

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT NORTHVIEW JOINT VENTURE, A WASHINGTON GENERAL PARTNERSHIP AND WASHINGTON TRUST BANK, A WASHINGTON CORPORATION, HAVE CAUSED TO BE PLATED INTO LOTS, STREETS AND TRACTS THE LAND SHOWN HEREON, TO BE KNOWN AS HIGH POINT AT WOODLAND ESTATES, LOCATED IN THE NORTH HALF OF SECTION 31, TOWNSHIP 26 NORTH, RANGE 44 EAST, W.M., SPOKANE COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTHEAST BY THE WESTERLY LINE OF THE FINAL PLAT OF VISTA PLACE 1ST ADDITION - WOODLAND ESTATES, RECORDED IN BOOK 30 OF PLATS, PAGES 6 AND 7, BOUNDED ON THE EAST BY A PORTION OF THE NORTH LINE OF LOT 1, BLOCK 3 AND THE WEST LINE OF LOT 1, BLOCK 3 OF THE FINAL PLAT OF WOODLAND ESTATES, RECORDED IN BOOK 22 OF PLATS, PAGE 98, BOUNDED ON THE SOUTH BY THE NORTH LINE OF SAID FINAL PLAT OF WOODLAND ESTATES, BOUNDED ON THE SOUTHWEST BY THE NORTHERLY RIGHT OF WAY LINE OF WOODLAND PARK DRIVE AS SHOWN ON THE FINAL PLAT OF WOODLAND PINES, RECORDED IN BOOK 20 OF PLATS, PAGE 70, BOUNDED ON THE WEST BY THE NORTHEASTERLY RIGHT OF WAY LINE OF WOODLAND PARK LANE AND THE EASTERLY RIGHT OF WAY LINE OF NORTHWOOD DRIVE AS SHOWN ON THE FINAL PLAT OF NORTHWOOD 5TH ADDITION RECORDED IN BOOK 20 OF PLATS, PAGE 13, BOUNDED ON THE NORTH BY THE SOUTHERLY LINE OF THE FINAL PLAT OF BULL PINE - WOODLAND ESTATES RECORDED IN BOOK 26 OF PLATS, PAGES 56 THRU 58.

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

THE PRIVATE ROADS (TRACT F) AND/OR COMMON AREAS (TRACTS A THROUGH E) SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE WOODLAND ESTATES MASTER HOMEOWNERS ASSOCIATION BY THE SECRETARY OF STATE OF THE STATE OF WASHINGTON UNDER U.B.I. NUMBER 602 134 903, BY DOCUMENT RECORDED JULY 12, 2001.

THE PRIVATE ROADS (TRACT F) AND COMMON AREAS (TRACTS A THROUGH E) CANNOT BE SOLD OR TRANSFERRED, AND SHALL BE CONSIDERED SUBSERVIENT ESTATES FOR TAX PURPOSES TO THE OTHER LOTS CREATED HEREIN.

THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION SHALL BE MEMBERS OF THE WOODLAND ESTATES MASTER HOMEOWNERS ASSOCIATION, A HOMEOWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED JULY 12, 2001 BY THE SECRETARY OF STATE OF THE STATE OF WASHINGTON UNDER U.B.I. NUMBER 602 134 903 AND SUBJECT TO THE ARTICLES OF INCORPORATION AND BYLAWS THEREOF.

THE PRIVATE ROADS (TRACTS "F") AS SHOWN HEREON, ARE EASEMENTS WHICH PROVIDE A MEANS OF INGRESS AND EGRESS FOR THOSE LOTS WITHIN THE PLAT HAVING FRONTAGE THEREON.

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 A LUD 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 LUD 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 LUD 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 PROVIDING 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 OWNERS, THEIR HEIRS, SUCCESSORS OR ASSIGNS, INCLUDING THE OBLIGATION TO PARTICIPATE IN THE MAINTENANCE OF THE PRIVATE ROAD AS PROVIDED HEREIN.

THE STATUS OF THE AREAS DESIGNATED AS SUBSERVIENT ESTATES FOR TAX PURPOSES CANNOT BE CHANGED WITHOUT FILING A REPLAT.

THE COUNTY OF SPOKANE IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS TO ALL PRIVATE ROADS, COMMON AREAS AND/OR DRAINAGE EASEMENTS.

NO DIRECT ACCESS SHALL BE ALLOWED FROM LOTS TO NORTHWOOD DRIVE.

SLOPE EASEMENTS AS NECESSARY FOR THE CONSTRUCTION OR RECONSTRUCTION OF WOODLAND PARK DRIVE AND NORTHWOOD DRIVE ARE HEREBY GRANTED TO SPOKANE COUNTY.

