

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that TFH CORPORATION, INC., a Washington Corporation, WASHINGTON TRUST BANK, and Ronald C. West and Shirley J. West, husband and wife, have caused to be plotted into Lots, Blocks, and Streets the land shown hereon, to be known as WESTWOOD NORTH SECOND ADDITION, being a subdivision of all of Lots 1 thru 4, Block 2 of the final plat of WESTWOOD ESTATES, recorded in Book 17 of Plats, Page 87 in Spokane County Auditor's Office, and a portion of the W 1/2 of Section 20, T27N, R43E, W.M. Spokane County, Washington more particularly describes as follows:

Beginning at the Northwesterly corner of Lot 5, Block 1 of the final plat of WESTWOOD NORTH FIRST ADDITION, recorded in Book 27 of Plats, Pages 16 and 17 in said Auditor's Office; thence N89°56'35"W, 1091.82 feet to the easterly line of the State of Washington Right of Way as described in Quit Claim Deed Recording No. 4369076 and Warranty Deed Recording No. 4369075; thence along said Easterly Right of Way through the following five (5) courses: (1) S00°20'20"W, 646.76 feet; (2) S07°42'11"E, 107.22 feet to the beginning of a non-tangent curve concave to the east having a radius of 540.00 feet and from which a radial line bears S89°39'40"E; (3) thence southerly along said curve through a central angle of 21°58'54" on an arc distance of 207.17 feet; (4) S21°38'34"E, 163.64 feet; (5) S18°46'49"E, 227.02 feet; thence S89°58'17"E, 544.42 feet to a point on the westerly line of WESTWOOD ESTATES NO. 2, recorded in Book 21 of Plats, Page 97 in said Auditor's Office; thence along the westerly line of said plat the following two (2) courses: (1) N00°12'06"W, 209.03 feet; (2) S89°59'08"E, 40.00 feet to the southwest corner of Lot 1, Block 4 of the final plat of WESTWOOD NORTH ADDITION, recorded in Book 25 of Plats, Pages 81 and 82 in said Auditor's Office; thence along the westerly and northerly boundary of said plat the following four (4) courses: (1) N00°00'52"E, 187.96 feet; (2) S89°59'08"E, 62.39 feet; (3) N00°00'46"E, 125.00 feet; (4) S89°58'08"E, 141.30 feet to the southwest corner of Lot 4, Block 3 of the final plat of WESTWOOD NORTH FIRST ADDITION, recorded in Book 27 of Plats, Pages 16 and 17 in said Auditor's Office; thence along the westerly boundary of said plat the following eight (8) courses: (1) N10°12'42"E, 111.96 feet; (2) N28°41'01"E, 156.95 feet; (3) N17°58'50"E, 92.29 feet; (4) N11°26'50"E, 60.00 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 470.00 feet and from which a radial line bears N11°26'50"E; (5) thence westerly along said curve through a central angle of 08°12'57" on an arc distance of 67.39 feet; (6) N19°39'47"E, 110.74 feet; (7) S83°54'06"E, 15.44 feet; (8) N00°12'06"W, 284.49 feet to the Point of Beginning.

Said tract of land containing 27.55 acres.

And they do hereby dedicate to public use forever the streets and roads shown within this plat and Lot 5, Block 2, being one (1) foot 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.

Lots 3 and 4, Block 2 and Lot 1, Block 3 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.

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 plat may be varied from if proper zoning approvals are obtain.

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.

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.

It is intended by recording of this plat to extinguish a portion of the 60 foot wide road easement located hereon originally shown on the previously recorded plat of WESTWOOD ESTATES, Book 17 of Plats, Page 87.

Drainage easements and natural drainage channel 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 the Westwood North Homeowners' Association. Tracts A and B are hereby dedicated to the Westwood North Homeowners' Association 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.

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 drainage swales, ponds, ditches, culverts and other drainage facilities, if not properly maintained by the property owner(s) or the Westwood North Homeowners' Association. Spokane County does not accept the responsibility to inspect or maintain drainage facilities located outside of public rights-of-way, except in cases where Spokane County specifically assumes that responsibility in writing. Neither does Spokane County accept any liability for any failure by the property owner(s) to properly maintain such areas.

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. If the property owner(s) fail to maintain the surface path of natural or man-made drainage flow, or drainage facilities on private properties, a notice of such failure may be given to the property owner(s). If not corrected within the period indicated on said notice, Spokane County has the right to correct the maintenance failure, or have it corrected, at the expense of the property owner(s).

