

FINAL PLAT OF
COLUMBIA HEIGHTS-WOODLAND ESTATES
1ST ADDITION

A PARCEL OF LAND LOCATED IN THE NE 1/4 AND NW 1/4 OF
 SECTION 31, TOWNSHIP 26 NORTH, RANGE 44 EAST, W.M.,
 SPOKANE COUNTY, WASHINGTON

A PLANNED UNIT DEVELOPMENT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Northwood Properties, Inc. a Washington Corporation and Theodore G. Gunning and Diane D. Gunning, husband and wife, and Key Bank of Washington, have caused to be platted into lots, blocks and streets the land shown hereon as COLUMBIA HEIGHTS-WOODLAND ESTATES 1ST ADDITION, a tract of land being a portion of the Northeast one-quarter and Northwest one-quarter of Section 31, Township 26 North, Range 44 East, Willamette Meridian, Spokane County, Washington, and being further described as follows:

Beginning at the Southwest corner of said Northeast one-quarter of Section 31, thence North 00°11'09" East along the West line of said Northeast one-quarter, a distance of 10.00 feet to the Southeast corner of Lot 1 Block 4 of Northwood 5th Addition Filed For Record in Book 20, Page 13, thence on the Easterly line of said Lot 1, North 37°44'29" West, a distance of 113.88 feet, thence North 00°11'09" East parallel with said West line of the Northeast one-quarter of Section 31, a distance of 200.00 feet to the Southeast corner of Lot 8, Block 1 of Woodland Pines Filed for record in Book 20, Page 70, thence North 00°11'09" East along the East line of said Lot 1, a distance of 110.00 feet, thence North 86°01'53" East, a distance of 233.00 feet, thence South 03°58'05" East, a distance of 22.72 feet, thence along a 265.00 foot radius curve to the right with a radial bearing of North 18°16'23" East through a central angle of 49°00'18" for an arc length of 226.65 feet, thence South 22°43'19" East, a distance of 9.48 feet, thence along a 20.00 foot radius curve to the left through a central angle of 76°36'36" for an arc length of 26.74 feet, thence along a 984.00 foot radius compound curve to the left with a radial bearing of South 09°19'55" East through a central angle of 09°24'27" for an arc length of 161.57 feet, thence North 71°15'38" East, a distance of 21.13 feet, thence along a 1532.00 foot radius curve to the right through a central angle of 19°42'02" for an arc length of 526.76 feet, thence South 89°02'20" East, a distance of 106.25 feet, thence along a 584.00 foot radius curve to the left through a central angle of 09°36'32" for an arc length of 97.94 feet, thence North 81°21'08" East a distance of 258.18 feet, thence along a 266.00 foot radius curve to the right through a central angle of 46°50'45" for an arc length of 217.49 feet, thence along a 20.00 foot radius reverse curve to the left with a radial bearing of South 38°11'53" West through a central angle of 75°37'46" for an arc length of 26.40 feet, thence along a 1970.00 foot curve to the right with a radial bearing of South 37°25'53" East through a central angle of 02°51'43" for an arc length of 98.40 feet, thence South 55°25'50" West, a distance of 187.30 feet, thence along a 413.55 foot radius curve to the left through a central angle of 04°11'29" for an arc length of 30.25 feet, thence along a 20.00 foot radius reverse curve to the right with a radial bearing of South 38°45'39" East through a central angle of 72°48'48" for an arc length of 25.42 feet, thence North 55°56'51" West, a distance of 15.56 feet, thence along a 265.00 foot radius curve to the left through a central angle of 44°16'51" for an arc length of 204.80 feet, thence South 79°46'18" West, a distance of 48.12 feet, thence along a 350.00 foot radius curve to the right through a central angle of 16°55'52" for an arc length of 103.43 feet, thence North 83°17'50" West, a distance of 55.64 feet, thence along a 340.00 foot radius curve to the left through a central angle of 22°25'47" for an arc length of 133.10 feet, thence South 74°16'23" West, a distance of 198.77 feet, thence along a 25.00 foot radius curve to the right through a central angle of 73°34'45" for an arc length of 32.11 feet, thence along a 50.00 foot radius reverse curve to the left with a radial bearing of North 57°51'09" East through a central angle of 120°59'51" for an arc length of 105.59 feet, thence South 71°00'07" West, a distance of 391.59 feet, thence South 15°09'21" East, a distance of 20.35 feet to a point on the North line of Block 1 of Columbia Park Replat No. 2 Filed For Record in Book 16, Page 39, thence North 89°57'37" West along said North line of said Block 1, a distance of 236.32 feet to the POINT OF BEGINNING.

