

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT NORTHVIEW VENTURE L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, GARY L. GUNNING, A SINGLE PERSON, DIANE HARWOOD, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF RANDY O. HARWOOD, DECEASED, AND WASHINGTON TRUST BANK, HAVE CAUSED TO BE PLATTED INTO TRACTS THE LAND SHOWN HEREON, TO BE KNOWN AS SANDY RIDGE 1ST ADDITION, LOCATED IN THE SOUTHWEST QUARTER SECTION 31, TOWNSHIP 26 NORTH, RANGE 44 EAST, W.M., IN THE SPOKANE COUNTY, WASHINGTON STATE, DESCRIBED AS FOLLOWS:

THE TERMS OF THIS NOTICE SHALL RUN WITH THE LAND AND APPLY TO THE APPLICANT, OWNER, HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST.

RELEASE OF THIS TITLE NOTICE CAN ONLY BE ACCOMPLISHED THROUGH THE AUTHORITY OF THE SPOKANE COUNTY ENGINEER BY RECORDING OF A "TITLE NOTICE EXTINGUISHMENT" BASED UPON A FINDING THAT SUCH RELEASE SHOULD OCCUR.

THE WATER EASEMENT AS PLATTED AND SHOWN HEREON, IS GRANTED TO PASADENA PARK IRRIGATION DISTRICT.

THE 20 FOOT WIDE PRIVATE DRIVEWAY EASEMENT, AS PLATTED AND SHOWN HEREON, IS GRANTED TO LOTS 21 AND 22, BLOCK 2.

ISSUANCE OF A BUILDING PERMIT WILL BE BASED UPON MEETING THE CRITERIA OUTLINED IN THE GEOTECHNICAL EVALUATION DATED AUGUST 5, 2004 PREPARED BY ALLMEST TESTING AND ENGINEERING, LLS, RECORDED AS AUDITOR'S DOCUMENT NO. 5328576.

THE LAND INCLUDED WITHIN THIS PLAT IS SUBJECT TO AN AVIGATION EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS SHOWN ON THE AVIGATION EASEMENT FILED FOR RECORD UNDER SPOKANE COUNTY AUDITOR'S FILE NO. 8303220183.

THE PRIVATE ROADS AND DRAINAGE EASEMENTS ARE SUBJECT TO THE SEPARATE DECLARATION OF COVENANT AS RECORDED JANUARY 19, 2006 UNDER AUDITOR'S DOCUMENT NO. 5335929 WHICH BY REFERENCE IS MADE A PART HEREOF.

UTILITY EASEMENTS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED FOR THE USE OF SERVING UTILITY COMPANIES FOR THE 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 AND/OR REMOVE TREES, BUSHES, LANDSCAPING AND TO PROHIBIT STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE, AND SAFE OPERATION OF SAME.

THE PERPETUAL (EXCLUSIVE) EASEMENT GRANTED TO SPOKANE COUNTY ITS' SUCCESSORS AND ASSIGNS IS FOR THE SOLE PURPOSE OF CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING, ALTERING, REPLACING, REMOVING, AND ALL OTHER USES OR PURPOSES WHICH ARE OR MAY BE RELATED TO A SEWER. SPOKANE COUNTY, ITS SUCCESSORS AND ASSIGNS AT ALL TIMES HERINAFTER, AT THEIR OWN COST AND EXPENSE, MAY REMOVE ALL CROPS, TREES, GRASSES OR TREES THAT MAY INTERFERE WITH THE CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING, ALTERING, REPLACING, REMOVING AND ALL OTHER USES OR PURPOSES WHICH ARE/MAY BE RELATED TO A SEWER SYSTEM.

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 25 DAY OF May 2006

NORTHVIEW VENTURE, L.L.C. A WASHINGTON LIMITED LIABILITY COMPANY BY: *Dawn Walker* MEMBER

STATE OF WASHINGTON ) ) SS COUNTY OF SPOKANE )

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT *Bryan Walker* 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 MEMBER OF NORTHVIEW VENTURE, L.L.C., A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 25 DAY OF May 2006

*Cynthia K. Cabot* NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON RESIDING AT SPOKANE, MY COMMISSION EXPIRES 2-15-07

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 25 DAY OF May 2006

*Gary L. Gunning* GARY L. GUNNING, A SINGLE PERSON

STATE OF WASHINGTON ) ) SS COUNTY OF SPOKANE )

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT GARY L. GUNNING IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 25 DAY OF May 2006

*Cynthia K. Cabot* NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON RESIDING AT SPOKANE, MY COMMISSION EXPIRES 2-15-07

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 25 DAY OF May 2006

*Diane C. Harwood* DIANE HARWOOD AS AN INDIVIDUAL AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF RANDY O. HARWOOD, DECEASED

STATE OF WASHINGTON ) ) SS COUNTY OF SPOKANE )

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT DIANE HARWOOD IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT AS HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 25 DAY OF May 2006

*Cynthia K. Cabot* NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON RESIDING AT SPOKANE, MY COMMISSION EXPIRES 2-15-07

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

WASHINGTON TRUST BANK A WASHINGTON CORPORATION BY: *Connie Bischoff* SVP

STATE OF WASHINGTON ) ) SS COUNTY OF )

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT *Connie Bischoff* 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 SVP OF WASHINGTON TRUST BANK, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 25 DAY OF May 2006

*Kelli L. Miller* NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON RESIDING AT SPOKANE, MY COMMISSION EXPIRES 7/27/07

Plat # 3832

SPOKANE COUNTY AUDITOR'S CERTIFICATE

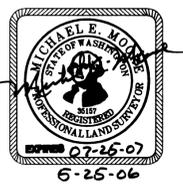
FILED FOR RECORD THIS 14th DAY OF June 2006 AT 8:52 AM, IN BOOK 32 of Plate 68-71 AT THE REQUEST OF NORTHVIEW VENTURE L.L.C. et al.