Spokane County does not accept the responsibility of maintaining the drainage course on private lots or floodplain areas within 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). Said positive drainage shall consist of a minimum slope of 3% away from the building for a distance of at least 10 feet from the building. The lots shall be graded so that either a) all runoff is routed away from the building, and conveyed over the lot to a natural drainage swale or approved drainage facility, or b) drainage intercepted on the lot is disposed of on the lot in an approved drainage facility. All drainage facilities for this plat, including any '208' swales, shall be constructed in accordance with the approved plans on file at the Spokane County Engineer's Office. Any proposed changes to the approved road and drainage plans must be approved by the Spokane County Engineer's Office prior to construction of said changes.

There may exist properties located uphill and adjacent to this subdivision that periodically discharge stormwater runoff onto individual lots within this plat. Stormwater runoff from nearby uphill properties should be expected, and during snow melt periods or wet seasons the lots may be subjected to higher amounts of stormwater runoff than what is normally observed or anticipated. Because stormwater runoff from adjacent properties have discharged onto this plat prior to development, stormwater runoff will likely continue to do so after development.

Spokane County does not accept the responsibility to inspect and/or maintain the drainage easements, nor does Spokane County accept any liability for any failure by the lot owner(s) to properly maintain such areas.

The Westwood North Homeowners' Association or its successors in interest shall maintain any drainage facilities, located in Tracts A and B in conformance with the approved plans on file at the Spokane County Engineer's Office. Maintenance of drainage facilities includes, but is not limited to, keeping open and cleaning storm pipes, ditches, drainage ponds, swales, etc., and replacement of drainage facilities as needed. The Westwood North Homeowners' Association shall be responsible for payment of all claims and other liabilities which may become due for said maintenance responsibilities.

If the Westwood North Homeowners' Association, or their successors in interest, fail to maintain the drainage facilities in conformance with the accepted drainage plan on file at the Spokane County Engineer's Office, a notice of such failure may be given to the Westwood North Homeowners' Association, or their successors in interest, by the County Engineer. If not corrected within the period indicated on said notice, Spokane County has the right to correct the maintenance failure, or have it corrected, at the expense of the Westwood North Homeowners' Association, or their successors in interest.

Should the Westwood North 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 Westwood North Homeowners' Association at the time of said termination. The successors in interest shall share equally in the responsibility and cost of maintaining said drainage facilities.

The drainage 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 status of the areas designated as subservient estates for tax purposes cannot be changed without filing a replat.

Utility easements are hereby granted to the serving utility companies over a ten (10) 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 1st day of March, 2002

TFH CORPORATION, INC. a Washington Corporation

BY: Robert J. Frisch, Pres.

BY: Michael D. Hume, Sec./Tres.

ACKNOWLEDGMENT

STATE OF WASHINGTON)

County of Spokane) ss

On this 1st day of March, 2002 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.

Notary Public in and for the State of Washington, residing at Spokane. My commission expires Nov 1, 2005

IN WITNESS WHEREOF, the said owners have hereunto set their hands this 7th day of April, 2002

Ronald C. West, Shirley J. West

STATE OF WASHINGTON)

County of Spokane) ss

I certify that I know or that I have satisfactory evidence that RONALD C. WEST and SHIRLEY J. WEST, husband and wife are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as their free and voluntary act and deed, for the uses and purposes stated in the instrument.

DATED this 4th day of April, 2002

Notary Public in and for the State of Washington, residing at Spokane. My commission expires 11-29-02

IN WITNESS WHEREOF, the said owners have hereunto set their hands this 20th day of May, 2002

WASHINGTON TRUST BANK A Washington Corporation

BY: Constance M. Bischoff

ITS: SVP

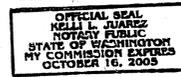
STATE OF WASHINGTON)

County of) ss

I certify that I know or that I have satisfactory evidence that Constance M. 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 1st day of March, 2002

Notary Public in and for the State of Washington, residing at Spokane. My Commission expires 10/1/05



SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 31st DAY OF May, 2002 AT 1:21 P. M. IN BOOK 27 of Plats AT PAGE 82 AT THE REQUEST OF TFH Corp. Inc. & Ronald & Shirley West

Spokane County Auditor by Deputy

4733758 BK 27 Pg 82 sheet 1 of 3

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 16th day of May, 2002

Spokane County Utilities

SPOKANE COUNTY ENGINEER

Examined and approved this 15th day of May, 2002

Spokane County Engineer

SPOKANE COUNTY DIVISION OF PLANNING

Examined and approved this 21st day of May, 2002

James Richardson, Director, Spokane County Planning Department

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 21st day of May, 2002

Spokane Regional Health Director

SPOKANE COUNTY ASSESSOR

Examined and approved this 21st day of May, 2002

Spokane County Assessor by Deputy

SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 20th day of May, 2002

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 31st day of May, 2002.

