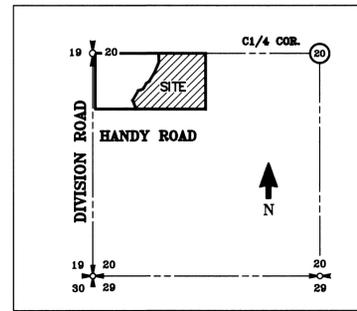


5336774 32/27

FINAL PLAT
WESTWOOD VILLAGE
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



AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 23RD DAY OF
DECEMBER 2005 IN BOOK 32 OF PLATS PAGE 1628
AT THE REQUEST OF Westwood Village
[Signature]
COUNTY AUDITOR

[Signature]
3798

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, an unplatted portion of the North Half of the Northwest Quarter of the Southwest Quarter of Section 20, Township 27 North, Range 43 East, W.M., Spokane County, Washington, described as follows:

Beginning at the Northeast Corner of the Southwest Quarter of said Section 20; thence N89°55'16"W, along the north line of said Southwest Quarter 1330.39 feet, to the Northwest corner of Parker Estates Plat recorded in Book 31, Pages 28 and 29, being the True Point of Beginning; thence S00°04'04"W, along the west line of said Parker Estates Plat, 660.99 feet, to the north line of Westwood North First Addition, according to plat recorded in Volume 27 of Plats, Page 17; thence N89°56'35"W, 848.43 feet, along the north line of said Westwood North First Addition and Westwood North Second Addition according to plat recorded in Volume 27 of Plats, Page 83; thence N21°50'20"W, 110.81 feet; thence N30°22'52"E, 132.44 feet; thence N71°39'48"E, 56.94 feet; thence N30°22'52"E, 80.00 feet; thence N54°13'33"E, 43.73 feet; thence N30°22'52"E, 125.00 feet; thence N22°58'31"E, 122.20 feet; thence N00°04'44"E, 111.00 feet, to the north line of said Southwest Quarter; thence S89°55'16"E, along said north line and the south line of Short Plat SP 82-199, according to Short Plat recorded in Volume 2 of Short Plats, Pages 41-42, 582.39 feet, to the True Point of Beginning; Containing 10.91 Acres.

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.

The drainage easements and lots are subject to the separate Drainage Declaration of Covenant as recorded November 15, 2005 under Auditor's Document No. 5304468 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 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.

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.

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 hereof hereby 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, lot 1, block "A", being a (1') 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 a full width right of way, or until adjacent lands are platted.

The border easements shown hereon are hereby granted to Spokane County, it's 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 5TH day of DECEMBER, 2005.

[Signature]
Rod Plese, Agent

STATE OF WASHINGTON }
 }SS
COUNTY OF SPOKANE }

On this 5TH day of DECEMBER, 2005, before me personally appeared Rod Plese, ~~the Agent of Plese, Graham, Georgen, L.L.C.~~ to me known to be the Agent 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 individuals 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 2/20/2007



ACKNOWLEDGEMENTS:

SPOKANE COUNTY DIVISION OF UTILITIES:

Examined and approved this 24TH day of JANUARY, 2006

[Signature]
Spokane County Division of Utilities

SPOKANE COUNTY ENGINEER

Examined and approved this 24TH day of January, 2006

[Signature]
Spokane County Engineer

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

Examined and approved this 24TH day of January, 2006

[Signature]
Spokane County Department of Building and Planning

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 28TH day of JANUARY, 2006

[Signature]
Spokane Regional Health Officer

SPOKANE COUNTY ASSESSOR:

Examined and approved this 20TH day of January, 2006

[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 24TH day of January, 2006

[Signature]
Chairman, Spokane County Commissioners

SPOKANE COUNTY TREASURER:

I, *[Signature]*, 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 20 day of January, 2006

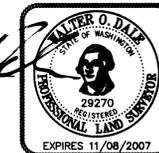
[Signature]
Spokane County Treasurer by Deputy



SURVEYOR'S CERTIFICATE

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

[Signature]
WALTER O. DALE, P.L.S. #29270
12-5-05



PRINT DATE: 11/29/2005

FINAL PLAT			
WESTWOOD VILLAGE			
COUNTY OF SPOKANE, WASHINGTON			
NW1/4, SW1/4 S.20, T.27 N., R.43 E., W.M.			
F. BK. #	2005	DRWN BY: SCOTT DALE	DWG NAME: 0314A
SHEET	1 OF 2	DATE: 08/18/2005	JOB NO.: 03-14A
BENTHIN & ASSOCIATES			
PROFESSIONAL LAND SURVEYING AND PLANNING			
1004 N. ATLANTIC AVENUE • SPOKANE, WA 99201			
(509) 325-4529 • (FAX) 325-4520			

