

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 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 northwesterly along said curve through a central angle of 45°52'41", an arc distance of 639.12 feet to a compound curve concave to the southwest having a radius of 30.00 feet; thence northwesterly 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 6.60 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 98 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°26'17", 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 southwesterly along said curve through a central angle of 05°14'23", an arc distance of 70.87 feet; thence N21°43'15"W, a distance of 181.70 feet; thence N77°25'40"E, a distance of 209.61 feet; thence N12°34'30"W, a distance of 92.43 feet; thence N21°37'05"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 northwesterly 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 northwesterly along said curve through a central angle of 12°05'23", an arc distance of 24.98 feet; thence S61°43'50"W, a distance of 32.00 feet to the beginning of a non-tangent curve concave to the northeast 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 and Northerly 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) northwesterly along said curve through a central angle of 65°25'47", 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°58'34"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°58'39"E; 5) northwesterly 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 1580.55 feet to the northeast corner of said section; thence S00°00'36"E along the east line of said section, a distance of 1413.13 feet; thence S89°59'24"W, 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 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 497.66 feet to the Point of Beginning.

Contains 27.08 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.E.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 platted 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") cannot be sold or transferred and shall be considered as easements for tax purposes to the other lots created hereon. The status of the areas designated as a subsequent estate 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 36.94, which petition includes the owner(s)' property, and further not to object by the signing of a protest petition against the formation of a ULID by resolution method pursuant to RCW Chapter 36.94 which includes the owner(s)' property. PROVIDED this condition shall not prohibit the owner(s) or successor(s) from objecting to any assessment(s) on the property as a result of improvements called for in conjunction with the formation of a ULID by either petition or resolution method under RCW Chapter 36.94.

WARNING: Spokane County has no responsibility to build, improve, maintain or otherwise service the private roads contained within or 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 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 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.

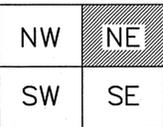
The property owner(s), within this plat shall be held responsible for keeping open and maintaining the surface path of natural or man-made drainage flow over and across their respective properties. If the property owner(s) fail to maintain the surface path of natural or man-made drainage flow, or drainage 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, 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 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 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 turf in the '208' swales located in tracts, with optional shrubs 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.



SHEET 1 OF 2

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

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 platted 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 268 26 29 02 under Auditor's Document No. 469 39 90 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. 74672B 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. 404141B 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 11th day of February 2002.

WASHINGTON TRUST BANK A Washington Corporation

BY: Constance M. Buschhoff

ITS: R.S.V.P.

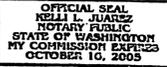
STATE OF WASHINGTON } ss

COUNTY OF

I certify that I know or that I have satisfactory evidence that Constance M. Buschhoff 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 free and voluntary act and deed of said partnership, for the uses and purposes stated in the instrument.

DATED this 11th day of February 2002

Kelli L. Juarez NOTARY PUBLIC, in and for the State of Washington residing at Spokane WA My Commission expires 10/11/06



IN WITNESS WHEREOF, the aforesaid owners have caused their names to be hereunto subscribed this 11th day of February 2002.