*William Anderson* 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 SUBDIVISION ORDINANCE.

*Michael E. Moore* MICHAEL E. MOORE, PLS CERTIFICATE NUMBER 35157



SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 31st DAY OF MAY 2006

*Robert Adams* SPOKANE COUNTY DIVISION OF UTILITIES

SPOKANE COUNTY ENGINEER

EXAMINED AND APPROVED THIS 30th DAY OF May 2006

*Robert Adams* SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

EXAMINED AND APPROVED THIS 14th DAY OF JUNE 2006

*Robert W. Brook* SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 6th DAY OF JUNE 2006

*Donald L. Copley* FOR SPOKANE REGIONAL HEALTH OFFICER

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 14th DAY OF June 2006

*Devin Kelly for Ralph Baker* SPOKANE COUNTY ASSESSOR BY DEPUTY

THE BOARD OF COUNTY COMMISSIONERS OF SPOKANE, WASHINGTON

THIS PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON, ON THIS 15th DAY OF June 2006

*Tom Maithe* 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 14 DAY OF June 2006

*Quida M. Robertson & Head* SPOKANE COUNTY TREASURER BY DEPUTY



FINAL PLAT OF SANDY RIDGE 1ST ADDITION (A PLANNED UNIT DEVELOPMENT) LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 26 NORTH, RANGE 44 EAST, W.M., SPOKANE COUNTY, WASHINGTON



LLC ASSOCIATES 12730 E. MIRABEAU PRKW. SUITE 100 SPOKANE VALLEY WASHINGTON 99216 P 509 458 6843 F 509 458 6844 CLC@SBOC.COM ARCHITECTURE ENGINEERING PLANNING LANDSCAPE ARCHITECTURE LAND SURVEYING

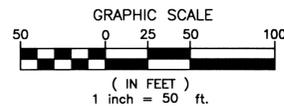
J:\2003\Land Projects\5303000\ang\PLAT1.dwg 5/25/2006 8:49:02 AM PDT

SPOKANE COUNTY AUDITOR'S CERTIFICATE

Filed for record this 14<sup>th</sup> day of June, 2006 at 8:52 AM, in Book 32 of Plats, at Pages 68-71 at the request of NORTHVIEW VENTURES, LLC

William D. Anderson Spokane County Auditor by Deputy

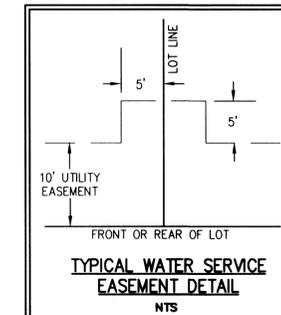
Plat #3832



LEGEND

- o - FOUND 1/2" IRON PIPE INSIDE DIAMETER, UNLESS OTHERWISE NOTED.
- FOUND 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "CLC 22961"
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "MOORE 18091"
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "MOORE 18091" PER (J)
- SET 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "MEM 35157", OR LEAD PLUG WITH WASHER MARKED "MEM 35157" AT ACTUAL CORNER
- LOT CORNERS ON PRIVATE ROAD RIGHT OF WAY LINES WERE IMPRACTICAL TO SET DUE TO IMPROVEMENTS AND HAVE BEEN REFERENCED BY A 1/2" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "MEM 35157" OFFSET 1.00 FOOT FROM THE ACTUAL FRONT LOT CORNER AS MEASURED ON THE SIDE LOT LINE. WHERE THE FRONT LOT CORNER WAS NOT AT THE INTERSECTION OF A SIDE LOT LINE, THE REFERENCE MONUMENT WAS SET 1.00 FOOT FROM THE FRONT LOT CORNER AS MEASURED PERPENDICULAR TO THE FRONT LINE OR RADIAL TO THE CURVE.
- LOT CORNERS ON PRIVATE ROAD RIGHT OF WAY LINES WERE IMPRACTICAL TO SET DUE TO IMPROVEMENTS AND HAVE BEEN REFERENCED BY A 1/2" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "MEM 35157" OFFSET 6.50 FEET FROM THE ACTUAL FRONT LOT CORNER AS MEASURED ON THE SIDE LOT LINE. WHERE THE FRONT LOT CORNER WAS NOT AT THE INTERSECTION OF A SIDE LOT LINE, THE REFERENCE MONUMENT WAS SET 6.50 FEET FROM THE FRONT LOT CORNER AS MEASURED PERPENDICULAR TO THE FRONT LINE OR RADIAL TO THE CURVE.