THE PRIVATE ROADS AND DRAINAGE EASEMENTS ARE SUBJECT TO THE SEPARATE DECLARATION OF COVENANT AS RECORDED DECEMBER 12, 2005 UNDER AUDITOR'S FILE NO. 5314730 WHICH BY REFERENCE IS MADE A PART HEREOF.

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 EXCEPT 35 FOOT SETBACK ON LOT 16, BLOCK 1.

UTILITY EASEMENTS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED FOR THE USE OF SERVING UTILITY COMPANIES 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.

WATER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO PASADENA WATER DISTRICT.

THE USE OF PRIVATE WELLS AND WATER SYSTEMS ARE PROHIBITED.

THE PUBLIC WATER SYSTEM, PURSUANT TO THE WATER PLAN APPROVED BY SPOKANE COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, DEPARTMENT OF BUILDING AND PLANNING 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.

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 SYSTEM SHALL NOT BE AUTHORIZED.

DRAINAGE EASEMENTS AND TRACTS 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 WOODLAND ESTATES MASTER HOMEOWNERS ASSOCIATION.

TRACTS B AND E ARE HEREBY DEDICATED TO THE WOODLAND ESTATES MASTER HOMEOWNERS ASSOCIATION EXCLUSIVELY FOR THE PURPOSE OF CONVEYING AND STORING STORMWATER RUNOFF, AND FOR INSTALLING, OPERATING AND MAINTAINING DRAINAGE PONDS AND DRAINAGE FACILITIES THAT DISPOSE OF AND TREAT STORMWATER RUNOFF.

SPOKANE COUNTY AND ITS AUTHORIZED AGENTS ARE HEREBY GRANTED THE RIGHT TO INGRESS AND EGRESS TO, OVER AND FROM ALL DRAINAGE EASEMENTS AND TRACTS FOR THE PURPOSES OF INSPECTION AND EMERGENCY MAINTENANCE OF THE DRAINAGE FACILITIES, IF NOT PROPERLY MAINTAINED BY THE PROPERTY OWNER(S) OR THE WOODLAND ESTATES MASTER HOMEOWNERS 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 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 SUBJECT TO HIGHER AMOUNTS OF STORMWATER RUNOFF THAN 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.

THE PROPERTY OWNER(S) WITHIN THIS PLAT SHALL MAINTAIN ALL NATURAL DRAINAGE CHANNELS, DRAINAGE DITCHES, AND ALL WATER QUALITY SWALES ('208' SWALES) SITUATED ON THEIR RESPECTIVE PROPERTIES, AND ANY PORTION OF A '208' SWALE OR DRAINAGE CONVEYANCE DITCH SITUATED IN A PUBLIC RIGHT-OF-WAY ADJACENT TO THEIR RESPECTIVE PROPERTIES, WITH A PERMANENT GROUND COVER AS SPECIFIED IN THE CURRENTLY ACCEPTED PLANS ON FILE AT SPOKANE COUNTY ENGINEER'S OFFICE. NO STRUCTURES, INCLUDING FENCES, SHALL BE CONSTRUCTED DIRECTLY OVER OR WITHIN A NATURAL DRAINAGE CHANNEL, OR DRAINAGE DITCH 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, NOR DOES SPOKANE COUNTY ACCEPT ANY LIABILITY FOR ANY FAILURE BY THE LOT OWNER(S) TO PROPERLY MAINTAIN SUCH AREAS. SPOKANE COUNTY IS RESPONSIBLE FOR MAINTAINING THE STORMWATER FACILITIES LOCATED WITHIN THE PUBLIC ROW AS SHOWN IN THE FINAL PLAT DOCUMENTS. MAINTENANCE SHALL INCLUDE CLEANING THE STRUCTURES, PIPES, ETC., REMOVING AND DISPOSING OF THE SOIL AND GRASS SOD AT SUCH A TIME THAT SPOKANE COUNTY DEEMS NECESSARY, AND REPLACING THE SOIL AND GRASS SOD. SPOKANE COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTAINING THE LAWN TURF WITHIN SAID TRACTS, WHICH INCLUDES BUT IS NOT LIMITED TO MOWING, IRRIGATING, AND KEEPING THE AREA FREE OF DEBRIS.

THE WOODLAND ESTATES MASTER HOMEOWNERS ASSOCIATION OR ITS SUCCESSORS IN INTEREST SHALL MAINTAIN ALL DRAINAGE FACILITIES LOCATED IN THE PRIVATE TRACTS IN CONFORMANCE WITH THE ACCEPTED PLANS ON FILE AT THE SPOKANE COUNTY 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 WOODLAND ESTATES MASTER HOMEOWNERS ASSOCIATION IS ALSO RESPONSIBLE FOR REMOVING AND DISPOSING OF THE SOIL AND GRASS SOD LOCATED IN DRAINAGE FACILITIES SITUATED WITHIN COMMON AREAS, TRACTS, OR PRIVATE LOTS AT SUCH TIME SPOKANE COUNTY DEEMS NECESSARY, AND REPLACING THE SOIL AND GRASS SOD. THE WOODLAND ESTATES MASTER HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES, WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

IF THE WOODLAND ESTATES MASTER HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST, FAILS 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 WOODLAND ESTATES MASTER HOMEOWNERS 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 WOODLAND ESTATES MASTER HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST.

