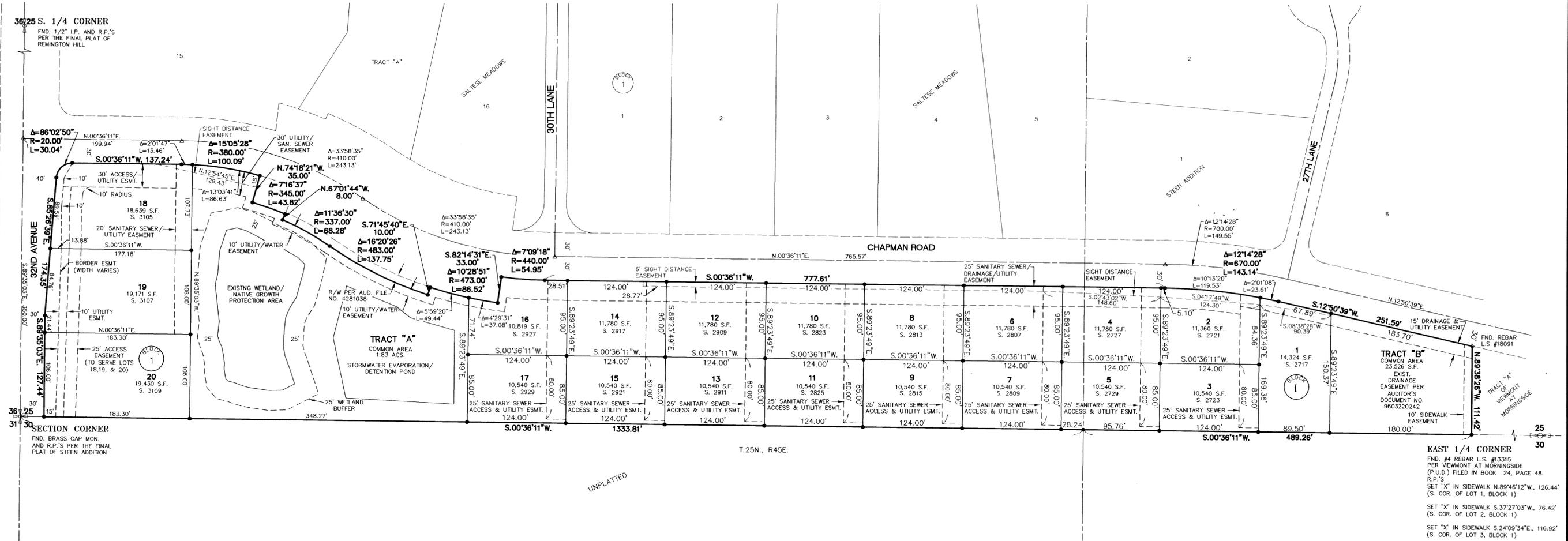


FINAL PLAT OF CHAPMAN MEADOWS

LOCATED IN THE SOUTHEAST 1/4 OF SEC. 25, T.25N., R.44E., W.M.,
SPOKANE COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 23rd DAY OF June 2004.
AT 10:20 A.M. IN BOOK 29 OF Plats
Pg 11-18
SPOKANE COUNTY AUDITOR
Fai Adem DEPUTY

AUDITOR'S NUMBER
5088097
BK 29
Pg 11-18
plat #3663



- LEGEND**
- SET 5/8" REBAR W/Y.P.C. L.S. #37544 AT ALL LOT CORNERS AND BOUNDARY ANGLE POINTS.
 - FOUND AS NOTED
 - ⊙ SET 5/8" REBAR W/Y.P.C. L.S. #37544
 - ⊗ EXISTING MONUMENT
 - △ CALCULATED POSITION
 - PLAT BOUNDARY LINE

DATUM PLANE FOR ELEVATIONS SHALL BE COUNTY OF SPOKANE DATUM.