- 1234 - ADDRESSES
- DRAINAGE EASEMENT
- COMMON OPEN SPACE



RADIAL BEARINGS

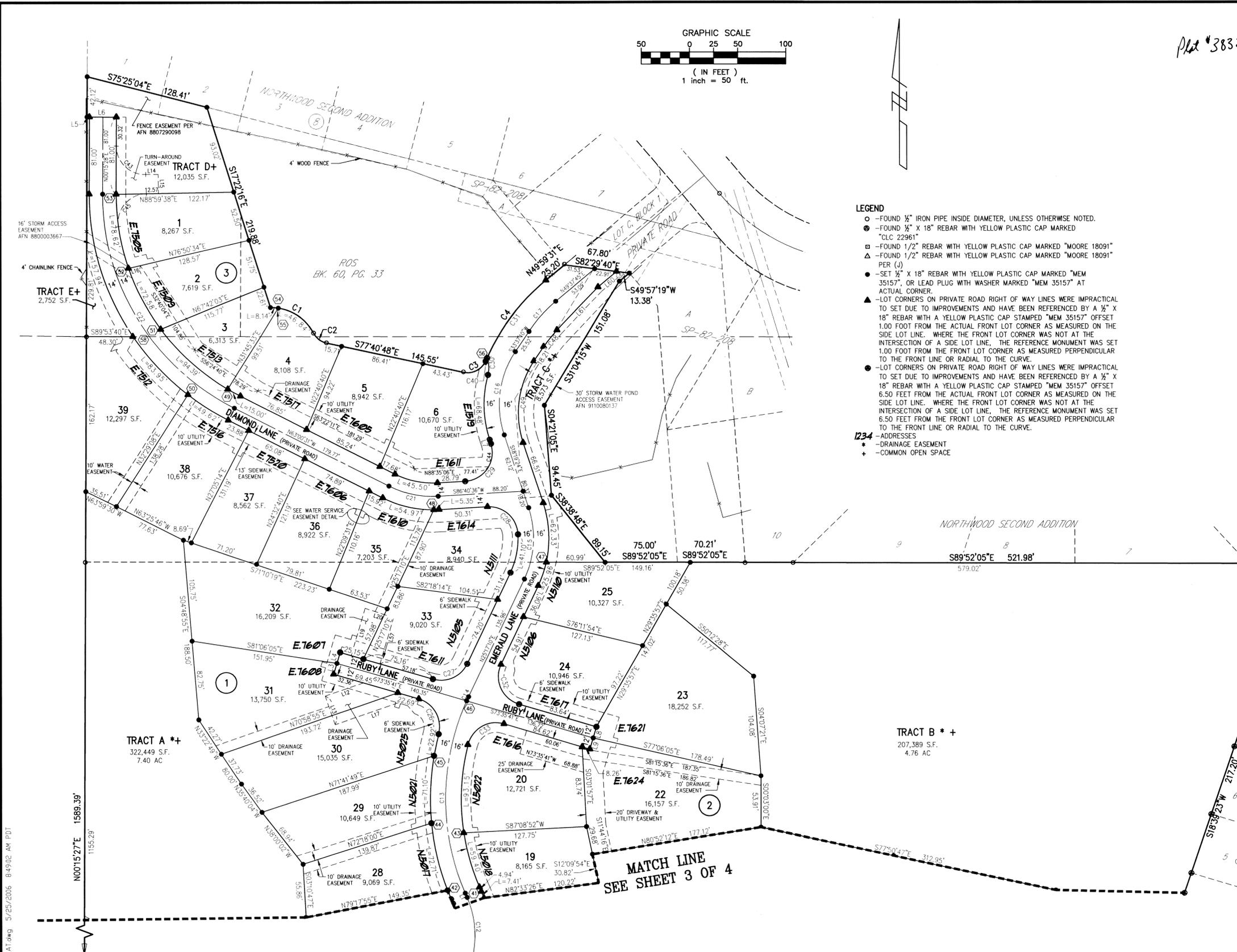
Table with columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, DELTA. Lists bearings for curves C1 through C39.

CURVE TABLE

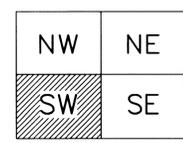
Table with columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, DELTA. Lists curve data for curves C1 through C49.

LINE TABLE

Table with columns: LINE, LENGTH, BEARING. Lists line data for lines L1 through L65.



BASIS OF BEARINGS: THE ASSUMED BEARING OF N89°52'05"W BETWEEN THE FOUND MONUMENTS MARKING THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER WAS USED FOR THE BASIS OF BEARINGS.
SURVEYOR'S NOTES: 1) THE AREA OF THE SUBDIVISION IS 32.45 ACRES. 2) THE AREA OF THE PRIVATE ROAD (TRACT F) IS 127,438 S.F. OR 2.93 ACRES.
ACCURACY STATEMENT: THIS SURVEY WAS PERFORMED USING A TRIMBLE 5603 DR200 +3 SECOND TOTAL STATION. FIELD TRAVERSE METHODS USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".

