

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

BEGINNING at 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 the Auditor's office of said county, said Point of Beginning being on the easterly margin of Vista Park Drive, thence N60°58'34"W along the northerly boundary of said plat, a distance of 60.00 feet to the beginning of a non-tangent curve concave to the west having a radius of 1415.00 feet, and from which point a radial line bears N60°58'34"W, thence northeasterly along said curve through a central angle of 25°22'44", an arc distance of 639.12 feet to a compound curve concave to the southwest having a radius of 30.00 feet; thence northeasterly along said curve through a central angle of 91°49'14", an arc distance of 48.08 feet; thence N01°19'28"E, a distance of 28.00 feet; thence N88°40'32"W, a distance of 139.12 feet to the beginning of a curve concave to the south having a radius of 464.00 feet; thence westerly along said curve through a central angle of 10°52'22", an arc distance of 88.05 feet; thence N25°40'38"W, a distance of 6.80 feet to the most southwest corner of Lot 17, Block 2 of WOODLAND ESTATES according to the plat thereof recorded in Book 22 of Plats, Page 96 in the Auditor's office of said county; thence N59°04'39"E along the southerly boundary of said lot, a distance of 95.25 feet; thence N21°24'55"W, a distance of 178.89 feet to a point on the southerly margin of Woodland Park Drive said point also being the beginning of a non-tangent curve concave to the north having a radius of 825.00 feet, and from which point a radial line bears N33°12'22"W, thence easterly along said curve through a central angle of 00°55'04", an arc distance of 13.21 feet to a reverse curve concave to the south having a radius of 175.00 feet; thence easterly along said curve through a central angle of 01°28'17", an arc distance of 4.39 feet; thence N44°03'41"W, a distance of 50.83 feet to the beginning of a non-tangent curve concave to the north having a radius of 775.00 feet, and from which point a radial line bears N33°48'00"W, thence southeasterly along said curve through a central angle of 03°34'37", an arc distance of 48.38 feet to the southeast corner of Parcel A according to the Record of Survey thereof recorded in Book 101 of Surveys, Page 55; thence N24°08'52"W along the easterly line of said Parcel A, a distance of 176.47 feet to the northeasterly corner of said Parcel A; thence S77°25'40"E, a distance of 194.61 feet; thence N12°34'20"W, a distance of 92.43 feet; thence N21°57'05"W, a distance of 114.28 feet; thence N49°32'17"W, a distance of 167.55 feet; thence N69°45'53"W, a distance of 116.36 feet; thence S54°08'55"W, a distance of 58.54 feet; thence N35°51'05"W, a distance of 47.88 feet to the beginning of a curve concave to the northeast having a radius of 136.00 feet; thence northeasterly along said curve through a central angle of 21°31'27", an arc distance of 51.09 feet; thence S75°40'22"W, a distance of 28.00 feet; thence S54°08'55"W, a distance of 137.44 feet; thence N35°51'05"W, a distance of 83.33 feet; thence S54°08'55"W, a distance of 124.00 feet; thence N35°51'05"W, a distance of 77.29 feet to the beginning of a curve concave to the northeast having a radius of 118.39 feet; thence northeasterly along said curve through a central angle of 12°05'23", an arc distance of 24.88 feet to the northeast corner of Parcel A; thence S89°48'49"E, a distance of 33.00 feet to the beginning of a non-tangent curve concave to the southeast having a radius of 150.39 feet, and from which point a radial line bears N66°14'30"E, thence northerly along said curve through a central angle of 09°25'45", an arc distance of 24.75 feet to the most easterly corner of Lot 6, Block 3 of BULL PINE-WOODLAND ESTATES, according to the plat thereof recorded in Book 26 of Plats, Pages 56 through 58 in the Auditor's office of said county; thence along the easterly boundary of said plat the following six (6) courses: 1) N14°19'45"W, 24.95 feet to the beginning of a curve concave to the southwest having a radius of 20.00 feet; 2) northeasterly along said curve through a central angle of 65°25'42", an arc distance of 22.84 feet to a reverse curve concave to the north having a radius of 460.00 feet; 3) westerly along said curve through a central angle of 07°44'05", an arc distance of 62.10 feet; 4) N17°38'34"E, 60.00 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 400.00 feet and from which point a radial line bears N17°38'34"E, 5) northeasterly along said curve through a central angle of 14°29'50", an arc distance of 101.21 feet to a reverse curve concave to the southwest having a radius of 440.21 feet; 6) westerly along said curve through a central angle of 32°16'58", an arc distance of 248.03 feet to the southeasterly corner of Lot 11, Block 1 of PHEASANT RUN according to the plat thereof recorded in Book 23 of Plats, Page 61 in the Auditor's office of said county; thence along the easterly boundary of said lot the following two courses: 1) N00°11'30"E, 45.88 feet; 2) N55°40'49"E, 140.17 feet to the north line of said Section 31; thence S89°48'49"E along said north line, a distance of 156.55 feet; thence S44°54'43"E, a distance of 28.33 feet to a point on the East line of said Section 31; thence S00°00'36"E along the east line of said section, a distance of 1393.13 feet; thence S89°48'49"E, a distance of 300.89 feet to the beginning of a non-tangent curve concave to the west having a radius of 1475.00 feet and from which point a radial line bears N80°18'26"W, thence southerly along said curve through a central angle of 19°19'52", an arc distance of 497.56 feet to the Point of Beginning.