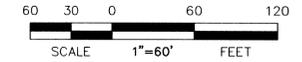
BASIS OF BEARING:

THE BEARING OF S.00°36'11"W. ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 25, AS SHOWN ON THE FINAL PLAT OF VEWOMT AT MORNINGSIDE (P.U.D.), FILED IN BOOK 24 OF PLATS, PAGE 48, UNDER AURITOR'S FILE NO. 4057575, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

ACCURACY STATEMENT (WAC 332-130-100)

THIS SURVEY WAS PERFORMED USING A SOKKIA SET 4 II B TOTAL STATION, A LEITZ LEVEL, AND A 100 FOOT CHAIN. HORIZONTAL DISTANCES ARE BASED ON THE NATIONAL GEODETIC SURVEY CALIBRATION BASELINE IN CHEWELAH, WA. FIELD TRAVERSE METHODS USED WERE AS PER WAC 332-130-090 PART C.

Surveyor's Certificate
I, Richard C. Souza, certify that I am a Professional Land Surveyor licensed in the State of Washington; that this plat represents a survey made by me or under my supervision; that it is a true and correct representation of the land actually surveyed; that all monuments shown hereon actually exist as shown; and that this plat conforms in all respects to the provisions of law.
37544 Certificate No.
Richard C. Souza 6-404
Richard C. Souza
Licensed Professional Land Surveyor



REVISIONS		Taylor Engineering, Inc. Civil Design and Land Planning 106 Mission Ave. Spokane, Washington 99201 (509) 328-3371 FAX (509) 328-8224	SCALE: 1"=60'	SHEET 1 OF 2
DWN: JDH	DATE: 5-23-04			
CK'D:	DATE:	FINAL PLAT OF CHAPMAN MEADOWS		EA00 FILE: 02059P1A

FINAL PLAT OF CHAPMAN MEADOWS

LOCATED IN THE SOUTH EAST 1/4 OF SEC. 25, T.25N., R.44E., W.M., SPOKANE COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 22nd DAY OF June 2004 AT 10:30 A.M. IN BOOK 29 OF Plats pg 17-18
 Joni Nelson COUNTY AUDITOR DEPUTY

AUDITOR'S NUMBER

5088097
 BK 29
 PG 17-18
 Plat # 3663

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that The DAHM CHILDREN TRUST, WASHINGTON TRUST BANK, AND FLAGSTONE DEVELOPMENT GROUP, INC., have caused to be platted into Lots, Blocks, and Streets the land shown hereon, to be known as CHAPMAN MEADOWS, being a parcel of land in the Southeast Quarter of Section 25, T.25 N., R. 44 E., W.M., in Spokane County, State of Washington, described as follows:

A portion of the S.E. 1/4 of Section 25, T.25 N., R.44 E., W.M., Spokane County, Washington known as Chapman Meadows further described as follows:

Commencing at the Southeast corner of said S.E. 1/4 of Section 25; thence N.00°36'11"E., along the East line of said S.E. 1/4 of Section 25, 30.00 feet to the North right of way line of 32nd Avenue and the POINT OF BEGINNING; thence continue N.00°36'11"E., along said East line, 1713.07 feet to the South line of the Plat of Viewmont at Morningside (PUD) as per plat thereof recorded in book 24 of plats, Pages 47, 48 and 49, Spokane County, Washington; thence N.89°38'26"W., along the South line of said plat, 111.42 feet to the East right of way line of Chapman Road as recorded under Auditor's file No. 3312220496 and 4281038; thence S.12°50'39"W., along said East line, 251.59 feet to the beginning of a curve to the left the radius of which bears S.77°09'21"E., a distance of 670.00 feet; thence along said curve to the left and said East line through a central angle of 121°4'28", an arc distance 143.14 feet; thence S.00°36'11"W., along said East line, 777.61 feet to the beginning of a curve to the right the radius of which bears N.89°23'49"W., a distance of 440.00 feet; thence along said curve to the right and said East line through a central angle of 07°09'18", an arc distance of 54.95 feet; thence S.82°14'31"E., along said East line 33.00 feet to the beginning of a curve to the right the radius of which bears N.82°14'31"E., a distance of 473.00 feet; thence along said curve to the right and said East line through a central angle of 107°28'51", an arc distance of 86.52 feet; thence S.71°45'40"E., along said East line 10.00 feet to the beginning of a curve to the right the radius of which bears N.71°45'40"W., a distance of 483.00 feet; thence along said curve to the right and said East line through a central angle of 162°0'26", an arc distance of 137.75 feet to the beginning of a curve to the left the radius of which bears S.55°25'14"E., a distance of 337.00 feet; thence along said curve to the left and said East line through a central angle of 11°36'30", an arc distance of 68.28 feet; thence N.67°01'44"W., along said East line 8.00 feet to the beginning of a curve to the left the radius of which bears S.67°01'44"E., a distance of 345.00 feet; thence along said curve to the left and said East line through a central angle of 07°16'37", an arc distance of 43.82 feet; thence N.74°18'21"W., along said East line 35.00 feet to the beginning of a curve to the left the radius of which bears S.74°18'21"E., a distance of 380.00 feet; thence along said curve to the left and said East line through a central angle of 15°05'28", an arc distance of 100.09 feet; thence S.00°36'11"W., 137.24 feet to the beginning of a curve to the left the radius of which bears S.89°23'49"E., a distance of 20.00 feet; thence along said curve to the left, through a central angle of 86°02'50", an arc distance of 30.04 feet to the North right of way line of 32nd Avenue; thence S.85°26'39"E., 174.35 feet; thence S.89°35'03"E., 127.47 feet to the Point of Beginning.

Containing 8.08 Acres

Tracts A, and B as shown on this plat are set aside for stormwater drainage facilities and easements, and/or wetland and wetland buffers, and are unbuildable. A pedestrian pathway may be constructed across Tract "B" if consistent with the drainage easement located on such tract. Tracts "A" and "B" are hereby dedicated to the Chapman Meadows Homeowners Association created by document recorded 4-26-04 under State document number 622-387-511.

Front yard, side yard and rear yard setbacks shall be determined at the time building permits are requested unless these setbacks are specifically drafted on this plat. The setbacks indicated on this plat may be varied from if proper zoning approvals are obtained.

The owners of all lots within this subdivision shall be members of the CHAPMAN MEADOWS HOMEOWNERS ASSOCIATION, created by document recorded 4-26-04, by the Secretary of State of the State of Washington under U.B.I. Number 622-387-511, and subject to the Articles of Incorporation and Bylaws thereof.

WARNING: Spokane County has no responsibility to build, improve, or maintain or otherwise service the private driveways 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 driveway, Spokane County assumes no obligation for said private driveway, 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 driveway. This requirement is and shall run with the land and shall be binding upon the owner(s), their heirs, successors or assigns, including the obligation to participate in the maintenance of the private driveways 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 as may be fixed through public hearings or service or benefit obtained by the planning, design, constructing, maintaining or operation of stormwater control facilities.

The public water system, pursuant to the WATER PLAN approved by County and State Health authorities, the local fire protection district, County Building and Planning 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.

Use of private wells and water systems is prohibited.

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 systems shall not be authorized. Public sewers shall be constructed to provide for the connection of each parcel to the County's system of sewerage. Uses on properties within the project shall be required to connect to the sewer and pay applicable charges per the County Sewer Ordinance. Sewer connection permits shall be required.

Individual tracts are subject to payment of current, applicable sewer connection charges and/or general facilities charges prior to the issuance of a sewer connection permit.

Utility easements are hereby granted to the serving utility companies adjoining the public road rights of way, as shown hereon, and across Tract A, for the construction, 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. Together with the right to access said utility easements through any "Future Right of Way Acquisition" area shown hereon. Provided however that any right of access or easements granted through any "Future Right of Way Acquisition Areas" shall terminate upon said Acquisition Area becoming public right of way.

