

AUDITORS CERTIFICATE

FILED FOR THE RECORD THIS 29th DAY OF September 2004, AT 11:58 AM, IN BOOK 30 PAGE 21-31 OF PLATS AT THE REQUEST OF THOMAS, DEAN & HOSKINS, INC. COUNTY AUDITOR DENNY

FINAL PLAT OF NORTHVIEW ESTATES A PORTION OF THE SE 1/4 OF SECTION 13, T26N, R42E, W.M. SPOKANE COUNTY, WASHINGTON

DRAINAGE

Drainage easements are defined as those areas which are to be used for the purpose of conveying and discharging stormwater runoff... Stormwater runoff from Northview Estates (P1794) in conjunction with stormwater runoff from Forest Hills will be conveyed through a storm sewer system located along North Fire Mile Road to a drainage easement...

DRAINAGE (Cont.)

The Northview Estates Homeowners' Association or its successors in interest shall maintain all drainage facilities... The Northview Estates Homeowners' Association or its successors in interest shall be responsible for the maintenance of all drainage facilities...

SIGHT DISTANCE EASEMENT

Sight distance easements in Lots 1, 2 and 16 of Block 2, and Lot 2 of Block 3 as platbed and shown hereon, are hereby granted to the Northview Estates Homeowners Association and its authorized agents... The easement shall be granted over the full width of the private road and include any areas where the water flow was previously subject to 'Treat A'.

DEDICATION (For City of Spokane Water)

A perpetual access and utility easement on, over, under, through, across and upon the private roads, shown as Tract A, shall be granted to the City of Spokane for the purposes of installing, operating, maintaining, repairing, removing and/or replacing an underground public water system... The public water system located within the Easement shall remain the property of the City, with the City retaining authority over the utilities and related appurtenances.

The property owner(s) within this plat shall be held responsible for installing, operating and maintaining the water path to maintain the surface path of runoff or rain-water drainage flow... Stormwater runoff from this plat shall be conveyed to the drainage easement on or adjacent to the lot...

Should the Northview Estates Homeowners' Association be terminated for any reason, the successors in interest shall be responsible for the maintenance of all drainage facilities... The developer, property owners, and Homeowners' Association shall be held jointly and severally liable for the maintenance of all drainage facilities...

This plat may also propose located upland and adjacent to this subdivision that periodically discharge stormwater runoff into individual lots within this plat... The City will be held responsible for the maintenance of all drainage facilities...

This covenant and agreement shall run with the land in perpetuity, and shall be binding upon the owner(s), their heirs, assigns, personal representatives and assigns, including the obligation to participate in the maintenance of the drainage facilities provided hereon.



THOMAS, DEAN & HOSKINS, INC. ENGINEERING CONSULTANTS SPECIALTIES - DESIGN - CONSTRUCTION MANAGEMENT WASHINGTON STATE LICENSE NO. 11794 PM 1794-96 SHEET NO. 4 OF 2 SHEETS

30/21

AUDITORS CERTIFICATE
 FILED FOR THE RECORD THIS *29th* DAY OF *September* *2004*, AT *1:58* A.M. IN BOOK *30* PAGE *28-31*
 OF PLATS AT THE REQUEST OF **THOMAS, DEAN & HOSKINS, INC.**

Thomas, Dean & Hoskins, Inc.
 COUNTY AUDITOR
 Deputy

FINAL PLAT
 OF
NORTHVIEW ESTATES
 A PORTION OF THE SE 1/4 OF SECTION 13, T26N, R42E, W1M.
 SPOKANE COUNTY, WASHINGTON

BASIS OF BEARING
 SOUTH LINE OF SECTION 13 FROM THE SOUTH QUARTER SECTION 16 TO THE SOUTHWEST CORNER OF SECTION 16 AS FILED WITH THE SPOKANE COUNTY AUDITOR IN PLAT BOOK 5, PAGE 36 OF PLATS

SURVYOR'S NOTES
 R1 - HELIXIT NORTH ADDITION PLAT BOOK 8, PAGE 38
 R2 - RECORD OF SURVEY BOOK 84, PAGE 38
 R3 - RECORD OF SURVEY BOOK 84, PAGE 38
 R4 - RECORD OF SURVEY BOOK 84, PAGE 38
 R5 - SPOKANE COUNTY DEPT. OF DISTANCES BETWEEN PLATS
 R6 - RECORD OF SURVEY PLAT BOOK 84, PAGE 38



