

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT V. HEPTON, DAVID A. HEPTON, AS TRUSTEE UNDER TESTAMENTARY TRUST OF VIRGIL J. HEPTON, AND CLARA A. HEPTON 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, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 20; THENCE SOUTH 89°47'07" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 20 A DISTANCE OF 990.98 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF MEADOWVIEW RANCH ESTATES FILED IN BOOK 21 OF PLATS, PAGE 58 SPOKANE COUNTY AUDITOR'S RECORDS; THENCE SOUTH 0°04'30" WEST ALONG SAID NORTHERLY EXTENSION AND EAST LINE A DISTANCE OF 675.00 FEET TO THE TRUE POINT OF BEGINNING SAID POINT BEING ALSO THE SOUTHWEST CORNER OF LOT 6, BLOCK 1 OF SAID MEADOWVIEW RANCH ESTATES; THENCE SOUTH 89°47'07" EAST A DISTANCE OF 330.00 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SOUTHWEST ONE-QUARTER; THENCE SOUTH 0°04'30" WEST A DISTANCE OF 229.97 FEET; THENCE NORTH 80°27'08" WEST A DISTANCE OF 580.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 125.00 FEET FROM WHICH POINT A RADIAL LINE BEARS N01°13'39"125" EAST; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°01'54" AN ARC DISTANCE OF 69.88 FEET TO THE BEGINNING CURVE CONCAVE EAST HAVING A RADIUS OF 225.00 FEET SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF SAID MEADOWVIEW RANCH ESTATES; THENCE CONTINUING ALONG SAID BOUNDARY THROUGH THE FOLLOWING THREE (3) COURSES: (1) THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°39'20" AN ARC DISTANCE OF 73.26 FEET TO THE BEGINNING OF A CURVE CONCAVE EAST HAVING A RADIUS OF 438.76 FEET; (2) THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°31'48" AN ARC DISTANCE OF 50.01 FEET; (3) THENCE SOUTH 81°24'28" EAST A DISTANCE OF 294.11 FEET TO THE TRUE POINT OF BEGINNING

CONTAINING 116,169 SQUARE FEET OR 2.67 ACRES.

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.

THE PRIVATE ROADS AND/OR COMMON AREAS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE MEADOWVIEW TERRACE HOMEOWNERS ASSOCIATION.

THE PRIVATE ROADS AND/OR 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 PRIVATE ROADS, AS SHOWN HEREON, ARE EASEMENTS WHICH PROVIDE A MEANS OF INGRESS AND EGRESS FOR THOSE LOTS WITHIN THE PLAT HAVING FRONTAGE HEREON.

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 PRIVATE ROAD DECLARATION OF GOVERNANT AS RECORDED FEBRUARY 3, 2004 UNDER AUDITOR'S FILE NO. 50303279 WHICH BY REFERENCE IS MADE A PART HEREOF.

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.

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.

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.

THE SIGHT DISTANCE EASEMENT IN LOT 1, BLOCK 1, 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.

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 THE MEADOWVIEW TERRACE HOMEOWNERS ASSOCIATION AND SPOKANE COUNTY. TRACTS A AND B ARE HEREBY DEDICATED TO THE MEADOWVIEW TERRACE 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, 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, EN

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 DRAINAGE PONDS AND DRAINAGE FACILITIES SITUATED ON THEIR RESPECTIVE PROPERTIES. NO STRUCTURES, INCLUDING FENCES, SHALL BE CONSTRUCTED DIRECTLY OVER OR WITHIN A DRAINAGE FACILITY 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.

THE MEADOWVIEW TERRACE HOMEOWNERS ASSOCIATION OR ITS SUCCESSORS IN INTEREST SHALL MAINTAIN ANY DRAINAGE FACILITIES LOCATED IN TRACTS A AND B, 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, DRAINAGE PONDS, SWALES, ETC., REPLACEMENT OF DRAINAGE FACILITIES AS NEEDED, AND MAINTAINING LIVE NATIVE-TYPE DRY-LAWN 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 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 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.

USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED.

THE PUBLIC WATER SYSTEM, AS APPROVED BY COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, AND PURVEYOR, WILL 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 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.

THE BORDER EASEMENTS, AS SHOWN HEREON, ARE HEREBY GRANTED 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.

UTILITY EASEMENT SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED FOR THE USE OF SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION FOR THEIR RESPECTIVE FACILITIES, TOGETHER WITH THE RIGHT TO PROHIBIT CHANGES IN GRADE THAT WILL REDUCE THE EXISTING COVERAGE OVER INSTALLED UNDERGROUND FACILITIES AND THE RIGHT TO TRIM AND/OR REMOVE TREES, BUSHES, LANDSCAPING AND TO PROHIBIT STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE, AND SAFE OPERATION OF SAME.