SHOULD THE WOODLAND ESTATES MASTER HOMEOWNERS 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 WOODLAND ESTATES MASTER HOMEOWNERS ASSOCIATION AT THE TIME OF SAID TERMINATION. THE SUCCESSORS IN INTEREST SHALL SHARE EQUALLY IN THE RESPONSIBILITY AND COST OF MAINTAINING SAID DRAINAGE FACILITIES.

THE LOTS COMMON AREAS, AND TRACTS WITHIN THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR WOODLAND ESTATES MASTER COMMUNITY REGISTERED UNDER UBI NO. 602-134-903, WHICH BY REFERENCE IS MADE A PART HEREOF.

SUBJECT TO THE STORMWATER MAINTENANCE AGREEMENT HIGH POINT - WOODLAND ESTATES PUD RECORDED DECEMBER 1, 2005 UNDER AUDITOR'S DOCUMENT NUMBER 5313066 WHICH BY REFERENCE IS MADE A PART HEREOF.

ALL BUILDING LOTS WITHIN THIS PLAT ARE SUBJECT TO THE RECOMMENDATIONS REGARDING BASEMENTS FOUND IN THE GEOTECHNICAL EVALUATION DATED OCTOBER 11, 2004, PREPARED BY ALLWEST TESTING AND ENGINEERING, LLC AND SUPPLEMENTED BY A LETTER DATED SEPTEMBER 27, 2005 FROM ALLWEST TESTING AND ENGINEERING, LLC, BOTH RECORDED OCTOBER 3, 2005 UNDER AUDITORS DOCUMENT NUMBER 55284669, WHICH BY REFERENCE IS MADE A PART HEREOF.

THE TRACTS AND COMMON AREAS CANNOT BE SOLD OR TRANSFERRED AND SHALL BE CONSIDERED SUBSERVIENT ESTATES FOR TAX PURPOSES CANNOT BE CHANGED WITHOUT FILING A REPLAT.

THE DEVELOPER, PROPERTY OWNERS, AND HOMEOWNERS' ASSOCIATION WAIVE ANY AND ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARISING FROM THE CONSTRUCTION, OWNERSHIP OR MAINTENANCE OF PUBLIC FACILITIES. THIS WAIVER INCLUDES CLAIMS OF ANY NATURE, INCLUDING BUT NOT LIMITED TO PERSON AND REAL PROPERTY DAMAGES AS WELL AS ANY INVERSE CONDEMNATION CLAIMS.

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 PROVIDED HEREIN.

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 26th DAY OF April, 2006.

NORTHVIEW JOINT VENTURE
A WASHINGTON GENERAL PARTNERSHIP
By: *Duncan Wilber*
MEMBER

ACKNOWLEDGMENTS
STATE OF WASHINGTON)
) SS
COUNTY OF SPOKANE)

ON THIS 26th DAY OF April, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED *Bryan Walker* WHO KNOWN TO ME TO BE THE MEMBER OF NORTHVIEW JOINT VENTURE, A WASHINGTON GENERAL PARTNERSHIP, WHICH EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID PARTNERSHIP, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.
Cynthia K. Cabot
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON RESIDING AT SPOKANE, WASHINGTON
MY COMMISSION EXPIRES 2-15-07

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 26th DAY OF April, 2006.

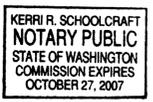
WASHINGTON TRUST BANK
A WASHINGTON CORPORATION
By: *Connie Bischoff*
ITS: P.S.N.P.

ACKNOWLEDGMENTS
STATE OF WASHINGTON)
) SS
COUNTY OF SPOKANE)

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT *Connie 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 *P.S.N.P.* OF WASHINGTON TRUST BANK, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 26th DAY OF April, 2006.

Keri R. Schoolcraft
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON RESIDING AT SPOKANE, WASHINGTON
MY COMMISSION EXPIRES 10-27-07



SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 27th DAY OF May, 2006 AT 12:00 P.M., IN BOOK 32 OF PLATS AT PAGE 59-61 AT THE REQUEST OF *Woodland Estates*

Michael E. Moore
SPOKANE COUNTY AUDITOR BY DEPUTY

plot # 3823

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.



