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 platted into lots, blocks, streets and tracts the land shown hereon, to be known as SUNVIEW RIDGE – WOODLAND ESTATES, located in the northeast one-quarter of Section 31, T.26 N., R. 44E., W.M., in the County of Spokane, State of Washington, described as follows:

Commencing at the Northeast corner of said Section 31, said point also being the most Northeasterly corner of the Final Plat of VISTA PLACE – WOODLAND ESTATES; thence South 00°00'36" East along the Easterly boundary of said plat, said easterly boundary also being the East line of said Northeast One-quarter of Section 31, a distance of 1413.13 feet; thence along the Southerly boundary of said final plat through the following three (3) courses: (1) South 89°59'24" West a distance of 300.59 feet to the beginning of a non-tangent curve concave to the west having a radius of 1475.00 feet from which a radial line bears North 80°18'26" West; (2) thence southerly along said curve through a central angle of 19°19'52" an arc distance of 497.66 feet to a point being on the most easterly corner of RED OAK-WOODLAND ESTATES according to the plat thereof recorded in Book 26 of Plats, Pages 59 and 60 in Spokane County Auditor's records; (3) North 60°58'34" West along the Northerly boundary of said plat a distance of 60.00 feet to the TRUE POINT OF BEGINNING of the herein described parcel said point also being the beginning of a non-tangent curve concave to the Northwest having a radius of 20.00 feet and from which a radial line bears North 60°58'34" West; thence continuing along said Northerly boundary Southwesterly along said curve through a central angle of 79°33'18" an arc distance of 27.77 feet to the beginning of a curve concave to the south having a radius of 1337.00 feet; thence continuing along said Northerly boundary Westerly along said curve through a central angle of 15°35'19" an arc distance of 363.76 feet; thence North 17°33'48" West a distance of 30.47 feet; thence North 72°26'12" East a distance of 65.00 feet; thence North 17°33'48" West a distance of 20.00 feet; thence North 84°51'32" East a distance of 102.27 feet; thence North 72°26'12" East a distance of 255.60 feet to the beginning of a curve concave to the South having a radius of 162.00 feet; thence Southeasterly along said curve through a central angle of 22°18'21" an arc distance of 63.07 feet to the beginning of a reverse curve concave to the Northwest having a radius of 30.00 feet; thence along said curve through a central angle of 76°21'00" an arc distance of 39.98 feet to a point on the Westerly boundary of said VISTA PLACE – WOODLAND ESTATES plat, said Westerly boundary also being the Westerly line of the Vista Park Drive right of way and this point also being the beginning of a non-tangent curve concave to the West having a radius of 1415.00 feet and from which a radial line bears North 71°36'27" West; thence along said curve through a central angle of 10°37'53" an arc distance of 262.56 feet to the TRUE POINT OF BEGINNING.

Said tract of land being 1.33 acres, along with and subject to any existing easements.

The owners of all lots within this subdivision shall be members of SUNVIEW RIDGE-WOODLAND ESTATES HOMEOWNERS ASSOCIATION, a homeowners association created by document recorded June 10, 2002 by the Secretary of State of the State of Washington under U.B.I. Number 602 212 003 and subject to the Articles of Incorporation and Bylaws thereof. Subject to the DECLARATION OF PROTECTIVE COVENANTS FOR ROADS Nov 12 2002 as recorded under Auditor's Document No. 4800394, which by reference is made a part hereof.o

Tract "A" the private road as platted and shown hereon are hereby dedicated to the SUNVIEW RIDGE-WOODLAND ESTATES HOMEOWNERS ASSOCIATION. Tract "A" the private road 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 filling a replat. Should the SUNVIEW RIDGE-WOODLAND ESTATES HOMEOWNERS ASSOCIATION be terminated for any reason, the successors in interest for Tract "A" the private road shall be individual lot owners within this plat, or their successors in interest, who are members or the SUNVIEW RIDGE-WOODLAND ESTATES HOMEOWNERS ASSOCIATION at the time of said termination.