Said Tract of land being 8.39 acres, along with and subject to any existing easements.

A Covenant requiring the payment of a voluntary fee for each lot as specified in the Voluntary Mitigation Agreement and recorded under Auditor's file No's. 950110261 and 950110262.

Drainage easements, as platted and shown hereon, which are for the purposes of installing, operating, and maintaining drainage swales and drainage facilities, as conditions of plat approval, are hereby granted to Spokane County, the public, and the Columbia Heights-Woodland Estates 1st Addition Association.

All private roads shall be encumbered by a drainage easement, said drainage easements are hereby granted to Spokane County and the public. Spokane County will maintain the storm pipe system within the plat, per the MAINTENANCE AGREEMENT recorded on October 10, 1995 under Auditor's document No. 9510100054, and per the MAINTENANCE AGREEMENT recorded February 13, 1996 under Auditor's document No. 9602130257, which by reference is made a part of hereof. Spokane County is not responsible for maintaining and keeping open drainage ditches.

The drainage easements and tracts are subject to the separate DECLARATION OF COVENANT as recorded December 17, 1996 under Auditor's Document No. 4062451 which by reference is made a part hereof.

The private roads and/or 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.

The private roads and drainage easements are subject to the separate DECLARATION OF COVENANT as recorded April 25, 1997 under Auditor's Documents No. 4096979 which by reference is made a part hereof.

DEDICATION (CONTINUED)

Sight distance easements 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 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 eight (8) 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 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 will 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. All costs involved will be charged to the property owner.

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 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.

The private roads as shown hereon provide a means of ingress and egress for those lots within the subdivision having frontage thereon, and are hereby dedicated for utilities.

The private roads and/or common areas shown on this plat are hereby dedicated to the Columbia Heights-Woodland Estates 1st Addition homeowners association created by document recorded September 9, 1996 under State document no. 601736389.

No direct access will be allowed from the lots to Northwood Drive.

The owner(s) or successor(s) in interest agree to authorize the County to place their name(s) on a petition for the formation of ULID by petition method pursuant to RCW 36.94, which petition includes the owner(s) property, and further not to object by the signing of a protest petition against the formation of a ULID by resolution method pursuant to RCW Chapter 36.94 which includes the owner(s) property. PROVIDED this condition shall not prohibit the owner(s) or successor(s) from objecting to any assessment(s) on the property as a result of improvements called for in conjunction with the formation of a ULID by either petition or resolution method under RCW Chapter 36.94.

WARNING: Spokane County has no responsibility to build, improve, maintain, or otherwise service the private roads contained within or provide service to the property described in this plat. By accepting this plat or subsequently by allowing a building permit to be issued on property on a private road, Spokane County assumes no obligation for said private road, and the owners hereby acknowledge that the County has no obligation of any kind or nature whatsoever to establish, examine, survey, construct, alter, repair, improve, maintain, or provide drainage or snow removal on a private road. This requirement is and shall run with the land and shall be binding upon the owner(s), their heirs, successors or assigns, including the obligation to participate in the maintenance of the private road as provided herein.

NOTE TO LOT PURCHASERS: Abnormal noise levels may exist within the area, due to nearby light aircraft activities from Felts Field. An aviation over-flight assessment granted to the City of Spokane, Spokane County, and the United States of America exists for the plat and is recorded under Auditors Document No. 8303220183.

The County of Spokane is hereby granted the right of ingress and egress to all private roads, and drainage easements.

Future slope easements as required by Spokane County along Vista Park Drive are hereby granted.

Utility easements shown on the herein described plat are hereby dedicated to the serving utility companies 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, I have hereunto set my hand and affixed by seal this 17 day of July, 1997.

