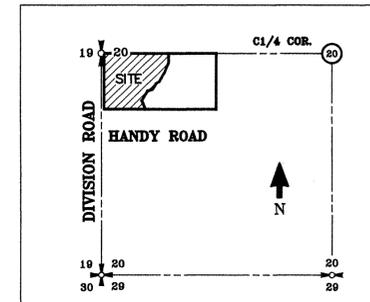


WESTWOOD VILLAGE FIRST ADDITION

BEING AN UNPLATTED PORTION OF THE SW1/4 OF SECTION 20,
TOWNSHIP 27 NORTH, RANGE 43 EAST, W.M.
SPOKANE COUNTY, WASHINGTON

SHEET 1 OF 2



SECTION LOCATION DIAGRAM

AUDITOR'S CERTIFICATE:
FILED FOR RECORD THIS 8th DAY OF FEBRUARY,
2008 AT 1:07AM IN BOOK 34 OF PLAT PAGE 85-86
AT THE REQUEST OF PLESE, GRAHAM, GEORGEN, LLC
[Signature]
COUNTY AUDITOR - DEPUTY

PLAT # 3986

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, that Plese, Graham, Georgen, L.L.C., a Washington Limited Liability Company, has caused to be platted into lots, blocks, and streets, the land shown hereon to be known as WESTWOOD VILLAGE FIRST ADDITION, described as follows:

An unplatted portion of the North Half of the Northwest Quarter of the Southwest Quarter, according to U.S. Government subdivision procedures, of Section 20, Township 27 North, Range 43 East, W.M., Spokane County, Washington; Except the Plat of Westwood Village recorded in Volume 32, Pages 27-28; And Except the west 30 feet for Division Road; Containing 8.84 Acres.

This subdivision has been made with the free consent and in accordance with the desires of the owners of the land so divided. The signatories hereto certify that they are the owners of, and the only parties having any interest in the land so divided, and that the property shown hereon is not encumbered by any delinquent taxes or assessments. The owners adopt the plan of lots, blocks, streets and common areas as shown hereon. The agreement herein expressed shall be a covenant to run with the land and shall be carried as a provision in each deed drawn to transfer ownership of any and all property delineated with this plat.

And they do hereby dedicate to public use forever the streets and roads as shown on this plat.

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 the property owners of Westwood Village plat and the property owners of Westwood Village First Addition plat. The right to ingress/egress is granted to Spokane County over all drainage easements for inspection and emergency maintenance of the stormwater facilities. The lots in this plat containing drainage facilities can not be further tax segregated for any reason without a replat. Additionally, should the parcels within this plat that contain drainage facilities become delinquent for tax purposes they shall become subservient estates to all of the buildable lots within the plat.

The lots within this plat are subject to the recommendations regarding basements found in the geotechnical study dated July 12, 2004, prepared by Cummings Geotechnology, Inc., recorded under Auditor's Document Number 5617952 which by reference becomes part of.

The drainage easements and lots are subject to two separate Drainage Declaration of Covenants as recorded November 15, 2005 under Auditor's Document No. 5304468 and January 16th, 2008 under Auditor's Document No. 5631930 that 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 (including Cable TV) for the construction, reconstruction, maintenance, protection, inspection and operation of their respective facilities, together with the right to prohibit changes in grade over installed underground facilities, 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. Serving Utility companies are also granted the right to install utilities across border easements as needed to access utility easements from the road right-of-way.

The sewer easement shown on the face of this plat is a 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 system. It is expressly understood and agreed that Spokane County or its successors and assigns shall have the right of ingress and egress to and from the property described above for the purpose of constructing, altering, operating, maintaining, repairing, replacing, removing or any other uses or purposes which are or may be related to a sewer system.

Spokane County, its successors and assigns at all times hereinafter, at their own cost and expense, may remove all crops, brush, grass or trees that may interfere with the constructing, installing, operating, maintaining, repairing, altering, replacing, removing and all other uses or purposes which are or may be related to a sewer system. The Grantor reserves the right to use and enjoy that property which is the subject of this easement for purposes which will not interfere with the County's full enjoyment of the rights hereby granted. Provided, the Grantor shall not erect or construct any building or other structure or drill on the easement or diminish or substantially add to the ground cover over the easement. The easement described hereinabove is to and shall run with the land.

