

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 VISTA PLACE FIRST ADDITION - WOODLAND ESTATES, LOCATED IN THAT PORTION OF LOTS 1 AND 2, BLOCK 1 OF THE ALTERATION OF THE FINAL PLAT OF VISTA PLACE - WOODLAND ESTATES, RECORDED IN BOOK 27 OF PLATS, PAGES 67A AND 68A, RECORDS OF SPOKANE COUNTY AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 26 NORTH, RANGE 44 EAST, W.M., SPOKANE COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR WITH CAP MARKED 29286/30159 MARKING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1 SAID POINT ALSO BEING AN ANGLE POINT ON THE WESTERLY LINE OF SAID LOT 2; THENCE SOUTH 35°51'05" EAST A DISTANCE OF 73.33 FEET; THENCE NORTH 54°08'55" EAST A DISTANCE OF 141.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 164.00 FEET FROM WHICH THE RADIUS POINT BEARS NORTH 79°28'57" EAST SAID POINT LYING ON THE WESTERLY LINE OF TRACT "D", COYOTE LAKE OF SAID ALTERATION OF THE FINAL PLAT OF VISTA PLACE - WOODLAND ESTATES; THENCE SOUTHERLY ON SAID WESTERLY LINE AND ON SAID CURVE THROUGH A CENTRAL ANGLE OF 03°48'30" AN ARC DISTANCE OF 10.90 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "D"; THENCE ON THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID ALTERATION OF THE FINAL PLAT OF VISTA PLACE - WOODLAND ESTATES, THROUGH THE FOLLOWING NINE COURSES: 1) NORTH 75°40'22" EAST A DISTANCE OF 28.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 136.00 FEET FROM WHICH THE RADIUS POINT BEARS NORTH 75°40'22" EAST; 2) SOUTHERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 21°31'27" AN ARC DISTANCE OF 51.09 FEET; 3) SOUTH 35°51'05" EAST A DISTANCE OF 47.88 FEET; 4) NORTH 54°08'55" EAST A DISTANCE OF 58.54 FEET; 5) SOUTH 69°45'53" EAST A DISTANCE OF 116.36 FEET; 6) SOUTH 49°32'17" EAST A DISTANCE OF 167.55 FEET; 7) SOUTH 21°57'05" EAST A DISTANCE OF 114.28 FEET; 8) SOUTH 12°34'20" EAST A DISTANCE OF 92.43 FEET; 9) SOUTH 77°25'40" WEST A DISTANCE OF 194.61 FEET TO THE MOST NORTHERLY CORNER OF PARCEL A PER RECORD OF SURVEY, RECORDED IN BOOK 101 OF SURVEYS, PAGE 55, RECORDS OF SPOKANE COUNTY; THENCE ON THE NORTHERLY BOUNDARY OF SAID PARCEL A THE FOLLOWING TWO COURSES AND DISTANCES: 1) SOUTH 77°25'40" WEST A DISTANCE OF 15.00 FEET; 2) SOUTH 68°24'56" WEST A DISTANCE OF 95.65 FEET TO THE MOST NORTHERLY CORNER OF LOT 5, BLOCK 3 OF WOODLAND ESTATES, RECORDED IN BOOK 22 OF PLATS, PAGE 98, RECORDS OF SPOKANE COUNTY; THENCE ON THE NORTHERLY BOUNDARY OF SAID WOODLAND ESTATES THROUGH THE FOLLOWING THREE COURSES AND DISTANCES: 1) SOUTH 68°24'56" WEST A DISTANCE OF 101.49 FEET; 2) SOUTH 74°12'02" WEST A DISTANCE OF 233.86 FEET; 3) SOUTH 66°46'57" WEST A DISTANCE OF 277.79 FEET; THENCE NORTH 29°56'22" WEST A DISTANCE OF 163.08 FEET; THENCE NORTH 08°05'24" WEST A DISTANCE OF 296.77 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF LOT 2, BLOCK 3 OF BULL PINE - WOODLAND ESTATES, RECORDED IN BOOK 28 OF PLATS, PAGES 56 THROUGH 58, RECORDS OF SPOKANE COUNTY; THENCE ON THE SOUTHEASTERLY BOUNDARY OF SAID BULL PINE - WOODLAND ESTATES THROUGH THE FOLLOWING FOUR COURSES; 1) NORTH 55°05'17" EAST A DISTANCE OF 91.86 FEET; 2) NORTH 48°01'00" EAST A DISTANCE OF 83.60 FEET; 3) NORTH 30°16'40" EAST A DISTANCE OF 96.35 FEET; 4) NORTH 20°29'05" EAST A DISTANCE OF 64.69 FEET TO THE MOST EASTERLY CORNER OF LOT 6, BLOCK 3 OF SAID BULL PINE - WOODLAND ESTATES, THIS POINT ALSO BEING A POINT ON THE SOUTHERLY BOUNDARY OF SAID ALTERATION OF THE FINAL PLAT OF VISTA PLACE - WOODLAND ESTATES AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 150.39 FEET FROM WHICH THE RADIUS POINT BEARS NORTH 75°40'26" EAST; THENCE SOUTHERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 9°25'56" AN ARC DISTANCE OF 24.76 FEET; THENCE CONTINUING ON THE SOUTHERLY BOUNDARY OF SAID PLAT THE FOLLOWING THREE COURSES AND DISTANCES: 1) NORTH 66°14'30" EAST A DISTANCE OF 32.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 118.39 FEET FROM WHICH THE RADIUS POINT BEARS NORTH 66°14'30" EAST; 2) SOUTHERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 12°05'35" AN ARC DISTANCE OF 24.99 FEET; 3) SOUTH 35°51'05" EAST A DISTANCE OF 47.28 FEET; THENCE NORTH 54°08'55" EAST A DISTANCE OF 20.00 FEET; THENCE NORTH 70°14'22" EAST 108.24 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 426,074 SQUARE FEET OR 9.78 ACRES.