Theodore G. Gunning
 Theodore G. Gunning, President
 Northwood Properties, Inc.
 a Washington Corporation

Theodore G. Gunning
 Theodore G. Gunning
 Individually

Diane D. Gunning
 Diane D. Gunning
 Individually

ACKNOWLEDGEMENT

On this 17th day of JULY, 1997, before me personally appeared Theodore G. Gunning to me known to be the President of Northwood Properties Inc. a Washington Corporation and Theodore G. Gunning and Diane D. Gunning, husband and wife, as the corporation and individuals who executed the within and foregoing instrument, for the uses and purposes therein mentioned and stated on oath that they were authorized to execute said instrument, as their free and voluntary act.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written. My commission expires 8-29-00



David Evans
 Notary Public in and for the State of Washington,
 Residing at Spokane

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by seal this 17 day of July, 1997.

Key Bank of Washington

Richard H. Hildebrand
 VICE PRESIDENT

ACKNOWLEDGEMENT

On this 17th day of JULY, 1997, before me personally appeared RICHARD HILDEBRAND to me known to be VICE PRESIDENT of Key Bank of Washington and who executed the within and foregoing instrument, for the uses and purposes therein mentioned and stated on oath that they were authorized to execute said instrument, as their free and voluntary act.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written. My commission expires 8-29-00



David Evans
 Notary Public in and for the State of Washington,
 Residing at Spokane

AUDITOR'S CERTIFICATE

Filed for record this 1 day of August 19 97 at 8:50 AM in Book 24 of Plats at page 837 at the request of KeyBank
January
 Deputy

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 24th day of July, 19 97

Richard Hildebrand
 Director, Spokane County Utilities

SPOKANE COUNTY ENGINEER

Examined and approved this 25th day of July, 19 97

W. O. Johnson
 Spokane County Engineer

SPOKANE COUNTY DIVISION OF BUILDING AND PLANNING

Examined and approved this 29th day of July, 19 97

Charrise A. Ginn
 Director, Spokane County Division of Building & Planning

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 28th day of July, 19 97

Donald H. Hildebrand
 Director, Spokane Regional Health District

SPOKANE COUNTY ASSESSOR

Examined and approved this 29th day of July, 19 97

J.C. Lorenz
 Spokane County Assessor by Deputy

SPOKANE COUNTY COMMISSIONERS

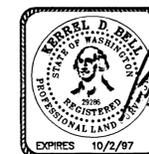
This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 29th day of July, 19 97

John R. Scheller
 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 13th day of August, 19 97

J.M. Walquest
 Spokane County Treasurer by Deputy
Rebecca J. Photo
 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 Ordinance.
 Date 7-18-97
 Kerrel D. Bell, Registered Professional Land Surveyor
 Washington Registration No. 29286

4127061
 BK 24 Pg 83
 Plat # 3356



DAVID EVANS AND ASSOCIATES, INC.
 WEST 110 CATALDO
 SPOKANE, WA. 99201 (509) 327-8697
 PROJECT NO.: NORT-0016
 DRAWING NO.: COLIST-1.DWG
 SHEET 1 OF 3 SHEETS