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 17 DAY OF June 20 04

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 20 04

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

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 22 DAY OF June 20 04

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 20 04

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

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 17 DAY OF June 20 04

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 20 04

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

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 27 DAY OF June 20 04

Washington Trust Bank  
By: Connie Bischoff  
ITS: SVP

ACKNOWLEDGMENTS

STATE OF WASHINGTON )  
                                  ) SS  
COUNTY OF SPOKANE )

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT Connie 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 U.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 27th DAY OF June 20 04

Kerri R. Schoolcraft  
NOTARY PUBLIC, IN AND FOR THE STATE  
OF WASHINGTON RESIDING AT SPOKANE,  
MY COMMISSION EXPIRES: 10-21-07

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



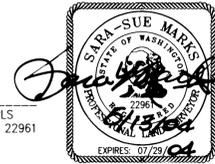
SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 18th DAY OF August 20 04 AT 9:09 AM, IN BOOK 29 OF PLATS AT PAGE 99-100 (Plat # 3673) AT THE REQUEST OF Testamentary Trust of Virgil J. Hepton, et al

Coleen M...  
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-SUE MARKS, PLS  
CERTIFICATE NUMBER 22961

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 29th DAY OF July 20 04

Team...  
SPOKANE COUNTY DIVISION OF UTILITIES

SPOKANE COUNTY ENGINEER

EXAMINED AND APPROVED THIS 28th DAY OF July 20 04

Kelley...  
SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

EXAMINED AND APPROVED THIS 10th DAY OF August 20 04

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

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 10th DAY OF August 20 04

Don...  
FOR SPOKANE REGIONAL HEALTH OFFICER

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 10th DAY OF August 20 04

D. Sommers by Robert J. Fobson  
SPOKANE COUNTY ASSESSOR BY DEPUTY

THE BOARD OF COUNTY COMMISSIONERS OF SPOKANE, WASHINGTON

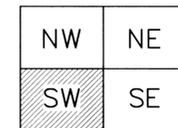
THIS PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON, ON THIS \_\_\_ DAY OF \_\_\_\_\_ 20\_\_

Chairman...  
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 18 DAY OF August 20 04

Kimberly M. Walerton  
SPOKANE COUNTY TREASURER BY DEPUTY



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

SHEET 1 OF 2

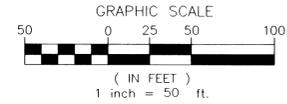
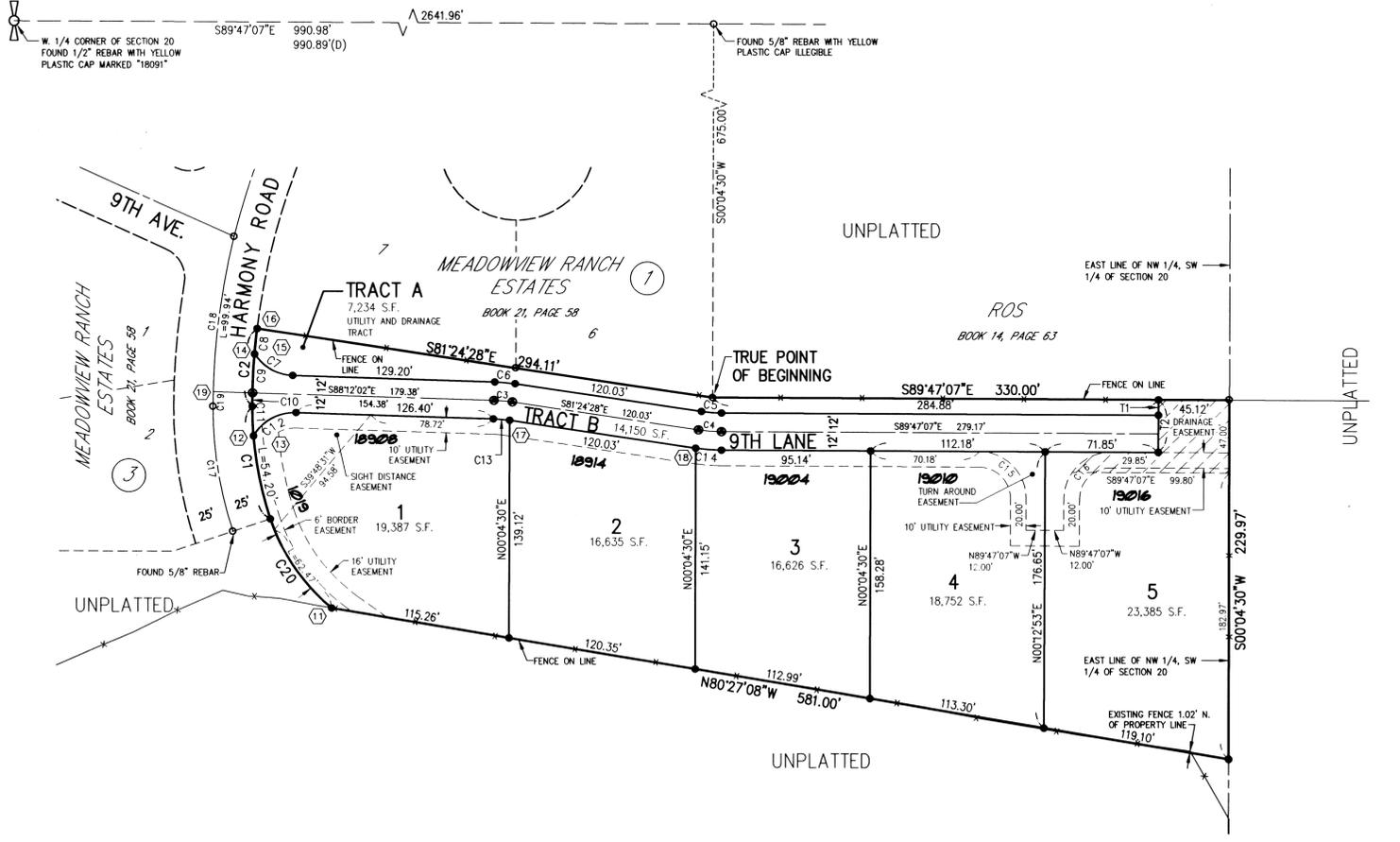
Plat 1779