THE PRIVATE ROADS AND/OR COMMON AREAS 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.S.I. NUMBER 602.134.903, BY DOCUMENT RECORDED JULY 12, 2001.

THE PRIVATE ROADS AND COMMON AREAS 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.S.I. NUMBER 602.134.903 AND SUBJECT TO THE ARTICLES OF INCORPORATION AND BYLAWS THEREOF.

THE PRIVATE ROADS (TRACTS "A" AND "B") 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 ULD BY PETITION METHOD PURSUANT TO RCW 36.94, WHICH PETITION INCLUDES THE OWNER(S) PROPERTY, AND FURTHER NOT TO OBJECT TO THE SIGNING OF A PROTEST PETITION AGAINST THE FORMATION OF A ULD 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 ULD 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.

THE PRIVATE ROADS AND DRAINAGE EASEMENTS ARE SUBJECT TO THE SEPARATE DECLARATION OF COVENANT AS RECORDED APRIL 1, 2004 UNDER AUDITOR'S FILE NO. 5052856 WHICH BY REFERENCE IS MADE A PART HEREOF.

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 COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, DIVISION OF BUILDING AND CODE ENFORCEMENT 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 AS PLATTED AND SHOWN HEREON, WHICH ARE FOR THE PURPOSE OF CONVEYING AND STORING STORMWATER RUNOFF, AND FOR INSTALLING, OPERATING AND MAINTAINING DRAINAGE FACILITIES WHICH DISPOSE OF AND TREAT STORMWATER RUNOFF, ARE HEREBY GRANTED TO SPOKANE COUNTY AND THE WOODLAND ESTATES MASTER HOMEOWNERS ASSOCIATION.

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 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 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, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE. ANY PROPOSED CHANGES TO THE APPROVED ROAD AND DRAINAGE PLANS MUST BE APPROVED BY THE SPOKANE COUNTY ENGINEER'S OFFICE PRIOR TO CONSTRUCTION OF SAID CHANGES.