LEGEND

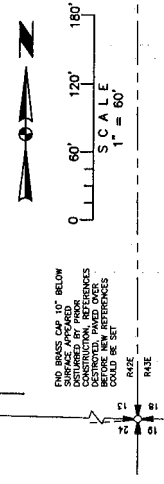
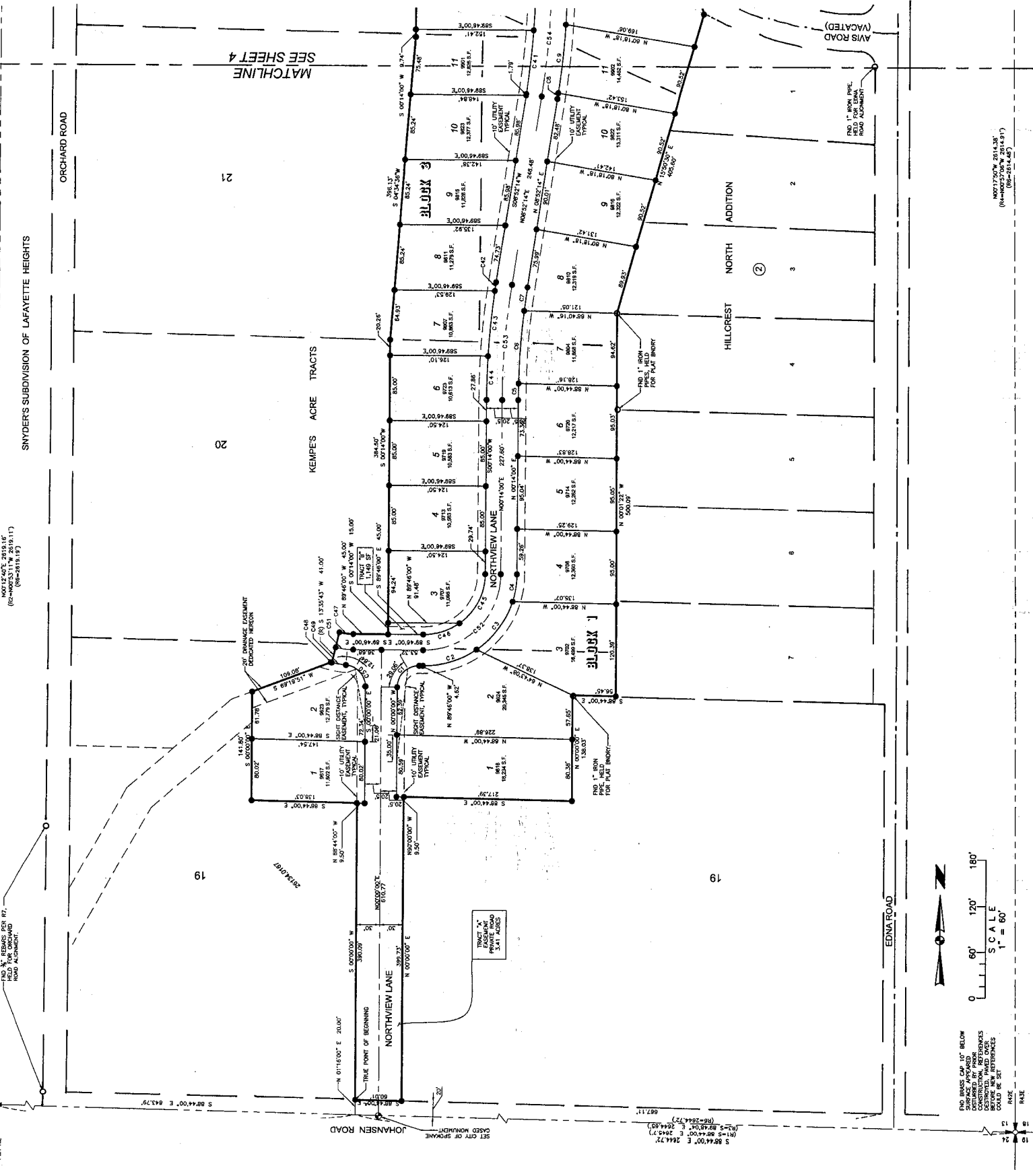
- SET NO. 5 REBAR WITH 2 INCH ALUM. CAP STAMPED PLS 36022.
- FOUND AS NOTED
- ⊕ FOUND QUARTER CORNER.
- ⊙ FOUND SECTION CORNER.
- ⊕ FOUND POINT CORNER.
- ⊙ THEORETICAL POINT.
- ⊕ RADIAL BEARING.

