

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that TFH CORPORATION, INC., a Washington Corporation, RONALD C. WEST and SHIRLEY J. WEST, husband and wife, have caused to be platted into Lots, Blocks, and Streets the land shown hereon, to be known as WESTWOOD NORTH ADDITION, being a subdivision of portions of Lots 3 and 4, Block 1 of WESTWOOD ESTATES, as recorded in Book 17 of Plats, Page 87, in the Spokane County Auditor's Office, and a portion of the Southwest 1/4 of Section 20, T.27 N., R.43 E., W.M., in Spokane County, Washington, described as follows:

Beginning at the Northeast corner of Lot 4, Block 1 of WESTWOOD ESTATES NO. 2, PHASE I, as recorded in Book 20 of Plats, Pages 46 & 47 in said Auditor's Office; thence N.89°59'08"W. along the Northerly boundary of said plat of WESTWOOD ESTATES NO.2, Phase I and the northerly boundary of WESTWOOD ESTATES NO. 2, PHASE II, as recorded in Book 21 of Plats, Pages 31 & 32 in said Auditor's Office and the northerly boundary of WESTWOOD ESTATES NO. 2, PHASE III, as recorded in Book 21 of Plats, Page 97 in said Auditor's Office, a distance of 1558.01 feet; thence N.00°00'52"E. a distance of 187.96 feet; thence S.89°59'08"E. a distance of 62.39 feet; thence N.00°00'46"E. a distance of 125.00 feet; thence S.89°59'08"E. a distance of 270.90 feet; thence S.75°50'15"E. a distance of 50.00 feet to the beginning of a non-tangent curve concave to the east and having a radius 375.00 feet (from which point a radial line bears S.75°50'15"E.); thence Southerly along said curve through a central angle of 03°29'38" an arc distance of 22.87 feet; thence S.85°34'27"E. a distance of 135.83 feet; thence N.00°00'53"E. a distance of 59.57 feet; thence N.27°17'53"E. a distance of 208.80 feet; thence S.89°58'29"E. a distance of 240.00 feet; thence S.00°00'53"W. a distance of 185.04 feet; thence S.89°59'08"E. a distance of 643.76 feet; thence S.28°19'45"E. a distance of 142.13 feet; thence S.00°21'50"W. a distance of 202.94 feet to the POINT OF BEGINNING.

And they do hereby dedicate to public use forever the streets and roads shown within this plat. Lot 2, Block 4 and Lot 4, 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.

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 obtained. No duplexes are permitted.

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. A twelve (12') foot wide easement in Lot 5, Block 1 as platted and shown hereon, which is for the purpose of installing, maintaining and operating an individual sewer service to Lot 4, Block 1 of WESTWOOD ESTATES is hereby granted.

Drainage easements, over all of Tract "A" as platted and shown hereon, which are for the purpose of installing, operating and maintaining drainage ponds and drainage facilities to dispose of runoff are hereby granted to Spokane County, the public and WESTWOOD NORTH HOMEOWNERS ASSOCIATION. The County of Spokane is hereby granted the right of ingress and egress to the drainage easement shown on Tract "A". The drainage easements, lots and tracts are subject to Separate Declaration of Covenant as recorded MARCH 02, 1999 under Auditor's Document No. 4336876, which by reference is made a part hereof.

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

Tracts "A" is hereby dedicated to the WESTWOOD NORTH HOMEOWNERS ASSOCIATION; no structures including fences shall be constructed thereon without the expressed written approval by Spokane County. The WESTWOOD NORTH HOMEOWNERS ASSOCIATION shall be responsible for payment of claims and other liabilities which may become due for said tracts. Said tracts may not be sold or transferred, and shall be considered subservient estates to all lots within this plat for the purpose of real estate taxes. Should the WESTWOOD NORTH HOMEOWNERS ASSOCIATION be terminated for any reason, the successors in interest for said tracts shall be the individual lot owners of lots within this plat, or their successors in interest, who are members of the WESTWOOD NORTH HOMEOWNERS ASSOCIATION at the time of said termination. 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 13<sup>th</sup> day of FEBRUARY, 1999.

TFH CORPORATION, INC. a Washington Corporation  
BY: Robert J. Frisch  
Robert J. Frisch, Pres.  
BY: Michael D. Hume  
Michael D. Hume, Sec./Tres.

Ronald C. West  
Ronald C. West,

Shirley J. West  
Shirley J. West

ACKNOWLEDGMENT

STATE OF WASHINGTON )  
County of Spokane ) ss

On this 13<sup>th</sup> day of FEBRUARY, 1999, 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.