Michael E. Moore
MICHAEL E. MOORE, PLS
CERTIFICATE NUMBER 35157

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 27th DAY OF April, 2006

Scott Cook
SPOKANE COUNTY DIVISION OF UTILITIES

SPOKANE COUNTY ENGINEER

EXAMINED AND APPROVED THIS 27th DAY OF April, 2006

Bradley
SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

EXAMINED AND APPROVED THIS 3rd DAY OF May, 2006

Russ W. Brock
SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 3rd DAY OF May, 2006

Ronald L. Conley
FOR SPOKANE REGIONAL HEALTH OFFICER

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 3rd DAY OF May, 2006

Ralph Baker by D. Sandwell
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 2nd DAY OF May, 2006

Tom Muelle
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 12th DAY OF May, 2006

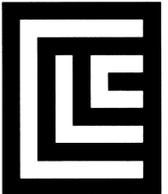
L. Wolverson by J. Smith
SPOKANE COUNTY TREASURER BY DEPUTY



FINAL PLAT
OF
HIGH POINT AT WOODLAND ESTATES
(PLANNED UNIT DEVELOPMENT)
LOCATED IN THE NORTH HALF OF
SECTION 31, TOWNSHIP 26 NORTH, RANGE 44 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON

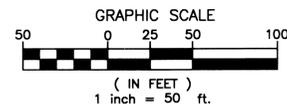
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CLC ASSOCIATES
12730 E. MIRABEAU PKWY.
SUITE 100
SPOKANE VALLEY
WASHINGTON 99216
P 509 458 6840
F 509 458 6844
CLC@CLC.COM

SPOKANE COUNTY AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS 12th DAY OF May 20 06
 AT 12:00 P.M., IN BOOK 25 OF PLATS AT PAGE 576
 AT THE REQUEST OF Woodland Estates
 SPOKANE COUNTY AUDITOR BY DEPUTY
 Plat # 3823



LINE TABLE

LINE	LENGTH	BEARING
L1	28.36'	S88°50'16"E
L2	5.07'	S09°47'19"E
L3	25.00'	N18°06'48"E
L4	23.80'	S80°31'35"E
L5	33.28'	N03°27'01"W
L6	8.00'	S44°34'55"E
L7	42.00'	S51°58'17"W
L8	27.10'	N85°11'20"W
L9	27.45'	S80°06'29"W
L10	17.45'	S73°17'14"W
L11	19.19'	N77°33'54"E
L12	35.86'	S41°16'09"E
L13	29.59'	S144°12'23"E
L14	15.57'	S103°23'24"E
L15	22.43'	N26°42'45"E
L16	16.00'	S55°05'17"W
L17	28.00'	N34°54'43"W
L18	87.30'	N33°37'54"E
L19	34.51'	N31°02'34"E