Border Easements are hereby granted as shown hereon to Spokane County and its authorized agents, and to the public for road purposes, including but not limited to curbs, sidewalks, drainage, signage and other usage deemed necessary by the Spokane County Engineer for the safety and welfare of the Public. No fence or portion thereof will be constructed within said easement without permission of the Spokane County Engineer, nor will any objects be placed in said easement that would obstruct the sight distance necessary for safe and efficient vehicular movement. Any other easements granted or dedicated within this Border Easement area will be subordinate to the rights created by this easement and are subject to Spokane County Engineers permit process prior to usage.

Sight distance easements on Lots 1, 2, 4, 6, 8, 10, 12, 14 and 18 of Block 1 and Tract "A", 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 the 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 credited to the property owner.

Tract "B", as shown hereon, contains a wetland and associated buffer. Development, alteration or disturbance of vegetation within the wetland and wetland buffer area, except as permitted by the Spokane County Critical Areas Ordinance shall be prohibited in perpetuity.

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 Chapman Meadows Homeowners Association. All tracts are hereby dedicated to the Chapman Meadows Homeowners Association for the purpose of conveying and storing stormwater runoff, and for installing, operating and maintaining drainage ponds and drainage facilities that dispose of and treat stormwater runoff. A drainage easement is granted to Spokane County over all tracts 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 drainage easements and tracts for the purposes of inspection and emergency maintenance of the drainage swales, ponds, ditches, culverts and other drainage facilities, if not properly maintained by the property owner(s) or the Chapman Meadows 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) or the Chapman Meadows Homeowners Association, or their successors in interest, 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 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 and not limited to the building entrance to a window well, a window well, a window unobstructed 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 shall be constructed in conformance 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 plot prior to development, stormwater runoff will likely continue to do so after development.

The lots within this plat are subject to the recommendations regarding basements found in the geotechnical study dated June 11, 2003, prepared by Cummings Geotechnical Incorporated, recorded under Auditors Document Number 4986147, which by reference becomes a part hereof.

The property owner(s) within this plat shall maintain all natural drainage channels, drainage ditches, culverts and water quality swales (208' swales) situated on their respective properties, and any portion of a 208' swale or drainage conveyance ditch situated in a public right-of-way adjacent to their respective properties, with a permanent ground cover such as live native-type dryland grasses or lawn turf as specified in the currently accepted plans on file at Spokane County Engineer's Office. No structures, including fences, shall be constructed directly over or within a water quality swale, natural drainage channel or drainage ditch without the expressed written consent of the Spokane County Engineer. Property owner's maintenance responsibilities shall include, but is not limited to mowing, irrigating and keeping the area free of debris. The Chapman Meadows Homeowners Association is responsible to keep open and clean related stormwater pipes and/or structures; replacement of drainage facilities as needed; removing and disposing of the soil and grass sod located in drainage facilities situated within easements on private lots at such time Spokane County deems necessary, and replacing the soil and grass sod. Spokane County does not accept the responsibility to inspect and/or maintain the drainage easements, nor does Spokane County accept any liability for any failure by the lot owner(s) or the Chapman Meadows Homeowners Association to properly maintain such areas. Spokane County is only responsible for maintaining the stormwater structures located within the public ROW as shown in the final plat documents. The property owner(s) and/or Chapman Meadows Homeowners Association shall be responsible for payment of all claims and other liabilities, which may become due for said maintenance responsibilities.

The Chapman Meadows Homeowners Association or its successors in interest shall maintain all drainage facilities, located in the private tracts or common areas in conformance with the accepted plans on file at the Spokane County Engineer's Office. Maintenance of drainage facilities includes, but is not limited to, keeping open and cleaning stormwater pipes, structures, ditches, drainage ponds and replacement of drainage facilities as needed. The Chapman Meadows Homeowners Association shall be responsible for payment of all claims and other liabilities, which may become due for said maintenance responsibilities.

If the Chapman Meadows Homeowners Association, or their successors in interest, fails 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 Chapman Meadows 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 Chapman Meadows Homeowners Association, or their successors in interest.