The private road (Tracts "A") as shown hereon, is an easement 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 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 no 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 road 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.

Tract A is hereby dedicated to the Sunview Ridge–Woodland Estates Homeowners Association for the purpose of conveying and storing stormwater runoff, and for installing, operating and maintaining drainage facilities which dispose of and treat stormwater runoff. A drainage easement is granted to Spokane County over Tract A 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 drainage easements for the purposes of inspection and emergency maintenance of drainage facilities, if not properly maintained by the property owner(s) or the Sunview Ridge–Woodland Estates 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 subjected 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 drainage facilities situated on their respective properties. No structures, including fences, shall be constructed directly over or within a drainage facility without the expressed written consent of the Spokane County Engineer. Spokane County does not accept the responsibility to inspect and/or maintain drainage facilities on private property, nor does Spokane County accept any liability for any failure by the lot owner(s) to properly maintain such areas.

The Sunview Ridge–Woodland Estates Homeowners Association or its successors in interest shall maintain any drainage facilities, located in Tract A, in conformance with the approved 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, swales, etc., replacement of drainage facilities as needed, and maintaining live native–type dryland grasses or lawn turf in the '208' swales 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 Sunview Ridge–Woodland Estates Homeowners Association shall be responsible for payment of all claims and other liabilities which may become due for said maintenance responsibilities.

If the Sunview Ridge–Woodland Estates 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 Sunview Ridge–Woodland Estates 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 Sunview Ridge–Woodland Estates Homeowners Association, or their successors in interest.

Should the Sunview Ridge–Woodland Estates 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 Sunview Ridge–Woodland Estates 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.

Tracts and 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 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.

Utility easements over ten (10) foot wide strips adjoining all public and private roads as shown hereon, 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.

Use of private wells and water systems are prohibited. 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 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.

Slope easements as necessary for the construction or future improvements of Red Oak Drive and that portion of Vista Park Drive that are adjoining this plat are hereby granted to the Spokane County.

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

The County of Spokane is hereby granted the right of ingress and egress to all private roads, common areas and/or drainage easements. The private roads and drainage easements are subject to the separate DECLARATION OF COVENANT as recorded ________________ under Auditor's Document No. _______________ which by reference is made a part hereof.

IN WITNESS WHEREOF, the aforesaid owners have caused their names to be hereunto subscribed this ______day of ________________, 20____.

WASHINGTON TRUST BANK
A Washington Corporation

BY: Constance M. Bischoff

ITS: SVP

STATE OF WASHINGTON)
) ss
COUNTY OF)

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 S.V.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 30th day of October, 2002

Debra L Pehan
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

IN WITNESS WHEREOF, the aforesaid owners have caused their names to be hereunto subscribed this ______day of ________________, 20____.

NORTHVIEW JOINT VENTURE
A Washington General Partnership

BY: Bryan Walker

ITS: Member

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) ss
County of Spokane)

On this 30th day of October, 20 02 before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared Bryan Walker and n, to me known to be the General Partners 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.

Chinelle D. Flood
NOTARY PUBLIC, in and for the State of Washington residing at Spokane,
My Commission expires Nov. 1, 2005

CHINELLE D. FLOOD
NOTARY PUBLIC
STATE OF WASHINGTON
MY COMMISSION EXPIRES NOVEMBER 1, 2005

4816938
Bk 28
Pg 40
Sheet 1 of 2
#3589

SPOKANE COUNTY AUDITOR'S CERTIFICATE

Filed for record this 16th day of December, 2002
at 12:16 P. M., in Book 28 of Plats at Page 40
at the request of Northview Joint Venture.