Public sewers shall be constructed to provide for the connection of each parcel to the county's system of sewage. The uses on properties within the project shall be required to connect to the sewer and pay applicable charges per the Spokane County Sanitary Sewer Ordinance. Sewer connection permits shall be required.

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

Building setbacks will be determined at the time permits are requested.

The use of private wells and water systems is prohibited.

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

The border easements shown hereon are hereby granted to Spokane County, its authorized agents and to the public for road purposes including but not limited to curbs, sidewalks, drainage, signage and other usage deemed necessary by the Spokane county Engineer for the safety and welfare of the public. No fence or portion thereof will be constructed within said easement without permission of the Spokane County Engineer, nor will any objects be placed in said easement that would obstruct the sight distance necessary for safe and efficient vehicular movement. Any other easements granted or dedicated within this Border Easement area will be subordinate to the rights created by this easement and are subject to Spokane County Engineers permit process prior to usage.

IN WITNESS WHEREOF the said agent, has hereunto set their hand this 18th day of January, 2008.

[Signature]
Rod V. Plese, Agent

STATE OF WASHINGTON }
COUNTY OF SPOKANE }

On this 18th day of January, 2008, before me personally appeared Rod Plese, to me known to be the owner of Plese, Graham, Georgen, L.L.C., a Washington Limited Liability Company, described in and who executed the within and foregoing instrument and acknowledge it to be the free and voluntary act and deed of said individual for the uses and purposes therein stated. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

[Signature]
Notary public in and for the State of Washington,
Residing at SPOKANE
My commission expires 03/19/09



ACKNOWLEDGEMENTS:

SPOKANE COUNTY DIVISION OF UTILITIES:

Examined and approved this 23rd day of JANUARY, 2008.

[Signature]
Spokane County Division of Utilities

SPOKANE COUNTY ENGINEER

Examined and approved this 31st day of JANUARY, 2008.

[Signature]
Spokane County Engineer

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

Examined and approved this 7th day of FEBRUARY, 2008.

[Signature]
Spokane County Department of Building and Planning

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 7th day of February, 2008.

[Signature]
for Spokane Regional Health Officer

SPOKANE COUNTY ASSESSOR:

Examined and approved this 7th day of February, 2008.

[Signature]
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 _____ day of _____, 2008.

[Signature]
Chairman, Spokane County Commissioners

SPOKANE COUNTY TREASURER:

I, DE "Skip" Chilling, Treasurer of Spokane County, Washington, do hereby certify that all taxes which have been levied and become chargeable against the land shown within this map and described in the dedication of this date, have been fully paid, satisfied, and discharged. Dated this 2 day of Feb, 2008.

[Signature]
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 SURVEY RECORDING ACT AND THE SPOKANE COUNTY SUBDIVISION ORDINANCE.

[Signature]
WALTER O. DALE, P.L.S. #29270
1-18-08
EXPIRES: 1-28-09



PLAT # PN-1929-03

PRINT DATE: 1/18/2008

| | | | |
|---|--------|----------|------------|
| FINAL PLAT | | | |
| WESTWOOD VILLAGE FIRST ADDITION | | | |
| COUNTY OF SPOKANE, WASHINGTON | | | |
| NW1/4, SW1/4 S.20, T.27 N., R.43 E., W.M. | | | |
| F. BK # | 2005 | DRWN BY: | JW |
| DWG NAME: | 0614FP | DATE: | 02/21/2005 |
| SHEET | 1 OF 2 | JOB NO.: | 06-14 |
| BENTHIN & ASSOCIATES | | | |
| PROFESSIONAL LAND SURVEYING AND PLANNING | | | |
| 1004 N. ATLANTIC AVENUE • SPOKANE, WA 99201 | | | |
| (509) 325-4528 • (FAX) 325-4520 | | | |

WESTWOOD VILLAGE FIRST ADDITION

BEING AN UNPLATTED PORTION OF THE SW1/4 OF SECTION 20, TOWNSHIP 27 NORTH, RANGE 43 EAST, W.M. SPOKANE COUNTY, WASHINGTON

SHEET 2 OF 2

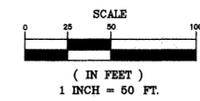
AUDITOR'S CERTIFICATE:
FILED FOR RECORD THIS 8th DAY OF FEBRUARY 2008 AT 10:01 AM. IN BOOK 34 OF PLAT. AT PAGE 85-86 PLAT 398C
AT THE REQUEST OF PLESE, GRAHAM, GEORGEN, LLC

COUNTY AUDITOR - DEPUTY
TRACT D

SP 82-199
VOL. 2, PG. S 41-42

FOUND AND ACCEPTED 1/2" REBAR WITH YELLOW PLASTIC CAP PER PARKER ESTATES, VOL. 31, PGS. 28-29.