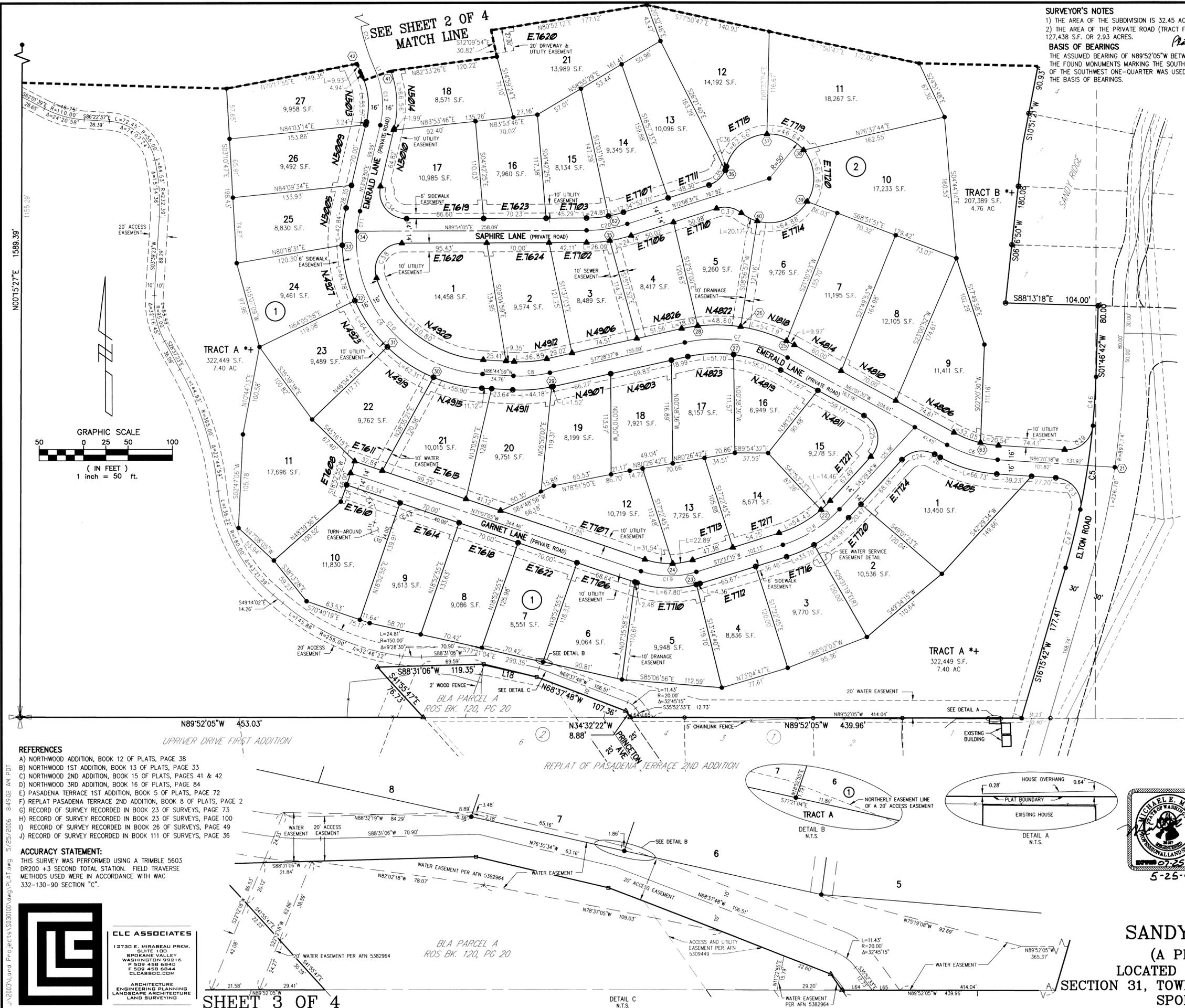


FINAL PLAT OF SANDY RIDGE 1ST ADDITION (A PLANNED UNIT DEVELOPMENT) LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 26 NORTH, RANGE 44 EAST, W.M., SPOKANE COUNTY, WASHINGTON



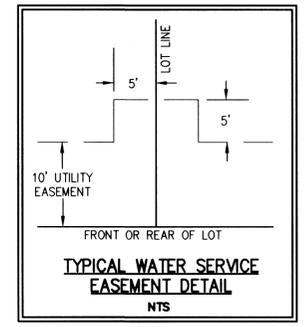
CLC ASSOCIATES logo and contact information: 12730 E. MIRABEAU PKW., SUITE 100, SPOKANE VALLEY, WASHINGTON 99216. Phone: 509 458 6840, Fax: 509 458 6844, Email: CLC@SBOC.COM. Also lists Architecture, Engineering, Planning, Landscape Architecture, and Land Surveying services.

Vertical text on the left edge: J:\2005\land\proj\5392313\plat\1.dwg 5/25/2006 8:49:02 AM P01



**SURVEYOR'S NOTES**  
 1) THE AREA OF THE SUBDIVISION IS 32.45 ACRES.  
 2) THE AREA OF THE PRIVATE ROAD (TRACT F) IS 127,438 S.F. OR 2.93 ACRES.  
**BASIS OF BEARINGS**  
 THE ASSUMED BEARING OF N89°52'05"W BETWEEN THE FOUND MONUMENTS MARKING THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER WAS USED FOR THE BASIS OF BEARINGS.