(R) RADIAL BEARING

ACCURACY STATEMENT
 THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE NATIONAL STANDARD SPECIFICATIONS FOR SURVEYING AND MAPPING, EDITION 4.0, TOTAL STATION USING FIELD TRAVERSE PROCEDURE AND CONFORMS TO WAACS 330.03(3) AND RCW 46.06.

CURVE TABLE

CHUNK	I	ANGLES	LENGTH	CHORD
C01	1	90.11430°	28.00	28.11
C02	2	34.25210°	29.50	37.94
C03	3	17.75159°	32.50	56.16
C04	4	11.16111°	37.50	75.51
C05	5	7.44639°	44.50	102.66
C06	6	5.14859°	54.50	137.00
C07	7	3.72622°	67.50	181.50
C08	8	2.65222°	84.50	239.50
C09	9	1.87070°	105.50	315.50
C10	10	1.35774°	130.50	414.50
C11	11	1.00729°	160.50	541.50
C12	12	0.75414°	196.50	701.50
C13	13	0.56151°	248.50	901.50
C14	14	0.40977°	318.50	1148.50
C15	15	0.29974°	406.50	1448.50
C16	16	0.22144°	513.50	1801.50
C17	17	0.16504°	649.50	2319.50
C18	18	0.12104°	825.50	3001.50
C19	19	0.08804°	1051.50	3851.50
C20	20	0.06544°	1337.50	4881.50
C21	21	0.04974°	1703.50	6191.50
C22	22	0.03754°	2189.50	7791.50
C23	23	0.02804°	2845.50	9691.50
C24	24	0.02074°	3641.50	11911.50
C25	25	0.01524°	4647.50	14461.50
C26	26	0.01124°	5943.50	17381.50
C27	27	0.00824°	7639.50	20711.50
C28	28	0.00604°	9845.50	24491.50
C29	29	0.00454°	12761.50	28761.50
C30	30	0.00344°	16597.50	34561.50
C31	31	0.00254°	21663.50	41941.50
C32	32	0.00184°	28459.50	50261.50
C33	33	0.00144°	37485.50	59911.50
C34	34	0.00104°	49341.50	71461.50
C35	35	0.00074°	64637.50	85511.50
C36	36	0.00054°	85173.50	102761.50
C37	37	0.00044°	111649.50	122911.50
C38	38	0.00034°	144965.50	146761.50
C39	39	0.00024°	186231.50	174811.50
C40	40	0.00014°	246547.50	217811.50
C41	41	0.00014°	327113.50	276511.50
C42	42	0.00014°	430149.50	352611.50
C43	43	0.00014°	567755.50	448611.50
C44	44	0.00014°	751931.50	568111.50
C45	45	0.00014°	984587.50	714611.50
C46	46	0.00014°	1286743.50	892611.50
C47	47	0.00014°	1682499.50	110811.50
C48	48	0.00014°	2202255.50	136811.50
C49	49	0.00014°	2887011.50	168611.50
C50	50	0.00014°	3786767.50	207611.50
C51	51	0.00014°	5001523.50	255411.50
C52	52	0.00014°	6541279.50	313611.50
C53	53	0.00014°	8546035.50	384611.50
C54	54	0.00014°	11165791.50	471111.50
C55	55	0.00014°	14670547.50	576611.50
C56	56	0.00014°	19440303.50	704611.50
C57	57	0.00014°	25875059.50	858611.50
C58	58	0.00014°	34564815.50	1044611.50
C59	59	0.00014°	45810571.50	1269611.50
C60	60	0.00014°	60922327.50	1539611.50
C61	61	0.00014°	81400083.50	1860611.50
C62	62	0.00014°	108547839.50	2240611.50
C63	63	0.00014°	144065595.50	2688611.50
C64	64	0.00014°	189843351.50	3214611.50
C65	65	0.00014°	258281107.50	3828611.50
C66	66	0.00014°	342678863.50	4542611.50
C67	67	0.00014°	447456619.50	5376611.50
C68	68	0.00014°	587414375.50	6350611.50
C69	69	0.00014°	777472131.50	7484611.50
C70	70	0.00014°	1028529687.50	8808611.50
C71	71	0.00014°	1361687243.50	10352611.50
C72	72	0.00014°	1797844799.50	12166611.50
C73	73	0.00014°	2358002355.50	14280611.50
C74	74	0.00014°	3072159911.50	16744611.50
C75	75	0.00014°	3980317467.50	19608611.50
C76	76	0.00014°	5122475023.50	22942611.50
C77	77	0.00014°	6548632579.50	26826611.50
C78	78	0.00014°	8310790135.50	31340611.50
C79	79	0.00014°	10472965691.50	36684611.50
C80	80	0.00014°	13205141247.50	42968611.50
C81	81	0.00014°	16697316803.50	50292611.50
C82	82	0.00014°	21149492359.50	58756611.50
C83	83	0.00014°	26871667915.50	68580611.50
C84	84	0.00014°	34173843471.50	80004611.50
C85	85	0.00014°	43476019027.50	93328611.50
C86	86	0.00014°	55478194583.50	108852611.50
C87	87	0.00014°	70880370139.50	126976611.50
C88	88	0.00014°	90482545695.50	148100611.50
C89	89	0.00014°	115184311251.50	172824611.50
C90	90	0.00014°	146106066807.50	201648611.50
C91	91	0.00014°	184527822363.50	234172611.50
C92	92	0.00014°	232749577919.50	271096611.50
C93	93	0.00014°	293371333475.50	313020611.50
C94	94	0.00014°	368193089031.50	360644611.50
C95	95	0.00014°	459814844587.50	414668611.50
C96	96	0.00014°	570436600143.50	475792611.50
C97	97	0.00014°	693058355699.50	544716611.50
C98	98	0.00014°	830680111255.50	622140611.50
C99	99	0.00014°	987301866811.50	709564611.50
C100	100	0.00014°	1168926422367.50	807688611.50