THERE MAY EXIST PROPERTIES LOCATED UPHILL AND ADJACENT TO THIS SUBDIVISION THAT PERIODICALLY DISCHARGE STORMWATER RUNOFF ONTO INDIVIDUAL LOTS WITHIN THIS PLAT. STORMWATER RUNOFF FROM NEARBY UPHILL PROPERTIES SHOULD BE EXPECTED, AND DURING SNOW MELT PERIODS OR WET SEASONS THE LOTS MAY BE SUBJECTED TO HIGHER AMOUNTS OF STORMWATER RUNOFF THAT WHAT IS NORMALLY OBSERVED OR ANTICIPATED. BECAUSE STORMWATER RUNOFF FROM ADJACENT PROPERTIES HAVE DISCHARGED ONTO THIS PLAT PRIOR TO DEVELOPMENT, STORMWATER RUNOFF WILL LIKELY CONTINUE TO DO SO AFTER DEVELOPMENT.

THE WOODLAND ESTATES MASTER HOMEOWNERS ASSOCIATION OR ITS SUCCESSORS IN INTEREST SHALL MAINTAIN ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY AND SHALL JOINTLY MAINTAIN THE OFFSITE DRAINAGE FACILITIES, LOCATED WITHIN TRACT A OF VISTA PLACE - WOODLAND ESTATES P.L.D. (P17290), WITH THE VISTA PLACE - WOODLAND ESTATES HOMEOWNERS' ASSOCIATION IN CONFORMANCE WITH THE ACCEPTED PLANS ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE. SHARED MAINTENANCE OF THE OFFSITE DRAINAGE FACILITY IS REQUIRED AS SAID TRACT A CONTAINS SHARED DRAINAGE FACILITIES. 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 GRASSES OR LAWN TURF IN THE "200" 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 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, FAIL TO MAINTAIN THE OFFSITE 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 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.

ALL BUILDING LOTS WITHIN THIS PLAT ARE SUBJECT TO THE RECOMMENDATIONS REGARDING BASEMENTS FOUND IN THE GEOTECHNICAL EVALUATION DATED OCTOBER 14, 2003, PREPARED BY STI NORTHWEST, RECORDED JULY 6, 2004 UNDER AUDITOR'S DOCUMENT NUMBER 5093891, WHICH BY REFERENCE IS MADE A PART HEREOF.

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.

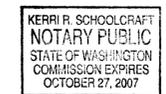
IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 15 DAY OF July 20 04

WASHINGTON TRUST BANK
A WASHINGTON CORPORATION
BY: Connie Bischoff
ITS: SVP

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 ACT AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 15th DAY OF July 20 04



Kerri R. Schoolcraft
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON RESIDING AT Spokane
MY COMMISSION EXPIRES 10/27/07

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 14 DAY OF July 20 04

NORTHVIEW JOINT VENTURE
A WASHINGTON GENERAL PARTNERSHIP
BY: Duane Walder
ITS: Member

ACKNOWLEDGMENTS
STATE OF WASHINGTON)
) SS
COUNTY OF SPOKANE)

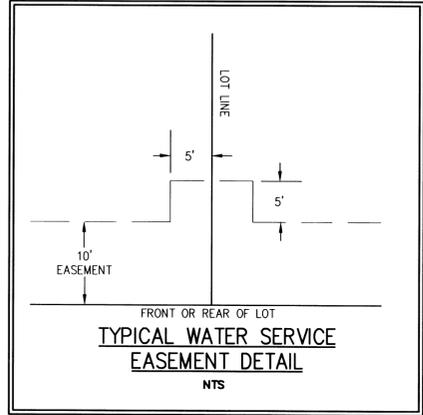
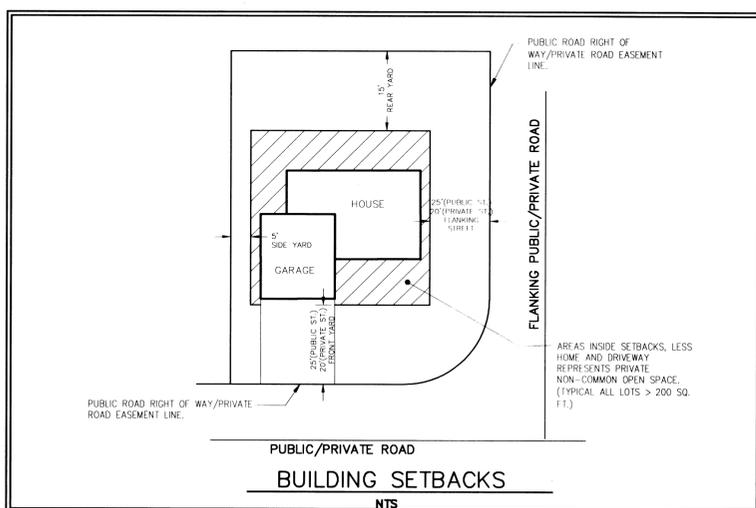
ON THIS 14th DAY OF July 20 04 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED Duane Walder TO ME KNOWN TO BE THE MEMBER OF NORTHVIEW JOINT VENTURE, A WASHINGTON GENERAL PARTNERSHIP, WHICH EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED 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 THIS DAY AND YEAR LAST ABOVE WRITTEN.