**SPOKANE COUNTY AUDITOR'S CERTIFICATE**  
 FILED FOR RECORD THIS 14<sup>th</sup> DAY OF June, 2006  
 AT 8:52 AM, IN BOOK 32 OF PLATS AT PAGES 62-71  
 AT THE REQUEST OF NORTHVIEW VENTURE, LLC  
 William Anderson  
 SPOKANE COUNTY AUDITOR BY DEPUTY



**RADIAL BEARINGS**

LINE	BEARING
21	N81°42'54"W
22	N41°11'04"W
23	N15°11'34"W
24	N02°07'50"W
25	N25°49'04"E
26	S08°39'49"W
27	S07°21'31"W
28	N06°43'13"W
29	N15°59'50"W
30	N23°52'42"E
31	S44°03'07"W
32	N66°11'12"E
33	S88°32'43"W
34	S85°29'38"E
35	N09°15'51"W
36	N68°05'01"W
37	N02°48'19"W
38	S50°38'21"W
39	S88°41'03"E
40	N15°39'52"E
41	S70°27'11"W
42	N08°55'49"E
43	S81°20'09"W
44	N84°35'34"E
45	N80°05'29"W
46	S65°47'25"E
47	N73°32'15"W
48	N08°38'09"W
49	N30°38'02"E
50	S37°45'36"W
51	N53°32'59"E
52	S71°01'17"W
53	S89°44'32"E
54	S00°41'03"E
55	N08°38'09"W
56	S68°35'48"W
58	N55°58'49"E
62	S10°33'11"E
63	N13°32'40"E

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	50.00'	54.98'	30.64'	52.25'	62°59'56"
C2	20.00'	17.45'	9.33'	16.90'	49°59'41"
C3	20.00'	27.52'	16.61'	25.56'	79°24'58"
C4	225.00'	106.37'	54.20'	105.39'	27°05'17"
C5	867.14'	219.20'	110.19'	218.61'	14°29'00"
C6	135.00'	59.66'	30.32'	59.17'	25°19'59"
C7	165.00'	119.51'	62.51'	116.91'	41°29'53"
C8	150.00'	41.29'	20.78'	41.16'	15°46'24"
C9	150.00'	252.01'	129.02'	222.95'	100°04'49"
C10	150.00'	238.91'	153.32'	214.44'	91°15'21"
C11	150.00'	231.01'	115.27'	233.08'	84°28'28"
C12	100.00'	63.77'	33.01'	62.70'	36°32'20"
C13	250.00'	206.90'	109.79'	201.05'	47°25'05"
C14	250.00'	4.70'	2.35'	4.70'	194°35'55"
C15	100.00'	76.11'	40.01'	74.29'	43°56'34"
C16	100.00'	90.66'	48.71'	87.58'	51°56'34"
C17	150.00'	41.91'	21.09'	41.78'	16°00'35"
C18	145.00'	76.25'	39.03'	75.37'	30°07'41"
C19	100.00'	63.29'	32.74'	62.24'	36°15'40"
C20	150.00'	46.49'	23.43'	46.31'	17°45'34"
C21	250.00'	52.91'	27.09'	52.29'	30°18'53"
C22	250.00'	278.05'	154.00'	262.24'	63°35'59"
C23	30.00'	51.38'	34.59'	45.33'	98°07'51"
C24	30.00'	40.05'	23.64'	37.14'	76°28'56"
C25	30.00'	54.20'	38.07'	47.12'	103°31'04"
C26	30.00'	46.31'	29.19'	41.85'	88°26'29"
C27	30.00'	42.47'	26.68'	39.01'	81°07'09"
C28	30.00'	47.42'	30.30'	42.84'	90°34'26"
C29	30.00'	54.38'	39.10'	47.60'	105°00'00"
C30	28.00'	18.04'	9.34'	17.73'	36°54'21"
C31	225.00'	102.75'	52.29'	101.86'	26°09'55"
C32	30.00'	51.77'	35.05'	45.58'	98°52'51"
C33	30.00'	48.31'	31.21'	43.26'	92°15'43"
C34	30.00'	54.16'	38.01'	47.10'	103°29'45"
C35	30.00'	25.25'	13.43'	24.51'	48°13'52"
C36	30.00'	4.40'	2.21'	4.40'	87°42'27"
C37	30.00'	29.65'	16.16'	28.46'	56°37'59"
C38	30.00'	56.49'	41.21'	48.51'	107°53'44"
C39	30.00'	46.18'	29.07'	41.75'	88°11'34"
C40	225.00'	3.82'	1.81'	3.82'	0°52'27"
C41	30.00'	47.12'	30.00'	42.43'	90°00'00"
C42	30.00'	47.12'	30.00'	42.43'	90°00'00"
C43	30.00'	47.79'	30.67'	42.89'	91°15'50"
C44	30.00'	24.97'	13.26'	24.25'	47°40'57"
C45	30.00'	50.74'	33.86'	44.91'	96°54'46"
C46	867.14'	55.77'	27.90'	55.76'	34°10'06"
C47	867.14'	67.72'	33.88'	67.70'	42°28'29"
C48	128.00'	22.17'	11.11'	22.14'	95°52'31"
C49	98.00'	88.84'	47.74'	85.83'	51°56'35"

