DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT V. HEPTON, DAVID A. HEPTON, AS TRUSTEE UNDER THE TESTAMENTARY TRUST OF VIRGIL J. HEPTON, AND CLARA A. HEPTON AS HER SEPARATE PROPERTY, AND WASHINGTON TRUST BANK HAVE CAUSED TO BE PLATTED INTO LOTS, BLOCKS, STREETS AND TRACTS THE LAND SHOWN HEREON, TO BE KNOWN AS MEADOWVIEW TERRACE 1ST ADDITION, LOCATED IN TRACT C OF SHORT PLAT NO. 796-92 FILED FOR RECORD IN BOOK 10 OF SHORT PLATS, PAGE 53, RECORDS OF SPOKANE COUNTY, TOGETHER WITH A PORTION OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., SPOKANE COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4 INCH IRON PIPE ACCEPTED AS THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE SOUTH 89°49'29" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 20 A DISTANCE OF 506.94 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID TRACT C, SAID POINT ALSO LYING ON THE NORTHEASTERLY LINE OF LINKE ROAD RIGHT-OF-WAY (32 FEET WIDE) AS SHOWN ON SAID SHORT PLAT, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 48°14'27" WEST ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 157.79 FEET TO MOST SOUTHERLY CORNER OF SHORT PLAT NO 712-91 FILED FOR RECORD IN BOOK 8 OF SHORT PLATS, PAGE 17, RECORDS OF SPOKANE COUNTY; THENCE ALONG THE BOUNDARY LINE OF SAID SHORT PLAT THE FOLLOWING THREE COURSES:
NORTH 44°22'34" EAST A DISTANCE OF 167.97 FEET
NORTH 48°14'27" WEST A DISTANCE OF 192.00 FEET;
SOUTH 44°22'34" WEST A DISTANCE OF 167.97 FEET TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY OF LINKE ROAD; THENCE NORTH 48°14'27" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 286.76 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BARKER ROAD (32 FEET WIDE) AS SHOWN ON SAID SHORT PLAT NO. 796-92; THENCE NORTH 00°00'50" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 231.88 FEET TO THE SOUTHWEST CORNER OF TRACT "B" OF SAID SHORT PLAT NO. 796-92; THENCE SOUTH 89°59'10" EAST ALONG THE SOUTH LINE OF SAID TRACT "B" A DISTANCE OF 183.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "B"; THENCE NORTH 00°00'50" EAST ALONG THE EAST LINE OF SAID TRACT "B" AND THE EAST LINE OF TRACT "A" OF SAID SHORT PLAT A DISTANCE OF 190.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE NORTH 89°59'10" WEST ALONG THE NORTH LINE OF SAID TRACT "A" A DISTANCE OF 183.00 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF BARKER ROAD (32 FEET WIDE) AS SHOWN ON SAID SHORT PLAT; THENCE NORTH 00°00'50" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 488.37 FEET TO THE NORTHWEST CORNER OF SAID TRACT "C" SAID POINT ALSO LYING ON THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 20; THENCE NORTH 89°48'18" WEST ALONG SAID SOUTH LINE A DISTANCE OF 2.00 FEET TO A POINT ON SAID EASTERLY LINE OF BARKER ROAD (30 FEET WIDE); THENCE NORTH 00°00'50" EAST A DISTANCE OF 110.44 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF A 60 FOOT STRIP OF LAND USED AS A DITCH TO DRAIN SALTESE LAKE AS DESCRIBED IN WARRANTY DEED FILED IN BOOK 462, PAGES 350 AND 351 UNDER AUDITOR'S FILE NUMBER 188003A; THENCE ALONG SAID SOUTHWESTERLY LINE, SAID LINE BEING 30 FEET DISTANT WHEN MEASURED AT RIGHT ANGLES SOUTHWESTERLY AND PARALLEL TO THE EXISTING CENTERLINE OF SAID DITCH THROUGH THE FOLLOWING EIGHTEEN COURSES:
SOUTH 58°37'27" EAST A DISTANCE OF 140.39 FEET;
SOUTH 60°41'41" EAST A DISTANCE OF 97.29 FEET;
SOUTH 37°53'32" EAST A DISTANCE OF 48.23 FEET;
SOUTH 26°06'58" EAST A DISTANCE OF 51.75 FEET;
SOUTH 24°58'29" EAST A DISTANCE OF 140.91 FEET;
SOUTH 23°12'32" EAST A DISTANCE OF 120.46 FEET;
SOUTH 26°54'03" EAST A DISTANCE OF 114.31 FEET;
SOUTH 33°52'51" EAST A DISTANCE OF 73.27 FEET;
SOUTH 35°53'55" EAST A DISTANCE OF 131.79 FEET;
SOUTH 48°14'02" EAST A DISTANCE OF 103.14 FEET;
SOUTH 36°21'40" EAST A DISTANCE OF 72.16 FEET;
SOUTH 34°12'37" EAST A DISTANCE OF 123.87 FEET;
SOUTH 33°37'03" EAST A DISTANCE OF 48.87 FEET;
SOUTH 30°44'33" EAST A DISTANCE OF 116.20 FEET
SOUTH 40°27'14" EAST A DISTANCE OF 190.01 FEET;
SOUTH 35°13'00" EAST A DISTANCE OF 65.11 FEET;
SOUTH 37°00'39" EAST A DISTANCE OF 109.88 FEET;
SOUTH 41°17'37" EAST A DISTANCE OF 103.87 FEET TO A POINT ON SAID SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 20;
THENCE NORTH 89°49'29" WEST ALONG SAID SOUTH LINE A DISTANCE OF 628.64 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 656,456 SQUARE FEET OR 15.07 ACRES.