Contains 27.00 acres more or less.

And they do hereby dedicate to public use Vista Park Drive and Woodland Park Drive, as shown on this plat. Lots 5 and 6, Block 5, being a one-foot (1') wide strip as shown hereon, is hereby dedicated to Spokane County as general county property, to be dedicated for road purposes forever, at such time as the road is continued as a full width of right of way, or until adjacent lands are platted.

The owners of all lots within this subdivision shall be members of VISTA PLACE - WOODLAND ESTATES HOMEOWNERS ASSOCIATION, a homeowners association created by document recorded November 29, 2001 by the Secretary of State of the State of Washington under U.B.I. Number 602 164 412 and subject to the Articles of Incorporation and Bylaws thereof. Subject to the DECLARATION OF PROTECTIVE COVENANTS FOR _____ as recorded under Auditor's Document No. _____ which by reference is made a part hereof.

Tract "A" and the private roads (Tracts "B", "C", "D" and "E") as plotted and shown hereon are hereby dedicated to the VISTA PLACE - WOODLAND ESTATES HOMEOWNERS ASSOCIATION. Tract "A" and the private roads (Tracts "B", "C", "D" and "E") and the easements 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. Should the VISTA PLACE - WOODLAND ESTATES HOMEOWNERS ASSOCIATION be terminated for any reason, the successors in interest for Tract "A" and the private roads (Tracts "B", "C", "D" and "E") shall be individual lot owners within this plat, or their successors in interest, who are members of the VISTA-PLACE WOODLAND ESTATES HOMEOWNERS ASSOCIATION at the time of said termination.

The private roads (Tracts "B", "C", "D" and "E") 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 ULID by petition method pursuant to RCW 35.94, which petition includes the owner(s) property, and further not to object to 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 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 owner(s) or successor(s) in interest agree to join in any County-approved stormwater management program, and to pay such rates and charges as may be fixed through public hearings for services or benefit obtained by the planning, design, constructing, maintaining or operation of stormwater control facilities.

Drainage easements as plotted 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 Vista Place - Woodland Estates Homeowners Association. Tracts A and B are hereby dedicated to the Vista Place - Woodland Estates Homeowners 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 Tracts A and 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 Vista Place - 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).

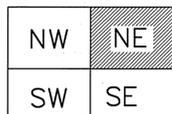
Spokane County does not accept the responsibility of maintaining the drainage course on private lots or floodplain areas within private lots, nor the responsibility for any damage whatsoever, including, but not limited to, inverse condemnation to any properties due to deficient construction and/or maintenance 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, 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 Vista Place - Woodland Estates Homeowners' Association or its successors in interest shall maintain the drainage facilities, located in common areas and Tracts A and B and any drainage easements on private property, 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, 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 Vista Place - Woodland Estates Homeowners' Association shall be responsible for payment of all claims and other liabilities which may become due for said maintenance responsibilities.