**LINE TABLE**

LINE	LENGTH	BEARING
L1	4.94'	N23°12'30"W
L2	20.00'	S18°25'55"W
L3	12.00'	N16°24'19"E
L4	12.00'	N16°24'19"E
L5	2.45'	S89°44'32"E
L6	30.45'	S89°44'32"E
L7	4.24'	S18°19'24"E
L8	12.00'	S16°24'19"W
L9	12.00'	S16°24'19"W
L10	20.00'	N71°07'05"W
L11	14.00'	N18°52'55"E
L12	42.12'	S70°38'55"W
L13	31.50'	S19°01'05"E
L14	12.80'	N88°59'38"E
L15	19.97'	S01°00'22"E
L16	12.70'	N76°50'34"E
L17	86.41'	N70°58'55"E
L18	61.16'	N76°30'34"W
L19	51.31'	N16°24'19"E
L20	31.16'	S71°44'16"E
L57	50.30'	S16°24'19"W
L59	13.36'	S82°29'40"E
L60	25.22'	S49°37'45"W
L61	61.91'	S43°32'33"W
L64	12.36'	S89°52'05"E
L65	12.36'	S89°52'05"E

- LEGEND**
- - FOUND 1/2" IRON PIPE INSIDE DIAMETER, UNLESS OTHERWISE NOTED.
  - - FOUND 1/2" x 18" REBAR WITH YELLOW PLASTIC CAP MARKED "CLC 22961"
  - - FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "MOORE 18091"
  - △ - FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "MOORE 18091" PER (J)
  - - SET 1/2" x 18" REBAR WITH YELLOW PLASTIC CAP MARKED "MEM 35157", OR LEAD PLUG WITH WASHER MARKED "MEM 35157" AT ACTUAL CORNER.
  - ▲ - LOT CORNERS ON PRIVATE ROAD RIGHT OF WAY LINES WERE IMPRACTICAL TO SET DUE TO IMPROVEMENTS AND HAVE BEEN REFERENCED BY A 1/2" x 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "MEM 35157" OFFSET 1.00 FOOT FROM THE ACTUAL FRONT LOT CORNER AS MEASURED ON THE SIDE LOT LINE. WHERE THE FRONT LOT CORNER WAS NOT AT THE INTERSECTION OF A SIDE LOT LINE, THE REFERENCE MONUMENT WAS SET 1.00 FOOT FROM THE FRONT LOT CORNER AS MEASURED PERPENDICULAR TO THE FRONT LINE OR RADIAL TO THE CURVE.
  - - LOT CORNERS ON PRIVATE ROAD RIGHT OF WAY LINES WERE IMPRACTICAL TO SET DUE TO IMPROVEMENTS AND HAVE BEEN REFERENCED BY A 1/2" x 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "MEM 35157" OFFSET 6.50 FEET FROM THE ACTUAL FRONT LOT CORNER AS MEASURED ON THE SIDE LOT LINE. WHERE THE FRONT LOT CORNER WAS NOT AT THE INTERSECTION OF A SIDE LOT LINE, THE REFERENCE MONUMENT WAS SET 6.50 FEET FROM THE FRONT LOT CORNER AS MEASURED PERPENDICULAR TO THE FRONT LINE OR RADIAL TO THE CURVE.
  - 1234 - ADDRESSES
  - \* - DRAINAGE EASEMENT
  - + - COMMON OPEN SPACE



**FINAL PLAT OF SANDY RIDGE 1ST ADDITION**  
 (A PLANNED UNIT DEVELOPMENT)  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 26 NORTH, RANGE 44 EAST, W.M., SPOKANE COUNTY, WASHINGTON

- REFERENCES**
- NORTHWOOD ADDITION, BOOK 12 OF PLATS, PAGE 38
  - NORTHWOOD 1ST ADDITION, BOOK 13 OF PLATS, PAGE 33
  - NORTHWOOD 2ND ADDITION, BOOK 15 OF PLATS, PAGES 41 & 42
  - NORTHWOOD 3RD ADDITION, BOOK 16 OF PLATS, PAGE 84
  - PASADENA TERRACE 1ST ADDITION, BOOK 5 OF PLATS, PAGE 72
  - REPLAT PASADENA TERRACE 2ND ADDITION, BOOK 8 OF PLATS, PAGE 2
  - RECORD OF SURVEY RECORDED IN BOOK 23 OF SURVEYS, PAGE 73
  - RECORD OF SURVEY RECORDED IN BOOK 23 OF SURVEYS, PAGE 100
  - RECORD OF SURVEY RECORDED IN BOOK 26 OF SURVEYS, PAGE 49
  - RECORD OF SURVEY RECORDED IN BOOK 111 OF SURVEYS, PAGE 36

**ACCURACY STATEMENT:**  
 THIS SURVEY WAS PERFORMED USING A TRIMBLE 5603 DR2000 +3 SECOND TOTAL STATION. FIELD TRAVERSE METHODS USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".