AND THEY DO HEREBY DEDICATE TO PUBLIC USE FOREVER 12TH STREET, 14TH COURT, 15TH STREET, DRUMMOND STREET DRUMMOND COURT, BARKER ROAD, AND LINKE ROAD AS SHOWN ON THIS PLAT. LOT 4, BLOCK 2, LOT 12, BLOCK 3 AND LOT 3 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 RIGHT OF WAY, OR UNTIL ADJACENT LANDS ARE PLATTED.

NO DIRECT ACCESS IS ALLOWED FROM LOTS OR TRACTS TO BARKER ROAD.

THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION SHALL BE MEMBERS OF MEADOWVIEW TERRACE HOMEOWNERS ASSOCIATION, A HOMEOWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED MAY 16, 2002 BY THE SECRETARY OF STATE OF THE STATE OF WASHINGTON UNDER U.B.I. NUMBER 602 205 943 AND SUBJECT TO THE ARTICLES OF INCORPORATION AND BYLAWS THEREOF.

TRACTS "A" THROUGH "F" (COMMON AREAS) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE MEADOWVIEW TERRACE HOMEOWNERS ASSOCIATION; NO STRUCTURES INCLUDING FENCES SHALL BE CONSTRUCTED THEREON WITHOUT THE EXPRESSED WRITTEN APPROVAL BY SPOKANE COUNTY. THE MEADOWVIEW TERRACE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF CLAIMS AND OTHER LIABILITIES WHICH MAY BECOME DUE FOR SAID TRACTS. SAID TRACTS MAY NOT BE SOLD OR TRANSFERRED, AND SHALL BE CONSIDERED SUBSERVIENT ESTATES TO ALL LOTS WITHIN THIS PLAT FOR THE PURPOSE OF REAL ESTATE TAXES. SHOULD THE MEADOWVIEW TERRACE HOMEOWNERS ASSOCIATION BE TERMINATED FOR ANY REASON, THE SUCCESSORS IN INTEREST FOR SAID TRACTS SHALL BE THE INDIVIDUAL LOT OWNERS OF LOTS WITHIN THIS PLAT, OR THEIR SUCCESSORS IN INTEREST, WHO ARE MEMBERS OF THE MEADOWVIEW TERRACE HOMEOWNERS ASSOCIATION AT THE TIME OF SAID TERMINATION. THE STATUS OF THE AREAS DESIGNATED AS SUBSERVIENT ESTATES FOR TAX PURPOSES CANNOT BE CHANGED WITHOUT FILLING A REPLAT.

DEVELOPMENT WITHIN THIS SUBDIVISION SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL FLOOD INSURANCE PROGRAM AND CHAPTER 3.20 OF THE SPOKANE COUNTY CODE. PURCHASERS OF THE PROPERTY WITHIN THIS SUBDIVISION ARE WARNED OF POSSIBLE FLOODING OR PONDING AND THE POTENTIAL REQUIREMENT TO PURCHASE FLOOD INSURANCE. THIS WARNING SHALL BE CARRIED IN EACH AND EVERY DEED DRAWN TO TRANSFER OWNERSHIP OF ANY AND ALL PROPERTY WITHIN THE PLAT IN THE AREA OF SPECIAL FLOOD HAZARD. THIS CONDITION IS APPLICABLE TO DRIVEWAY APPROACHES, DRIVEWAYS AND PRIVATE ROADS CONSTRUCTED ON THE SITE FOR ACCESS.

SIDE YARD AND REAR YARD SETBACKS SHALL BE DETERMINED AT THE TIME BUILDING PERMITS ARE REQUESTED UNLESS THESE SETBACKS ARE SPECIFICALLY DRAFTED ON THIS FINAL PLAT. THE SETBACKS INDICATED ON THIS PLAT MAY BE VARIED FROM IF PROPER ZONING APPROVALS ARE OBTAINED.

USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED.

THE PUBLIC WATER SYSTEM, PURSUANT TO THE WATER PLAN APPROVED BY COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, COUNTY DIVISION OF BUILDING AND PLANNING 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 [redacted] for EACH LOT.

A PUBLIC SEWER SYSTEM WILL BE MADE AVAILABLE FOR THE PLAT AND INDIVIDUAL SERVICES WILL BE PROVIDED TO EACH LOT PRIOR TO SALE. USE OF INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL NOT BE AUTHORIZED.

PUBLIC SEWER 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 WILL ALSO BE REQUIRED.

INDIVIDUAL TRACTS SHALL BE 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 SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED TO UTILITY COMPANIES WHICH HOLD A FRANCHISE GRANTED BY SPOKANE COUNTY OR OTHER GOVERNMENTAL ENTITY AND ARE LIMITED TO THOSE USES CONSISTENT WITH THE CONSTRUCTION, RECONSTRUCTION, PROTECTION, MAINTENANCE AND OPERATION OF SAID UTILITIES AND TO TRIM AND/OR REMOVE BRUSH AND TREES WHICH MAY INTERFERE WITH THE CONSTRUCTIONS, MAINTENANCE AND OPERATION OF THE SAME.

FUTURE SLOPE EASEMENTS, ALONG BARKER ROAD, IN LOCATIONS WHERE NECESSARY FOR THE CONSTRUCTION OF PUBLIC ROADS, ARE HEREBY GRANTED TO THE PUBLIC.

THE SIGHT DISTANCE EASEMENTS IN LOTS 5 AND 12, BLOCK 1, LOT 1, BLOCK 4 AND TRACT F AS PLATTED AND SHOWN HEREON, IS 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 EASEMENT. THE OWNER OF SAID LOT AGREES 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 LOT. SPOKANE COUNTY AND ITS AUTHORIZED AGENTS ARE HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS TO, OVER AND FROM SAID EASEMENT 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.

THE BORDER EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TO SPOKANE COUNTY, 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.

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 MEADOWVIEW TERRACE HOMEOWNERS ASSOCIATION. 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 PUBLIC 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 MEADOWVIEW TERRACE 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 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 THAN 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 PROPERTY OWNER(S) WITHIN THIS PLAT SHALL MAINTAIN ALL NATURAL DRAINAGE CHANNELS, DRAINAGE DITCHES, AND ALL 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 AS SPECIFIED IN THE CURRENTLY [redacted] ACCEPTED PLANS ON FILE AT SPOKANE COUNTY ENGINEER'S OFFICE. NO STRUCTURES, INCLUDING FENCES, SHALL BE CONSTRUCTED DIRECTLY OVER OR WITHIN A NATURAL DRAINAGE CHANNEL OR DRAINAGE DITCH WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SPOKANE COUNTY ENGINEER. 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) TO PROPERLY MAINTAIN SUCH AREAS. SPOKANE COUNTY IS RESPONSIBLE FOR MAINTAINING THE STORMWATER FACILITIES LOCATED WITHIN THE PUBLIC ROW AS SHOWN IN THE FINAL PLAT DOCUMENTS. MAINTENANCE SHALL INCLUDE CLEANING THE STRUCTURES, PIPES, ETC., REMOVING AND DISPOSING OF THE SOIL AND GRASS SOD AT SUCH A TIME THAT SPOKANE COUNTY DEEMS NECESSARY, AND REPLACING THE SOIL AND GRASS SOD. SPOKANE COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTAINING THE LAWN TURF WITHIN SAID TRACTS, WHICH INCLUDES BUT IS NOT LIMITED TO MOWING, IRRIGATING, AND KEEPING THE AREA FREE OF DEBRIS.

THE MEADOWVIEW TERRACE HOMEOWNERS ASSOCIATION OR ITS SUCCESSORS IN INTEREST SHALL MAINTAIN ALL DRAINAGE FACILITIES, LOCATED IN THE PRIVATE TRACTS IN CONFORMANCE WITH THE [redacted] 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 STORM PIPES, DITCHES, DRAINAGE PONDS, SWALES, ETC., REPLACEMENT OF DRAINAGE FACILITIES AS NEEDED, AND MAINTAINING LIVE NATIVE-TYPE DRYLAND GRASSES OR LAWN TURF IN THE '208' 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 MEADOWVIEW TERRACE HOMEOWNERS ASSOCIATION IS ALSO RESPONSIBLE FOR REMOVING AND DISPOSING OF THE SOIL AND GRASS SOD LOCATED IN DRAINAGE FACILITIES SITUATED WITHIN COMMON AREAS, TRACTS, OR PRIVATE LOTS AT SUCH TIME SPOKANE COUNTY DEEMS NECESSARY, AND REPLACING THE SOIL AND GRASS SOD. THE MEADOWVIEW TERRACE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES, WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

IF THE MEADOWVIEW TERRACE 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 MEADOWVIEW TERRACE 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 MEADOWVIEW TERRACE HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST.

