



COMMUNITY DEVELOPMENT

PLAT

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3874873

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08/27/2004 04:22P
Clark County, WA

BK 311 P192

RETURN ADDRESSClark County – Community Development Services**DOCUMENT TITLE (S)**Whipple Creek Place, Phase D2**REFERENCE NUMBER (S) OF RELATED DOCUMENT (S)**

FLD2004-00020

GRANTOR (S)Whipple Creek Properties, L.L.C., a Washington limited liability company
Banner Bank**GRANTEE (S)**Whipple Creek Place Phase "D2"
Public and Private**LEGAL DESCRIPTION (abbreviated form i.e. lot, block, plat or section, township, range, quarter/quarter)**Tracts E, F, G & H of Whipple Creek Place Phase D1 (311-188) & Tax Lot 32,
located in the SW ¼ of the NE ¼ of Section 22, Township 3 North, Range 1 East
of the Willamette Meridian.**ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER**185423-000

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

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Clark County, WA

PLAT DEDICATION

File No.: 4289-344592

We, the undersigned owners of the real estate described on the attached EXHIBIT 'A', do hereby lay out and plat the same into lots and streets as shown upon the accompanying Plat; said Plat to be known as:

Whipple Creek Place Phase D2

We hereby dedicate the said streets to the public use forever, but the ownership, use and enjoyment of all lots therein are subject to the easements as shown thereon and to the attached restrictive covenants, if any, which shall run with the land and be for the mutual benefit and protection of all lots within said plat and the owners thereof.

Dated this _____ day of _____, 20_____.

Whipple Creek Properties, LLC, a Washington Limited Liability Company

By: _____

Banner Bank

By: _____

Daniel J. Campbell VICE President



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Clark County, WA

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STATE OF WASHINGTON

SS.

COUNTY OF CLARK

On this day 5th of April, 20 04, before me, the undersigned, A Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared The undersigned to me known to be the managing member of Whipple Creek Properties the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath stated that Patty Clarno is/are authorized to execute the said instrument on behalf of the said entity.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written.

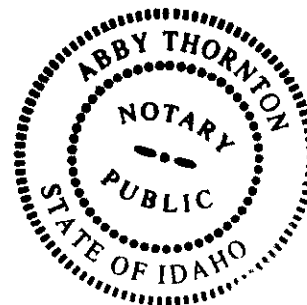
Abby Thornton
Signature of Notary Public

Notary Public in and for the State of Washington,

Name Printed Abby Thornton

Residing at Burke, Idaho

My Commission Expires: 10/17/09



Acknowledgment - Corporation - Trust or - Partnership

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Clark County, WA

STATE OF WASHINGTON OregonCOUNTY OF ~~CLARK~~ Clackamas

On this day 23rd of March, 2004, before me, the undersigned, A Notary Public in and for the State of ~~Washington~~ Oregon, duly commissioned and sworn, personally appeared Dan Campbell Vice President of Banner Bank to me known to be the the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath stated that _____ is/are authorized to execute the said instrument on behalf of the said entity.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written.

Beth R. Kocher
Signature of Notary PublicNotary Public in and for the State of ~~Washington~~ OregonName Printed Beth KocherResiding at Banner BankMy Commission Expires: 12/19/2004*Acknowledgment - Corporation - Trust or - Partnership*



FILED FOR RECORD AT THE REQUEST OF,
AND WHEN RECORDED RETURN TO:

Mark A. Erikson
Erikson & Hirokawa, PLLC
1111 Main Street, Suite 402
Vancouver, Washington 98660-2958

FOURTH AMENDMENT TO MASTER DECLARATION OF WHIPPLE CREEK PROPERTIES

Declarant:	Whipple Creek Properties, L.L.C.
Beneficiary:	The Owners of Lots within Whipple Creek Place, Phases D-2 & F
Legal Description:	Lots 1-34, Whipple Creek Phase D-2, Book <u>311</u> of Plats, page <u>192</u> Lots 1- 49, Whipple Creek Phase F, Book ____ of Plats, page ____
Assessor's Tax Parcels:	185423.000 & 185593.000
Related Documents:	3505343, 3516488, 3566722 & 3715399.

This *Fourth Amendment*, dated as of July 26, 2004, amends that certain *Master Declaration of Whipple Creek Properties* dated as of July 31, 2002 (the "Master Declaration"), filed for record at Clark County Auditor's File No. 3505343 by Whipple Creek Properties, L.L.C., a Washington limited liability company (referred to herein as the "Declarant"), as previously amended by: (i) that certain *First Amendment* dated as of September 18, 2002, filed for record at Clark County Auditor's File No. 3516488; (ii) that certain *Second Amendment* dated as of December 2, 2002, filed for record at Clark County Auditor's File No. 3566722, and (iii) that certain *Third Amendment* dated as of July 29, 2004, filed for record at Clark County Auditor's File No. 3715399.