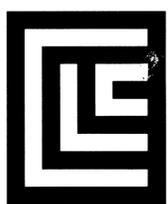
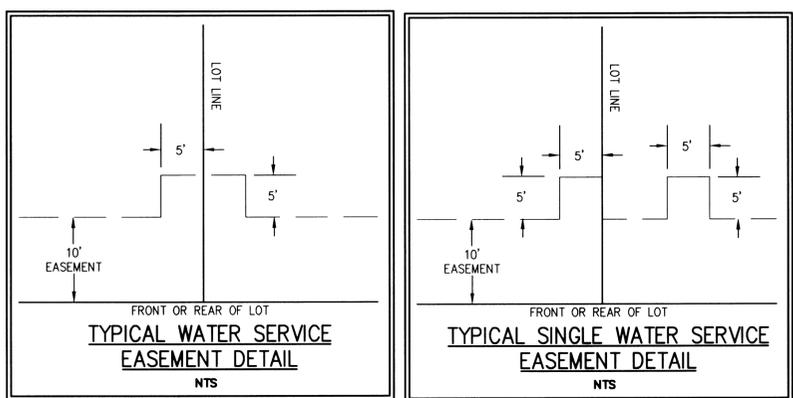
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	163.01'	173.97'	96.30'	165.83'	61°08'51"
C2	20.00'	27.20'	16.17'	25.15'	77°54'37"
C3	739.48'	579.37'	305.47'	564.66'	44°53'24"
C4	125.00'	164.13'	96.32'	152.59'	75°13'54"
C5	325.00'	107.48'	54.24'	106.99'	18°56'55"
C6	725.00'	225.29'	113.56'	224.39'	17°48'17"
C7	184.72'	90.67'	46.27'	89.77'	28°07'30"
C8	175.00'	173.35'	94.53'	166.35'	56°45'20"
C9	225.00'	159.50'	83.57'	156.19'	40°37'08"
C10	20.00'	25.48'	14.78'	23.78'	72°56'15"
C11	440.00'	55.66'	27.87'	55.62'	71°45'2"
C12	20.00'	14.41'	7.53'	14.10'	41°16'54"
C13	50.00'	78.52'	49.98'	70.69'	89°58'24"
C14	200.00'	37.33'	18.72'	37.27'	10°41'36"
C15	159.00'	3.41'	1.71'	3.41'	113°44"
C16	150.00'	104.46'	54.45'	102.33'	39°54'08"
C17	330.03'	265.19'	140.22'	258.11'	46°02'20"
C18	1537.62'	392.42'	197.28'	391.35'	143°21'21"
C19	100.00'	150.42'	93.55'	136.64'	86°11'06"
C20	100.00'	48.30'	24.63'	47.83'	27°40'16"
C21	105.00'	63.17'	32.57'	62.22'	34°28'10"
C22	165.00'	176.95'	98.06'	168.59'	61°26'38"
C23	185.00'	92.08'	47.01'	91.13'	28°31'02"
C24	215.50'	10.66'	5.33'	10.66'	250°00'
C25	30.00'	48.51'	31.42'	43.39'	92°38'47"
C26	30.00'	39.65'	23.32'	36.82'	75°43'07"
C27	30.00'	5.55'	2.78'	5.54'	10°35'57"
C28	30.00'	65.07'	36.76'	63.05'	124°16'59"
C29	175.00'	118.74'	61.75'	116.47'	38°52'28"
C30	109.50'	42.60'	21.57'	42.33'	22°17'29"
C31	739.48'	37.07'	18.54'	37.06'	252°19'
C32	30.00'	61.60'	49.59'	51.34'	117°39'20"
C33	136.00'	14.28'	7.15'	14.27'	6°00'55"
C34	30.00'	38.47'	22.39'	35.89'	73°28'38"
C35	30.00'	37.64'	21.75'	35.22'	71°31'05"
C36	30.00'	9.49'	4.78'	9.45'	18°06'56"
C37	30.00'	47.12'	30.00'	42.43'	90°00'00"
C38	30.00'	60.58'	47.72'	50.80'	115°41'30"
C39	30.00'	43.74'	26.80'	39.97'	83°32'26"
C40	30.00'	10.66'	5.39'	10.61'	20°21'51"
C41	30.00'	47.12'	30.00'	42.43'	90°00'00"
C42	30.00'	8.24'	4.15'	8.22'	15°42'26"
C43	30.00'	42.99'	26.12'	39.40'	82°05'48"
C44	30.00'	47.12'	30.00'	42.43'	90°00'00"
C45	30.00'	45.47'	28.39'	41.24'	86°50'26"
C46	739.48'	49.23'	24.63'	49.22'	348°53"
C47	30.00'	49.95'	32.97'	44.38'	95°24'11"
C48	184.50'	18.84'	9.43'	18.83'	5°31'05"

RADIAL BEARINGS

LINE	BEARING
51	S61°16'41"W
52	N29°10'46"W
53	N12°25'00"W
54	S72°21'08"W
55	N75°22'11"E
56	N80°12'41"E
57	N77°18'39"W
58	S69°16'37"E
59	S58°34'42"W
60	S51°09'29"E
61	N39°28'51"W
62	S36°00'46"E
63	N20°30'45"W
64	S20°23'03"E
65	S13°33'22"E
66	N11°08'06"W
67	N09°15'16"W
68	N12°33'17"W
69	N07°46'47"W
70	S03°27'03"E
71	S04°25'34"E
72	N03°47'20"W
73	S01°04'21"E
74	N13°03'48"E
75	N18°49'06"E
76	N68°37'28"E
77	N51°56'30"E
78	S58°17'47"W
79	N86°39'44"E
80	S33°23'26"E
81	N42°05'05"E
82	N76°34'03"W
83	N58°26'10"W
84	N24°49'10"E
85	S16°47'48"E
86	N64°24'17"W
87	S00°50'58"E
88	N61°47'23"E
89	S51°05'55"E
90	S82°59'11"W
91	S70°45'41"E
92	N22°53'16"W
93	S24°38'15"W
94	N71°31'15"E
95	N61°30'32"W
96	N86°57'36"E
97	S11°12'22"E
98	N20°21'38"W
99	N39°21'05"W
100	S58°32'45"W
101	N74°10'12"E
102	N06°15'05"E

LEGEND
 ○ - FOUND MONUMENT AS NOTED
 ● - FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 26390"
 ▲ - FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "22961"
 ● - SET 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "MEM 35157", OR LEAD PLUG WITH WASHER MARKED "MEM 35157" AT ACTUAL CORNER.
 1234 - ADDRESSES