SHOULD THE MEADOWVIEW TERRACE 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 MEADOWVIEW TERRACE 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.

THE DRAINAGE EASEMENTS, LOTS, COMMON AREAS, AND TRACTS ARE SUBJECT TO THE SEPARATE DECLARATION ESTABLISHING COVENANTS, CONDITIONS AND RESTRICTIONS FOR MEADOWVIEW TERRACE RECORDED FEBRUARY 3, 2004 UNDER AUDITOR'S FILE NO. 5030329 , WHICH BY REFERENCE IS MADE A PART HEREOF.

THE 15 FOOT SEWER EASEMENTS OVER LOTS 4, 14 AND 15, BLOCK 1 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.

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 17 DAY OF June, 2004

Robert V. Hepton
ROBERT V. HEPTON, AS TRUSTEE UNDER THE TESTAMENTARY TRUST OF VIRGIL J. HEPTON

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) SS
COUNTY OF SPOKANE)

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT ROBERT V. HEPTON IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 17 DAY OF June, 2004

Cynthia K. Calvert
NOTARY PUBLIC, IN AND FOR THE STATE
OF WASHINGTON RESIDING AT SPOKANE
MY COMMISSION EXPIRES 2-15-07

CYNTHIA K. CALVERT
NOTARY PUBLIC
STATE OF WASHINGTON

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 22 DAY OF June, 2004

David A. Hepton
DAVID A. HEPTON, AS TRUSTEE UNDER THE TESTAMENTARY TRUST OF VIRGIL J. HEPTON

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) SS
COUNTY OF SPOKANE)

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT DAVID A. HEPTON IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 22 DAY OF June, 2004

Cynthia K. Calvert
NOTARY PUBLIC, IN AND FOR THE STATE
OF WASHINGTON RESIDING AT SPOKANE
MY COMMISSION EXPIRES 2-15-2007

CYNTHIA K. CALVERT
NOTARY PUBLIC
STATE OF WASHINGTON

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 17 DAY OF June, 2004

Clara A. Hepton
CLARA A. HEPTON

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) SS
COUNTY OF SPOKANE)

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT CLARA A. HEPTON IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 17 DAY OF June, 2004

Cynthia K. Calvert
NOTARY PUBLIC, IN AND FOR THE STATE
OF WASHINGTON RESIDING AT SPOKANE
MY COMMISSION EXPIRES 2-15-07

CYNTHIA K. CALVERT
NOTARY PUBLIC
STATE OF WASHINGTON

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 29th DAY OF June, 2004

WASHINGTON TRUST BANK
BY: Constance M. Bischoff
ITS: SVP

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) SS
COUNTY OF SPOKANE)

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT Constance M. 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 S.V.P. OF WASHINGTON TRUST BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 29th DAY OF June, 2004

Kerri R. Schoolcraft
NOTARY PUBLIC, IN AND FOR THE STATE
OF WASHINGTON RESIDING AT SPOKANE,
MY COMMISSION EXPIRES October 27, 2007

KERRI R. SCHOOLCRAFT
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
OCTOBER 27, 2007

SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 9th DAY OF September 2004
AT 1:15 P.M., IN BOOK 30 OF Plats AT PAGE 10-12
AT THE REQUEST OF Virgil J & Clara A Hepton Trust

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.

Sara Marks
SARA MARKS, PLS
CERTIFICATE NUMBER 22961

SARA-SUE MARKS
STATE OF WASHINGTON
22961
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 07/29/05
6/10/04

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 10TH DAY OF AUGUST, 2004

SPOKANE COUNTY DIVISION OF UTILITIES

SPOKANE COUNTY ENGINEER

EXAMINED AND APPROVED THIS 12th DAY OF August, 2004

SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

EXAMINED AND APPROVED THIS 7th DAY OF September, 2004

for John Pederson
DIRECTOR, SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 7TH DAY OF Sept, 2004

Donald L. Copley
FOR SPOKANE REGIONAL HEALTH OFFICER

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 7th DAY OF September, 2004

Duane Sommers by M. K. Wentz
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 ____ DAY OF ___________, 20___.

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 9 DAY OF Sept, 2004

SPOKANE COUNTY TREASURER BY DEPUTY

OFFICIAL SEAL
TREASURER SPOKANE COUNTY WASHINGTON

THE LOTS, TRACTS, COMMON AREAS, AND ~~EASEMENT~~ EASEMENTS OF THIS PLAT ARE SUBJECT TO THE EASEMENTS RECORDED JULY 23, 2004 UNDER AUDITOR'S FILE NUMBERS: 5101025, 5101026, 5101027 5101028 5101029 AND 5101030.