SUP-BASE 10' BELOW
 SLOPE 10% SLOPE BELOW
 DISTURBED BY PARK SERVICES
 DESTROYED, PAVED OVER
 COULD BE SET
 RAZE
 RAZE

AUDITORS CERTIFICATE
 FILED FOR THE RECORD THIS 24th DAY OF September 2004, AT 11:58 A.M. IN BOOK 30 PAGE 28-31
 OF PLATS AT THE REQUEST OF THOMAS, DEAN & HOSKINS, INC.

Debra J. Denny
 COUNTY AUDITOR

FINAL PLAT
OF
NORTHVIEW ESTATES
A PORTION OF THE SE 1/4 OF SECTION 13, T26N, R42E, W.M.
SPOKANE COUNTY, WASHINGTON

LEGEND
 SET NO. 5 REBAR WITH 2 INCH ALUM. CAP STAMPED PLS 36022.
 FOUND AS NOTED
 FOUND QUARTER CORNER.
 FOUND SECTION CORNER.
 THEORETICAL POINT.
 RADIAL BEARING

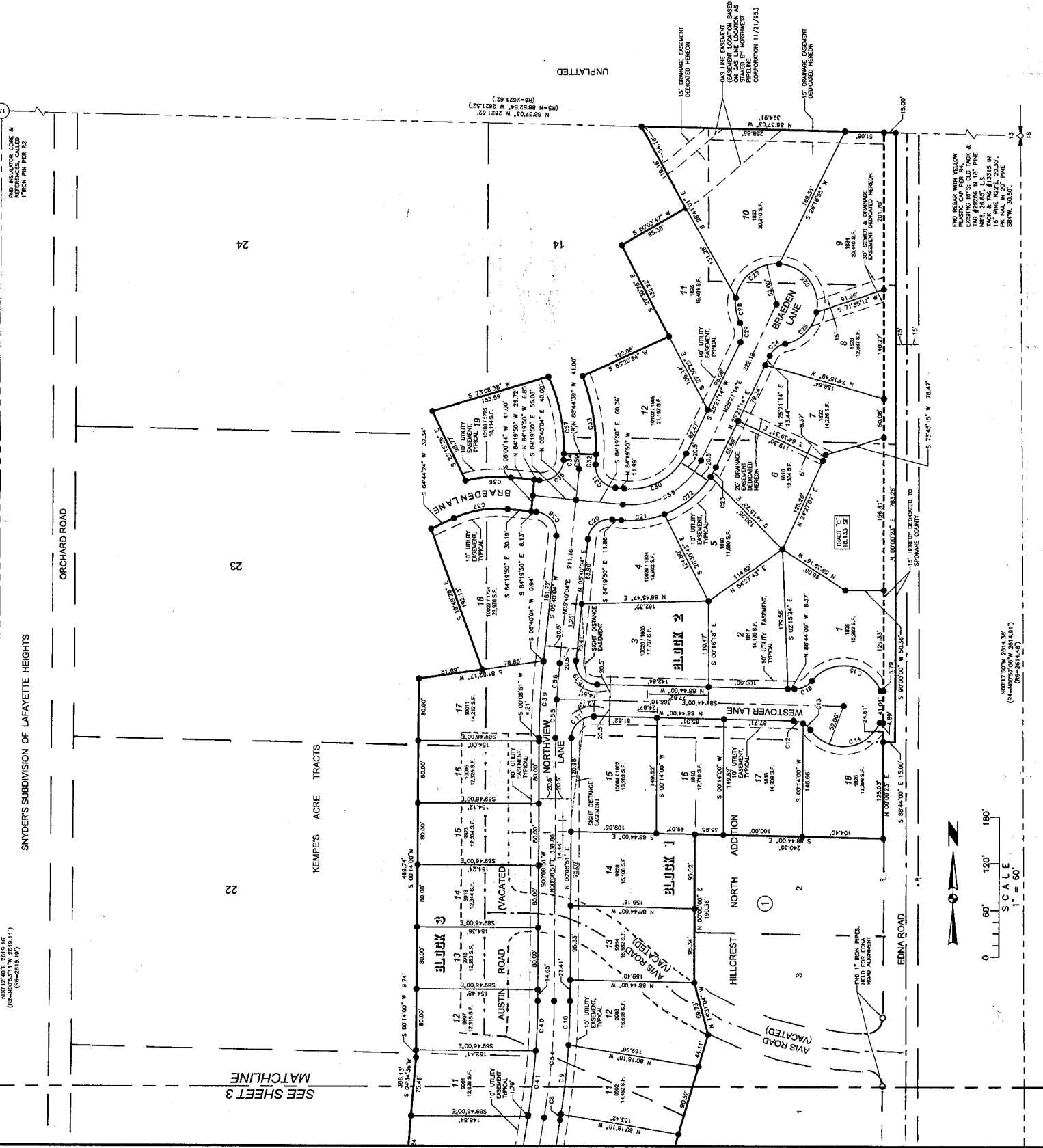


BASIS OF BEARING