PURPOSE OF ALTERATION
THE PURPOSE OF THIS ALTERATION TO THE FINAL PLAT OF VISTA PLACE - WOODLAND ESTATES PREVIOUSLY FILE FOR RECORD IN BOOK 27, PAGES 67 AND 68 IS TO EXCLUDE A PARCEL OF LAND LOCATED IN THE NORTHEAST CORNER OF TRACT "A", AS DESCRIBED IN STATUTORY WARRANTY DEED VOLUME 1126, PAGE 1854. THE LAND DESCRIBED IN THE ABOVE REFERENCED WARRANTY DEED WAS INCLUDED WITHIN THE BOUNDARY OF THE ORIGINAL FILING OF THIS PLAT, SHOW THE AS BUILT LOCATION OF VISTA RIDGE LANE WHICH AFFECTED THE PRIVATE ROAD ALIGNMENT AND LOT CONFIGURATION OF LOTS 9, 10 AND 11, BLOCK 3, LOTS 5 AND 6, BLOCK 4 AND TO SHOW A BOUNDARY LINE ADJUSTMENT ON THE WESTERLY LINE OF LOT 13, BLOCK 2 FORMALIZED ON MAY 2, 2002.



CLC Associates, Inc.
Planning • Engineering • Land Surveying
Architecture • Landscape Architecture
707 West 7th • Suite 200 (509) 455-6840
Spokane, WA 99204 FAX: (509) 455-6844

SHEET 1 OF 2

If the Vista Place - Woodland Estates Homeowners' 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 Vista Place - 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 Vista Place - Woodland Estates Homeowners' Association, or their successors in interest.

Should the Vista Place - 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 Vista Place - 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.

Utility easements over Tracts "B", "C", "D" and "E" (private roads) and 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.

Water easements as shown hereon are hereby dedicated to Pasadena Water District.

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 subdivisor/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.

Sight distance easements in Lot 1, Block 2, and Lot 12, Block 4, as plotted 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 will be given to the property owner. If not corrected after ten (10) days, Spokane County has the right to restore the sight distance area to that of the approved plans on file, or have it restored by others. All costs involved will be charged to the property owner.

Slope easements as necessary for the construction or future improvements of Woodland Park Drive and that portion of Vista Park Drive north of the southerly line of Lot 10, Block 4 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 February 26, 2002 under Auditor's Document No. 4693990 which by reference is made a part hereof.

The herein described property is subject to the following, which by reference are made a part hereof:

- Easement granted to W.W.P. Co. by Document No. A29061 recorded March 17, 1930 affecting the North Half of the Northeast quarter. No exact location disclosed of record.
- Easement granted to W.W.P. Co. by Document No. 746728 recorded January 8, 1952 affecting the North Half of the Northeast Quarter. No exact location disclosed of record.
- Easement granted to W.W.P. Co. by Document No. 40414B recorded July 31, 1956 affecting the North Half of the Northeast Quarter. No exact location disclosed of record.

IN WITNESS WHEREOF, the aforesaid owners have caused their names to be hereunto subscribed this 29th day of August, 2002.

WASHINGTON TRUST BANK
A Washington Corporation

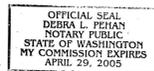
By: Constance M. Bischoff
ITS: SVP

STATE OF WASHINGTON)
COUNTY OF Spokane) ss

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 SVP 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 29th day of August, 2002.