THE LOTS, TRACTS, COMMON AREAS, AND EASEMENTS OF THIS PLAT ARE SUBJECT TO THE RIGHT OF WAY DEED RECORDED JULY 26, 2004 UNDER AUDITOR'S FILE NO. 5101790.

CLC ASSOCIATES
12730 E. MIRABEAU PKWY.
SUITE 100
SPOKANE VALLEY
WASHINGTON 99216
P 509 458 6840
F 509 458 6844
CLCASSOC.COM

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

FINAL PLAT OF MEADOWVIEW TERRACE 1ST ADDITION

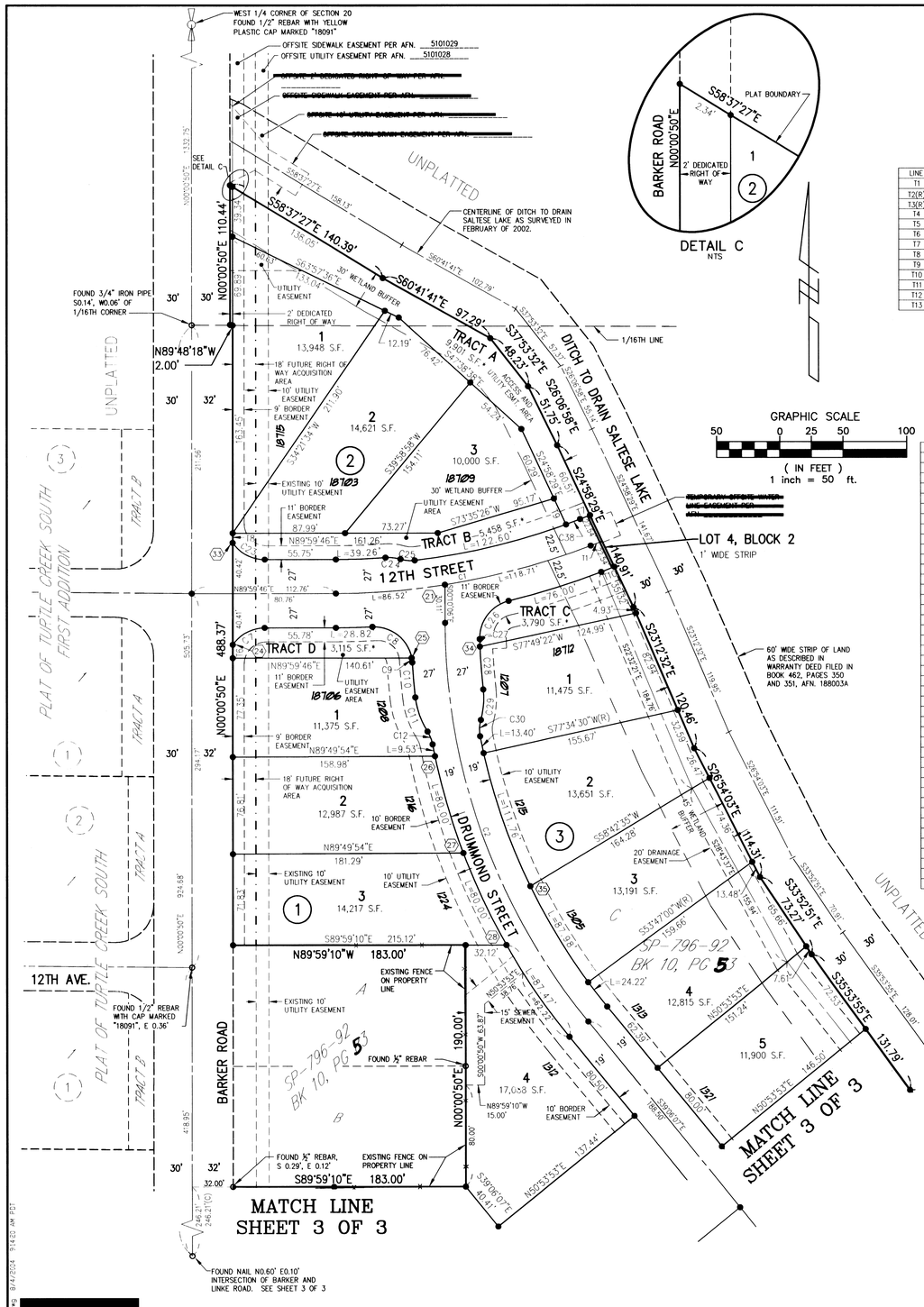
LOCATED IN THE
SOUTHWEST QUARTER OF
SECTION 20, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON

5120848 #3681 30/11

SPOKANE COUNTY AUDITOR'S CERTIFICATE

Filed for record this 9th day of September 2004 at 1:35 p.m., in Book 30 of Plats at Page 10-12 at the request of Virgil J and Clara A Hepton Trust

Spokane County Auditor by Deputy



DETAIL C
NTS

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

LINE TABLE

LINE	LENGTH	BEARING
T1	9.64'	S68°37'00"W
T2(R)	20.00'	S81°34'09"E
T3(R)	20.00'	N04°09'12"E
T4	142.43'	S00°00'50"W
T5	142.43'	S48°14'27"E
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T8	7.58'	N00°00'50"E
T9	22.36'	S24°58'29"E
T10	11.05'	N68°37'00"E
T11	20.00'	S40°27'14"E
T12	10.88'	S48°25'17"E
T13	3.51'	N89°49'29"W

(#) RADIAL BEARINGS (#)

LINE	BEARING
21	N09°01'01"W
22	S12°14'14"E
23	N43°17'49"E
24	S56°25'44"E
25	N79°47'44"E
26	S78°13'04"W
27	N69°23'10"E
28	S60°33'16"W
29	S00°44'17"W
30	N41°34'43"E
31	N78°56'32"W
32	S42°57'49"E
33	N56°27'24"E
34	N87°33'36"E
35	N64°15'46"E
36	S57°17'55"W
37	S13°06'24"E
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CURVE TABLE

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C1	550.00'	205.23'	103.82'	204.04'	21°22'46"
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C8	30.00'	43.28'	26.38'	39.62'	82°39'41"
C9	30.00'	3.49'	1.75'	3.49'	6°39'49"
C10	527.00'	27.45'	13.73'	27.45'	2°59'05"
C11	62.00'	28.78'	14.65'	28.52'	26°35'49"
C12	27.50'	10.75'	5.44'	10.68'	22°23'31"
C13	20.00'	31.42'	20.00'	28.28'	90°00'00"
C14	25.00'	23.60'	12.76'	22.73'	54°04'45"
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C22	30.00'	47.22'	30.09'	42.49'	90°10'50"
C23	30.00'	29.56'	16.11'	28.38'	56°27'38"
C24	32.50'	11.98'	6.06'	11.91'	21°07'30"
C25	27.50'	11.33'	5.75'	11.25'	23°36'13"
C26	30.00'	40.81'	24.27'	37.74'	77°56'46"
C27	473.00'	5.92'	2.96'	5.92'	0°43'00"
C28	473.00'	33.73'	16.87'	33.72'	4°05'08"
C29	62.00'	24.18'	12.25'	24.03'	22°20'48"
C30	27.50'	12.79'	6.51'	12.68'	26°39'00"
C31	40.00'	13.58'	6.85'	13.51'	19°26'45"
C32	62.00'	27.97'	14.23'	27.73'	25°50'47"
C33	30.00'	44.02'	27.05'	40.18'	84°04'12"
C34	30.00'	30.72'	16.86'	29.39'	58°39'49"
C35	20.00'	32.69'	21.32'	29.17'	93°39'35"
C36	20.00'	32.69'	21.32'	29.17'	93°39'35"
C37	669.00'	7.62'	3.81'	7.62'	0°39'10"
C38	527.50'	11.82'	5.91'	11.82'	1°17'02"
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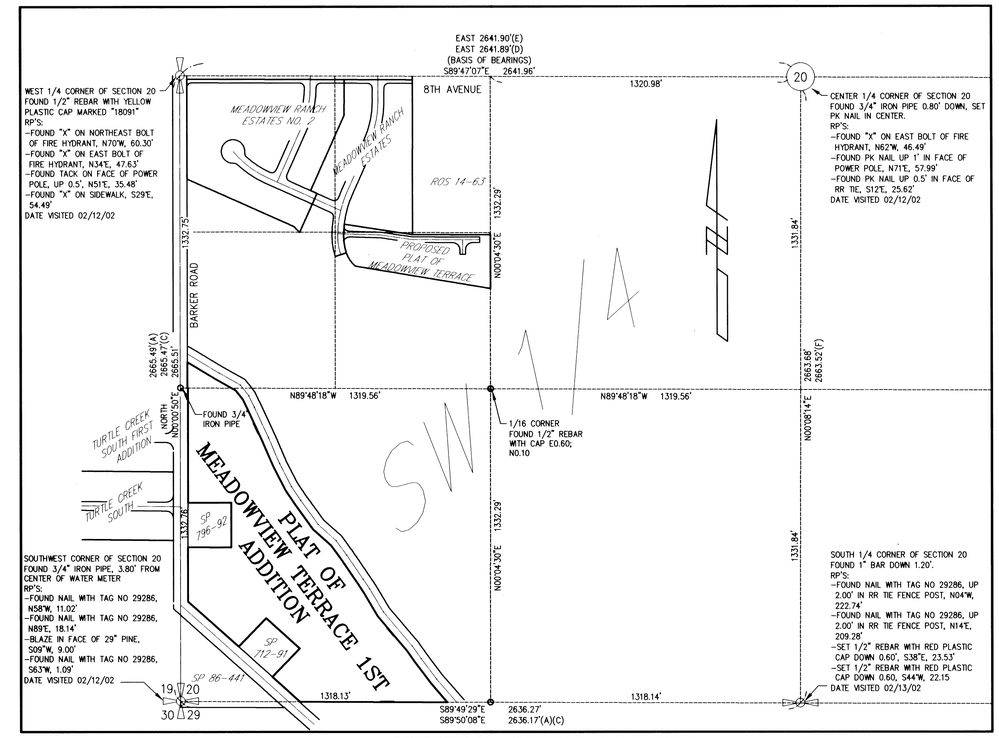