29/99



CLC ASSOCIATES  
12730 E. MIRABELLE PKWY.  
SUITE 100  
SPOKANE VALLEY  
WASHINGTON 99216  
P 509 458 6840  
F 509 458 6844  
CLCASSOC.COM  
ARCHITECTURE  
ENGINEERING PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

**SPOKANE COUNTY AUDITOR'S CERTIFICATE**  
 FILED FOR RECORD THIS 18th DAY OF August 2004  
 AT 9:09 A.M. IN BOOK 29 OF PLATS AT PAGE 99-100  
 AT THE REQUEST OF Testamentary Trust of Virgil J. Hepton, et al (plat #3673)  
*Carolee Max*  
 SPOKANE COUNTY AUDITOR & DEPUTY



**① RADIAL BEARINGS ①**

LINE	BEARING
11	N89°31'25"E
12	N85°21'28"E
13	S80°10'33"E
14	S85°22'26"E
15	S57°03'10"W
16	S83°35'32"W
17	S83°35'32"W
18	N08°35'32"E
19	S88°36'14"E

**LINE TABLE**

LINE	LENGTH	BEARING
T1	10.00'	S00°12'53"W
T2	34.00'	N00°12'53"E

- 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.

**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

- LEGEND**
- -FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 10401" UNLESS OTHERWISE NOTED
  - -SET 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "22961", OR LEAD PLUG WITH WASHER MARKED "22961" AT ACTUAL CORNER. SEE SURVEYORS NOTE 4
  - 1234 -STREET ADDRESS
  - FENCE LINE

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	225.00'	73.26'	36.96'	72.94'	18°39'20"
C2	438.76'	50.01'	25.03'	49.98'	6°31'48"
C3	100.00'	11.89'	5.93'	11.85'	6°47'34"
C4	100.00'	14.62'	7.32'	14.61'	8°22'39"
C5	88.00'	12.87'	6.44'	12.86'	8°22'39"
C6	112.00'	13.28'	6.65'	13.27'	6°47'34"
C7	30.00'	28.93'	15.70'	27.82'	55°15'12"
C8	438.76'	16.19'	8.10'	16.19'	2°06'51"
C9	438.76'	24.91'	12.46'	24.91'	3°15'15"
C10	438.76'	8.90'	4.45'	8.90'	1°39'44"
C11	225.00'	19.06'	9.53'	19.05'	4°51'07"
C12	30.00'	32.45'	18.02'	30.89'	61°58'31"
C13	88.00'	10.43'	5.22'	10.43'	6°47'34"
C14	112.00'	16.38'	8.20'	16.36'	8°22'39"
C15	30.00'	47.12'	30.00'	42.43'	90°00'00"
C16	30.00'	47.12'	30.00'	42.43'	90°00'00"
C17	250.00'	81.40'	41.06'	81.04'	18°39'20"
C18	463.76'	109.53'	55.02'	109.28'	13°31'55"
C19	463.76'	9.59'	4.80'	9.59'	1°11'07"
C20	125.00'	69.88'	35.88'	68.98'	32°01'54"

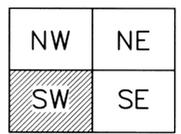
**BASIS OF BEARINGS**  
 THE BEARING FOR THIS PLAT ARE BASED ON AN ASSUMED BEARING BETWEEN FOUND MONUMENTS AT THE WEST 1/4 CORNER AND THE CENTER 1/4 CORNER OF SECTION 20 AND BEING S89°47'07"E.