CURVE DATA SHEET 2 OF 3

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	265.00	29.65	120.78	49°00'18"
C2	20.00	26.74	15.80	76°36'36"
C3	984.00	161.57	80.97	09°24'27"
C4	1532.00	526.76	266.01	19°42'02"
C5	350.00	103.43	52.09	16°58'52"
C6	340.00	133.10	67.41	22°25'47"
C7	25.00	32.11	18.70	73°34'46"
C8	50.00	105.59	88.37	120°59'51"
C9	250.00	132.35	67.77	30°20'00"
C10	250.00	133.49	31.92	143°33'06"
C11	270.00	198.82	104.16	42°11'25"
C12	250.00	90.60	45.80	20°45'53"
C13	1000.00	191.70	96.14	10°59'00"
C14	1516.00	521.26	263.23	19°42'02"
C15	250.00	310.87	178.14	71°14'46"
C16	30.00	47.12	30.00	90°00'00"
C17	30.00	47.12	30.00	90°00'00"
C18	235.00	174.08	91.25	42°26'34"
C19	235.00	108.41	55.19	28°25'51"
C20	20.00	37.47	27.20	107°20'18"
C21	266.00	57.61	28.92	12°24'36"
C22	266.00	38.79	19.43	08°21'17"
C23	254.00	21.65	10.83	04°53'09"
C24	254.00	74.71	37.63	16°51'13"
C25	254.00	87.26	44.06	19°41'00"
C26	254.00	78.41	39.00	00°46'07"
C27	266.00	26.23	13.13	05°38'02"
C28	30.00	43.02	26.16	82°09'59"
C29	265.00	102.87	52.09	22°14'28"
C30	234.00	59.73	30.03	14°37'29"
C31	286.00	61.40	30.82	12°18'03"
C32	286.00	75.40	37.92	15°06'22"
C33	286.00	73.79	37.10	14°47'00"
C34	234.00	68.52	34.51	16°46'37"
C35	234.00	16.29	8.15	03°59'16"
C36	1016.00	50.68	25.35	02°51'29"
C37	1016.00	59.93	29.97	03°22'47"
C38	1016.00	59.93	29.97	03°22'47"
C39	1016.00	24.22	12.11	01°21'57"
C40	1500.00	14.64	7.32	00°33'33"
C41	1500.00	60.03	30.02	02°17'34"
C42	1500.00	60.03	30.02	02°17'35"
C43	1500.00	73.68	36.85	02°48'52"
C44	1500.00	81.76	40.89	03°07'23"
C45	1500.00	69.55	34.78	02°39'25"
C46	1500.00	61.90	30.95	02°21'51"
C47	1500.00	67.43	33.72	02°34'33"
C48	1500.00	26.74	13.37	01°01'16"
C49	616.00	48.84	24.43	04°32'33"
C50	350.00	60.10	30.12	09°50'19"
C51	350.00	43.33	21.69	07°05'33"
C52	340.00	28.19	13.10	04°24'52"
C53	340.00	59.57	29.86	10°02'19"
C54	340.00	47.33	23.70	07°58'36"
C55	NOT USED			
C56	50.00	55.11	30.73	63°09'09"
C57	50.00	50.48	27.63	57°50'42"
C58	266.00	67.26	33.81	14°29'15"

* DATA IS FOR ENTIRE CURVE.

