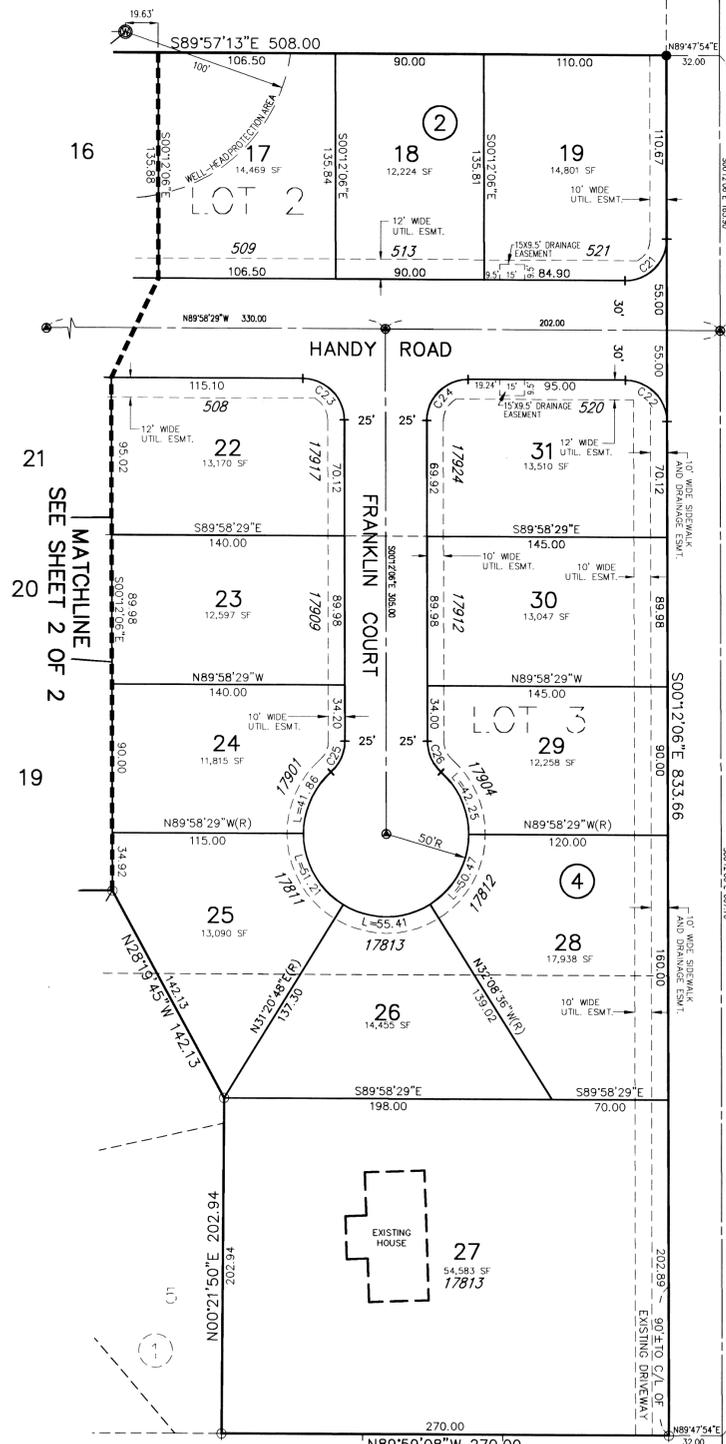


WESTWOOD ESTATES
LOT 1



WESTWOOD ESTATES NO. 2
PHASE 1

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that TFH CORPORATION, INC., a Washington Corporation, RONALD C. WEST and SHIRLEY J. WEST, husband and wife, and Washington Trust Bank, a Washington Corporation, have caused to be platted into Lots, Blocks, and Streets the land shown hereon, to be known as WESTWOOD NORTH FIRST ADDITION, being a subdivision of all of Lot 2, Block 1 and a portion of Lots 3 and 4, Block 1 of the final plat of WESTWOOD ESTATES, recorded in Book 17 of Plats, page 87 in the Spokane County Auditors Office and a portion of the SW 1/4 of Section 20, T.27N., R.43E., W.M., Spokane County Washington, more particularly described as follows:

Beginning at the Northeast corner of Lot 1, Block 1 of WESTWOOD ESTATES No. 2 Phase 1 according to the plat thereof recorded in Book 20 of Plats, Pages 46 and 47 in said County Auditors Office, said point also being on the west right-of-way line of Hatch Road; thence N89°59'08"W along the northerly boundary of said plot, a distance of 270.00 feet to the NW corner Lot 3, Block 1 of said Plot, said point also being the Southeast corner of Lot 5, Block 1 of WESTWOOD NORTH ADDITION according to the plat thereof recorded in Book 25, Page 81 in said County Auditors Office; thence northerly and westerly along the boundary of said plot the following eleven (11) courses:

- (1) N00°21'50"E 202.94 feet;
- (2) N28°19'45"W 142.13 feet;
- (3) N89°59'08"W 643.76 feet;
- (4) N00°00'53"E 185.04 feet;
- (5) N89°58'29"W 240.00 feet;
- (6) S27°17'54"W 208.00 feet;
- (7) S00°00'53"W 59.57 feet;
- (8) N85°34'27"W 135.83 feet to the beginning of a non-tangent curve concave to the east, the radius of which bears S79°19'53"E 375.00 feet;
- (9) northerly along said curve through a central angle of 3°29'38" an arc length of 22.87 feet;
- (10) leaving said curve, N75°50'15"W 50.00 feet;
- (11) N89°59'08"W 129.61 feet;

leaving said boundary line of Westwood North Addition, N10°12'42"E 111.96 feet; thence N28°41'01"E 156.95 feet; thence N17°58'50"E 92.29 feet; thence N11°26'50"E 60.00 feet to the beginning of a non-tangent curve concave to the north, the radius of which bears N11°26'50"E 470.00 feet; thence westerly along said curve through a central angle of 8°12'57" an arc length of 67.39 feet; thence leaving said curve N19°39'47"E 110.74 feet; thence S83°54'06"E 15.44 feet; thence N00°12'06"W 284.49 feet to a point on the north line of the south one-half of the north one-half of the Southwest One Quarter of said section 20; thence along said line S89°56'35"E 990.01 feet to the NW corner Lot 1, Block 1 of Westwood Estates according to the Plat thereof recorded in Book 17 of Plats, page 87 in said County Auditors Office; thence along the boundary of said Lot 1, Block 1 the following two (2) courses: (1) S00°12'06"E 277.98 feet; thence (2) S89°57'13"E 508.00 feet to a point on the westerly right of way of said Hatch Road; thence along said right of way S00°12'06"E 833.66 feet to the point of beginning.

And they do hereby dedicate to public use forever the streets and roads shown within this plat and Lot 16, Block 1 and Lot 5, Block 3, being one (1) foot wide strips as shown hereon, are hereby dedicated to Spokane County as general county property, to be dedicated for road purposes forever at such time as the roads are continued as full width rights of way, or until adjacent lands are platted. No direct access from any lot within this plat, except Lot 27, Block 4 to Hatch Road will be allowed. Lot 27 shall access as shown, no new access shall be allowed to lot 27 unless a replat is recorded.

Lot 14, Block 1 and Lot 1, Block 2 are located on a temporary cul-de-sac. This temporary cul-de-sac may be extended to provide access to adjacent property and/or connected to existing roads or new roads as development and/or circulation needs dictate.

Setbacks shall be determined at the time building permits are requested. No duplexes are permitted.

Drainage easements, as platted and shown hereon, which are for the purposes of installing, operating and maintaining drainage ponds and drainage facilities to dispose of runoff, are hereby granted to Spokane County and to the Westwood North Owner's Association.

Lot 1, Block 1 is subject to a separate Temporary Drainage Easement as recorded under Auditor's Document No. 4592062, which by reference is made a part hereof.