- SURVEYOR'S NOTES**
1. THE AREA OF THE SUBDIVISION IS 2.67 ACRES.
  2. THE AREA OF THE PRIVATE ROAD (TRACT "B") IS 14,150 S.F.
  3. THIS PLAT IS IN FEMA FLOOD ZONE C. (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

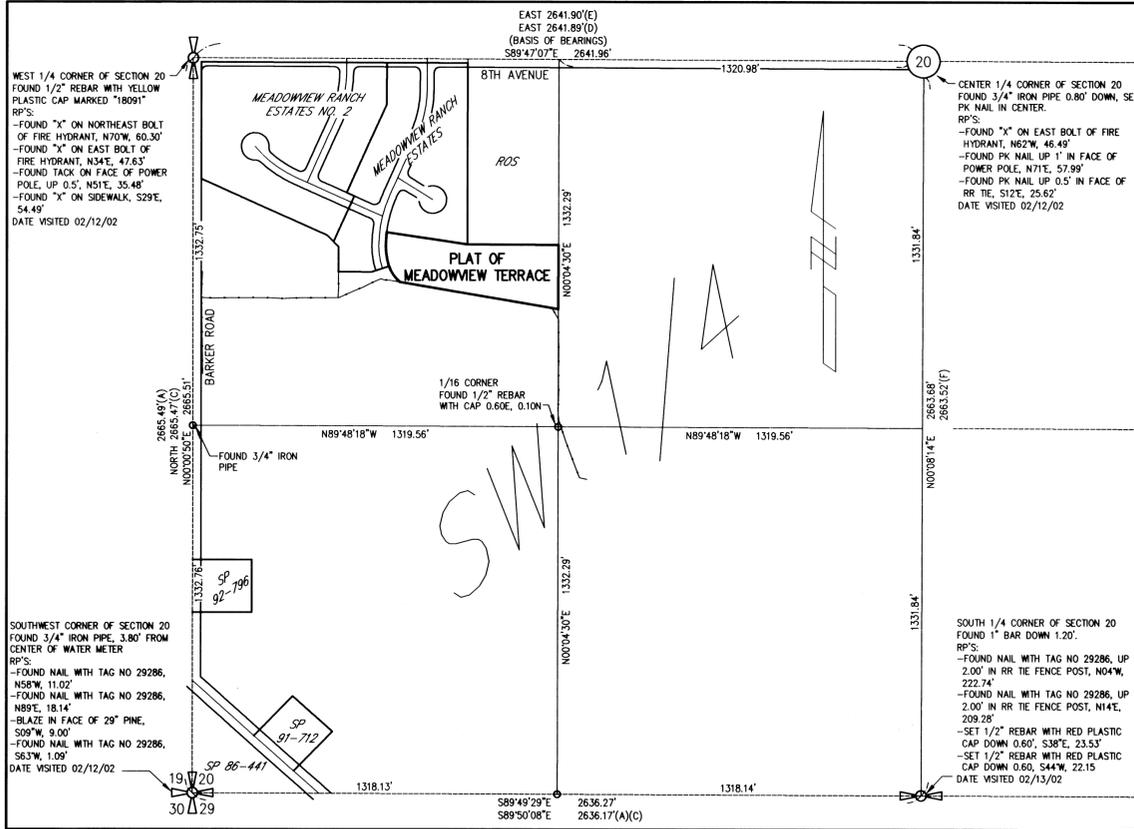
**ACCURACY STATEMENT:**  
 THIS SURVEY WAS PERFORMED USING A TOPCON GTS 802A THEODOLITE AND ELECTRONIC DISTANCE METER. FIELD TRAVERSE METHODS USED WERE PER WAC 332-130-90 SECTION "C"



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



SHEET 2 OF 2



SOUTHWEST ONE-QUARTER OF SECTION 20 DETAIL

SCALE 1"=300'

J:\LAND PROJECTS\5020045.dwg\PLAT.dwg 5/11/2004 12:33:47 PM PDT



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