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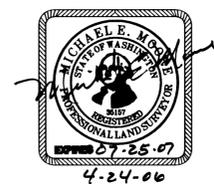
REFERENCES
 (A) FINAL PLAT OF NORTHWOOD 5TH ADDITION, RECORDED IN BOOK 20 OF PLATS, PAGE 13.
 (B) FINAL PLAT OF VISTA PLACE 1ST ADDITION - WOODLAND ESTATES, RECORDED IN BOOK 30 OF PLATS, PAGES 6 & 7.
 (C) FINAL PLAT OF WOODLAND PINES, RECORDED IN BOOK 20 OF PLATS, PAGE 70.
 (D) FINAL PLAT OF WOODLAND ESTATES, RECORDED IN BOOK 22 OF PLATS, PAGE 98.
 (E) FINAL PLAT OF PHEASANT RUN, RECORDED IN BOOK 23 OF PLATS, PAGE 61.
 (F) FINAL PLAT OF BULL PINE-WOODLAND ESTATES, RECORDED IN BOOK 26 OF PLATS, PAGE 56 THROUGH 58.

SHEET 2 OF 3

BASIS OF BEARINGS
 THE BEARING OF N55°05'17"E ON THE SOUTH LINE OF THE BULL PINE-WOODLAND ESTATES RECORDED IN BOOK 26 OF PLATS, PAGE 57, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

ACCURACY STATEMENT:
 THIS SURVEY WAS PERFORMED USING A TRIMBLE 5603 DR200 +3 SECOND TOTAL STATION. FIELD TRAVERSE METHODS USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".

SURVEYOR'S NOTES:
 1.) THE AREA OF THE SUBDIVISION IS 19.99 ACRES.
 2.) THE AREA OF THE PRIVATE ROADS (TRACT F) IS 2.86 ACRES.



FINAL PLAT OF HIGH POINT AT WOODLAND ESTATES (PLANNED UNIT DEVELOPMENT) LOCATED IN THE NORTH HALF OF SECTION 31, TOWNSHIP 26 NORTH, RANGE 44 EAST, W.M., SPOKANE COUNTY, WASHINGTON

1729 '0'

5378405 32/61

SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 12th DAY OF May, 2006
AT 12:00 P.M., IN BOOK 32 OF PLATS AT PAGE 59-60
AT THE REQUEST OF WOODLAND ESTATES

[Signature]
SPOKANE COUNTY AUDITOR BY DEPUTY
3823

LINE TABLE

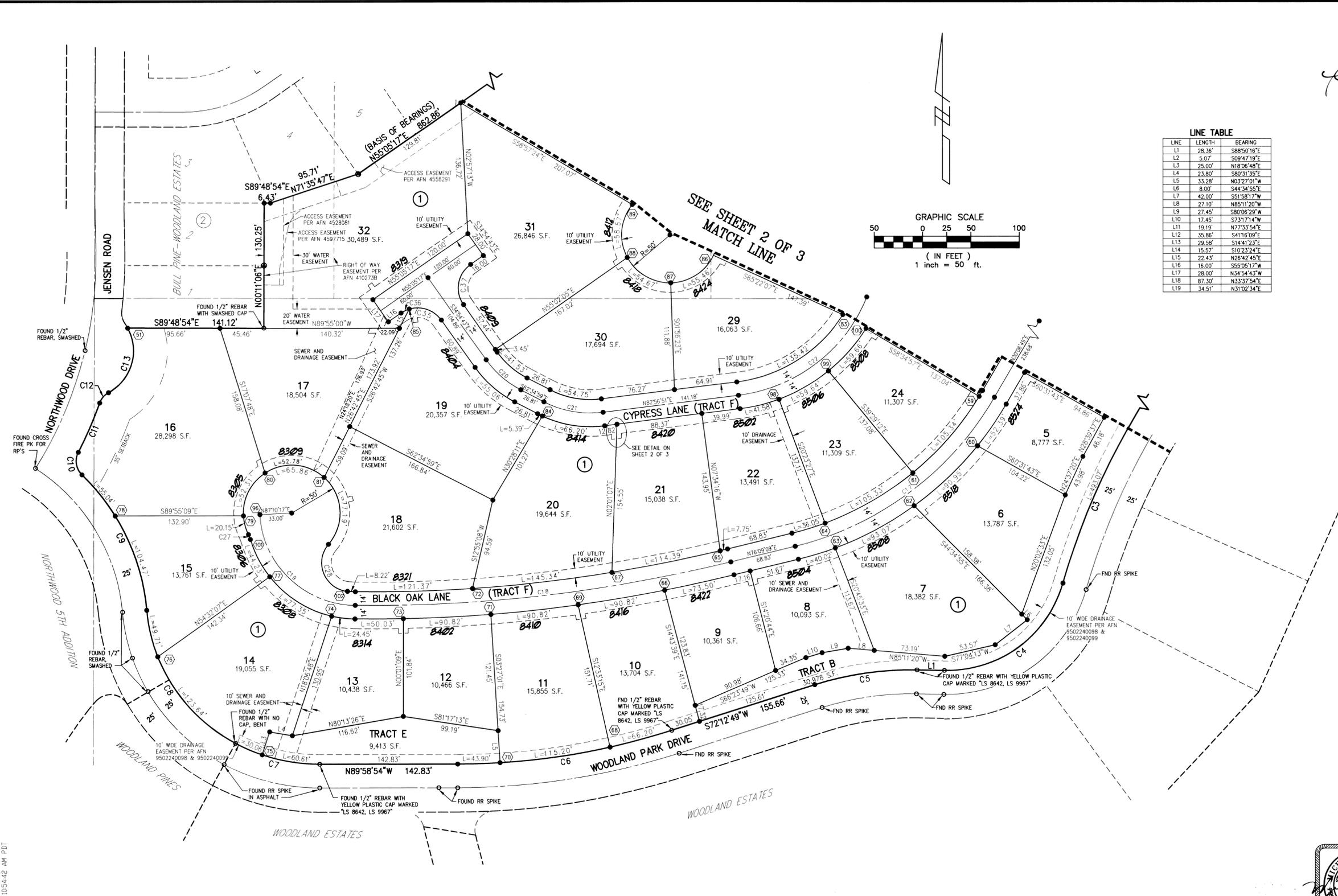
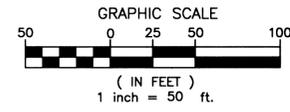
LINE	LENGTH	BEARING
L1	28.36'	S88°50'16"E
L2	5.07'	S09°47'19"E
L3	25.00'	N18°06'48"E
L4	23.80'	S80°31'35"E
L5	33.28'	N03°27'01"W
L6	8.00'	S44°34'55"E
L7	42.00'	S51°58'17"W
L8	27.10'	N85°11'20"W
L9	27.45'	S80°06'29"W
L10	17.45'	S73°17'14"W
L11	19.19'	N77°33'54"E
L12	39.86'	S41°16'09"E
L13	29.58'	S14°41'23"E
L14	15.57'	S10°23'24"E
L15	22.43'	N26°42'45"E
L16	16.00'	S55°09'17"W
L17	28.00'	N34°54'43"W
L18	87.30'	N33°37'54"E
L19	34.51'	N31°02'34"E