The drainage easements, lots and tracts are subject to the separate Drainage Declaration of Covenant as recorded 5/15/2001/941889 Auditor's Document No. 4586952, which by reference is made a part hereof.

A slope easement, as necessary to make all slopes for cuts and fills adjacent to the roadway in the reasonable grading thereof, is hereby granted to Spokane County. Spokane County is hereby granted the right of ingress and egress for the purposes of cut and fill slope construction adjacent to the roadway.

The slope easement described hereinabove is to and shall run with the land. No modification of the boundaries of said slope easement can be made without prior written approval of Spokane County.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	470.00	38.69	19.36	38.68	4°43'01"
C2	375.00	22.87	11.44	22.86	3°29'38"
C3	400.00	118.43	59.65	118.00	16°57'52"
C4	300.00	164.04	84.12	162.00	31°19'43"
C5	500.00	99.68	50.00	99.51	11°25'19"
C6	25.00	42.74	28.74	37.72	87°57'16"
C7	25.00	36.79	22.64	33.56	84°19'38"
C8	25.00	39.17	24.90	35.29	89°46'23"
C9	25.00	39.37	25.10	35.43	90°13'37"
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C34	25.00	21.03	11.18	20.41	48°11'23"

A ten (10) foot wide sidewalk easement along the east side of Lot 27, Block 4 are hereby granted to the public for pedestrian traffic. Owners of said lots are responsible for the maintenance of the sidewalk to be constructed within said easement.

The public water system pursuant to the Water Plan approved by county and state health authorities, the local fire protection district, County Building and Safety Department 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.

A public sewer system will be made available for the plat, and individual service will be provided to each lot prior to sale. Use of individual on-site sewage disposal systems shall not be authorized.

The owners of all lots within this subdivision shall be members of the WESTWOOD NORTH HOMEOWNERS ASSOCIATION, a homeowners association created by document recorded October 28th, 1998 by the Secretary of State of the State of Washington under U.B.I. Number 601-911-863 and subject to the Articles of Incorporation and Bylaws thereof. Subject to PROTECTIVE COVENANTS as recorded October 15, 1998, under Auditor's File No. 4281029

Utility easements are hereby granted to the serving utility companies over a ten (10) foot wide strip and twelve (12) foot wide strip in all lots adjoining all public road rights of way 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, IN WITNESS WHEREOF, the said owners have hereunto set their hands this 18th day of May, 2001.

TFH CORPORATION, INC.
a Washington Corporation

Ronald C. West
Ronald C. West

BY: Robert J. Frisch, Pres.
Michael D. Hume, Sec./Tres.

Shirley J. West
Shirley J. West

WASHINGTON TRUST BANK
a Washington Corporation

BY: Constance M. Bischoff
ITS Senior Vice President

ACKNOWLEDGMENT

STATE OF WASHINGTON)
County of Spokane) ss

On this 18th day of May, 2001, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared ROBERT J. FRISCH and MICHAEL D. HUME, to me known to be the President and Secretary/Treasurer of TFH CORPORATION, INC., the Washington Corporation, that executed the within and 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 they are authorized to execute the said instrument and that the seal affixed (if any) is the corporation seal of said corporation.

Given under my hand and official seal the day and year last above written.

Linda M. Alversay
NOTARY PUBLIC in and for the State of Washington, residing at Spokane
My commission expires 8/25/02



STATE OF WASHINGTON)
County of Spokane) ss

On this 18th day of May, 2001, before me personally appeared RONALD C. WEST and SHIRLEY J. WEST, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.

Linda M. Alversay
NOTARY PUBLIC in and for the State of Washington, residing at Spokane
My commission expires 8/25/02

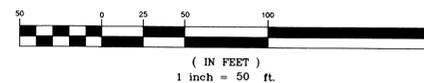


STATE OF WASHINGTON)
County of Spokane) ss

On this 21st day of May, 2001, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared CONSTANCE M. BISCHOFF to me known to be the Senior Vice President of Washington Trust Bank, a Washington Corporation, that executed the within and 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 they are authorized to execute the said instrument and that the seal affixed (if any) is the corporation seal of said corporation.