J. Higdem
Spokane County Auditor 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.

Kerrel D. Bell 10-24-02
Kerrel D. Bell, PLS
Certificate Number 29286

KERREL D. BELL
STATE OF WASHINGTON
29286
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 10-02-03

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 3RD day of December, 2002

Spokane County Division of Utilities

SPOKANE COUNTY ENGINEER

Examined and approved this 19th day of November, 2002

B Kelley
Spokane County Engineer

SPOKANE COUNTY DIVISION OF PLANNING

Examined and approved this 3rd day of December, 2002

for Tammy Jones
Director, Spokane County Division of Planning

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 16th day of December, 2002

Donald L Copley
for Spokane Regional Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 16 day of DECEMBER, 2002.

S Cooney by Robert L Folsom
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 3rd day of December, 2002.

Chairman, Spokane County Commissioners

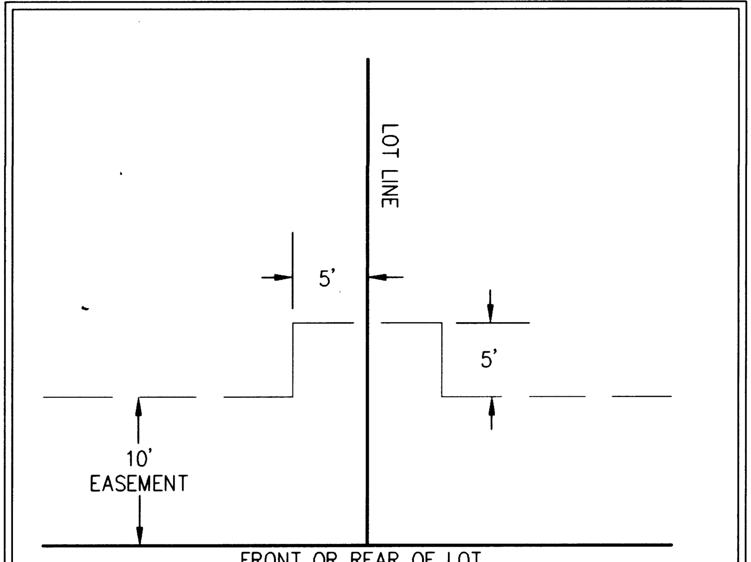
SPOKANE COUNTY TREASURER

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 16 day of Dec, 2002

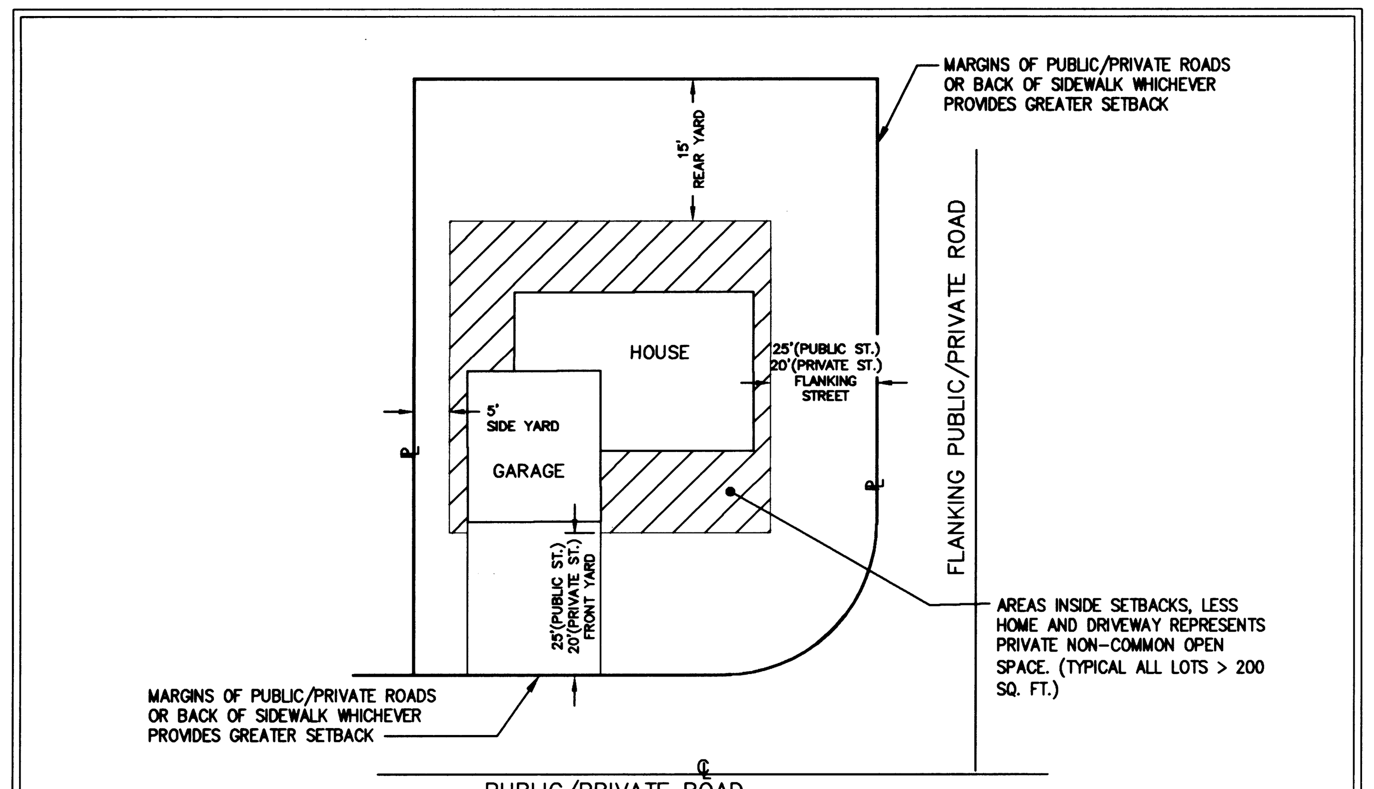
Linda M Wolverton E Leach
Spokane County Treasurer by Deputy

OFFICIAL SEAL
TREASURER SPOKANE COUNTY WASHINGTON

NW	NE
SW	SE



TYPICAL WATER SERVICE EASEMENT DETAIL
NTS



BUILDING SETBACKS
NTS

FINAL PLAT OF SUNVIEW RIDGE – WOODLAND ESTATES

(A PLANNED UNIT DEVELOPMENT)
LOCATED IN THE NORTHEAST 1/4
SECTION 31, TOWNSHIP 26 NORTH, RANGE 44 EAST, W.M.
SPOKANE COUNTY, WASHINGTON

CLC S20006 PLAT

CLC Associates, Inc.
Planning · Engineering · Land Surveying
Architecture · Landscape Architecture
707 West 7th · Suite 200 (509) 458-6840
Spokane, WA 99204 FAX: (509) 458-6844