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	163.01'	173.97'	96.30'	165.83'	61°08'51"
C2	20.00'	27.20'	16.17'	25.15'	77°54'37"
C3	739.48'	579.37'	305.47'	564.66'	44°53'24"
C4	125.00'	164.13'	96.32'	152.59'	75°13'54"
C5	325.00'	107.48'	54.24'	106.99'	18°36'35"
C6	725.00'	225.29'	113.56'	224.39'	17°48'17"
C7	184.72'	90.67'	46.27'	89.77'	28°07'30"
C8	175.00'	173.35'	94.53'	166.35'	56°45'20"
C9	225.00'	159.51'	83.27'	156.19'	40°37'08"
C10	20.00'	25.46'	14.78'	23.78'	72°56'15"
C11	440.00'	55.66'	27.87'	55.62'	77°44'52"
C12	20.00'	14.41'	7.53'	14.10'	41°16'54"
C13	50.00'	78.52'	49.98'	70.69'	89°58'24"
C14	200.00'	37.33'	18.72'	37.27'	10°41'35"
C15	159.00'	3.71'	1.71'	3.41'	11°3'44"
C16	150.00'	104.46'	54.45'	102.37'	39°54'08"
C17	330.03'	265.19'	140.22'	258.11'	46°02'20"
C18	1532.62'	392.42'	197.28'	391.35'	14°37'21"
C19	100.00'	150.42'	93.55'	136.64'	85°11'08"
C20	100.00'	48.30'	24.63'	47.83'	27°40'16"
C21	105.00'	63.17'	32.57'	62.22'	34°28'10"
C22	165.00'	176.95'	98.06'	168.59'	61°26'38"
C23	185.00'	92.06'	47.01'	91.13'	28°31'02"
C24	215.50'	10.66'	5.33'	10.66'	2°50'00"
C25	30.00'	48.51'	31.42'	43.99'	92°38'47"
C26	30.00'	39.65'	23.32'	36.82'	75°43'07"
C27	30.00'	5.95'	2.78'	5.54'	10°35'57"
C28	30.00'	65.07'	56.76'	53.05'	124°16'59"
C29	175.00'	118.74'	61.75'	116.47'	38°52'28"
C30	109.50'	42.60'	21.57'	42.33'	22°17'29"
C31	739.48'	37.07'	18.54'	37.06'	2°52'19"
C32	30.00'	61.60'	49.59'	51.34'	112°39'20"
C33	136.00'	14.28'	7.15'	14.27'	6°00'55"
C34	30.00'	38.47'	22.39'	35.89'	73°28'38"
C35	30.00'	37.64'	21.75'	35.22'	71°53'05"
C36	30.00'	9.49'	4.78'	9.45'	18°06'56"
C37	30.00'	47.12'	30.00'	42.43'	90°00'00"
C38	30.00'	60.98'	47.72'	50.80'	115°41'30"
C39	30.00'	43.74'	26.80'	39.97'	83°32'26"
C40	30.00'	10.66'	5.39'	10.61'	20°21'51"
C41	30.00'	47.12'	30.00'	42.43'	90°00'00"
C42	30.00'	8.24'	4.15'	8.22'	15°44'26"
C43	30.00'	42.99'	26.12'	39.40'	82°05'48"
C44	30.00'	47.12'	30.00'	42.43'	90°00'00"
C45	30.00'	45.47'	28.39'	41.24'	88°50'26"
C46	739.48'	49.23'	24.63'	49.22'	3°48'53"
C47	30.00'	49.95'	32.97'	44.38'	95°24'11"
C48	184.50'	18.84'	9.43'	18.83'	5°51'05"