Given under my hand and official seal the day and year last above written.

Patrick J. Moore
NOTARY PUBLIC in and for the State of Washington, residing at Spokane
My commission expires 12/28/02



4600116
SPOKANE COUNTY AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 26th DAY OF June, 2001
AT 1:21 P.M. IN BOOK 21 OF PLATS AT PAGE 16
AT THE REQUEST OF TFH Corp & Ronald C. and Shirley J. West
J. Higdon
SPOKANE COUNTY AUDITOR BY DEPUTY
#3513
sheet 1 of 2

SPOKANE COUNTY DIVISION OF UTILITIES
Examined and approved this 21st day of May, 2001

Spokane County Utilities

SPOKANE COUNTY ENGINEER
Examined and approved this 25th day of May, 2001

Spokane County Engineer

SPOKANE COUNTY DIVISION OF PLANNING
Examined and approved this 14th day of June, 2001

Director, Spokane County Planning Department

SPOKANE REGIONAL HEALTH DISTRICT
Examined and approved this 14th day of June, 2001

for Spokane Regional Health Officer

SPOKANE COUNTY ASSESSOR
Examined and approved this 14th day of June, 2001

Spokane County Assessor by Deputy

SPOKANE COUNTY COMMISSIONERS
This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 14th day of June, 2001.

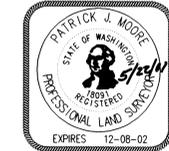
Spokane County Commissioners

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 19th day of June, 2001.

Spokane County Treasurer by Deputy

SURVEYOR'S CERTIFICATE

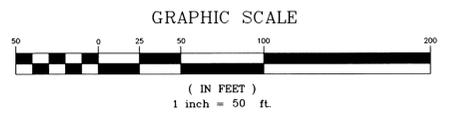
This map correctly represents a survey made by me or under my direction and in conformance with the requirements of the Spokane County Surveyors Act.



Patrick J. Moore, PLS
Certificate Number 18091

FINAL PLAT OF
WESTWOOD NORTH
FIRST ADDITION
LOCATED IN THE SW 1/4 OF
SECTION 20, T.27 N., R.43 E., W.M.
SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS 20th DAY OF June 2001
 AT 1:17 P.M. IN BOOK 27 OF PLATS AT PAGE 17
 AT THE REQUEST OF T.E.H. Corp. Inc. and Ronald C. Shirley J West
 J. Higdon
 SPOKANE COUNTY AUDITOR BY DEPUTY
 sheet 2 of 2



- LEGEND:**
- O - FOUND 1/2" REBAR WITH YPC STAMPED MOORE 18091" PER FINAL PLAT OF WESTWOOD NORTH ADDITION.
 - SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "MOORE 18091" AS:
 - - ANGLE POINT IN PLAT BOUNDARY
 - ⊙ - LOT CORNER
 - ⊕ - CENTERLINE MONUMENT
 - 1234 - STREET ADDRESS
 - BS - BUILDING SETBACK

SURVEYOR'S NOTES
 1. THE AREA OF THE SUBDIVISION IS 25.43 ACRES.