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RECITALS

WHEREAS, the Master Declaration provides a common plan and scheme for development of Whipple Creek Place, and further provides that the Property described therein shall be held, sold and conveyed subject to covenants, conditions and restrictions, which shall run therewith and bind all parties having or acquiring any right, title or interest in said Property or any Lot or part thereof, and shall inure to the benefit of each Owner; and

WHEREAS, the Declarant desires to exercise its right under the Master Declaration to add additional phases of Whipple Creek Place thereto.

NOW THEREFORE, the Declarant hereby amends the Master Declaration as follows:

1. **Phases D-2 and F.** The term "Property" as used in paragraph 2.8 of the Master Declaration is hereby amended to include the parcels of real property described in Exhibit A-1 and A-2 annexed hereto, which parcels are commonly known as Whipple Creek Place Phase D-2 and Phase F (respectively).

Except as explicitly amended herein, all terms and provisions of the Master Declaration are hereby reaffirmed and incorporated by reference.

IN WITNESS WHEREOF, the Declarant has executed this Third Amendment as of the date first above written.

DECLARANT:

Whipple Creek Properties, L.L.C.

By:

Randal S. Clarno, Managing Member



STATE OF Washington)
County of Clark) ss.

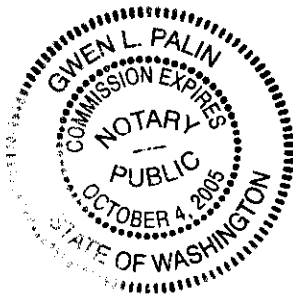
On this 27th day of July, 2004, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Randal S. Clarno, known to me to be the Managing Member of Whipple Creek Properties, L.L.C., that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument by the Operating Agreement of said limited liability company.

Date: 7/27/04

By:

Gwen L. Palin

Notary Public in and for the State of Washington
residing at Vancouver



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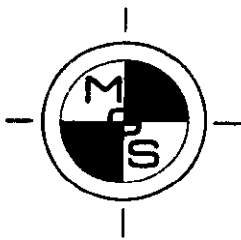
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**EXHIBIT A-1**

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MINISTER-GLAESER
SURVEYING INC.

(360) 694-3313
FAX (360) 694-8410
 2200 E. EVERGREEN
 VANCOUVER, WA 98661

September 10, 2003

PERIMETER DESCRIPTION
FOR
"WHIPPLE CREEK PLACE PHASE D2"

That parcel of land located in a portion of the Southwest quarter of the Northeast quarter of Section 22, Township 3 North, Range 1 East, Willamette Meridian, Clark County, Washington, described as follows:

Beginning at a ¾ inch iron pipe marking the Southwest corner of said Northeast quarter;

Thence South 89°03'22" East, along the South line of said Northeast quarter for distance of 645.07 feet to the West line of that certain parcel of land conveyed to Clark County by deed recorded under Book 238 at Page 423 deed records of Clark County, Washington;

Thence North 01°44'50" East, along said West line for a distance of 455.08 feet to the TRUE POINT OF BEGINNING;

Thence North 89°03'45" West, for a distance of 92.01 feet;

Thence North 00°56'15" East, for a distance of 18.35 feet;

Thence North 89°03'45" West, for a distance of 262.00 feet;

Thence South 00°56'15" West, for a distance of 17.35 feet;

Thence North 89°03'45" West, for a distance of 80.00 feet to the East line of "Whipple Creek Place Phase C", according to the plat thereof recorded under Book 311 of Plats at Page 067, records of Clark County, Washington;

Thence North 00°56'15" East, along said East line and the Northerly extension thereof for a distance of 412.35 feet;

Thence South 89°03'45" East, for a distance of 275.00 feet;

Thence along the arc of a 11.00 foot radius tangent curve to the right, the long chord of which bears South 44°03'45" East, for a chord distance of

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15.56 feet through a central angle of 90°00'00", for an arc distance of 17.28 feet;

Thence South 00°56'15" West, for a distance of 26.00 feet;

Thence South 89°03'45" East, for a distance of 46.00 feet;

Thence North 00°56'15" East, for a distance of 26.00 feet;

Thence along the arc of a 11.00 foot radius tangent curve to the right, the long chord of which bears North 45°56'15" East, for a chord distance of 15.56 feet through a central angle of 90°00'00", for an arc distance of 17.28 feet;

Thence South 89°03'45" East, for a distance of 77.69 feet;

Thence along the arc of a 11.00 foot radius tangent curve to the right, the long chord of which bears South 43°39'27" East, for a chord distance of 15.67 feet through a central angle of 90°48'35", for an arc distance of 17.43 feet;

Thence South 01°44'50" West, for a distance of 5.07 feet;

Thence South 88°15'06" East, for a distance of 8.00 feet to the West line of said Clark County parcel;

Thence South 01°44'50" West, along the West line of said Clark County parcel for a distance of 397.06 feet to the TRUE POINT OF BEGINNING.