RADIAL BEARINGS

LINE	BEARING
51	S61°16'41"W
52	N29°10'46"W
53	N12°25'00"W
54	S72°21'06"W
55	N75°22'11"E
56	N80°21'41"E
57	N77°18'39"W
58	S69°16'37"E
59	N58°34'42"W
60	S51°09'38"E
61	N39°28'51"W
62	S36°00'46"E
63	N20°30'45"W
64	S20°13'03"E
65	S13°33'22"E
66	N11°08'00"W
67	N09°15'16"W
68	N12°33'17"W
69	N07°46'47"W
70	S03°27'03"E
71	S04°25'34"E
72	N03°47'20"W
73	S01°04'21"E
74	N13°03'48"E
75	N18°49'06"E
76	N83°37'29"E
77	N51°56'30"E
78	S58°17'47"W
79	N86°39'44"E
80	S33°32'26"E
81	N42°05'05"E
82	N76°34'03"W
83	N58°26'10"W
84	N24°49'10"E
85	S16°47'48"E
86	N64°24'17"W
87	S00°50'58"E
88	N61°42'23"E
89	S51°05'55"E
90	S82°59'11"W
91	S70°45'41"E
92	N22°53'16"W
93	S24°38'15"W
94	N71°31'15"E
95	N51°30'32"W
96	N86°57'36"E
97	S11°12'22"E
98	N20°21'38"W
99	N39°27'05"W
100	N58°32'45"W
101	N74°10'12"E
102	N06°15'05"E



LEGEND

- - FOUND MONUMENT AS NOTED
- - FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 26390"
- ▲ - FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "22961"
- - SET 3/8" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "MEM 35157", OR LEAD PLUG WITH WASHER MARKED "MEM 35157" AT ACTUAL CORNER.

1234 - ADDRESSES

SURVEYOR'S NOTES:

- 1) THE AREA OF THE SUBDIVISION IS 19.99 ACRES
- 2) THE AREA OF THE PRIVATE ROADS (TRACT F) IS 2.86 ACRES.

REFERENCES

- (A) FINAL PLAT OF NORTHWOOD 5TH ADDITION, RECORDED IN BOOK 20 OF PLATS, PAGE 13.
- (B) FINAL PLAT OF VISTA PLACE 1ST ADDITION - WOODLAND ESTATES, RECORDED IN BOOK 30 OF PLATS, PAGES 6 & 7.
- (C) FINAL PLAT OF WOODLAND PINES, RECORDED IN BOOK 20 OF PLATS, PAGE 70.
- (D) FINAL PLAT OF WOODLAND ESTATES, RECORDED IN BOOK 22 OF PLATS, PAGE 98.
- (E) FINAL PLAT OF PHEASANT RUN, RECORDED IN BOOK 23 OF PLATS, PAGE 61.
- (F) FINAL PLAT OF BULL PINE-WOODLAND ESTATES, RECORDED IN BOOK 26 OF PLATS, PAGE 56 THROUGH 58.

BASIS OF BEARINGS
THE BEARING OF N55°05'17"E ON THE SOUTH LINE OF THE BULL PINE-WOODLAND ESTATES RECORDED IN BOOK 26 OF PLATS, PAGE 57, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

ACCURACY STATEMENT:
THIS SURVEY WAS PERFORMED USING A TRIMBLE 5603 DR200 +3 SECOND TOTAL STATION. FIELD TRAVERSE METHODS USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".



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FINAL PLAT OF HIGH POINT AT WOODLAND ESTATES (PLANNED UNIT DEVELOPMENT) LOCATED IN THE NORTH HALF OF SECTION 31, TOWNSHIP 26 NORTH, RANGE 44 EAST, W.M., SPOKANE COUNTY, WASHINGTON