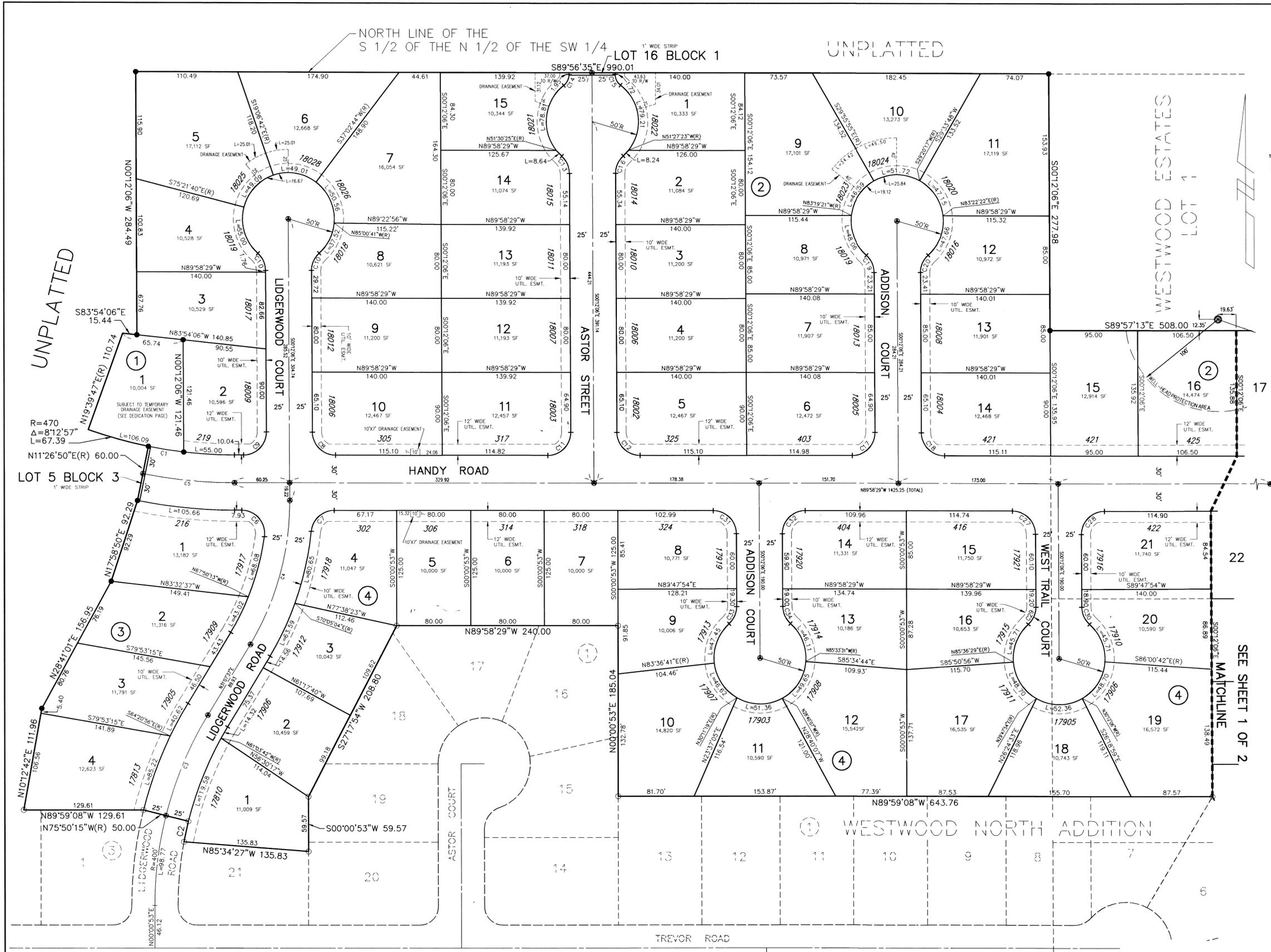
BASIS OF BEARINGS:
 THE BEARING SYSTEM USED FOR THE FINAL PLAT OF WESTWOOD NORTH ADDITION RECORDED IN BOOK 25 OF PLATS, PAGE 81 & 82 WAS USED AS THE BASIS OF BEARINGS FOR THIS PLAT.

ACCURACY STATEMENT:
 THIS SURVEY WAS PERFORMED USING A TOPCON GTS 303 TEN-SECOND THEODOLITE AND ELECTRONIC DISTANCE METER. FIELD TRAVERSE METHODS USED WERE PER WAC 332-130-90 SECTION "C"



CURVE TABLE					
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FINAL PLAT OF WESTWOOD NORTH FIRST ADDITION
 LOCATED IN THE SW 1/4 OF SECTION 20, T.27 N., R.43 E., W.M. SPOKANE COUNTY, WASHINGTON



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