OCTOBER, 2002

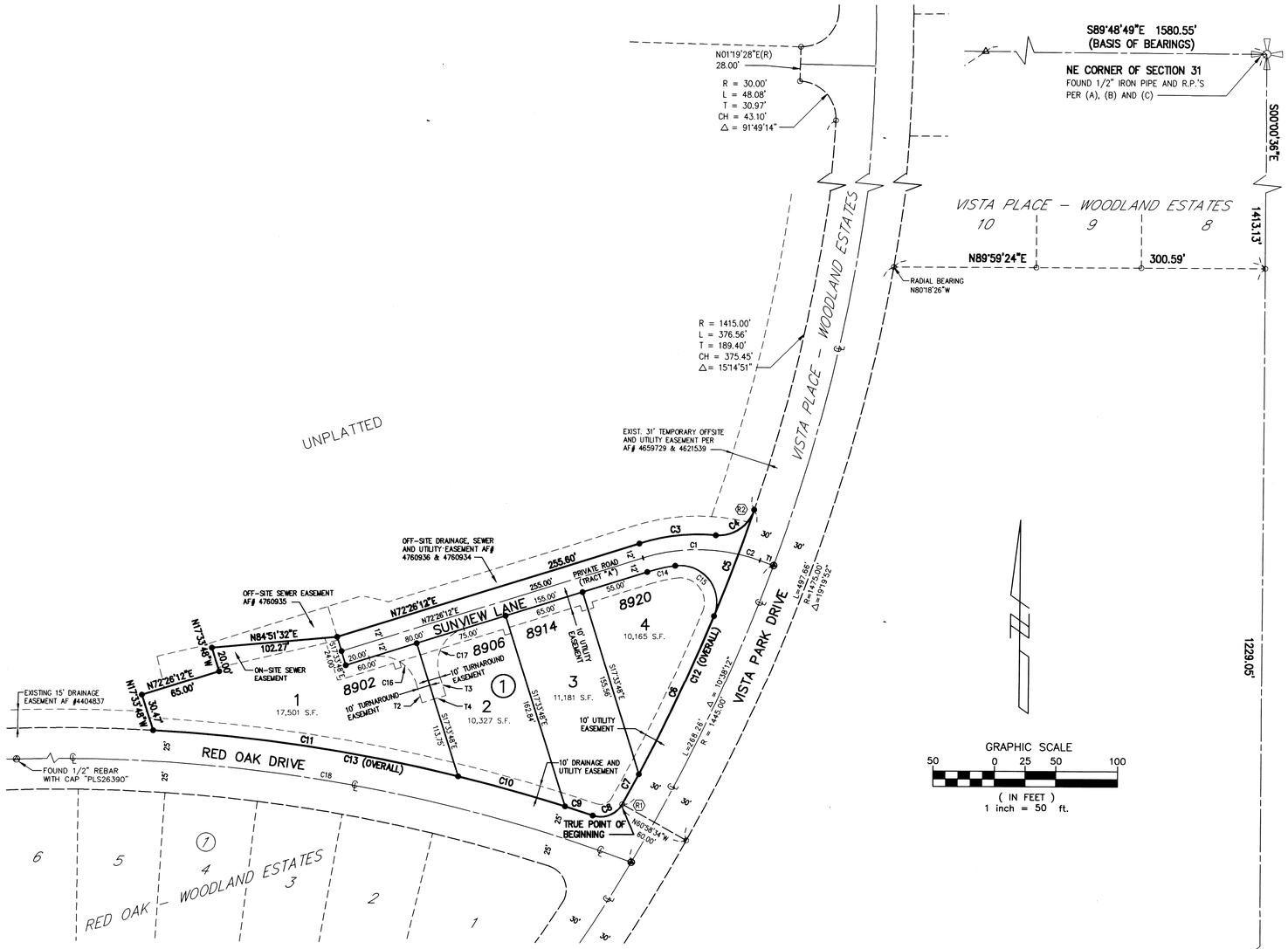
3589 1/2 28/40

SPOKANE COUNTY AUDITOR'S CERTIFICATE

Filed for record this 16th day of December, 2002 at 12:16 P M., in Book 28 of Plats at Page 41 at the request of NORTHVIEW STREET VENTURE.

J. Higdem
Spokane County Auditor by Deputy

4816938
Bk 28
Pg 41
Sheet 2 of 2
#3589



SURVEYOR'S NOTES

1. THE AREA OF THE SUBDIVISION IS 1.33 ACRES.
2. THE AREA OF THE PRIVATE ROAD (TRACT "A") IS 8,601 S.F. OR 0.20 ACRES.

BASIS OF BEARINGS

THE BEARING OF S89°48'49"E ON THE NORTH LINE OF SECTION 31, BETWEEN FOUND MONUMENTS AS SHOWN ON THE FINAL PLAT OF VISTA PLACE RECORDED IN BOOK 27 OF PLATS, PAGES 67 & 68, WAS USED AS THE BASIS OF BEARINGS FOR THIS FINAL PLAT.

