DEDICATION

KNOW ALL MEN BY THESE PRESENTS that RT DEVELOPMENT, LLC [redacted], a Washington Limited Liability Company [redacted]; WASHINGTON TRUST BANK, a Washington Corporation; S & B INVESTMENTS, L.L.C., a Washington Limited Liability Company; and RICHARD B. JARVIS and RUTH L. JARVIS, husband and wife, d/b/a JAY INVESTMENT COMPANY have caused to be platted into Lots, Blocks, Tracts and Streets the land shown hereon, to be known as WINDSOR RIDGE, being a parcel of land situated in a portion of Government Lot 2 and the Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter in Section 30, T.25 N., R.45 E., W.M., Spokane County, Washington described as follows:

BEGINNING at the northeast corner of Tract C of VIEWMONT AT MORNINGSIDE according to the plat thereof recorded in Book 24 of Plats, Pages 47 through 49, said point being the beginning of a curve concave to the northwest having a radius of 1210.00 feet (from which point a radial line bears N.41°26'00"W.); thence along the boundary of said plat the following four (4) courses: 1. Northeasterly along said curve through a central angle of 04°19'05" an arc distance of 91.19 feet; 2. N.45°45'05"W. a distance 60.00 feet to the beginning of a non-tangent curve concave to the northwest having a radius of 1150.00 feet (from which point a radial bearing bears N.45°45'05"W.); 3. thence westerly along said curve through a central angle of 00°15'43" an arc distance of 5.26 feet to the beginning of a compound curve concave to the north having a radius of 20.00 feet; 4. thence westerly along said curve through a central angle of 57°14'49" an arc distance of 19.98 feet; thence N.00°37'25"E., a distance of 17.08 feet to the beginning of a non-tangent curve concave to the northwest having a radius of 1128.99 feet (from which point a radial line bears N.45°15'38"W.); thence northeasterly along said curve through a central angle of 00°29'27" an arc distance of 9.67 feet to the beginning of a reverse curve concave to the southeast having a radius of 409.13 feet; thence northeasterly along said curve through a central angle of 20°31'01" an arc distance of 146.50 feet; thence N.64°45'56"E., a distance of 188.71 feet to the beginning of a curve concave to the southeast having a radius of 1385.47 feet; thence northeasterly along said curve through a central angle of 08°28'26" an arc distance of 204.91 feet; thence S.16°45'38"E., a distance of 78.51 feet; thence S.28°51'21"E. a distance of 400.78 feet; thence S.23°56'35"E. a distance of 127.73 feet; thence S.16°28'28"W. a distance of 119.29 feet; thence S.00°43'38"W. a distance of 182.08 feet; thence S.59°11'25"W. a distance of 15.12 feet; thence S.27°54'50"E. a distance of 199.33 feet; thence S.12°30'05"W. a distance of 135.97 feet; thence S.46°05'51"W. a distance of 150.00 feet; thence N.88°13'12"W. a distance of 160.00 feet; thence N.58°28'44"W. a distance of 139.67 feet; thence N.00°37'25"E. a distance of 56.00 feet; thence S.80°45'51"W. a distance of 184.26 feet to the beginning of a non-tangent curve concave to the east having a radius of 337.00 feet (from which point a radial line bears N.77°45'30"E.); thence northerly along said curve through a central angle of 12°51'55" an arc distance of 75.67 feet; thence N.00°37'25"E. a distance of 18.67 feet; thence N.89°22'35"W. a distance of 203.00 feet to the easterly boundary of said plat of VIEWMONT AT MORNINGSIDE; thence N.00°37'25"E. a distance of 701.84 feet to the Point of Beginning.

TOGETHER WITH that portion of the Northeast Quarter of the Southwest Quarter of said Section 30 described as follows:

Commencing at the southeast corner of the northeast quarter of said southwest quarter of Section 30; thence N00°32'35"E along the east line of said northeast quarter of the southwest quarter 435.70 feet to the Point of Beginning;
thence S23°57'46"W, 372.73 feet; thence along a non-tangent curve to the right, whose radius is 14.49 feet, the radius point of which bears N66°25'22"W, through a central angle of 92°08'43", along an arc distance of 23.30 feet; thence N64°16'39"W, 91.65 feet; thence N19°16'39"W, 18.03 feet; thence N20°41'35"E, 189.61 feet; thence N29°40'54"E, 47.36 feet; thence N09°46'54"E, 198.82 feet; thence N01°22'24"W, 95.47 feet; thence N21°49'58"W, 156.89 feet; thence N64°25'56"E, 114.19 feet; thence N51°16'13"W, 179.37 feet; thence N57°25'15"E, 14.78 feet; thence along a non-tangent curve to the left, whose radius is 375.00 feet, the radius point of which bears N37°10'51"W, through a central angle of 0°56'36", along an arc distance of 6.17 feet; thence S51°16'13"E, 182.80 feet; thence S89°27'25"E, 76.86 feet; thence S00°32'35"W along the east line of said northeast quarter of the southwest quarter 422.63 feet

Contains 19.83 acres, more or less.

And they do hereby dedicate to Spokane County and the public use forever the roads as platted and shown hereon, together with the right to make all necessary slopes for cuts and fills upon the lots adjacent to said public roads in the reasonable grading thereof. Lots 8 and 9 Block 3 and Lot 9, Block 2, being one-foot (1') 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 road is continued as full width right of way, or until adjacent lands are platted. No direct access from any lots or common areas to Chapman Road shall be allowed. Individual lot owners shall be responsible for maintenance of sidewalks within easements on their property.

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.

The public water system, pursuant the Water Plan approved by County and State Health authorities, the local fire protection district, the County Building and Safety Department, and the water purveyor shall be installed within this subdivision, and the subdivider/sponsor 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 systems shall not be authorized.

The owners of all lots within this subdivision shall be members of WINDSOR RIDGE HOMEOWNER'S ASSOCIATION a homeowners association created by document recorded June 20, 2001 by the Secretary of State of the State of Washington under U.B.I. Number 602-129-755 and subject to the Articles of Incorporation and Bylaws thereof.

Tracts "A", "B", "C" and "D" ("Common Areas") are hereby dedicated to the WINDSOR RIDGE HOMEOWNER'S ASSOCIATION. No structures, including fences, shall be constructed thereon without the expressed written approval by Spokane County. The WINDSOR RIDGE 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 WINDSOR RIDGE 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 WINDSOR RIDGE 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.

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 Windsor Ridge Homeowner's Association. Tract B is hereby dedicated to the Windsor Ridge Homeowner's 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. A drainage easement is granted to Spokane County over Tract B for inspection and emergency maintenance of stormwater facilities.

Spokane County and its authorized agents are hereby granted the right to ingress and egress to, over and from all public drainage easements 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 Windsor Ridge Homeowner's 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 that 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.

This covenant and agreement shall run with the land in perpetuity, and shall be binding upon the owner(s), their heirs, successors and assigns, including the obligation to participate in the maintenance of the drainage facilities as provided herein.

The property owner(s) within this plat shall maintain all water quality swales ('208' swales) and drainage ditches situated on their respective properties, and any portion of a '208' swale situated in a public right-of-way adjacent to their respective properties, with a permanent ground cover as specified in the currently approved and accepted plans on file at Spokane County Engineer's Office. No structures, including fences, shall be constructed directly over or within a '208' swale without the expressed written consent of the Spokane County Engineer. Spokane County does not accept the responsibility to inspect and/or maintain the drainage easements or drainage swales, nor does Spokane County accept any liability for any failure by the lot owner(s) to properly maintain such areas.

The Windsor Ridge Homeowner's Association or its successors in interest shall maintain the drainage facilities, located in common areas and Tract B, in conformance with the approved plans on file at the Spokane County's Engineer's Office. Maintenance of drainage facilities includes, but is not limited to, keeping open and cleaning storm pipes, ditches, drainage ponds, swales, etc., replacement of drainage facilities as needed, and maintaining live native-type dryland grasses or lawn turf in the '208' swales located in common areas or tracts, with optional shrubbery and/or trees, which do not obstruct the flow and percolation of storm drainage water in the drainage swale as indicated by the approved plans. The Windsor Ridge Homeowner's Association shall be responsible for payment of all claims and other liabilities which may become due for said maintenance responsibilities.

If the Windsor Ridge Homeowner's 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 Windsor Ridge Homeowner's 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 Windsor Ridge Homeowner's Association, or their successors in interest.

Should the Windsor Ridge Homeowner's 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 Windsor Ridge Homeowner's Association at the time of said termination. The successors in interest shall share equally in the responsibility and cost of maintaining said drainage facilities.