Chanelle D. Flood
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON RESIDING AT Spokane
MY COMMISSION EXPIRES Nov 1, 2005



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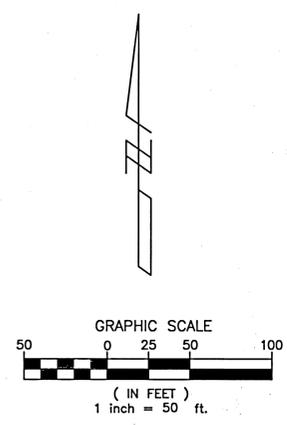


FINAL PLAT
OF
VISTA PLACE 1ST ADDITION -
WOODLAND ESTATES
(A PLANNED UNIT DEVELOPMENT)
A REPLAT OF A PORTION OF LOTS 1 AND 2, BLOCK 1 OF
ALTERATION OF THE FINAL PLAT OF VISTA
PLACE-WOODLAND ESTATES
AND LOCATED IN THE NORTHEAST QUARTER OF
SECTION 31, TOWNSHIP 26 NORTH, RANGE 44 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON

5/12/2004 10:08 AM PROJECTS\03\00765\ang\PLAT.dwg 7/12/2004 1:28:04 PM PJT

SPOKANE COUNTY AUDITOR'S CERTIFICATE

Filed for record this 24th day of September 2004 at 9:42 A.M. in Book 20 of Plats at Page 6-7 at the request of Northview Joint Venture
Carol M. ...
 Spokane County Auditor by Deputy



EAST ONE-QUARTER CORNER OF SECTION 31.
 FOUND 1" ROD MARKED "X".
 DATE VISITED 2-26-03
 RP'S:
 FOUND TACK WITH TAG IN POWER POLE MARKED "LS
 13315", S16°W 36.14'
 FOUND "X" IN CURB, S52°E 31.47'
 FOUND "X" IN CURB, N34°E 31.65'
 DATE VISITED 9-11-03

- LEGEND**
- - FOUND 1/2" REBAR WITH CAP MARKED "29286-30159", UNLESS OTHERWISE NOTED.
 - - SET 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "22961", OR LEAD PLUG WITH WASHER MARKED "22961". LOT CORNERS ON PRIVATE ROAD RIGHT OF WAY LINES WERE IMPRACTICAL TO SET DUE TO IMPROVEMENTS AND HAVE BEEN REFERENCED BY A 1/2" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "CLC 22961" OFFSET 1.00 FOOT FROM THE ACTUAL FRONT LOT CORNER AS MEASURED ON THE SIDE LOT LINE. WHERE THE FRONT LOT CORNER WAS NOT AT THE INTERSECTION OF A SIDE LOT LINE, THE REFERENCE MONUMENT WAS SET 1.00 FOOT FROM THE FRONT LOT CORNER AS MEASURED PERPENDICULAR TO THE FRONT LINE OR RADIAL TO THE CURVE.
- (R) - RADIAL BEARING
 1234 - STREET ADDRESS