Spokane County Treasurer 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.



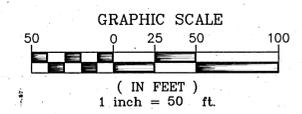
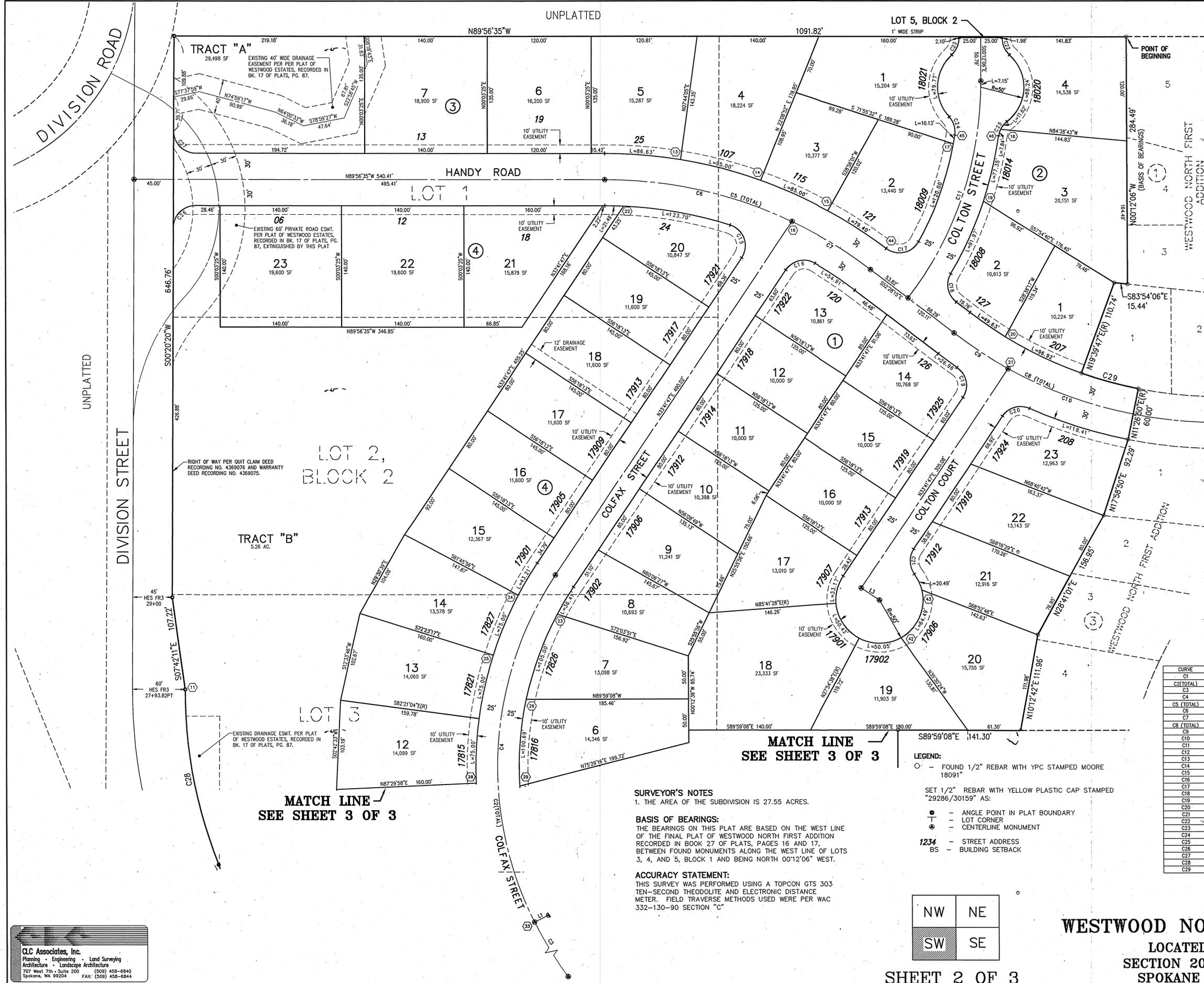
Kerrel D. Bell, PLS Certificate Number 29286