SOUTHWEST ONE-QUARTER OF SECTION 20 DETAIL
SCALE
1"=300'

SURVEYOR'S NOTES

1. THE AREA OF THIS SUBDIVISION IS 15.07 ACRES.
2. DATE OF SURVEY FEBRUARY 12, 2002
3. THIS PLAT IS IN FEMA FLOOD ZONE C, AND SALTESE CREEK IS IN ZONE A3. (REFER TO FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 530174 0314 B, REVISED MAY 17, 1988.)
4. IF THE FRONT LOT MONUMENT IS LOST, AND AT THE CLIENT'S REQUEST, THEN A WITNESS CORNER WILL BE SET ON THE EXTENSION OF THE LOT LINE FROM THE REAR LOT CORNER THROUGH THE FRONT LOT CORNER. A LEAD PLUG WITH WASHER STAMPED "WC CLC 22961" WILL MARK THE WITNESS CORNER

LEGEND

- o –FOUND MONUMENT AS NOTED.
- ● –SET ½" X 24" REBAR WITH YELLOW PLASTIC CAP MARKED "22961", OR LEAD PLUG WITH WASHER MARKED "22961" AT ACTUAL CORNER. SEE SURVEYORS NOTE 4
- (R) –RADIAL BEARING
- AFN –AUDITOR'S FILE NUMBER
- • –COMMON AREA
- 1234 –STREET ADDRESS

VERTICAL DATUM

NAVD'88 DATUM: BASED ON FOUND B.M. NO. 52 PER SPOKANE VALLEY INTERCEPTOR PLANS, CONSTRUCTION PACKAGE NO. V, SHEET 15 OF 20, BY BOVAY ENGINEERS, INC. NGVD 29 ELEVATION OF 2032.21 WAS RAISED 3.79' TO NAVD'88 DATUM. NAVD'88 ELEVATION=2036.00

BASIS OF BEARINGS

THE BEARING FOR THIS PLAT ARE BASED ON AN ASSUMED BEARING BETWEEN FOUND MONUMENTS AT THE WEST 1/4 CORNER AND THE CENTER 1/4 CORNER OF SECTION 20 BEING S89°47'07"E.

ACCURACY STATEMENT:

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

REFERENCES

A) SHORT PLAT NO. SP 86-441 SP, BOOK 5 OF SHORT PLATS, PAGE 1.
B) SHORT PLAT NO. SP 712-91 SP, BOOK 8 OF SHORT PLATS, PAGE 17.
C) SHORT PLAT NO. SP 796-92 SP, BOOK 10 OF SHORT PLATS, PAGE 53.
D) MEADOWVIEW RANCH ESTATES, BOOK 21 OF PLATS, PAGE 58.
E) SHORT PLAT NO. SP 89-579 SP, BOOK 6 OF SHORT PLATS, PAGE 59.
F) SHORT PLAT NO. SP 641-90 SP, BOOK 7 OF SHORT PLATS, PAGE 27.

SARA-SUE MARKS
STATE OF WASHINGTON
22961
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 07/29/05

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ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

NW	NE
SW	SE

SHEET 2 OF 3

FINAL PLAT OF MEADOWVIEW TERRACE 1ST ADDITION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., SPOKANE COUNTY, WASHINGTON