NORTHVIEW JOINT VENTURE A Washington General Partnership

BY: Bryan Walker

ITS: Manager

ACKNOWLEDGMENTS

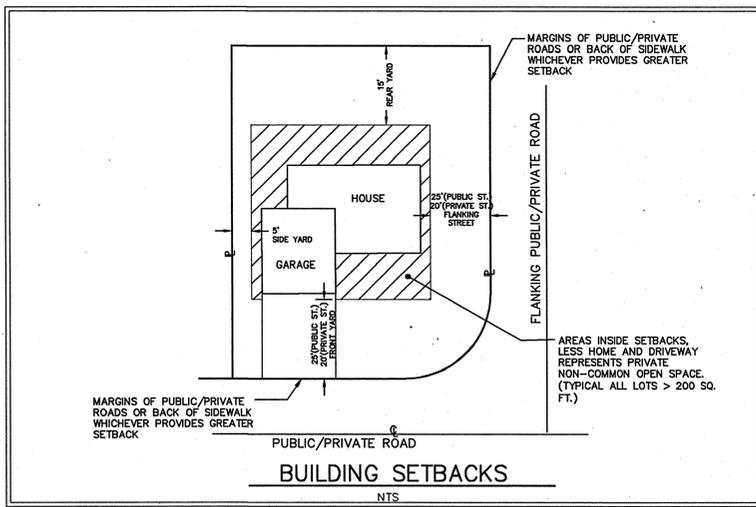
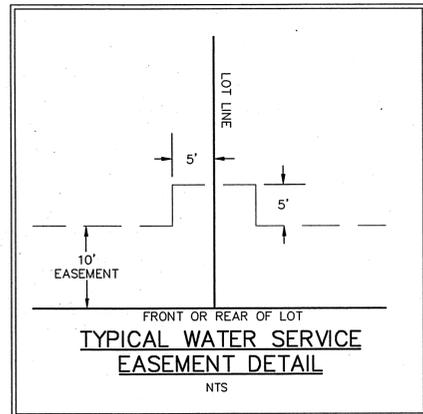
STATE OF WASHINGTON } ss

County of Spokane

On this 11th day of February 2002 before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared Bryan Walker and Constance M. Buschhoff 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.

Kelli L. Juarez NOTARY PUBLIC, in and for the State of Washington residing at Spokane WA My Commission expires 10/11/06



SPOKANE COUNTY AUDITOR'S CERTIFICATE

Filed for record this 11th day of March 2002 at 10:58 A.M. in Book 21 of Plats at Page 67 at the request of Northview Joint Venture

J. Higden 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 DIVISION OF UTILITIES

Examined and approved this 20th day of February 2002

[Signature] Spokane County Division of Utilities

SPOKANE COUNTY ENGINEER

Examined and approved this 22nd day of February 2002

[Signature] Spokane County Engineer

SPOKANE COUNTY DIVISION OF PLANNING

Examined and approved this 26th day of February 2002

[Signature] Director, Spokane County Division of Planning

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 19th day of February 2002

[Signature] for Spokane Regional Health District

SPOKANE COUNTY ASSESSOR

Examined and approved this 19th day of February 2002

[Signature] 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 19th day of February 2002