**CLC ASSOCIATES**  
 12730 E. MIRABEAU PRKW. SUITE 100  
 SPOKANE VALLEY WASHINGTON 99216  
 P 509 458 6840 F 509 458 6844  
 CLC@SBOC.COM

ARCHITECTURE  
 ENGINEERING PLANNING  
 LANDSCAPE ARCHITECTURE  
 LAND SURVEYING

Plot #3832

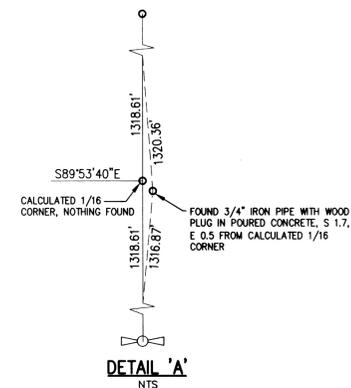
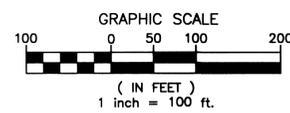
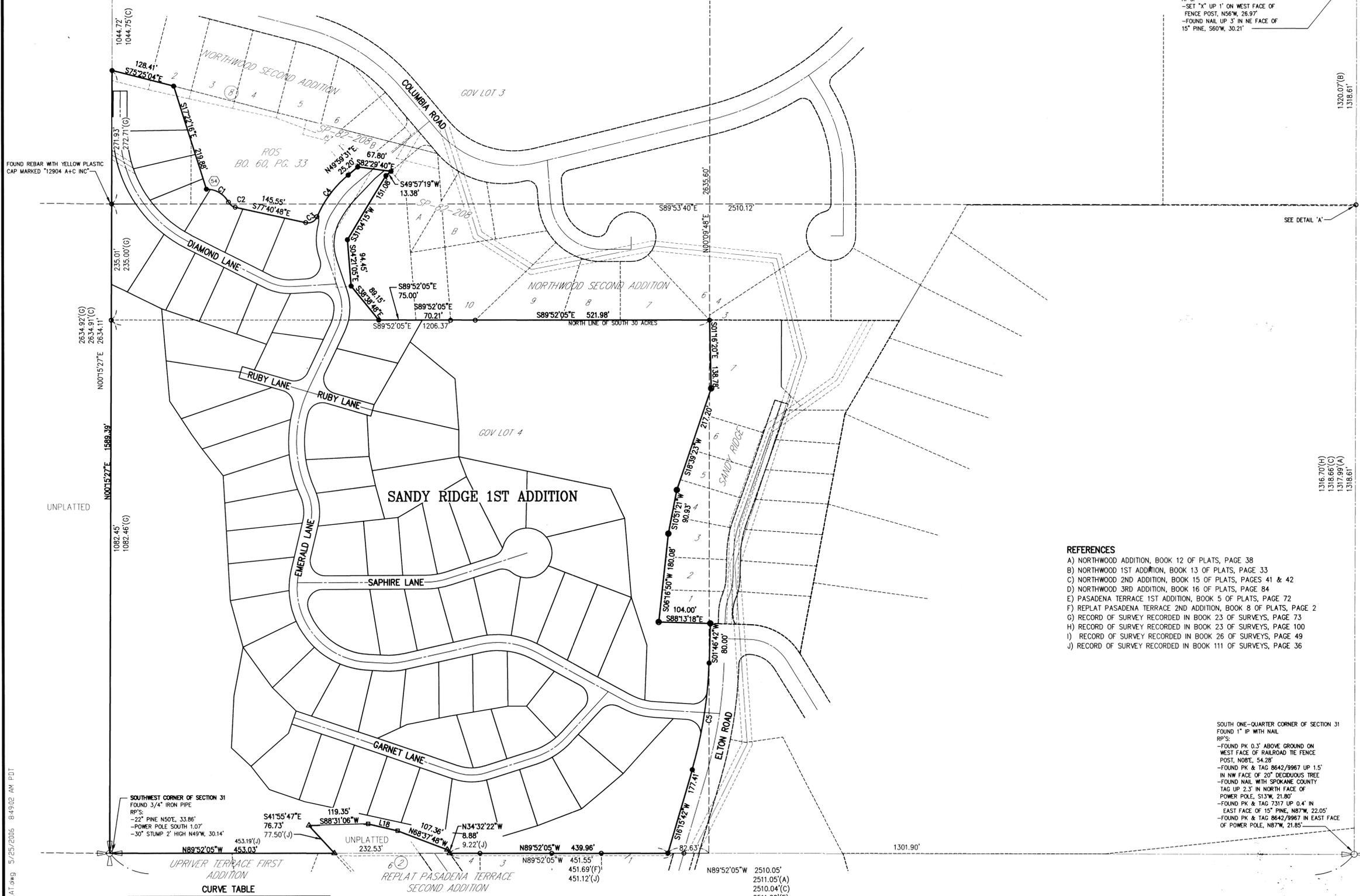
SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 14th DAY OF June, 2006 AT 8:52 AM., IN BOOK 32 OF Plats AT PAGES 68-71 AT THE REQUEST OF Northview Venture LLC

William DeLorenz SPOKANE COUNTY AUDITOR BY DEPUTY

WEST ONE-QUARTER OF SECTION 31 FOUND TACK AND TAG ON TOP OF RR POST FOUND RP'S: -1/2" ON SOUTH RIM OF WATER VALVE S19E, 6.25' -PK WITH WASHER ON ROCK MARKED '29286' N54°W, 36.31' -PK WITH WASHER ON ROCK MARKED '29286', N70E, 42.77'

CENTER ONE-QUARTER FOUND "X" ON ROCK WEST SIDE OF 6' CHAIN LINK FENCE RP'S: -SET "X" UP 1' ON WEST FACE OF FENCE POST, N56°W, 26.97' -FOUND NAIL UP 3' IN NE FACE OF 15' PINE, S60°W, 30.21'