 BEARINGS TO THE FOUR QUARTERS OF SECTION 13 TO THE SOUTHEAST SECTION CORNER OF SECTION 13 TO THE SOUTHWEST SECTION CORNER AS FILED WITH THE SPOKANE COUNTY AUDITOR IN PLAT BOOK 9, PAGE 38 OF PLATS

SURVEYORS NOTES
 11 - HILLCREST NORTH ADDITION PLAT BOOK 36, PAGE 36
 OF PLATS
 12 - RECORD OF SURVEY BOOK 48, PAGE 38
 13 - RECORD OF SURVEY BOOK 54, PAGE 14
 14 - RECORD OF SURVEY BOOK 62, PAGE 9
 15 - RECORD OF SURVEY BOOK 63, PAGE 14
 16 - RECORD OF SURVEY BOOK 64, PAGE 14
 17 - RECORD OF SURVEY BOOK 65, PAGE 14
 18 - SPOKANE COUNTY GPS OF DISTANCES BETWEEN CORNERS ALONG NORTHLINE OF PLAT
 19 - RECORD OF SURVEY BOOK 36, PAGE 14

ACCURACY STATEMENT
 ACCURACY OF THIS PLAT IS BASED ON THE STANDARD SURVEYING FIELD PRACTICES AND PROCEDURES AND CONFORMS TO WAC 352-330-060 AND RCW 36.05.