Border Easements are hereby granted as shown hereon to Spokane County and 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.

The Owners or Successors in interest agree to authorize the County to place their names on a petition for the formation of a ULID by petition method pursuant to RCW 36.94 which the petition includes the Owners property and further not to object by signing of a protest petition against the formation of a ULID by resolution method pursuant to RCW 36.94 which includes the Owners property. PROVIDED, this condition shall not prohibit the Owners or Successors from objection to any assessments on the property as a result of improvements called for in conjunction with the formation of a ULID by either petition or resolution under RCW 36.94.

The 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. Spokane County, it's 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 /may be related to a sewer system. The grantors 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 Grantors 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.

Utility easements are hereby granted to the serving utility companies over a ten foot (10') and twenty foot (20') wide strip adjoining all road rights of way and over Tracts "A" and "C", as shown hereon, 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.

Sight distance easements on Tracts "A " and "C", Lots 13 and 14, Block 1, Lot 8, Block 2, and Lots 1, 3 and 7, Block 3, as platted and shown hereon, are hereby granted to Spokane County and its authorized agents for the sole purpose of allowing a clear view sight distance triangle over and across the easements. The owners of said lots agree not to obstruct or in any manner allow any obstacle to block this clear view triangle between a height of three (3) feet and a height of seven (7) feet above the road pavement elevation adjacent to said lots. Spokane County and its authorized agents are hereby granted the right of ingress and egress to, over and from said easements for the purpose of inspection and emergency maintenance of the sight distance area. If the property owner fails to maintain the sight distance area in reasonable conformance with the approved plans on file in the Office of the Spokane County Engineer, a notice of such failure may be given to the property owner. If not corrected after ten (10) days, Spokane County has the right to correct the maintenance failure or have it corrected at the sole expense of the property owner.

J:\Land Projects\98320\dwg\PLAT.dwg, 10/25/01 08:36:27 AM, ANDREANI

IN WITNESS WHEREOF, the aforesaid owners have caused their corporate names to be hereunto subscribed and affixed their corporate seals (if any) this ______day of _________________, 20____.

RT DEVELOPMENT, LLC [redacted]
A Washington Limited Liability Company [redacted]
Richard T. Dahm (signature)
Richard T. Dahm, [redacted] Manager

JAY INVESTMENT COMPANY
BY Richard B. Jarvis (signature)
ITS OWNER

Richard B. Jarvis (signature)
Richard B. Jarvis

Ruth L. Jarvis (signature)
Ruth L. Jarvis

WASHINGTON TRUST BANK
A Washington Corporation
BY Constance M. Bischoff
IT'S Regional Senior Vice President

S & B INVESTMENTS, LLC
A Washington Limited Liability Corporation
BY John M Jarvis (signature)
IT'S MANAGER

ACKNOWLEDGMENT

STATE OF WASHINGTON) ss
COUNTY OF Spokane)

I certify that I know or that I have satisfactory evidence that Richard T. Dahm, 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 Mgr [redacted] of RT DEVELOPMENT, LLC [redacted], a Limited Liability Company [redacted], to be the free and voluntary act of such corporation, for the uses and purposes stated in the instrument.

DATED this 25th day of October, 2001.

Debra L. Pehan (signature)
NOTARY PUBLIC, in and for the State of Washington residing at Spokane,
My Commission expires 4-29-05

OFFICIAL SEAL
DEBRA L PEHAN
NOTARY PUBLIC
STATE OF WASHINGTON
MY COMMISSION EXPIRES
APRIL 29, 2005

STATE OF WASHINGTON) ss
COUNTY OF SPOKANE)

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 RSVP of WASHINGTON TRUST BANK, to be the free and voluntary act of such corporation, for the uses and purposes stated in the instrument.

DATED this 29th day of October, 2001.

Kimberly K. Glisson (signature)
NOTARY PUBLIC, in and for the State of Washington residing at Spokane,
My Commission expires 2-10-06

OFFICIAL SEAL
KIMBERLY K. GLISSON
Notary Public-State of Washington
My Commission Expires 2-10-2005

STATE OF WASHINGTON) ss
County of Spokane)

On this 25 day of October, 2001, before me personally appeared RICHARD B. JARVIS and RUTH L. JARVIS, husband and wife, d\b\a\ Jay Investment, to me know 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.