REFERENCES

- A) NORTHWOOD ADDITION, BOOK 12 OF PLATS, PAGE 38
B) NORTHWOOD 1ST ADDITION, BOOK 13 OF PLATS, PAGE 33
C) NORTHWOOD 2ND ADDITION, BOOK 15 OF PLATS, PAGES 41 & 42
D) NORTHWOOD 3RD ADDITION, BOOK 16 OF PLATS, PAGE 84
E) PASADENA TERRACE 1ST ADDITION, BOOK 5 OF PLATS, PAGE 72
F) REPLAT PASADENA TERRACE 2ND ADDITION, BOOK 8 OF PLATS, PAGE 2
G) RECORD OF SURVEY RECORDED IN BOOK 23 OF SURVEYS, PAGE 73
H) RECORD OF SURVEY RECORDED IN BOOK 23 OF SURVEYS, PAGE 100
I) RECORD OF SURVEY RECORDED IN BOOK 26 OF SURVEYS, PAGE 49
J) RECORD OF SURVEY RECORDED IN BOOK 111 OF SURVEYS, PAGE 36

LEGEND

- FOUND 1/2" IRON PIPE INSIDE DIAMETER, UNLESS OTHERWISE NOTED.
-FOUND 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "CLC 22961"
-FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "MOORE 18091"
-FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "MOORE 18091" PER (J)
-SET 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "MEM 35157", OR LEAD PLUG WITH WASHER MARKED "MEM 35157" AT ACTUAL CORNER.
-LOT CORNERS ON PRIVATE ROAD RIGHT OF WAY LINES WERE IMPRACTICAL TO SET DUE TO IMPROVEMENTS AND HAVE BEEN REFERENCED BY A 1/2" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "MEM 35157" OFFSET 1.00 FOOT FROM THE ACTUAL FRONT LOT CORNER AS MEASURED ON THE SIDE LOT LINE. WHERE THE FRONT LOT CORNER WAS NOT AT THE INTERSECTION OF A SIDE LOT LINE, THE REFERENCE MONUMENT WAS SET 1.00 FOOT FROM THE FRONT LOT CORNER AS MEASURED PERPENDICULAR TO THE FRONT LINE OR RADIAL TO THE CURVE.
-LOT CORNERS ON PRIVATE ROAD RIGHT OF WAY LINES WERE IMPRACTICAL TO SET DUE TO IMPROVEMENTS AND HAVE BEEN REFERENCED BY A 1/2" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "MEM 35157" OFFSET 6.50 FEET FROM THE ACTUAL FRONT LOT CORNER AS MEASURED ON THE SIDE LOT LINE. WHERE THE FRONT LOT CORNER WAS NOT AT THE INTERSECTION OF A SIDE LOT LINE, THE REFERENCE MONUMENT WAS SET 6.50 FEET FROM THE FRONT LOT CORNER AS MEASURED PERPENDICULAR TO THE FRONT LINE OR RADIAL TO THE CURVE.

SOUTH ONE-QUARTER CORNER OF SECTION 31 FOUND 1" IP WITH NAIL RP'S: -FOUND PK 0.3' ABOVE GROUND ON WEST FACE OF RAILROAD TIE FENCE POST, N08E, 54.28' -FOUND PK & TAG 8642/9967 UP 1.5' IN NW FACE OF 20' DECIDUOUS TREE -FOUND NAIL WITH SPOKANE COUNTY TAG UP 2.3' IN NORTH FACE OF POWER POLE, S13°W, 21.80' -FOUND PK & TAG 7317 UP 0.4' IN EAST FACE OF 15' PINE, N87°W, 22.05' -FOUND PK & TAG 8642/9967 IN EAST FACE OF POWER POLE, N87°W, 21.85'

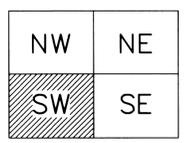
CURVE TABLE with columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, DELTA. Rows C1 through C5.

RADIAL BEARINGS and LINE TABLE with columns: LINE, BEARING, LENGTH, BEARING. Rows 54 and L18.

BASIS OF BEARINGS THE ASSUMED BEARING OF N89°52'05"W BETWEEN THE FOUND MONUMENTS MARKING THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER WAS USED FOR THE BASIS OF BEARINGS.

ACCURACY STATEMENT: THIS SURVEY WAS PERFORMED USING A TRIMBLE 5603 DR200 +3 SECOND TOTAL STATION. FIELD TRAVERSE METHODS USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".

SURVEYOR'S NOTES 1) THE AREA OF THE SUBDIVISION IS 32.45 ACRES. 2) THE AREA OF THE PRIVATE ROAD (TRACT F) IS 2.93 ACRES.



SW 1/4 OF SECTION 31 DETAIL SCALE 1"=100'

LLC ASSOCIATES 12730 E. MIRABEAU PRKW. SUITE 100 SPOKANE VALLEY WASHINGTON 99216 P 509 458 6840 F 509 458 6844 CLCAS@CC.COM

FINAL PLAT OF SANDY RIDGE 1ST ADDITION (A PLANNED UNIT DEVELOPMENT) LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 26 NORTH, RANGE 44 EAST, W.M., SPOKANE COUNTY, WASHINGTON



J:\2003\Land Projects\5303000\00\ang\PLAT.dwg 5/25/2006 8:49:02 AM PDT