Patrick J. Moore  
NOTARY PUBLIC in and for the State of Washington, residing at Spokane  
My commission expires 2/29/2002

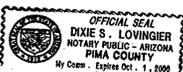


STATE OF ARIZONA )  
County of PIMA ) ss  
Spokane

On this 13<sup>th</sup> day of FEBRUARY, 1999, 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.

Dixie S. Lovingier  
NOTARY PUBLIC in and for the State of ARIZONA, residing at Spokane, AZ, ARIZONA  
My commission expires OCTOBER 1, 2000



#4349366 #3421 1992

AUDITOR'S CERTIFICATE

Filed for record this 31<sup>st</sup> day of March, 1999 at 2:16 P.M. in Book 25 of Plats at page 81-82 at the request of TFH Corporation.

Deputy

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 29<sup>th</sup> day of March, 1999.

Spokane County Utilities

SPOKANE COUNTY ENGINEER

Examined and approved this 23<sup>rd</sup> day of March, 1999.

Spokane County Engineer

SPOKANE COUNTY BUILDING & PLANNING DEPARTMENT

Examined and approved this 31 day of March, 1999.

Director, Spokane County Planning Department

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 30<sup>th</sup> day of March, 1999.

for Spokane Regional Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 30<sup>th</sup> day of MARCH, 1999.

Spokane County Assessor by Deputy

SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 30<sup>th</sup> day of March, 1999.

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 31<sup>st</sup> day of March, 1999.

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.

Patrick J. Moore  
Patrick J. Moore, PLS  
Certificate Number 18091



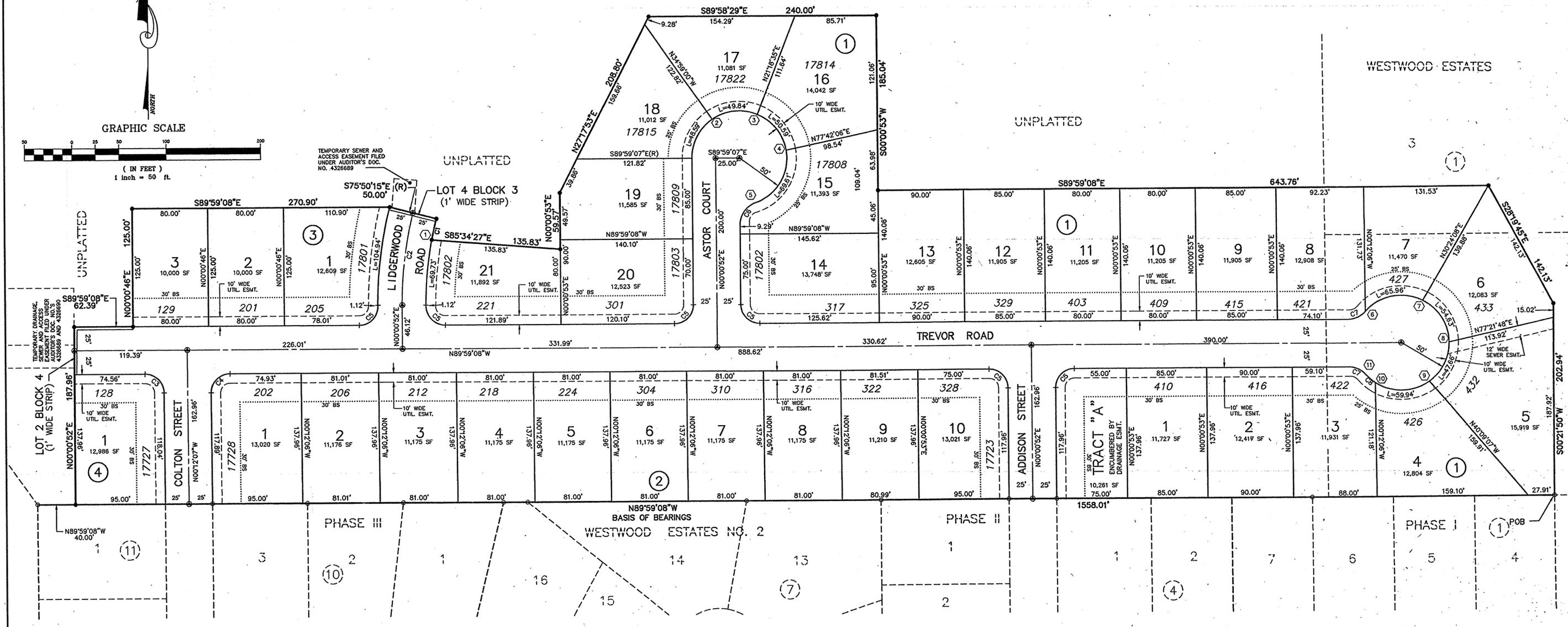
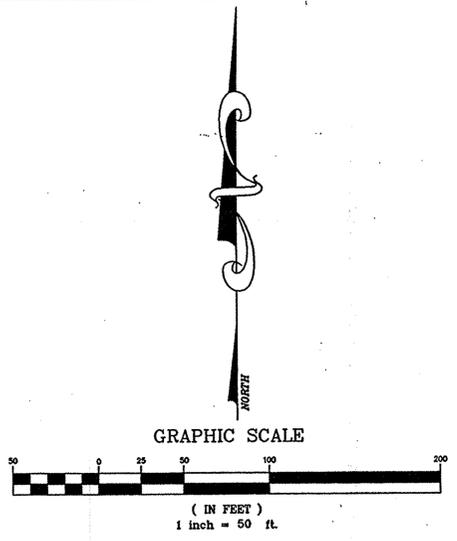
FINAL PLAT OF WESTWOOD NORTH ADDITION LOCATED IN THE SW 1/4 OF OF SECTION 20, T.27 N., R.43 E.W.M. SPOKANE COUNTY, WASHINGTON