Sandra J. Hacking (signature)
NOTARY PUBLIC in and for the State of Washington, residing at Spokane
My commission expires 8-1-04

STATE OF WASHINGTON) ss
COUNTY OF SPOKANE)

I certify that I know or that I have satisfactory evidence that Richard B Jarvis is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Owner of JAY INVESTMENTS COMPANY, for the uses and purposes stated in the instrument.

DATED this 25 day of October, 2001.

Sandra J. Hacking (signature)
NOTARY PUBLIC, in and for the State of Washington residing at Spokane,
My Commission expires 8-1-04

STATE OF WASHINGTON) ss
COUNTY OF Spokane)

I certify that I know or that I have satisfactory evidence that John M Jarvis 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 Manager of S & B INVESTMENTS, LLC, to be the free and voluntary act of such corporation, for the uses and purposes stated in the instrument.

DATED this 25 day of October, 2001.

Sandra J. Hacking (signature)
NOTARY PUBLIC, in and for the State of Washington residing at Otis Orchards
My Commission expires 8-1-04

CLC Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
707 W 7th Avenue, Suite 200
Spokane, Washington 99204
Phone (509) 458-6840
Fax: (509) 458-6844

NW	NE
SW	SE

SHEET 1 OF 2

SPOKANE COUNTY AUDITOR'S CERTIFICATE
Filed for record this 27th day of November, 2001
at 3:26 P. M., in Book 27 of Plats at Page 49
at the request of RT Development LLC.

(signature)
Spokane County Auditor by Deputy

4658204 Bk 27 Pg 49
3532
Pg 1 of 2

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.

ALAN K. LEWIS, STATE OF WASHINGTON, 30159, REGISTERED PROFESSIONAL LAND SURVEYOR, EXPIRES: 09-04-02

Alan K. Lewis, PLS
Certificate Number 30159
10/29/01

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 19th day of November, 2001.

(signature)
Spokane County Utilities

SPOKANE COUNTY ENGINEERING

Examined and approved this 21st day of November, 2001.

(signature)
Spokane County Engineer

SPOKANE COUNTY DIVISION OF PLANNING

Examined and approved this 27th day of November, 2001.

(signature)
Director, Spokane County Division of Planning

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 27th day of November, 2001.

(signature), R.S.
For Spokane Regional Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 27th day of November, 2001.

(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 27th day of November, 2001.

(signature)
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 27th day of November, 2001.

Linda M. Wolverton by M.C. DeLeon (signature)
Spokane County Treasurer by Deputy

OFFICIAL SEAL TREASURER SPOKANE COUNTY WASHINGTON

FINAL PLAT OF
WINDSOR RIDGE
(A PLANNED UNIT DEVELOPMENT) LOCATED IN THE W 1/2 OF SECTION 30, T.25N., R.45E., W.M. SPOKANE COUNTY, WASHINGTON

1/2 #3532 27/49

SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 27 DAY OF November 2001
AT 2:22:28 M., IN BOOK 22 OF Plats AT PAGE 50
AT THE REQUEST OF K.I. Development LLC
C. Higdon
SPOKANE COUNTY AUDITOR BY DEPUTY

4655204
BK 27
Pg 50
#3582
sheets 2 of 2

TANGENT TABLE

LINE	DIRECTION	DISTANCE
T1 (R)	N45°45'05"W	60.00'
T3	S59°11'25"W	15.12'
T4	S89°22'35"E	22.00'
T5	N45°45'05"W	2.50'
T7	N00°37'25"E	18.67'
T8	N44°27'17"W	70.40'
T9	N45°32'43"E	20.50'
T10	S44°27'17"E	66.00'

RADIAL BEARINGS

NUMBER	BEARING
1	N41°26'00"W
2	S11°45'27"W
3	S39°47'10"W
4	N81°49'59"E
5	N45°15'38"W
6	N45°39'24"W
7	N77°45'30"E
8	N40°23'43"W
9	S24°46'47"E
10	S22°40'52"E
11	N12°22'39"W
12	S81°38'19"W
13	S85°08'53"W
14	N87°51'44"E
15	N05°40'33"W
16	S05°57'56"E
17	N18°47'22"W
18	N20°16'49"W
19	N77°37'21"E
20	S50°08'53"E
21	S25°23'35"W
22	N20°20'45"E
23	N61°56'30"W
24	S88°16'21"W
25	S74°56'34"E