RADIAL BEARING DATA

SHEET 2 OF 3

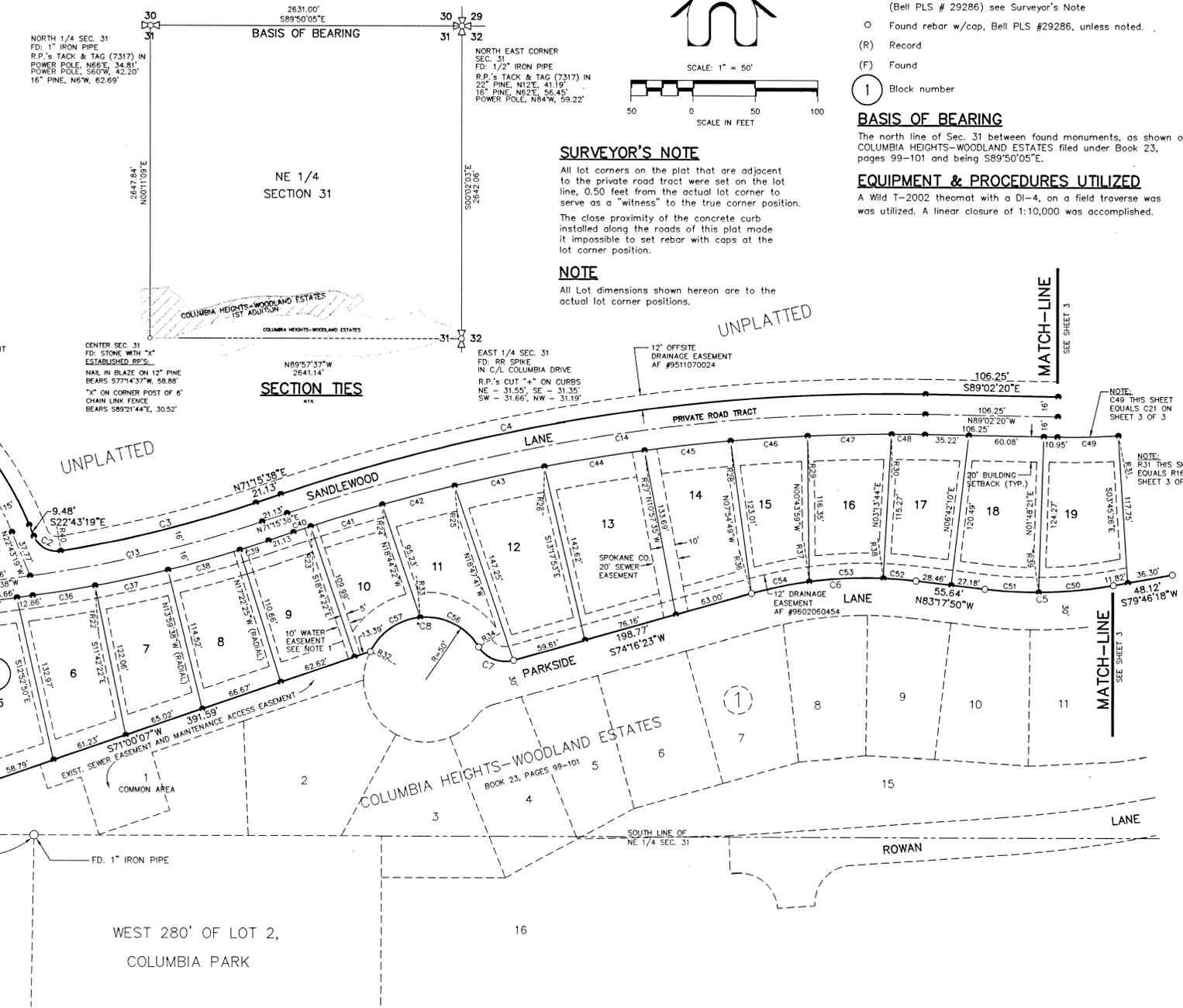
LINE	DIRECTION
R1	NOT USED
R2	N86°01'55"E
R3	S86°01'55"W
R4	NOT USED
R5	NOT USED
R6	S18°16'23"W
R7	N38°28'29"E
R8	N64°54'00"E
R9	N07°49'05"W
R10	N20°09'58"W
R11	N23°38'10"W
R12	S08°45'35"E
R13	N12°54'03"E
R14	N08°01'08"E
R15	S89°48'53"E
R16	N00°25'19"W
R17	N01°22'07"E
R18	N13°44'15"W
R19	N28°31'15"W
R20	N11°44'38"W
R21	N00°52'56"W
R22	N10°36'51"W
R23	S07°09'59"E
R24	S15°53'15"E
R25	S13°35'40"E
R26	S10°46'48"E
R27	N07°04'59"E
R28	S05°00'00"E
R29	S02°38'09"E
R30	S00°03'36"E
R31	S03°34'53"E
R32	S63°08'42"E
R33	S05°18'00"E
R34	S07°45'01"E
R35	S02°11'18"W
R36	S15°43'37"E
R37	S07°45'01"E
R38	S02°11'18"W
R39	S00°23'23"E
R40	N09°19'55"W
R41	N13°40'10"E

FINAL PLAT OF COLUMBIA HEIGHTS-WOODLAND ESTATES

1ST ADDITION

A PARCEL OF LAND LOCATED IN THE NE 1/4 AND NW 1/4 OF SECTION 31, TOWNSHIP 26 NORTH, RANGE 44 EAST, W.M., SPOKANE COUNTY, WASHINGTON

A PLANNED UNIT DEVELOPMENT



LEGEND

- Set 5/8"x18" rebar w/yellow plastic cap (Bell PLS # 29286) see Surveyor's Note
- Found rebar w/cap, Bell PLS #29286, unless noted.
- (R) Record
- (F) Found
- ① Block number

BASIS OF BEARING

The north line of Sec. 31 between found monuments, as shown on COLUMBIA HEIGHTS-WOODLAND ESTATES filed under Book 23, pages 99-101 and being S89°50'05"E.

EQUIPMENT & PROCEDURES UTILIZED

A Wild T-2002 theomat with a DI-4, on a field traverse was utilized. A linear closure of 1:10,000 was accomplished.

SURVEYOR'S NOTE

All lot corners on the plat that are adjacent to the private road tract were set on the lot line, 0.50 feet from the actual lot corner to serve as a "witness" to the true corner position.

The close proximity of the concrete curb installed along the roads of this plat made it impossible to set rebar with caps at the lot corner position.