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



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: Duncan Waldb
ITS: Members

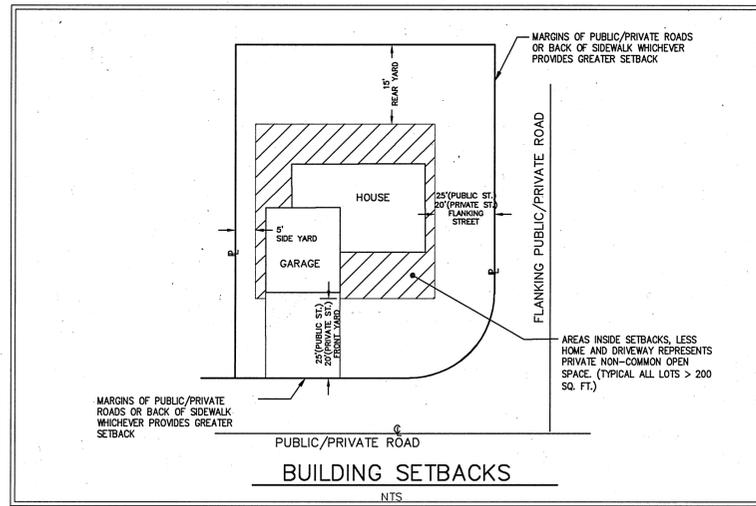
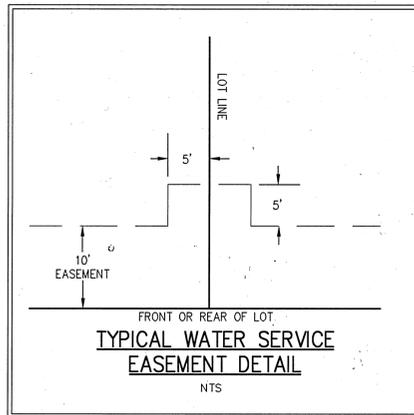
ACKNOWLEDGMENTS

STATE OF WASHINGTON)
County of Spokane) ss

On this 29th day of August, 2002, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared Duncan Waldb and Constance M. Bischoff, who 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.

Christine L. Reed
NOTARY PUBLIC, in and for the State
of Washington residing at Spokane
My Commission expires 10-1-03



ALTERATION OF THE
FINAL PLAT
OF
VISTA PLACE - WOODLAND
ESTATES
(A PLANNED UNIT DEVELOPMENT)
LOCATED IN THE NE 1/4
SECTION. 31, T.26N., R.44 E.W.M.
SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY AUDITOR'S CERTIFICATE

Filed for record this 11th day of September, 2002
at 8:52 A.M., in Book 21 of Plats
at the request of Northview Joint Venture

J. Haden
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, PLS
Certificate Number 29286

SPOKANE COUNTY ENGINEER

Examined and approved this 30th day of August, 2002

Rob Kelley
Spokane County Engineer

SPOKANE COUNTY DIVISION OF PLANNING

Examined and approved this 3RD day of SEPT., 2002

James Richardson FOR
Director, Spokane County Division of Planning

THE BOARD OF COUNTY COMMISSIONERS OF SPOKANE, WASHINGTON

This plat was approved and accepted by the County Commissioners of Spokane County,