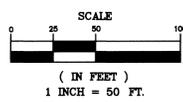
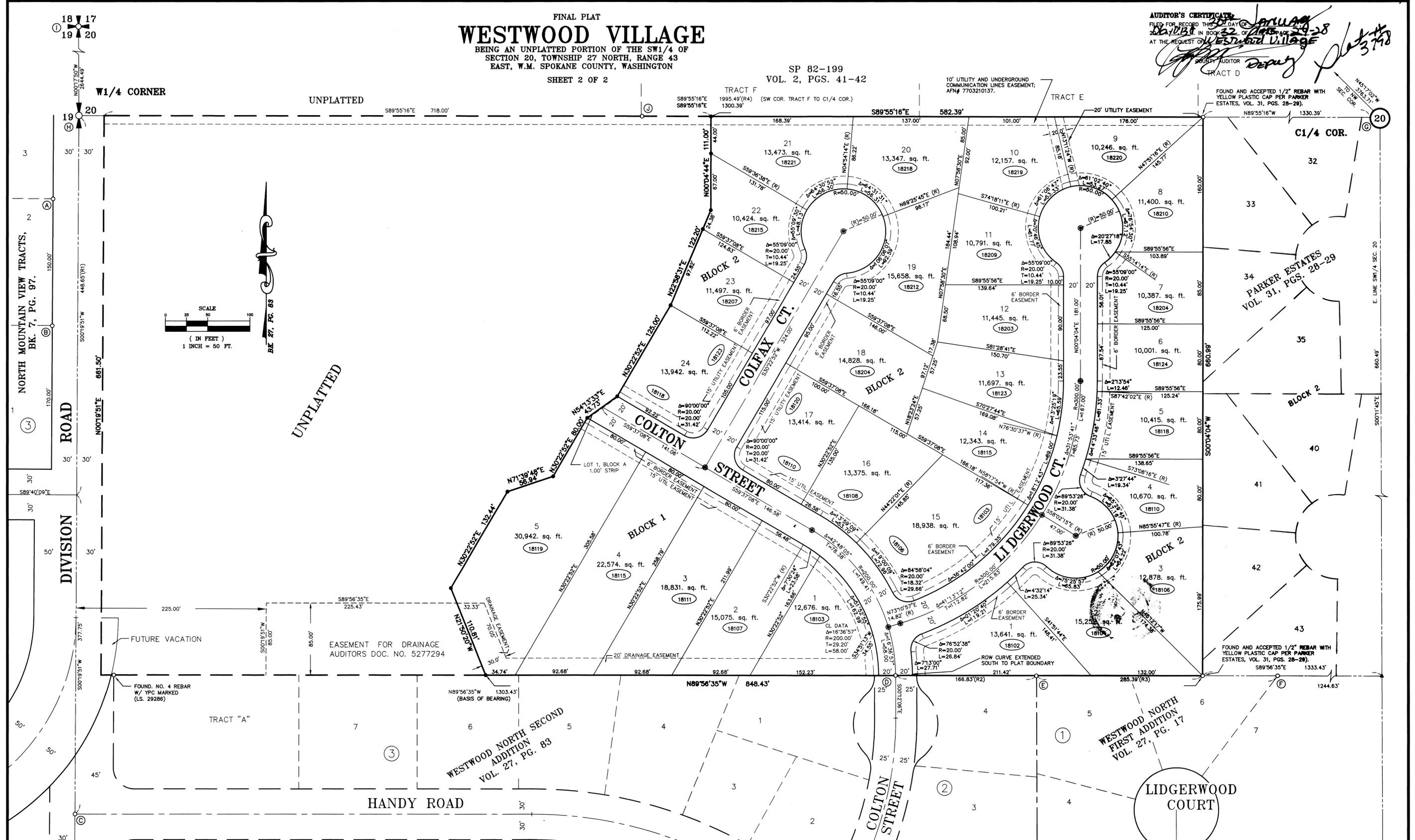
1929

32/27

FINAL PLAT
WESTWOOD VILLAGE
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

SP 82-199
VOL. 2, PGS. 41-42

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 20 DAY OF
JANUARY 2005 IN BOOK 2928
PAGE 28-29 AT THE REQUEST OF
WESTWOOD VILLAGE
PLAT # 3770
AUDITOR
Deputy



- 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
ACCEPTED PER PARKER ESTATES (VOL. 31, PGS. 28-29)
 - (H) ACCEPTED 2 1/4" ALUMINUM CAP, AND RPS,
PER PARKER ESTATES (VOL. 31, PGS. 28-29)
 - (I) FD. #4 REBAR, NO CAP, 0.3' BELOW SURFACE, AND RPS, DATE VISITED: 3/03/2004
ACCEPTED PER PARKER ESTATES (VOL. 31, PGS. 28-29)
 - (J) 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 (R)
 - ADDRESS (1234)
 - CALCULATED POINT

- 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 COMPLES WITH RCW 58.09 AND WAC 332-130-090.

PURPOSE OF SURVEY TO ESTABLISH PROPERTY BOUNDARY AND SET CORNERS.

WALTER O. DALE, P.L.S. #29270
12-5-05



PRINT DATE: 11/29/2005

FINAL PLAT
WESTWOOD VILLAGE
COUNTY OF SPOKANE, WASHINGTON

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

F. BK #: 2005 DRAWN BY: SCOTT DALE DWG NAME: 0314A
SHEET 2 OF 2 DATE: 08/18/2005 JOB NO.: 03-14A

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