4-5-02

FINAL PLAT OF WESTWOOD NORTH SECOND ADDITION LOCATED IN THE SW 1/4 OF SECTION 20, T.27 N., R.43 E., W.M. SPOKANE COUNTY, WASHINGTON # 3554 1/3 27/82



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4-5-02

Radial Bearings

LINE	BEARING
11	S89°59'42"E
12	S89°21'26"W
13	S09°25'18"W
14	N19°41'30"E
15	S28°52'50"W
16	S25°23'34"W
17	N29°21'05"W
18	S83°51'15"E
19	S71°38'02"E
20	N31°28'43"E
21	N28°58'51"E
22	S02°40'35"W
23	S81°51'52"E
24	S62°07'45"E
25	N72°14'24"W
26	N77°54'33"W
27	S82°21'04"E
28	S87°32'16"W
29	N85°42'32"E
30	N77°25'37"E
31	S67°18'57"W
32	N64°37'07"E
33	N63°28'41"E
34	S54°22'27"W
35	N45°31'55"E
36	N06°03'35"E
37	N17°11'44"W
38	S13°09'00"E
39	S09°51'42"E
40	S22°31'05"W
41	N01°59'21"W
42	N28°26'50"W
43	N76°39'05"E
44	N37°27'51"E
45	N80°51'30"W
46	S81°49'22"E
47	N23°25'39"W
48	S22°49'59"E

LINE TABLE

LINE	BEARING	LENGTH
L1	N63°28'43"E	18.02'
L2	S49°31'15"W	25.00'
L3	N56°18'13"W	25.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	600.00'	278.23'	141.66'	275.75'	26°34'09"
C2(TOTAL)	400.00'	517.84'	302.38'	482.43'	74°10'32"
C3	400.00'	97.44'	46.96'	97.26'	13°57'28"
C4	400.00'	420.40'	231.96'	401.32'	60°13'04"
C5 (TOTAL)	500.00'	327.01'	169.59'	321.21'	37°28'20"
C6	500.00'	221.10'	112.39'	219.30'	25°20'09"
C7	500.00'	105.91'	53.15'	105.71'	12°08'11"
C8 (TOTAL)	500.00'	227.61'	115.81'	225.65'	26°04'55"
C9	500.00'	74.60'	37.37'	74.53'	8°32'54"
C10	500.00'	153.91'	77.11'	152.41'	17°32'01"
C11	410.00'	288.54'	139.29'	283.77'	37°31'40"
C12	25.00'	41.44'	27.27'	36.85'	94°57'49"
C13	25.00'	44.54'	30.92'	38.88'	102°05'21"
C14	25.00'	30.77'	17.68'	28.87'	70°31'44"
C15	25.00'	46.22'	33.14'	39.92'	105°56'23"
C16	25.00'	38.02'	23.78'	34.46'	87°08'22"
C17	25.00'	43.18'	29.25'	38.01'	98°57'26"
C18	25.00'	36.19'	22.10'	33.11'	82°57'02"
C19	25.00'	38.87'	24.60'	35.07'	89°04'53"
C20	25.00'	35.15'	21.18'	32.37'	80°33'08"
C21	25.00'	39.77'	17.68'	28.87'	70°31'44"
C22	25.00'	21.00'	11.16'	20.39'	48°07'33"
C23	25.00'	21.05'	11.20'	20.44'	48°15'13"
C24	25.00'	22.91'	12.33'	22.11'	52°29'51"
C25	25.00'	19.46'	10.25'	18.98'	44°36'20"
C26	25.00'	39.15'	24.88'	35.27'	89°43'05"
C27	25.00'	39.39'	25.12'	35.44'	89°15'54"
C28	540.00'	207.17'	104.88'	205.90'	21°58'54"
C29	470.00'	67.39'	33.75'	67.34'	81°2'57"

SURVEYOR'S NOTES

1. THE AREA OF THE SUBDIVISION IS 27.55 ACRES.

BASIS OF BEARINGS:

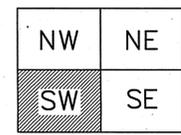
THE BEARINGS ON THIS PLAT ARE BASED ON THE WEST LINE OF THE FINAL PLAT OF WESTWOOD NORTH FIRST ADDITION RECORDED IN BOOK 27 OF PLATS, PAGES 16 AND 17, BETWEEN FOUND MONUMENTS ALONG THE WEST LINE OF LOTS 3, 4, AND 5, BLOCK 1 AND BEING NORTH 00°12'06" WEST.