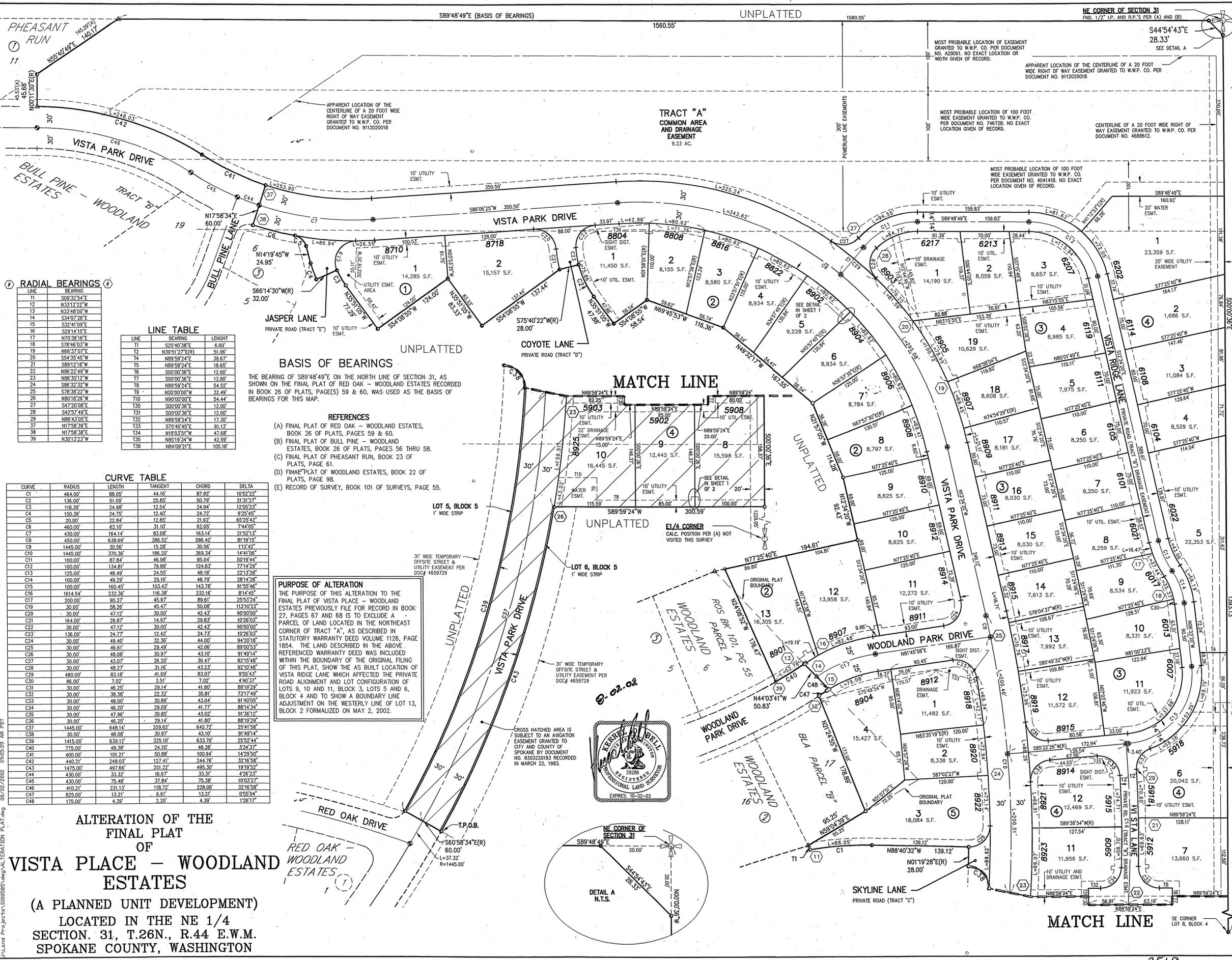
Washington, on this 8th day of September, 2002
W. McLaughlin
Chairman, Spokane County Commissioners

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Sheet 1 of 2
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8-28-02

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Spokane County Auditor by Deputy
 476860
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 sheet 2 of 2
 #3568



RADIAL BEARINGS

LINE	BEARING
11	S89°32'54"E
12	N33°12'22"W
13	N33°48'00"W
14	S34°07'26"E
15	S32°41'09"E
16	S21°41'51"E
17	N70°38'16"E
18	S78°46'03"W
19	N86°37'07"E
20	S54°35'45"W
21	S89°12'18"W
22	N82°22'49"W
23	N86°30'12"W
24	S86°32'32"W
25	S78°38'22"W
26	N80°18'28"W
27	S47°20'08"E
28	S42°57'40"E
29	N84°45'05"E
30	N75°58'39"E
31	N1°58'38"E
32	N30°12'23"W

LINE TABLE

LINE	BEARING	LENGTH
T1	S25°40'38"E	6.60'
T2	N39°51'27"(R)	51.06'
T4	N89°59'24"E	38.67'
T5	N89°59'24"E	18.65'
T6	S00°00'36"E	12.00'
T7	S00°00'36"E	12.00'
T8	N89°59'24"E	17.30'
T9	N00°00'00"W	32.49'
T10	N90°00'00"E	54.44'
T30	S00°00'36"E	12.00'
T31	S00°00'36"E	12.00'
T32	N89°59'24"E	17.30'
T33	S79°40'45"E	61.13'
T34	N18°03'51"W	47.68'
T35	N85°19'34"W	42.59'
T36	N84°09'21"E	105.16'