NOTE

All lot dimensions shown herein are to the actual lot corner positions.

4127061
BK 24 Pg 84
Plat # 3356

① ADDRESS/AREA DATA

LOT	ADDRESS	AREA (S.F.)
1	8306 SANDLEWOOD LANE	11,741 s.f.
2	8308 SANDLEWOOD LANE	10,409 s.f.
3	8314 SANDLEWOOD LANE	12,023 s.f.
4	8318 SANDLEWOOD LANE	8,530 s.f.
5	8322 SANDLEWOOD LANE	9,210 s.f.
6	8326 SANDLEWOOD LANE	7,901 s.f.
7	8330 SANDLEWOOD LANE	7,928 s.f.
8	8310 SANDLEWOOD LANE	7,100 s.f.
9	8314 SANDLEWOOD LANE	6,438 s.f.
10	8418 SANDLEWOOD LANE	6,050 s.f.
11	8422 SANDLEWOOD LANE	7,189 s.f.
12	8502 SANDLEWOOD LANE	3,557 s.f.
13	8508 SANDLEWOOD LANE	10,919 s.f.
14	8514 SANDLEWOOD LANE	8,440 s.f.
15	8518 SANDLEWOOD LANE	6,484 s.f.
16	8524 SANDLEWOOD LANE	7,298 s.f.
17	8604 SANDLEWOOD LANE	6,845 s.f.
18	8610 SANDLEWOOD LANE	8,030 s.f.
19	8616 SANDLEWOOD LANE	7,989 s.f.

② ADDRESS/AREA DATA

LOT	ADDRESS	AREA (S.F.)
1	COMMON AREA	3,113 s.f.
2	8304 BRIANT LANE	7,314 s.f.
3	8308 BRIANT LANE	7,172 s.f.
4	8316 BRIANT LANE	10,550 s.f.
5	8324 BRIANT LANE	9,433 s.f.
6	8374 SANDLEWOOD LANE	7,920 s.f.
7	8378 SANDLEWOOD LANE	7,991 s.f.
8	8307 SANDLEWOOD LANE	7,104 s.f.
9	8303 SANDLEWOOD LANE	6,438 s.f.

* OPTIONAL 8321 (SANDLEWOOD)

BUILDING SETBACKS

Front yard	20 feet
Flanking private street yard	20 feet
Side yard	5 feet
Rear yard	15 feet

NOTES:

- The 10 foot water easement shown hereon is for use by Pasadena Park Irrigation District #17.
- The 20' setback line across the easterly line of Lot 4 Block 2 and the northerly line of Lots 11 through 19, Block 1, also delineates easements for utilities and is for use by Utility Purveyors, Spokane County, and Columbia Heights-Woodland Estates Association.

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
Date **7-10-97**
Kerrel D. Bell, Registered Professional Land Surveyor
Washington Registration No. 29286



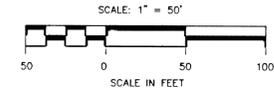
DAVID EVANS AND ASSOCIATES, LLC
WEST 110 CATALDO SPOKANE, WA. 99201 (509) 827-8697
PROJECT NO.: NORTH-0016
DRAWING NO.: COLIST-2.DWG
SHEET 2 OF 3 SHEETS

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 SPOKANE COUNTY, WASHINGTON

A PLANNED UNIT DEVELOPMENT

4127061
 B/L 247985
 Plat # 3356



LEGEND

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- (R) Record
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- ① Block number