Should the Chapman Meadows 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 Chapman Meadows 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 tracts and common areas cannot be sold or transferred 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.

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.

ACKNOWLEDGMENT

STATE OF WASHINGTON }
 COUNTY OF SPOKANE } SS.

ON THIS 27th DAY OF May 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED DAVID FISCHER TO ME KNOWN TO BE THE TRUSTEE OF THE DAHM CHILDREN TRUST, THE TRUST THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID TRUST, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND TO OATH STATED THAT HE/SHE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
 RESIDING AT SPOKANE

MY COMMISSION EXPIRES 9-1-2005

IN WITNESS WHEREOF, the aforesaid owners have caused their corporate names to be hereunto subscribed and affixed their corporate seals (if any) this 27th day of May 2004.

DAHM CHILDREN TRUST

By: David O. Fisher

Its: Trustee

ACKNOWLEDGMENT

STATE OF WASHINGTON }
 COUNTY OF SPOKANE } SS.

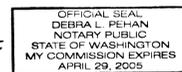
ON THIS 26th DAY OF May 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Renee R. Dutton, THE ASST. VICE PRES. OF WASHINGTON TRUST BANK, THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID PERSON, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND TO OATH STATED THAT HE/SHE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

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 company names to be hereunto subscribed and affixed their company seals (if any) this 26th day of May 2004

By: Renee R. Dutton
 Its: Assistant Vice President



ACKNOWLEDGMENT

STATE OF WASHINGTON }
 COUNTY OF SPOKANE } SS.

ON THIS 26th DAY OF MAY 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Brett J. Sullivan, THE VICE PRESIDENT OF FLAGSTONE DEVELOPMENT GROUP, INC. A WASHINGTON CORPORATION, THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID PERSON, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND TO OATH STATED THAT HE/SHE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
 RESIDING AT SPOKANE

MY COMMISSION EXPIRES SEPTEMBER 5, 2007

IN WITNESS WHEREOF, the aforesaid owners have caused their company names to be hereunto subscribed and affixed their company seals (if any) this 26th day of May 2004.

By: Brett J. Sullivan
 Its: Vice President

APPROVALS:

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 22nd DAY OF June 2004.

SPOKANE COUNTY DIVISION OF UTILITIES

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

EXAMINED AND APPROVED THIS 27th DAY OF June 2004

SPOKANE COUNTY ENGINEER

SPOKANE COUNTY BUILDING & PLANNING DEPARTMENT

EXAMINED AND APPROVED THIS 27th DAY OF June 2004

ASSISTANT DIRECTOR, SPOKANE COUNTY BUILDING & PLANNING DEPARTMENT

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 23rd DAY OF June 2004.

REGIONAL HEALTH OFFICER

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 26th DAY OF June 2004.

SPOKANE COUNTY ASSESSOR BY DEPUTY

SPOKANE COUNTY COMMISSIONERS

THIS FINAL PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON, ON THIS 26th DAY OF June 2004.

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 23rd DAY OF June 2004.

SPOKANE COUNTY TREASURER BY DEPUTY



Surveyor's Certificate

I, Richard C. Souza, certify that I am a Professional Land Surveyor licensed in the State of Washington; that this plat represents a survey made by me or under my supervision; that it is a true and correct representation of the land actually surveyed; that all monuments shown hereon actually exist as shown; and that this plat conforms in all respects to the provisions of law.

Richard C. Souza 6-4-04
 Richard C. Souza
 Licensed Professional Land Surveyor

Certificate No. 37544



Taylor Engineering, Inc.
 Civil Design and Land Planning
 W. 106 Mission Ave.
 Spokane, Washington 99201
 (509) 328-3371 FAX (509) 328-8224

SCALE: 2 OF 2
 NTS

FINAL PLAT OF CHAPMAN MEADOWS

DATE: 5-23-04
 CAD FILE: 02059-P2A