# 4349366

# 3421  
2062

AUDITOR'S CERTIFICATE  
Filed for record this 31<sup>st</sup> day of March 1999 at 2:16 P.M. in  
Book 28 of Plats at page 21-22 at the request of T.E.H. Corporation  
*Deputy*



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	375.00'	22.87'	11.44'	22.86'	03°29'38"
C2	400.00'	98.77'	49.84'	98.52'	14°08'53"
C3	20.00'	31.34'	15.92'	28.23'	89°47'01"
C4	20.00'	31.49'	20.08'	28.34'	90°12'59"
C5	20.00'	31.42'	20.00'	28.28'	90°00'00"
C6	25.00'	30.77'	17.68'	28.87'	70°31'38"
C7	25.00'	21.03'	11.18'	20.41'	48°11'23"
C8	50.00'	12.99'	6.53'	12.95'	14°53'02"

RADIAL BEARINGS

LINE	DIRECTION
1	S79°19'53"E
2	S34°18'23"E
3	S22°48'14"W
4	S80°46'19"W
5	N19°27'30"W
6	S48°10'31"E
7	S27°24'28"W
8	N89°59'14"W
9	N35°22'03"W
10	N33°19'13"E
11	N48°12'15"E

LEGEND

- - FND 1/2 REBAR W/ YPC STAMPED "MOORE 18091" PER FINAL PLATS OF WESTWOOD ESTATES AND WESTWOOD ESTATES NO. 2, PHASE I, II, & III (UNLESS OTHERWISE NOTED)
- SET 1/2" REBAR W/ YPC "18091/33126" (UNLESS OTHERWISE NOTED)
- - ANGLE POINT IN BOUNDARY
- ┴ - LOT CORNER
- ⊙ - CENTERLINE MONUMENT
- B.S. BUILDING SETBACK
- 122456 STREET ADDRESSES

BASIS OF BEARINGS

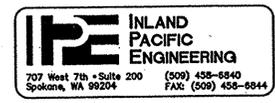
THE BEARING OF N.89°59'08"W, ALONG THE NORTHERLY BOUNDARY OF WESTWOOD ESTATES NO. 2, PHASE I, AS RECORDED IN BOOK 20 OF PLATS, PAGES 46 & 47, AND WESTWOOD ESTATES NO. 2, PHASE II, AS RECORDED IN BOOK 21 OF PLATS, PAGES 31 & 32, AND WESTWOOD ESTATES NO. 2, PHASE III, AS RECORDED IN BOOK 21 OF PLATS, PAGE 97, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

ACCURACY STATEMENT

THIS SURVEY WAS PERFORMED USING A TOPCON GTS 303 FIVE-SECOND THEODOLITE AND ELECTRONIC DISTANCE METER. FIELD TRAVERSE METHODS USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".

SURVEYORS NOTES

- 1.) THE AREA OF THE SUBDIVISION IS 12.38 ACRES



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

96097 PLAT 2-5-99

# 1709