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"

LEGEND:
 ○ - FOUND 1/2" REBAR WITH YPC STAMPED MOORE 18091"
 SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "29286/30159" AS:

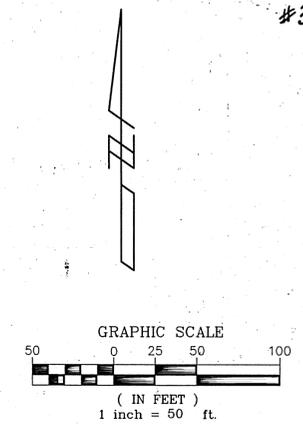
- - ANGLE POINT IN PLAT BOUNDARY
- ⊕ - LOT CORNER
- ⊙ - CENTERLINE MONUMENT
- 1234 - STREET ADDRESS
- BS - BUILDING SETBACK



FINAL PLAT OF WESTWOOD NORTH SECOND 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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CLC Associates, Inc.
 Planning • Engineering • Land Surveying
 Architecture • Landscape Architecture
 707 West 7th, Suite 200 (509) 458-6840
 Spokane, WA 99204 FAX: (509) 458-6844



LINE TABLE

LINE	BEARING	LENGTH
L1	N63°28'43"E	18.02'
L2	S49°31'15"W	25.00'
L3	N56°18'13"W	25.00'

RADIAL BEARINGS

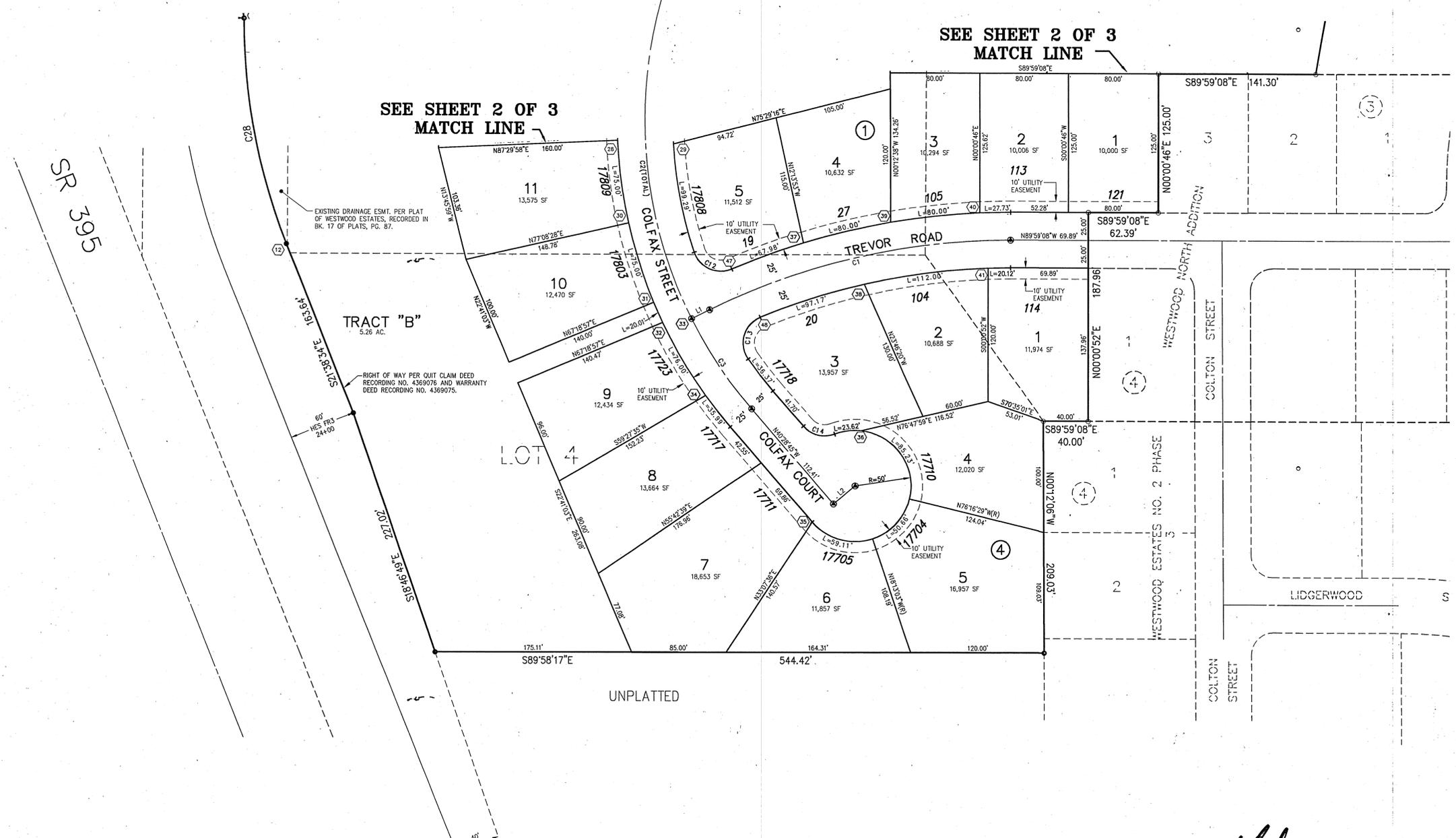
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13	S09°25'16"W
14	N19°41'59"E
15	S28°52'50"W
16	S25°23'34"W
17	N79°21'05"W
18	S63°51'15"E
19	S71°35'02"E
20	N72°14'24"W
21	N31°28'43"E
22	N28°58'51"E
23	S02°40'35"W
24	S61°51'59"E
25	S62°07'45"E
26	N72°14'24"W
27	N77°54'33"W
28	S82°21'04"E
29	S87°32'16"W
30	N86°42'23"E
31	N77°25'37"E
32	S8°21'57"W
33	N64°37'07"E
34	N63°28'41"E
35	S54°22'22"W
36	N49°31'15"E
37	N08°03'58"E
38	N17°11'44"W
39	S13°09'00"E
40	S09°51'42"E
41	S02°31'40"E
42	N01°58'23"W
43	N29°28'50"W
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C15	25.00'	46.22'	33.14'	39.92'	105°56'23"
C16	25.00'	38.02'	23.78'	34.46'	87°08'22"
C17	25.00'	43.18'	29.25'	38.01'	98°57'28"
C18	25.00'	36.19'	22.10'	33.11'	82°57'02"
C19	25.00'	38.87'	24.60'	35.07'	89°04'53"
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C23	25.00'	21.05'	11.20'	20.44'	48°11'13"
C24	25.00'	22.91'	12.33'	22.11'	52°29'51"
C25	25.00'	19.46'	10.25'	18.98'	44°36'20"
C26	25.00'	39.15'	24.88'	35.27'	89°43'05"
C27	25.00'	39.39'	25.12'	35.44'	90°16'55"
C28	540.00'	207.17'	104.88'	205.90'	71°58'54"
C29	470.00'	67.39'	33.75'	67.34'	81°23'57"