Together with and subject to easements, reservations, covenants and restrictions apparent or of record.

The above description is an accurate description of the land actually surveyed.



1-26-04

Kevin L. Bethje
Professional Land Surveyor
Minister & Glaeser Surveying, Inc.

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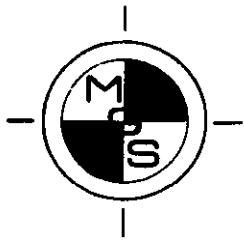
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**MINISTER-GLAESER
SURVEYING INC.****(360) 694-3313**
FAX (360) 694-8410
2200 E. EVERGREEN
VANCOUVER, WA 98661**EXHIBIT A-2**Page 1 Of 3

September 15, 2003

**PERIMETER DESCRIPTION
FOR
WHIPPLE CREEK PLACE PHASE F**

That parcel of land located in a portion of the Southeast quarter of the Northwest quarter of Section 22, Township 3 North, Range 1 East, Willamette Meridian, Clark County, Washington, described as follows:

Beginning at a ¾ inch iron pipe marking the Southeast corner of said Northwest quarter;

Thence North 89°03'08" West along the South line of said Northwest quarter for a distance of 955.26 feet;

Thence North 00°56'52" East, for a distance of 533.07 feet to the Southwesterly most corner of Tract "C" of "Whipple Creek Place Phase C", according to the plat thereof recorded under Book 311 of Plats at Page 067 records of Clark County, Washington;

Thence along the Westerly line of said Tract "C" along the arc of a 177.00 foot radius non-tangent curve to the right, the long chord of which bears North 02°36'56" East, for a distance of 30.99 feet through a central angle of 10°02'40", for an arc distance of 31.03 feet to the TRUE POINT OF BEGINNING;

Thence continuing along the Westerly and Northerly lines of said Tract "C" the following courses:

Thence North 07°38'16" East, for a distance of 1.62 feet;

Thence South 88°15'06" East, for a distance of 169.22 feet;

Thence North 01°44'54" East, for a distance of 62.88 feet;



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Thence North 40°47'16" West, for a distance of 20.00 feet;

Thence along the arc of a 58.00 foot radius non-tangent curve to the left, the long chord of which bears North 52°07'21" East, for a chord distance of 29.43 feet through a central angle of 29°23'49", for an arc distance of 29.76 feet;

Thence South 52°34'39" East, for a distance of 13.99 feet;

Thence South 88°15'06" East, for a distance of 79.52 feet;

Thence North 01°42'32" East, for a distance of 229.06 feet;

Thence South 88°57'58" East, for a distance of 21.15 feet to the most Northerly Northeast corner of said Tract "C";

Thence leaving said Tract "C", North 01°44'50" East, for a distance of 100.00 feet;

Thence North 88°15'06" West, for a distance of 609.39 feet;

Thence South 00°11'42" East, for a distance of 333.65 feet;

Thence South 59°14'26" East, for a distance of 55.00 feet;

Thence South 65°48'56" East, for distance of 195.62 feet;

Thence South 13°17'23" West, for distance of 13.59 feet to the North line of "Whipple Creek Place Phase A", according to the plat thereof recorded under Book 311 at Page 006 records of Clark County, Washington;

Thence South 79°33'16" East, along said North line of "Whipple Creek Place Phase A", for a distance of 35.54 feet;

Thence along the arc of a 223.00 foot radius non-tangent curve to the right, the long chord of which bears North 02°36'56" East, for a chord distance of 39.04 feet through a central angle of 10°02'40", for an arc distance of 39.09 feet;

Thence North 07°38'16" East, for a distance of 10.00 feet;

Thence along the arc of a 177.00 foot radius tangent curve to the left, the long chord of which bears North 07°11'02" East, for a chord distance of 2.81 feet through a central angle of 00°54'29", for an arc distance of 2.81 feet;

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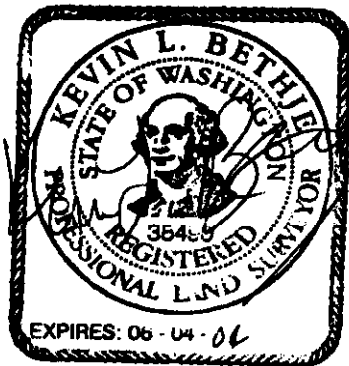
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Thence South 66°48'50" East, for distance of 47.77 feet to the TRUE
POINT OF BEGINNING.

Together with and subject to easements, reservations, covenants and restrictions apparent
or of record.

The above description is an accurate description of the land actually surveyed.



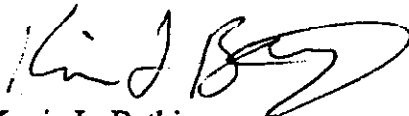

Kevin L. Bethje
Professional Land Surveyor
Minister & Glaeser Surveying, Inc.

EXHIBIT A-2

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