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BASIS OF BEARING

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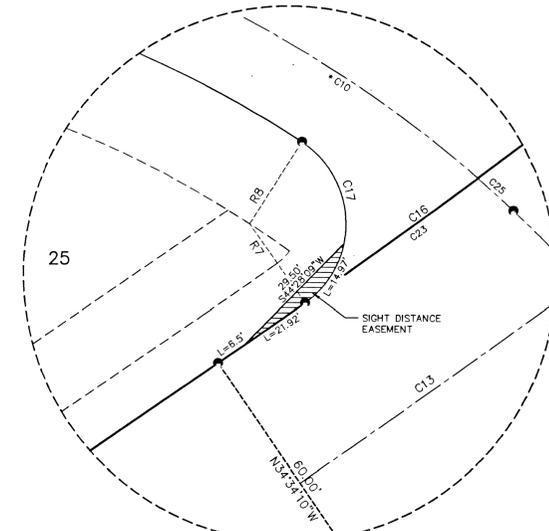
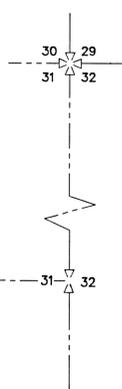
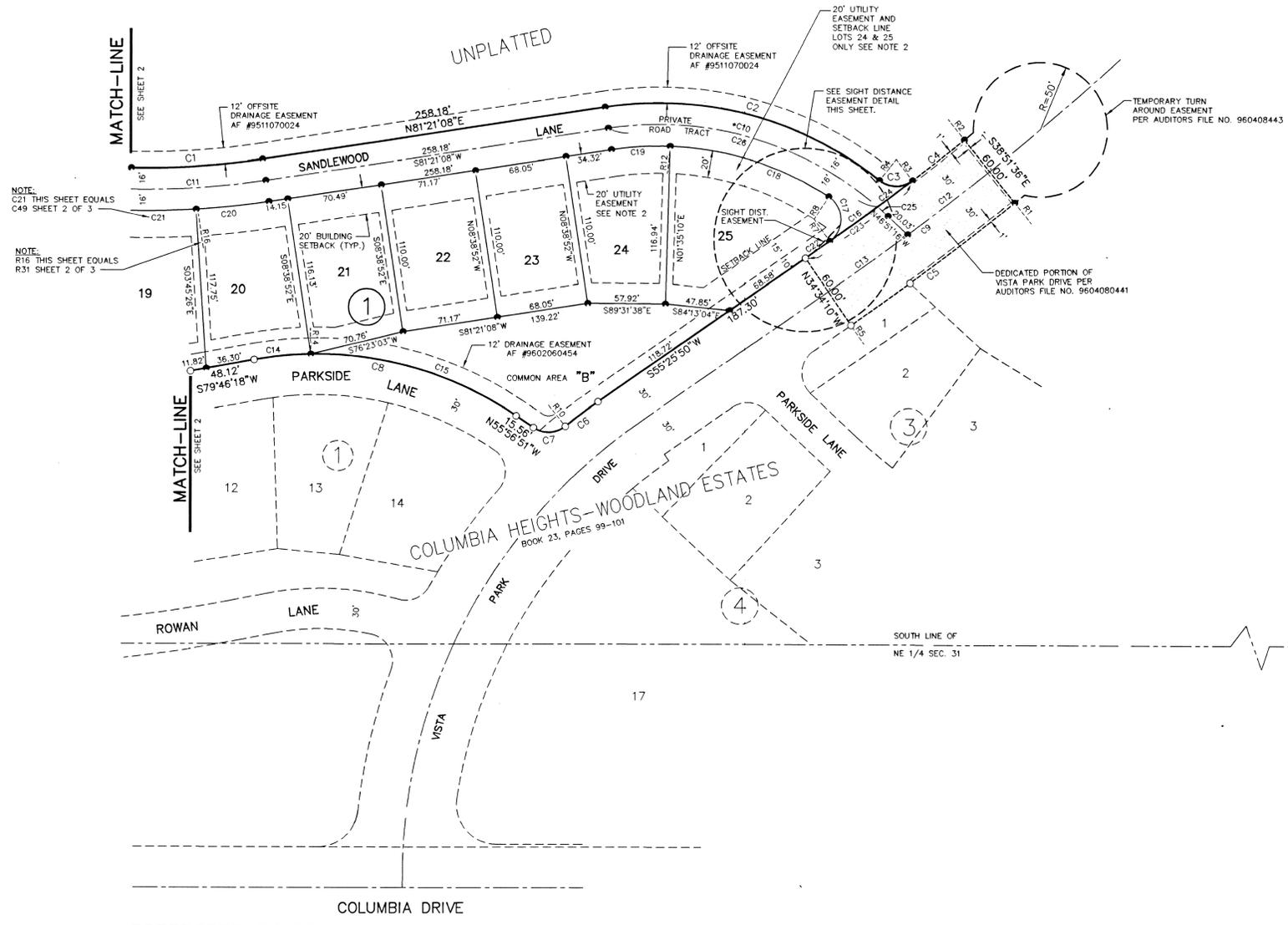
RADIAL BEARING DATA SHEET 3 OF 3