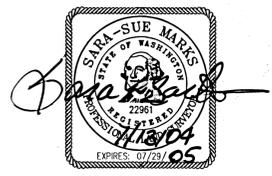
- REFERENCES**
- (A) FINAL PLAT OF BULL PINE-WOODLAND ESTATES, RECORDED IN BOOK 26 OF PLATS, PAGES 56 THROUGH 58.
 - (B) ALTERATION OF FINAL PLAT VISTA PLACE-WOODLAND ESTATES, RECORDED IN BOOK 27 OF PLATS, PAGES 67A AND 68A.
 - (C) FINAL PLAT OF WOODLAND ESTATES, RECORDED IN BOOK 22 OF PLATS, PAGE 98.

BASIS OF BEARINGS
 THE BEARING FOR THIS PLAT IS SOUTH 00°00'36" EAST BETWEEN THE MONUMENTS MARKING THE NORTHEAST CORNER AND THE EAST ONE-QUARTER CORNER OF SECTION 31 ACCORDING TO THE ALTERATION OF THE FINAL PLAT OF VISTA PLACE-WOODLAND ESTATES.

ACCURACY STATEMENT:
 THIS SURVEY WAS PERFORMED USING A TOPCON GTS 802A THEODOLITE AND ELECTRONIC DISTANCE METER. FIELD TRAVERSE METHODS USED WERE PER WAC 332-130-90 SECTION "C"

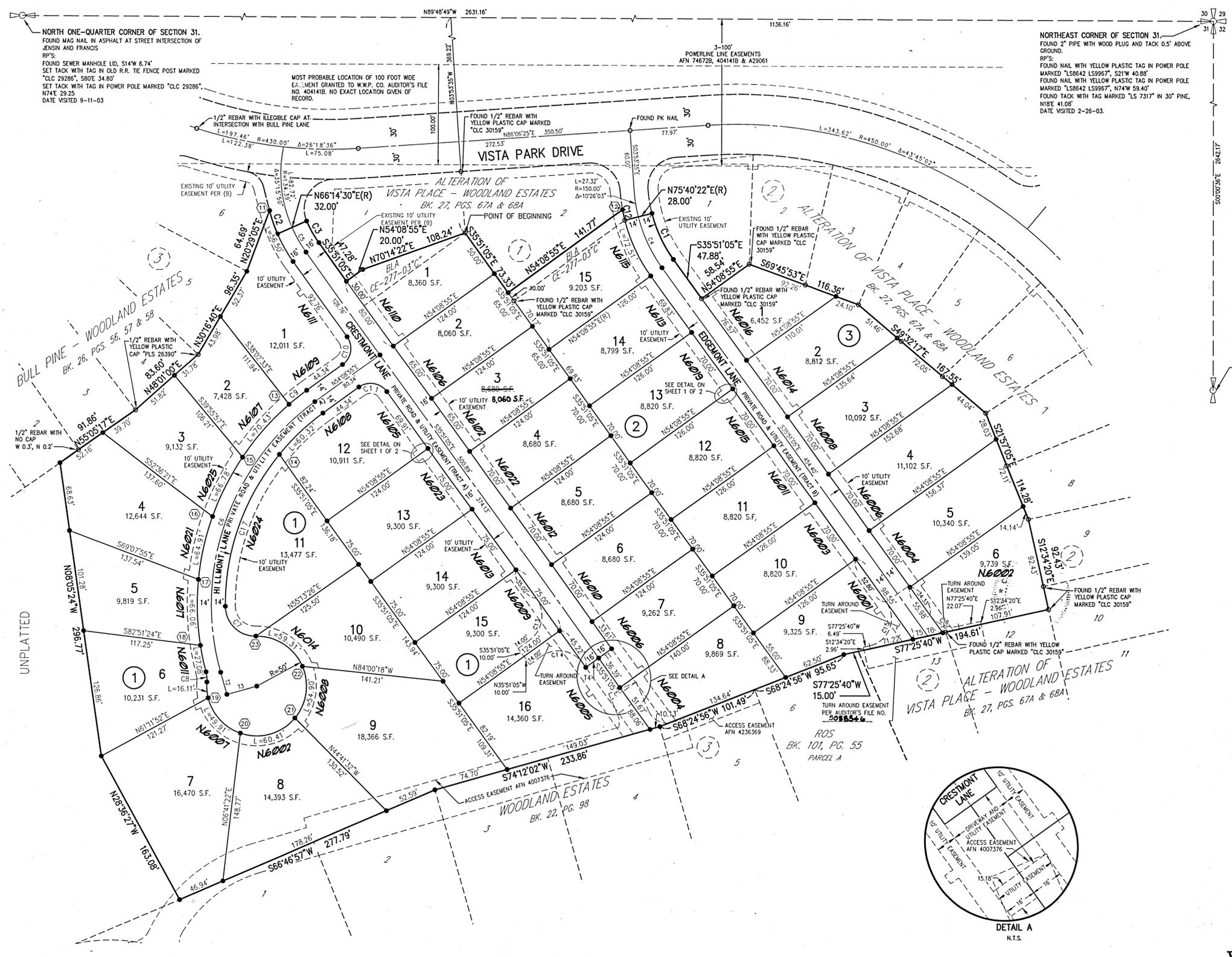
SURVEYOR'S NOTES:

1. THE AREA OF THIS SUBDIVISION IS 426,074 SQ. FT. OR 9.78 ACRES
2. THE TOTAL AREA OF THE PRIVATE ROADS IS 49,445 SQ. FT. OR 1.14 ACRES



FINAL PLAT OF VISTA PLACE 1ST ADDITION - WOODLAND ESTATES

(A PLANNED UNIT DEVELOPMENT)
 A REPLAT OF A PORTION OF LOTS 1 AND 2, BLOCK 1 OF PLACE-WOODLAND ESTATES
 AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 26 NORTH, RANGE 44 EAST, W.M., SPOKANE COUNTY, WASHINGTON



LINE TABLE

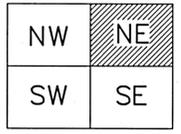
LINE	LENGTH	BEARING
T1	16.00'	N54°08'55"E
T2	23.04'	S15°48'21"E
T3	31.00'	N74°11'39"E
T4	16.00'	N54°08'55"E
T5	15.24'	N77°25'40"E
T6	15.24'	N77°25'40"E

RADIAL BEARINGS

LINE	BEARING
R1	S75°40'26"W
R2	S79°28'52"W
R3	N40°46'11"W
R4	S77°25'40"W
R5	N56°03'18"W
R6	N70°32'54"W
R7	N84°38'09"W
R8	S81°01'36"W
R9	S76°10'45"W
R10	S18°59'07"W
R11	S50°14'25"E
R12	S66°51'14"W
R13	S01°06'31"E

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	136.00'	51.09'	25.85'	50.79'	21°31'27"
C2	150.39'	24.76'	12.41'	24.73'	9°25'56"
C3	118.39'	24.99'	12.54'	24.94'	12°05'35"
C4	150.00'	56.35'	28.51'	56.02'	21°31'27"
C5	134.39'	28.37'	14.24'	28.31'	12°05'35"
C6	250.00'	395.23'	174.90'	286.63'	69°57'16"
C7	30.00'	47.44'	30.31'	42.65'	90°35'54"
C8	30.00'	10.21'	5.15'	10.16'	19°29'30"
C9	264.00'	22.66'	11.34'	22.66'	4°55'06"
C10	20.00'	31.42'	20.00'	28.28'	90°00'00"
C11	20.00'	31.42'	20.00'	28.28'	90°00'00"
C12	164.00'	10.99'	5.45'	10.99'	3°48'30"
C13	30.00'	47.12'	30.00'	42.43'	90°00'00"
C14	30.00'	47.12'	30.00'	42.43'	90°00'00"
C15	28.00'	56.36'	42.53'	46.77'	113°16'45"
C16	28.00'	32.61'	18.43'	30.79'	66°43'15"
C17	236.00'	164.82'	85.93'	161.50'	40°00'57"



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