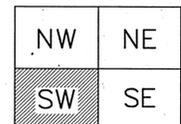
SEE SHEET 2 OF 3
MATCH LINE

SEE SHEET 2 OF 3
MATCH LINE



TRACT "B"
5.26 AC.
RIGHT OF WAY PER QUIT CLAIM DEED
RECORDING NO. 4369078 AND WARRANTY
DEED RECORDING NO. 4369075.

- LEGEND:**
- - FOUND 1/2" REBAR WITH YPC STAMPED MOORE 18091"
 - - ANGLE POINT IN PLAT BOUNDARY
 - ⊙ - LOT CORNER
 - ⊕ - CENTERLINE MONUMENT
 - 1234 - STREET ADDRESS
 - BS - BUILDING SETBACK
- SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "29286/30159" AS:



SURVEYOR'S NOTES
 1. THE AREA OF THE SUBDIVISION IS 27.55 ACRES.

BASIS OF BEARINGS:
 THE BEARINGS ON THIS PLAT ARE BASED ON THE WEST LINE OF THE FINAL PLAT OF WESTWOOD NORTH FIRST ADDITION RECORDED IN BOOK 27 OF PLATS, PAGES 16 AND 17, BETWEEN FOUND MONUMENTS ALONG THE WEST LINE OF LOTS 3, 4, AND 5, BLOCK 1 AND BEING NORTH 00°12'06" WEST.

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"

CLC Associates, Inc.
 Planning • Engineering • Land Surveying
 Architecture • Landscape Architecture
 207 West 7th • Suite 200 (509) 458-6840
 Spokane, WA 99204 FAX: (509) 458-6844

**FINAL PLAT
 OF
 WESTWOOD NORTH SECOND 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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