CURVE DATA SHEET 3 OF 3

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	584.00'	27.94'	49.09'	0°36'32"
C2	266.00'	217.49'	115.24'	46°50'45"
C3	20.00'	26.40'	15.52'	75°37'46"
C4	1970.00'	49.12'	24.56'	01°29'43"
C5	2030.00'	152.02'	76.04'	04°17'26"
C6	413.55'	30.25'	15.13'	04°11'29"
C7	20.00'	25.42'	14.75'	72°48'48"
C8	265.00'	204.80'	107.89'	44°16'51"
C9	2000.00'	149.77'	74.92'	04°17'26"
C10	250.00'	225.99'	121.38'	51°47'36"
C11	600.00'	100.63'	50.43'	09°36'32"
C12	2000.00'	77.02'	38.51'	02°12'23"
C13	2000.00'	72.76'	36.38'	02°05'03"
C14	265.00'	42.40'	21.25'	09°10'05"
C15	265.00'	162.40'	83.84'	35°06'46"
C16	1970.00'	44.12'	22.06'	01°17'00"
C17	20.00'	39.10'	29.66'	112°00'49"
C18	234.00'	125.30'	64.19'	30°40'47"
C19	234.00'	43.89'	22.01'	10°44'51"
C20	616.00'	54.47'	27.23'	05°03'59"
C21	616.00'	48.84'	24.43'	04°32'33"
C22	1970.00'	21.92'	10.96'	00°38'15"
C23	1970.00'	98.40'	49.21'	02°51'43"
C24	1970.00'	32.36'	16.18'	00°56'28"
C25	250.00'	10.50'	5.25'	02°24'23"
C26	250.00'	215.49'	114.95'	49°23'13"

* DATA IS FOR ENTIRE CURVE

LINE	DIRECTION
R1	N38°51'36" W
R2	N38°51'36" W
R3	N37°25'53" W
R4	N38°11'53" E
R5	S34°34'10" E
R6	NOT USED
R7	S35°12'25" E
R8	N32°48'46" E
R9	NOT USED
R10	N38°45'39" W
R11	NOT USED
R12	N02°05'59" E
R13	NOT USED
R14	S01°03'37" E
R15	NOT USED
R16	N03°34'53" W



① ADDRESS/AREA DATA

LOT	ADDRESS	AREA (S.F.)
20	8622 SANDLEWOOD LANE	3,472 S.F.
21	8628 SANDLEWOOD LANE	7,970 S.F.
22	8702 SANDLEWOOD LANE	7,829 S.F.
23	8706 SANDLEWOOD LANE	7,486 S.F.
24	8714 SANDLEWOOD LANE	7,774 S.F.
25	8720 SANDLEWOOD LANE	11,309 S.F.
B	COMMON AREA	13,456 S.F.

BUILDING SETBACKS

Front yard	20 feet
Flanking private street yard	20 feet
Side yard	5 feet
Rear yard	15 feet

SQUARE FOOTAGE

Block 1 (25 lots)	4.84 acres	210,815 sq.ft.
Block 2 (8 lots)	1.47 acres	63,929 sq.ft.
Common area	0.38 acres	16,590 sq.ft.
Private road tract (Sandlewood Lane & Briant Lane)	1.70 acres	73,946 sq.ft.
Total area:	8.39 acres	365,280 sq.ft.

NOTES:

- The 10 and 20 foot utility easements and slope easements are for use by Utility Purveyors, Spokane County, and the Columbia Heights-Woodland Estates Association.
- The 20' setback line across the northerly lot lines of Lots 20 through 25 Block 1 also delineates easements for utilities and storm drainage and is for use by Utility Purveyors, Spokane County, and Columbia Heights-Woodland Estates Association.

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.
 Date **7-18-97**
 Kerrel D. Bell, Registered Professional Land Surveyor
 Washington Registration No. 29286



DAVID EVANS AND ASSOCIATES, LLC
 WEST 110 CATALDO SPOKANE, WA. 99201 (509) 327-8697
 PROJECT NO.: NORTH-0016
 DRAWING NO.: COLIST-3.DWG
 SHEET 3 OF 3 SHEETS