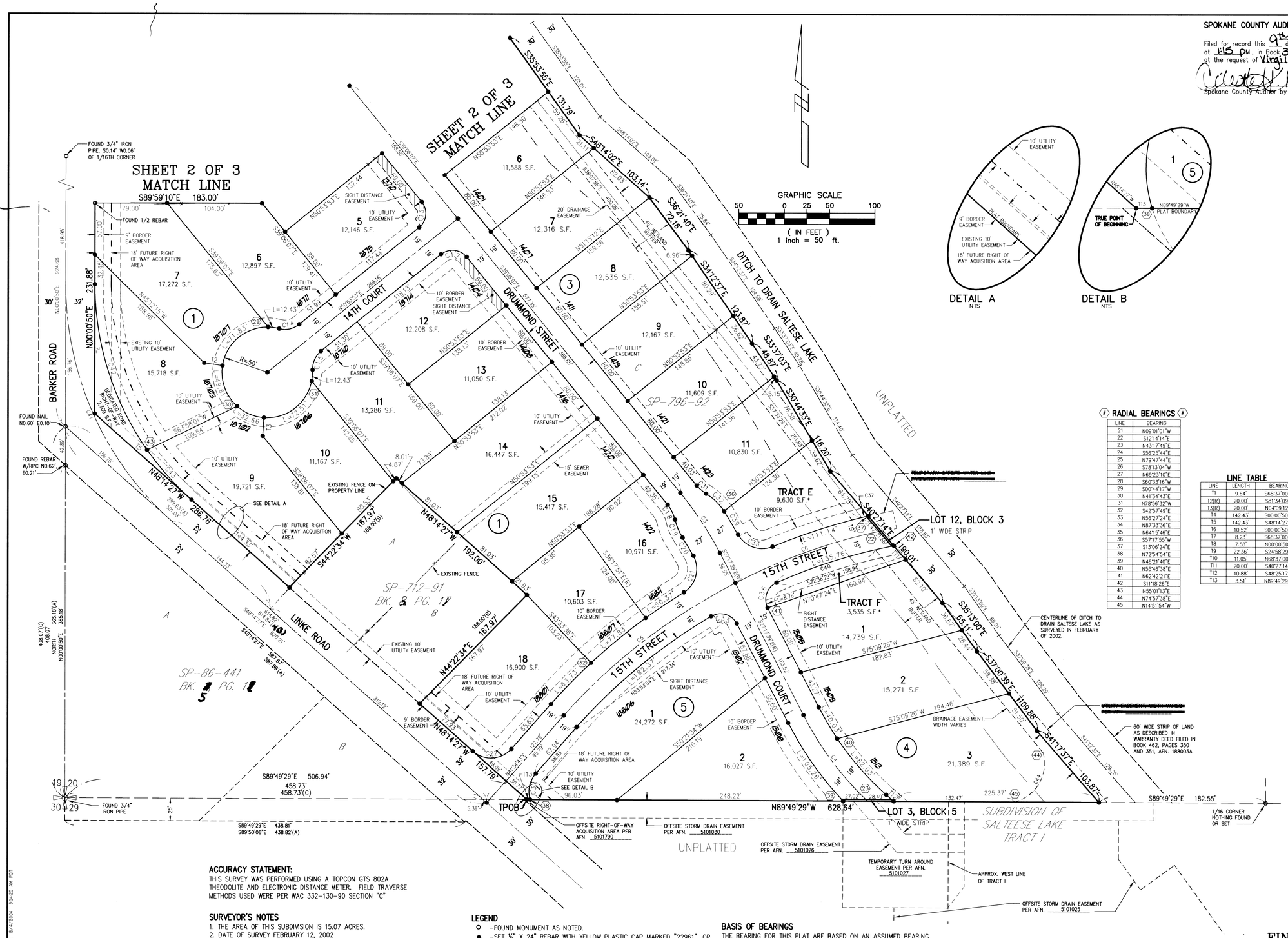
#3681 30/11

5120848 #31081 30/11

SPOKANE COUNTY AUDITOR'S CERTIFICATE

Filed for record this 9th day of September 2004 at 1:15 pm., in Book 30 of Plats at Page 10-12 at the request of Virgil J and Clara A. Hepton Trust

Spokane County Auditor by Deputy



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SURVEYOR'S NOTES

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2. DATE OF SURVEY FEBRUARY 12, 2002
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LEGEND

- o –FOUND MONUMENT AS NOTED.
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- (R) –RADIAL BEARING
- AFN –AUDITOR'S FILE NUMBER
- * –COMMON AREA
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VERTICAL DATUM

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NW	NE
SW	SE

SHEET 3 OF 3

CLC ASSOCIATES
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F 509 458 6844
CLCASSOC.COM
ARCHITECTURE ENGINEERING PLANNING LANDSCAPE ARCHITECTURE LAND SURVEYING

SARA-SUE MARKS STATE OF WASHINGTON 22961 REGISTERED PROFESSIONAL ENGINEER EXPIRES 9/17/05

FINAL PLAT OF MEADOWVIEW TERRACE 1ST ADDITION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., SPOKANE COUNTY, WASHINGTON

#31081 30/12