CURVE	ANGLE	CURVE TABLE	TANGENT	LENGTH
C01	90°14'00"	28.00	28.11	44.10
C02	90°14'00"	28.00	28.11	44.10
C03	90°14'00"	28.00	28.11	44.10
C04	90°14'00"	28.00	28.11	44.10
C05	90°14'00"	28.00	28.11	44.10
C06	90°14'00"	28.00	28.11	44.10
C07	90°14'00"	28.00	28.11	44.10
C08	90°14'00"	28.00	28.11	44.10
C09	90°14'00"	28.00	28.11	44.10
C10	90°14'00"	28.00	28.11	44.10
C11	90°14'00"	28.00	28.11	44.10
C12	90°14'00"	28.00	28.11	44.10
C13	90°14'00"	28.00	28.11	44.10
C14	90°14'00"	28.00	28.11	44.10
C15	90°14'00"	28.00	28.11	44.10
C16	90°14'00"	28.00	28.11	44.10
C17	90°14'00"	28.00	28.11	44.10
C18	90°14'00"	28.00	28.11	44.10
C19	90°14'00"	28.00	28.11	44.10
C20	90°14'00"	28.00	28.11	44.10
C21	90°14'00"	28.00	28.11	44.10
C22	90°14'00"	28.00	28.11	44.10
C23	90°14'00"	28.00	28.11	44.10
C24	90°14'00"	28.00	28.11	44.10
C25	90°14'00"	28.00	28.11	44.10
C26	90°14'00"	28.00	28.11	44.10
C27	90°14'00"	28.00	28.11	44.10
C28	90°14'00"	28.00	28.11	44.10
C29	90°14'00"	28.00	28.11	44.10
C30	90°14'00"	28.00	28.11	44.10
C31	90°14'00"	28.00	28.11	44.10
C32	90°14'00"	28.00	28.11	44.10
C33	90°14'00"	28.00	28.11	44.10
C34	90°14'00"	28.00	28.11	44.10
C35	90°14'00"	28.00	28.11	44.10
C36	90°14'00"	28.00	28.11	44.10
C37	90°14'00"	28.00	28.11	44.10
C38	90°14'00"	28.00	28.11	44.10
C39	90°14'00"	28.00	28.11	44.10
C40	90°14'00"	28.00	28.11	44.10
C41	90°14'00"	28.00	28.11	44.10
C42	90°14'00"	28.00	28.11	44.10
C43	90°14'00"	28.00	28.11	44.10
C44	90°14'00"	28.00	28.11	44.10
C45	90°14'00"	28.00	28.11	44.10
C46	90°14'00"	28.00	28.11	44.10
C47	90°14'00"	28.00	28.11	44.10
C48	90°14'00"	28.00	28.11	44.10
C49	90°14'00"	28.00	28.11	44.10
C50	90°14'00"	28.00	28.11	44.10
C51	90°14'00"	28.00	28.11	44.10
C52	90°14'00"	28.00	28.11	44.10
C53	90°14'00"	28.00	28.11	44.10
C54	90°14'00"	28.00	28.11	44.10
C55	90°14'00"	28.00	28.11	44.10
C56	90°14'00"	28.00	28.11	44.10
C57	90°14'00"	28.00	28.11	44.10
C58	90°14'00"	28.00	28.11	44.10
C59	90°14'00"	28.00	28.11	44.10
C60	90°14'00"	28.00	28.11	44.10



TD & H
THOMAS, DEAN & HOSKINS, INC.
 ENGINEERING CONSULTANTS
 SPOKANE - BOZEMAN - WASHINGTON - HELEN
 WASHINGTON
 303 EAST SECOND AVENUE
 SPOKANE, WASHINGTON 99202
 (509) 622-2886, 622-2889 FAX
 PW 1724-56
 SHEET NO. 4
 SHEETS 4

30/31