VIEWMONT AT MORNINGSIDE

TRACT C

N00°37'25"E 701.84'

S00°37'25"W 17.08'

WEST LINE OF THE SE1/4 OF THE NW1/4 OF SECTION 30 SHOWN FOR ORIENTATION ONLY

TEMPORARY SEWER EASEMENT AUDITOR'S FILE NO

TEMPORARY DRAINAGE EASEMENT AUDITOR'S FILE NO 4651768

UNPLATTED

CORBIN ROAD — CORBIN COURT — VIEWMONT COURT — GALAXY DRIVE — VIEWMONT DRIVE — CHAPMAN ROAD

LOT 9, BLK. 3 — 1' WIDE STRIP

LOT 8, BLK. 3 — 1' WIDE STRIP

LOT 9, BLK. 2 — 1' WIDE STRIP

TRACT A — 9,008 S.F. (COMMON AREA)

TRACT B — 2.59 AC. (COMMON AREA ENCUMBERED BY DRAINAGE ESMT.)

TRACT C — 3,094 S.F. (COMMON AREA ENCUMBERED BY DRAINAGE ESMT.)

TRACT D — 12,904 S.F. (COMMON AREA)

1 17,325 S.F. — 2 16,063 S.F. — 3 15,000 S.F. — 4 15,000 S.F. — 5 15,000 S.F. — 6 15,444 S.F. — 7 20,658 S.F. — 8 24,873 S.F. — 9 15,041 S.F.

1 18,031 S.F. — 2 15,014 S.F. — 3 17,143 S.F. — 4 22,001 S.F. — 5 20,997 S.F. — 6 24,288 S.F. — 7 18,975 S.F. — 8 19,502 S.F. — 9 15,041 S.F. — 10 15,046 S.F. — 11 15,046 S.F. — 12 15,046 S.F. — 13 16,414 S.F. — 14 16,340 S.F. — 15 15,002 S.F. — 16 15,017 S.F. — 17 15,049 S.F. — 18 15,081 S.F. — 19 15,216 S.F. — 20 15,005 S.F. — 21 15,917 S.F.

1 15,000 S.F. — 2 15,000 S.F. — 3 15,138 S.F. — 4 15,924 S.F. — 5 18,439 S.F. — 6 17,551 S.F.

17108 — 17114 — 17113 — 17209 — 17210 — 17301 — 17120 — 17204

2612 — 2520 — 2514 — 2510 — 2504 — 2617 — 2519 — 2513 — 2509 — 2501 — 2407 — 2408 — 2402 — 2403 — 2308 — 2309 — 2313 — 2401 — 2310 — 2502 — 2410 — 2518 — 2512 — 2508 — 2614 — 2608 — 2620 — 2609 — 2515 — 2503 — 2415

CURVE INFORMATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	1210.00'	91.19'	45.62'	91.17'	04°19'05"
C2	1150.00'	5.26'	2.63'	5.26'	00°15'43"
C3	20.00	19.98'	10.91'	19.16'	57°14'49"
C4	1128.99'	9.67'	4.84'	4.67'	00°29'27"
C5	409.13'	146.50'	74.04'	145.72'	20°31'01"
C6	337.00'	75.67'	37.99'	75.51'	12°51'55"
C7	1385.47'	204.91'	102.64'	204.72'	08°28'26"
C8	358.11'	128.24'	64.81'	127.55'	20°31'01"
C9	1334.46'	197.36'	98.86'	197.18'	08°28'26"
C11	340.00'	175.55'	89.78'	173.61'	29°34'59"
C12	275.00'	62.90'	31.59'	62.76'	13°06'17"
C13	350.00'	192.01'	98.49'	189.62'	31°26'00"
C14	350.00'	79.42'	39.88'	79.25'	13°00'04"
C15	350.00'	112.60'	56.79'	112.11'	18°25'56"

CURVE INFORMATION (CONT.)

