00	89°03'43"	27.55	39.27	N44°17'52"W
C19	101.97	229.50	25°27'25"	51.84	101.13	S76°03'59"E
C20	156.89	229.50	36°10'09"	81.65	153.86	N43°47'14"W
C21	100.00	270.50	14°52'13"	35.30	70.01	N81°23'37"W
C22	130.32	270.50	27°36'18"	66.45	129.07	N60°09'23"W
C23	44.44	28.00	90°56'17"	28.46	39.92	N45°42'08"E
C24	122.12	270.50	25°51'58"	62.12	121.08	N33°25'16"W
C25	101.97	229.50	25°27'31"	51.84	101.14	N11°28'25"W
C26	102.65	270.50	21°44'38"	51.95	102.04	N8°36'58"W
C27	80.97	150.00	30°55'46"	41.50	79.99	S80°12'17"W
C28	69.91	129.50	30°55'46"	35.83	69.06	S80°12'17"W
C29	57.96	170.50	19°28'42"	29.26	57.68	S85°55'49"W
C30	133.76	100.00	76°38'17"	79.03	124.01	S38°05'08"E
C31	140.73	125.00	64°30'24"	78.88	133.42	S32°29'12"W
C32	393.07	250.00	90°05'05"	250.37	353.82	N43°47'11"W
C33	18.54	79.50	13°21'43"	9.31	18.50	N63°05'08"W
C34	31.10	79.50	22°24'46"	15.75	30.90	N65°11'54"W
C35	75.24	79.50	54°13'31"	40.70	72.46	N26°52'45"W



**THOMAS, DEAN & HOSKINS, INC.**  
 ENGINEERING CONSULTANTS  
 GREAT FALLS - BOZEMAN - KALISPELL - HELENA - MONTANA  
 SPOKANE - LEWISTON - IDAHO

303 EAST SECOND AVENUE  
 SPOKANE, WASHINGTON 99202  
 (509) 622-2888, 622-2889 FAX

PN 1794-96

SHEET NO. **4**

SEE SHEET 3  
 MATCHLINE

N00°17'50"W 2614.38'  
 (R4=N00°57'06"W 2614.91')  
 (R6=2614.48')

N00°12'40"E 2619.16'  
 (R2=N00°53'11"W 2619.11')  
 (R6=2619.19')

FN REBAR WITH YELLOW PLASTIC CAP PER R4.  
 EXISTING RPS: CLC TACK & TAG #29286 IN 18" PINE N8°E, 26.85'  
 L.S. TACK & TAG #13315 IN 16" PINE N22°E, 20.30'  
 PK NAIL IN 20" PINE S84°W, 30.50'

50' GAS LINE EASEMENT, DOCUMENT #396491B (EASEMENT LOCATION BASED ON GAS LINE LOCATION AS STAKED BY NORTHWEST PIPELINE CORPORATION 11/21/95.)