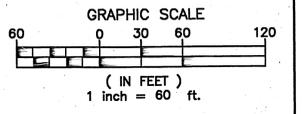
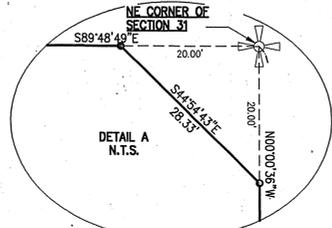
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	484.00'	88.05'	26.85'	87.82'	105°22'22"
C2	136.00'	51.09'	12.54'	50.79'	21°31'27"
C3	118.39'	24.99'	12.54'	24.94'	120°52'23"
C4	150.39'	24.75'	12.40'	24.72'	92°54'45"
C5	20.00'	22.84'	12.85'	21.62'	65°25'42"
C6	480.00'	62.10'	31.10'	62.05'	744°05'
C7	430.00'	164.14'	83.08'	163.14'	212°21'31"
C8	450.00'	638.69'	386.52'	586.42'	81°19'15"
C9	1445.00'	30.56'	15.28'	30.56'	172°42'
C10	1445.00'	370.36'	186.20'	369.34'	144°10'06"
C11	100.00'	87.84'	46.98'	85.04'	50°19'44"
C12	100.00'	134.81'	79.88'	124.83'	72°12'29"
C13	125.00'	125.00'	48.49'	48.18'	221°28'28"
C14	100.00'	49.29'	25.16'	48.79'	281°24'28"
C15	100.00'	160.45'	103.43'	143.78'	91°55'46"
C16	1614.54'	232.36'	116.38'	232.16'	81°44'45"
C17	200.00'	90.37'	45.97'	89.61'	253°32'24"
C18	30.00'	58.26'	45.47'	50.06'	133°10'23"
C19	30.00'	47.12'	30.00'	42.43'	90°00'00"
C20	164.00'	29.87'	14.97'	29.83'	102°26'03"
C21	30.00'	47.12'	30.00'	42.43'	90°00'00"
C22	136.00'	24.77'	12.42'	24.73'	102°26'03"
C23	30.00'	49.40'	32.36'	44.00'	84°20'18"
C24	30.00'	46.61'	29.49'	42.06'	82°02'51"
C25	30.00'	48.08'	30.97'	43.10'	91°49'14"
C26	30.00'	43.07'	26.20'	39.47'	82°15'48"
C27	30.00'	48.27'	31.16'	43.23'	92°10'48"
C28	480.00'	83.18'	41.69'	83.07'	95°54'35"
C29	86.00'	7.02'	3.51'	7.02'	44°02'37"
C30	30.00'	49.25'	29.14'	41.80'	88°19'29"
C31	30.00'	38.38'	22.32'	35.81'	73°17'49"
C32	30.00'	48.00'	30.89'	43.04'	91°40'05"
C33	30.00'	46.20'	29.09'	41.77'	88°14'34"
C34	30.00'	47.96'	30.85'	43.02'	91°38'12"
C35	30.00'	46.25'	29.14'	41.80'	88°19'29"
C36	1445.00'	648.14'	328.62'	642.72'	254°15'58"
C37	30.00'	48.08'	30.97'	43.10'	91°49'14"
C38	1415.00'	639.12'	325.10'	633.70'	255°24'44"
C39	775.00'	48.38'	24.20'	48.38'	334°37'
C40	400.00'	101.21'	50.88'	100.84'	142°39'50"
C41	440.21'	248.03'	127.44'	244.75'	321°55'58"
C42	1475.00'	497.66'	251.22'	495.30'	191°52'52"
C43	430.00'	33.32'	16.67'	33.31'	426°23'
C44	430.00'	75.48'	37.84'	75.38'	100°32'27"
C45	410.21'	231.13'	118.72'	228.05'	321°55'58"
C46	825.00'	13.21'	6.61'	13.21'	0°55'04"
C47	175.00'	4.39'	2.20'	4.39'	128°17'