[Signature] 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 March 2002

[Signature] Spokane County Treasurer by Deputy



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

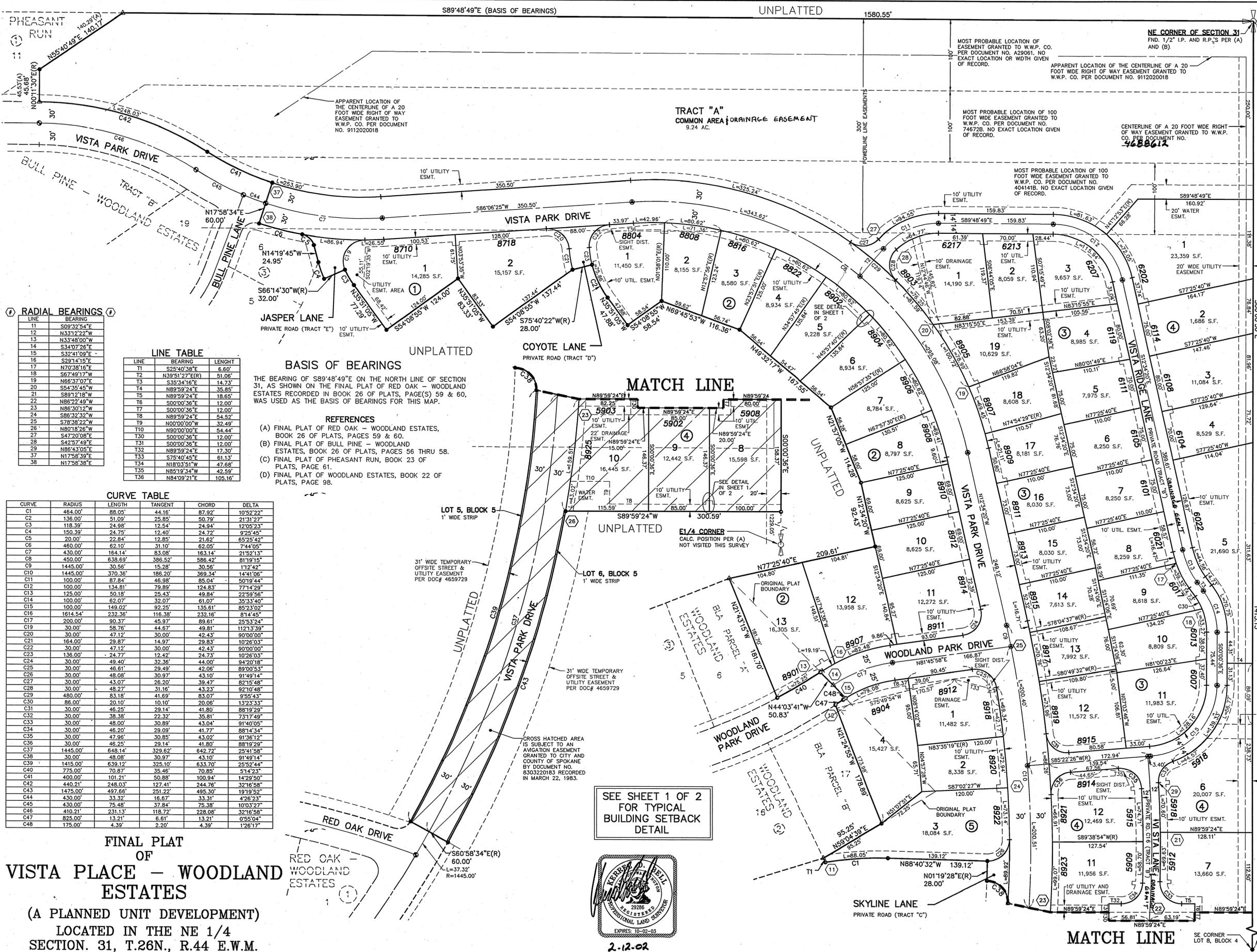
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SPOKANE COUNTY AUDITOR'S CERTIFICATE
Filed for record this 15th day of
March 2002 at 10:58 A.M. in
Book 21 of Plats at Page 48
at the request of North View Joint
Venture
J. Higdon
Spokane County Auditor by Deputy

#3544
4696344
BK 27
Pg 68
Sheet 2 of 2



RADIAL BEARINGS

LINE	BEARING
11	S09°32'54"E
12	N33°48'00"W
13	S34°07'26"E
14	S32°41'09"E
15	S29°14'15"E
16	N70°38'16"W
17	S87°42'17"W
18	N66°37'07"E
19	S54°35'45"W
20	S89°12'18"W
21	N89°30'12"W
22	S88°32'32"W
23	S78°38'22"W
24	N80°18'26"W
25	S47°20'08"E
26	S42°57'49"E
27	N86°43'05"E
28	N17°58'39"E
29	N17°58'38"E

LINE TABLE

LINE	BEARING	LENGTH
T1	S25°40'38"E	6.60'
T2	N39°31'27"(R)	51.06'
T3	S33°41'05"E	14.73'
T4	N89°59'24"E	35.85'
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	54.52'
T9	N00°00'00"W	32.49'
T10	N90°00'00"E	54.44'
T11	S00°00'36"E	12.00'
T12	N89°59'24"E	17.30'
T13	S78°40'45"E	81.13'
T14	N18°03'51"W	47.68'
T15	N85°19'34"W	42.59'
T16	N84°09'21"E	105.16'

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, PAGES 59 & 60, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

REFERENCES
(A) FINAL PLAT OF RED OAK - WOODLAND ESTATES, BOOK 26 OF PLATS, PAGES 59 & 60.
(B) FINAL PLAT OF BULL PINE - WOODLAND ESTATES, BOOK 26 OF PLATS, PAGES 56 THRU 58.
(C) FINAL PLAT OF PHEASANT RUN, BOOK 23 OF PLATS, PAGE 61.
(D) FINAL PLAT OF WOODLAND ESTATES, BOOK 22 OF PLATS, PAGE 98.