PARKER ESTATES
VOL. 31, PG. S 28-29



FOUND AND ACCEPTED 1/2" REBAR WITH YELLOW PLASTIC CAP PER PARKER ESTATES, VOL. 31, PGS. 28-29.

PLAT # PN-1929-03

- MONUMENT NOTES**
- (A) FD. #4 REBAR W/YPC #18091, S0.14' & E0.08'.
 - (B) FD. #4 REBAR W/YPC #18091, S0.17' & E0.05'.
 - (C) FD. & ACCEPTED #4 REBAR W/YPC #29286, FOR POINT ON W. SEC. LINE.
 - (D) FD. #4 REBAR W/YPC #29286, 0.07' N. OF PLAT LINE; ACCEPTED E-W FOR CL COLTON ST.
 - (E) FD. #4 REBAR W/YPC #18091, S0.19' & W0.23' OF LOT COR.
 - (F) FD. #4 REBAR W/YPC #18091; ACCEPTED N-S; 0.05' W. OF LOT COR.
 - (G) ACCEPTED #4 REBAR WITH YELLOW PLASTIC CAP #12606, DATE VISITED: 2/10/2004
 - (H) ACCEPTED PER PARKER ESTATES (VOL. 31, PGS. 28-29)
 - (I) ACCEPTED 2 1/4" ALUMINUM CAP PER PER PARKER ESTATES (VOL. 31, PGS. 28-29)
 - (J) FD. #4 REBAR, NO CAP, 0.3' BELOW SURFACE, DATE VISITED: 3/03/2004
 - (K) ACCEPTED PER PARKER ESTATES (VOL. 31, PGS. 28-29)
 - (L) FD. 3/4" I.P., NO.02' & E0.97' FROM SW COR. TRACT F.

- LEGEND**
- SET MONUMENT AT STREET CENTERLINE
 - SET #4 REBAR WITH ORANGE PLASTIC CAP MARKED "DALE, PLS #29270"
 - SET LOT CORNER #4 REBAR WITH ORANGE PLASTIC CAP MARKED "DALE, PLS #29270"
 - RADIAL
 - ADDRESS
 - CALCULATED POINT
 - FOUND #4 REBAR WITH ORANGE PLASTIC CAP MARKED "DALE, PLS #29270" OR AS NOTED

- SURVEY REFERENCES**
- (R1) NORTH MOUNTAIN VIEW TRACTS, VOL. 7, PG. 97.
 - (R2) WESTWOOD NORTH SECOND ADD., VOL. 27, PG. 83.
 - (R3) WESTWOOD NORTH FIRST ADD., VOL. 27, PG. 17.
 - (R4) SP 82-199, VOL. 2, PG. 41.
 - (R5) PARKER ESTATES
- BASIS OF BEARING**
- THE BASIS OF BEARINGS FOR THIS PLAT IS THE NORTH LINE OF WESTWOOD NORTH SECOND ADDITION, VOL. 27, PG. 83.

PROCEDURES & EQUIPMENT:

SURVEY PERFORMED WITH TOPCON GTS-302 TOTAL STATION, AND COMPLIES WITH ROW 58.09 AND WAC 332-130-090.

PURPOSE OF SURVEY TO ESTABLISH PROPERTY BOUNDARY AND SET CORNERS.

WALTER O. DALE, P.L.S. #29270
1-18-08

PRINT DATE: 01/18/2008

FINAL PLAT
WESTWOOD VILLAGE FIRST ADDITION
COUNTY OF SPOKANE, WASHINGTON

NW1/4 SW1/4 S.20, T.27 N., R.43 E., W.M.

| | | | | | |
|---------|--------|----------|------------|-----------|-------|
| F. BK # | 2005 | DRWN BY: | DARIN | DWG NAME: | 0614 |
| SHEET | 2 OF 2 | DATE: | 02/21/2008 | JOB NO.: | 06-14 |

BENTHIN & ASSOCIATES
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