UNPLATTED BASIS OF BEARINGS
 THE BEARING OF S89°48'49"E ON THE NORTH LINE OF SECTION 31, AS SHOWN ON THE FINAL PLAT OF RED OAK - WOODLAND ESTATES RECORDED IN BOOK 26 OF PLATS, PAGE(S) 59 & 60, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

- REFERENCES**
- FINAL PLAT OF RED OAK - WOODLAND ESTATES, BOOK 26 OF PLATS, PAGES 59 & 60.
 - FINAL PLAT OF BULL PINE - WOODLAND ESTATES, BOOK 26 OF PLATS, PAGES 56 THRU 58.
 - FINAL PLAT OF PHEASANT RUN, BOOK 23 OF PLATS, PAGE 61.
 - FINAL PLAT OF WOODLAND ESTATES, BOOK 22 OF PLATS, PAGE 98.
 - RECORD OF SURVEY, BOOK 101 OF SURVEYS, PAGE 55.

PURPOSE OF ALTERATION
 THE PURPOSE OF THIS ALTERATION TO THE FINAL PLAT OF VISTA PLACE - WOODLAND ESTATES PREVIOUSLY FILE FOR RECORD IN BOOK 27, PAGES 67 AND 68 IS TO EXCLUDE A PARCEL OF LAND LOCATED IN THE NORTHEAST CORNER OF TRACT "A", AS DESCRIBED IN STATUTORY WARRANTY DEED VOLUME 1126, PAGE 1854. THE LAND DESCRIBED IN THE ABOVE REFERENCED WARRANTY DEED WAS INCLUDED WITHIN THE BOUNDARY OF THE ORIGINAL FILING OF THIS PLAT, SHOW THE AS BUILT LOCATION OF VISTA RIDGE LANE WHICH AFFECTED THE PRIVATE ROAD ALIGNMENT AND LOT CONFIGURATION OF LOTS 8, 10 AND 11, BLOCK 3, LOTS 5 AND 6, BLOCK 4 AND TO SHOW A BOUNDARY LINE ADJUSTMENT ON THE WESTERLY LINE OF LOT 13, BLOCK 2 FORMALIZED ON MAY 2, 2002.



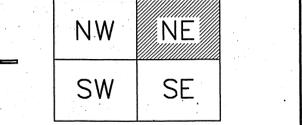
- SURVEYOR'S NOTES**
- THE AREA OF THE SUBDIVISION IS 27.00 ACRES.
 - THE AREA OF THE PRIVATE ROADS (TRACT "B", "C", "D" AND "E") IS 1.16 ACRES.

- LEGEND**
- △ - END 1/2" REBAR W/P/C MARKED "LS 9967" PER (C) AND (D)
 - - END 1/2" REBAR W/P/C MARKED "LS 26390" PER (A) AND (B)
 - - END 1/2" REBAR W/P/C MARKED "LS 22354" PER (E)
- SET 1/2" REBAR W/P/C STAMPED "29286/30159" (UNLESS OTHERWISE NOTED) AS:
- - ANGLE POINT IN BOUNDARY
 - ⊙ - LOT CORNER
 - - CENTERLINE MONUMENT
- 1234 - STREET ADDRESS

ACCURACY STATEMENT:
 THIS SURVEY WAS PERFORMED USING A TOPCON GTS 303 TEN-SECOND THEODOLITE AND ELECTRONIC DISTANCE METER. FIELD TRAVERSE METHODS USED WERE PER WAC 332-130-90 SECTION "C".

SEE SHEET 1 OF 2 FOR TYPICAL BUILDING SETBACK DETAIL

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\Land Projects\50005855\dwg\VALTERATION PLAT.dwg 08/26/2022 09:05:59 AM PPT