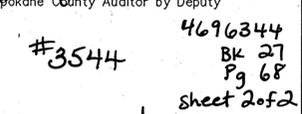
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	464.00'	88.05'	44.16'	87.92'	10°52'22"
C2	136.00'	51.09'	25.85'	50.79'	21°31'27"
C3	118.39'	24.98'	12.54'	24.94'	12°05'23"
C4	150.39'	24.75'	12.40'	24.72'	9°25'45"
C5	200.00'	22.84'	12.85'	21.62'	6°59'52"
C6	460.00'	62.10'	31.10'	62.05'	7°44'08"
C7	430.00'	164.14'	83.08'	163.14'	21°52'13"
C8	450.00'	638.69'	386.52'	586.42'	81°19'15"
C9	1445.00'	30.56'	15.28'	30.56'	1°12'42"
C10	1445.00'	370.36'	186.20'	369.34'	14°41'06"
C11	100.00'	87.84'	46.98'	85.04'	50°19'44"
C12	100.00'	134.81'	79.89'	124.83'	77°14'29"
C13	125.00'	50.18'	25.43'	49.84'	22°59'56"
C14	100.00'	62.07'	32.07'	61.07'	35°33'40"
C15	100.00'	149.02'	92.25'	135.61'	85°23'02"
C16	1614.54'	232.38'	116.38'	232.16'	81°44'45"
C17	200.00'	30.37'	15.19'	30.37'	2°53'29"
C18	30.00'	58.76'	44.67'	49.81'	11°23'33"
C19	30.00'	47.12'	30.00'	42.43'	90°00'00"
C20	164.00'	29.87'	14.97'	29.83'	10°26'03"
C21	30.00'	47.12'	30.00'	42.43'	90°00'00"
C22	136.00'	24.77'	12.42'	24.73'	10°26'03"
C23	30.00'	49.40'	32.36'	44.00'	64°20'18"
C24	30.00'	46.61'	29.49'	42.06'	89°00'53"
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	460.00'	83.18'	41.89'	83.07'	9°55'43"
C29	86.00'	20.10'	10.10'	20.08'	13°33'33"
C30	30.00'	46.25'	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'	329.62'	642.72'	25°41'58"
C37	30.00'	48.08'	30.97'	43.10'	91°49'14"
C38	1415.00'	639.12'	325.10'	633.70'	25°52'44"
C39	775.00'	70.87'	35.46'	70.85'	51°4'23"
C40	400.00'	101.21'	50.88'	100.94'	14°23'50"
C41	440.21'	248.03'	127.41'	244.76'	32°16'58"
C42	1475.00'	497.66'	251.22'	495.30'	19°19'52"
C43	430.00'	33.32'	16.67'	33.31'	4°26'23"
C44	430.00'	75.48'	37.84'	75.38'	10°03'27"
C45	410.21'	231.13'	118.72'	228.08'	32°16'58"
C46	875.00'	13.21'	6.61'	13.21'	0°55'04"
C47	175.00'	4.39'	2.20'	4.39'	1°28'17"

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

RED OAK - WOODLAND ESTATES

SEE SHEET 1 OF 2 FOR TYPICAL BUILDING SETBACK DETAIL



SURVEYOR'S NOTES
1. THE AREA OF THE SUBDIVISION IS 27.08 ACRES.
2. THE AREA OF THE PRIVATE ROADS (TRACT "B", "C", "D" AND "E") IS 1.16 ACRES.

LEGEND
△ - FND. 1/2" REBAR W/PC MARKED "LS 9967" PER (C) AND (D)
● - FND. 1/2" REBAR W/PC MARKED "LS 26390" PER (A) AND (B)
SET 1/2" REBAR W/PC STAMPED "29286/30159" (UNLESS OTHERWISE NOTED) AS:
○ - ANGLE POINT IN BOUNDARY
+ - LOT CORNER
● - CENTERLINE MONUMENT

1234 - STREET ADDRESS
UNPLATTED
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 1.

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