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C16	25.00'	28.37'	15.93'	26.87'	65°01'14"
C17	25.00'	9.32'	4.71'	9.27'	21°21'29"
C19	30.00'	36.80'	21.11'	34.53'	70°16'40"
C20	30.00'	14.36'	7.32'	14.23'	27°26'05"
C21	20.00'	31.42'	20.00'	28.28'	90°00'00"
C22	20.00'	31.13'	19.71'	28.08'	89°10'34"
C23	20.00'	37.75'	27.60'	32.39'	108°08'33"
C24	25.00'	36.47'	22.35'	33.32'	83°35'17"
C25	25.00'	36.47'	22.35'	33.32'	83°35'17"
C26	256.00'	12.80'	6.40'	12.80'	02°51'54"
C27	30.00'	27.35'	14.71'	26.41'	52°13'46"
C28	1235.00'	113.41'	56.74'	113.37'	05°15'41"
C29	25.00'	32.96'	19.37'	30.62'	75°31'46"
C30	25.00'	9.03'	4.56'	8.98'	20°41'20"

NE 1/4 OF THE SW 1/4 OF SEC. 30

FOR SECTION BREAKDOWN SEE PLAT OF VIEWMONT AT MORNING SIDE

TANGENT TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C31	375.00'	6.17'	3.09'	6.17'	0°56'36"
C32	14.49'	23.30'	15.04'	20.87'	92°08'43"

CURVE INFORMATION

LINE	BEARING	LENGHT
T11	S64°16'39"E	91.65'
T12	S19°16'39"E	18.03'
T13	S29°40'54"W	47.36'
T14	S01°22'24"E	95.47'
T15	S64°25'56"W	114.19'
T16	N51°16'13"W	179.37'
T17	S57°25'15"W	14.78'
T18	N51°16'13"W	182.80'
T19	S89°27'25"E	76.86'

RADIAL BEARINGS

LINE	BEARING
26	N66°25'22"W
27	N37°10'51"W
28	N38°07'27"W

DETAIL N.T.S.

S89°37'33"E 1321.65' — 688.75' — 64.50' — 701.84' — 567.14' — 474.81' — 422.63' — 435.70' — S00°32'25"W 1333.14' — N00°37'25"E 1333.48' — S89°38'26"E 1323.52'

UNPLATTED — UNPLATTED — TRACT B — 1"=200'

N59°09'55"E 226.56' — N59°27'24"E 190.63' — S.27°54'50"E., 28.21' TO CL 20' TEMP. DRAIN. ESMT.

LEGEND

- ○ –FND. 1/2" REBAR W/YPC STAMPED "MOORE 18091" (UNLESS OTHERWISE NOTED)
- SET 1/2" REBAR W/YPC STAMPED "CLC 30159" (UNLESS OTHERWISE NOTED) AS:
- ● –ANGLE POINT IN BOUNDARY
- ⊢ –LOT CORNER
- ⍋ –CENTERLINE MONUMENT
- B.S. –BUILDING SETBACK
- 1856 – STREET ADDRESS
- \\\\\\ – SIGHT DISTANCE EASEMENT

NORTH LINE OF THE NE1/4 OF THE SW1/4 OF SECTION 30 SHOWN FOR ORIENTATION ONLY

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

NW	NE
SW	SE

BASIS OF BEARINGS

THE BEARING OF N.00°37'25"E. ALONG THE EAST LINE OF VIEWMONT AT MORNINGSIDE AS SHOWN ON THE FINAL PLAT RECORDED IN BOOK 24 OF PLATS, PAGES 47 THROUGH 49, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP

SURVEYOR'S NOTES

1. THE AREA OF THE SUBDIVISION IS 19.83 ACRES.
2. THE AREA OF THE PUBLIC ROADS ARE 2.73 ACRES
3. TRACTS "A", "B", "C" AND "D", ARE ENCUMBERED WITH UTILITY, SIDEWALK, DRAINAGE AND UTILITY EASEMENTS. SEE DEDICATION FOR COMPLETE DETAILS.

ACCURACY STATEMENT

THIS SURVEY WAS PERFORMED USING A TOPCON GTS 2 SIX-SECOND THEODOLITE AND ELECTRONIC DISTANCE METER. FIELD TRAVERSE METHODS USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".

ALAN K. LEWIS — STATE OF WASHINGTON — 30159 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 09-04-02

10/29/01

FINAL PLAT OF WINDSOR RIDGE

(A PLANNED UNIT DEVELOPMENT) LOCATED IN THE W 1/2 OF SECTION 30, T.25N., R.45E., W.M. SPOKANE COUNTY, WASHINGTON

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SHEET 2 OF 2

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