REFERENCES

(A) FINAL PLAT OF RED OAK – WOODLAND ESTATES, BOOK 26 OF PLATS, PAGES 59 & 60. – PLS 26390
(B) FINAL PLAT OF BULL PINE – WOODLAND ESTATES, BOOK 26 OF PLATS, PAGES 56 THRU 58. – PLS 26390
(C) FINAL PLAT OF VISTA PLACE – WOODLAND ESTATES BOOK 27 OF PLATS, PAGES 67 & 68. – PLS 29286
(D) FINAL PLAT OF WOODLAND ESTATES, BOOK 22 OF PLATS, PAGE 98. – PLS 9967

LEGEND

△ –FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "LS 9967" PER (C) AND (D)
–FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "LS 26390" PER (A) AND (B)
○ –FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "LS 26286/30159"
● –SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "CLC 29286" OR "X" ON CONCRETE. SEE SURVEYOR'S MONUMENTATION NOTE
Ⓐ –CENTERLINE MONUMENT SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "29286"
1234 –STREET ADDRESS

ACCURACY STATEMENT:

THIS SURVEY WAS PERFORMED USING A TOPCON GTS 802A ONE-SECOND TOTAL STATION. FIELD TRAVERSE METHODS USED WERE PER WAC 332-130-90 SECTION "C"

10-24-02

KERRY D. WELLS
STATE OF WASHINGTON
29286
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 10-02-03

SEE SHEET 1 OF 2 FOR TYPICAL BUILDING SETBACK DETAIL

LINE TABLE		
LINE	BEARING	LENGTH
T1	S70°32'08"E	11.89'
T2	N17°33'48"W	18.00'
T3	N17°33'48"W	18.00'
T4	S72°26'12"W	20.00'

RADIAL BEARING TABLE	
LINE	BEARING
R1	N60°58'34"W
R2	S71°36'27"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	150.00'	78.78'	40.32'	77.87'	30°05'26"
C2	150.00'	18.16'	9.09'	18.15'	6°56'14"
C3	162.00'	63.07'	31.94'	62.67'	22°18'21"
C4	30.00'	39.98'	23.59'	37.08'	76°21'00"
C5	1415.00'	92.08'	46.05'	92.06'	3°43'42"
C6	1415.00'	142.43'	71.28'	142.37'	5°46'02"
C7	1415.00'	28.05'	14.02'	28.05'	1°08'09"
C8	20.00'	27.77'	16.65'	25.59'	79°33'18"
C9	1337.00'	23.72'	11.86'	23.72'	1°00'59"
C10	1337.00'	89.65'	44.84'	89.64'	3°50'31"
C11	1337.00'	250.39'	125.56'	250.02'	10°43'49"
C12 (OVERALL)	1415.00'	262.56'	131.66'	262.18'	10°37'53"
C13 (OVERALL)	1337.00'	363.76'	183.01'	362.64'	15°35'19"
C14	138.00'	23.39'	11.72'	23.36'	9°42'43"
C15	30.00'	62.82'	51.93'	51.95'	119°58'20"
C16	30.00'	47.12'	30.00'	42.43'	90°00'00"
C17	30.00'	47.12'	30.00'	42.43'	90°00'00"
C18	1312.00'	638.21'	325.55'	631.94'	27°52'16"

CLC S20006 PLAT

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OCTOBER, 2002

SHEET 2 OF 2

FINAL PLAT OF SUNVIEW RIDGE – WOODLAND ESTATES

(A PLANNED UNIT DEVELOPMENT)
LOCATED IN THE NORTHEAST 1/4
SECTION 31, TOWNSHIP 26 NORTH, RANGE 44 EAST, W.M.
SPOKANE COUNTY, WASHINGTON

3589 28 28/41