

# MORAN VIEW ESTATES 1ST ADDITION

IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON

6825489 41/30

Plat # 4393

**SPOKANE COUNTY AUDITOR**  
 FILED FOR RECORD THIS 21<sup>st</sup> DAY OF AUGUST 2019 AT 07 MINUTES PAST 8 O'CLOCK A.M. AND RECORDED IN BOOK 41 OF PLATS AT PAGES 30-31 RECORDS OF SPOKANE COUNTY, WASHINGTON, AT THE REQUEST OF MORAN VIEW, LLC.  
*John Pederson*  
 SPOKANE COUNTY AUDITOR

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT MORAN VIEW, LLC., HAS CAUSED TO BE PLATTED THE LAND SHOWN HEREON, TO BE KNOWN AS MORAN VIEW ESTATES 1ST ADDITION, DESCRIBED AS FOLLOWS:

A PORTION OF PARCELS "E", "H" AND "I" AS SHOWN ON THE RECORD OF SURVEY, BOOK 123 OF SURVEYS, PAGE 100, RECORDS OF SPOKANE COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 2 WHICH BEARS S0°04'56"W, A DISTANCE OF 2659.67 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 2;

THENCE N0°04'56"E, ALONG THE NORTH-SOUTH CENTER SECTION LINE, A DISTANCE OF 51.27 FEET (RECORD: 51.26 FEET);

THENCE ALONG A NON-TANGENT CURVE TO THE WEST, WHICH HAS A RADIAL BEARING OF N66°17'24"E, A RADIUS OF 50.00 FEET AND A DELTA OF 114°13'23", FOR A DISTANCE OF 99.68 FEET TO THE EAST BOUNDARY LINE OF LOT 12 OF THE PLAT OF MORAN VIEW ESTATES ADDITION, BOOK 36 OF PLATS, PAGES 3 - 5, RECORDS OF SPOKANE COUNTY;

THENCE N1°04'45"E ALONG SAID EAST BOUNDARY LINE, A DISTANCE OF 276.23 FEET TO THE NORTHEAST CORNER OF SAID LOT 12;

THENCE N87°59'55"E, A DISTANCE OF 459.25 FEET;

THENCE ALONG A NON-TANGENT CURVE TO THE SOUTH, WHICH HAS A RADIAL BEARING OF S76°40'19"E, A RADIUS OF 100.00 FEET AND A DELTA OF 30°14'49", FOR A DISTANCE OF 52.79 FEET;

THENCE S43°34'30"W, A DISTANCE OF 50.87 FEET;

THENCE S77°50'35"E, A DISTANCE OF 350.92 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER;

THENCE S0°05'42"W ALONG SAID EAST LINE, A DISTANCE OF 207.89 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER;

THENCE N89°20'27"W ALONG SAID SOUTH LINE, A DISTANCE 664.18 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

SUBJECT TO RIGHTS-OF-WAY, EASEMENTS OR SERVITUDES OF RECORD OR IN VIEW.

USE OF PRIVATE WATER WELLS AND WATER SYSTEMS IS PROHIBITED.

THE PUBLIC WATER SYSTEM, PURSUANT TO THE WATER PLAN APPROVED BY THE COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, COUNTY DIVISION OF BUILDING AND CODE ENFORCEMENT, AND WATER PUEYVOR, 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 THE 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 SERVICE WILL BE PROVIDED TO EACH TRACT PRIOR TO SALE. USE OF INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL NOT BE AUTHORIZED.

DRY UTILITY EASEMENTS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED FOR THE USE BY SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF THEIR RESPECTIVE DRY UTILITY, FIBER OPTIC, NATURAL GAS AND ELECTRIC. THE RIGHTS GRANTED HEREIN PROHIBIT CHANGES IN GRADE THAT ALTER COVERAGE OF UNDERGROUND FACILITIES. THE INSTALLATION OF WATER METER BOXES AND THE PLACEMENT OF SURFACE STRUCTURES OF BRICK, ROCK OR MASONRY THAT MAY INTERFERE WITH THE RIGHTS GRANTED HEREIN. THE INSTALLATION OF STREET LIGHT POLES IS ALSO PROHIBITED UNLESS INSTALLED BY SERVING UTILITY. UTILITY COMPANIES SHALL ALSO HAVE THE RIGHT TO TRIM OR REMOVE TREES, BUSHES, AND LANDSCAPING, WITHOUT COMPENSATION, WHEN THEY ARE SITUATED WITHIN THE EASEMENT STRIP. THIS PROVISION SHALL NOT PROHIBIT FENCES OR ANY LATERAL CROSSINGS OF THE EASEMENT STRIPS WITH WATER OR SEWER LINES.

SETBACKS SHALL BE DETERMINED AT THE TIME BUILDING PERMITS ARE REQUESTED.

PUBLIC 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 MORAN VIEW ESTATES HOMEOWNERS ASSOCIATION.

PRIVATE RECIPROCAL DRAINAGE EASEMENTS, AS PLATTED AND SHOWN HEREON, WHICH ARE FOR THE PURPOSE OF INTERCEPTING, CONVEYING, STORING, AND INFILTRATING STORMWATER RUNOFF FROM THE UPHILL TERRAIN AND PRIVATE DRIVEWAYS IN SHARED BERMS, CHANNELS, PIPES, AND PONDS, ARE HEREBY GRANTED TO THE RESPECTIVE PROPERTY OWNERS.

SPOKANE COUNTY AND ITS AUTHORIZED AGENTS ARE HEREBY GRANTED THE RIGHT TO INGRESS AND EGRESS TO, OVER AND FROM ALL PUBLIC AND PRIVATE DRAINAGE EASEMENTS AND TRACTS FOR THE PURPOSES OF INSPECTION AND EMERGENCY MAINTENANCE OF DRAINAGE SWALES, PONDS, DITCHES, CULVERTS AND OTHER DRAINAGE FACILITIES, IF NOT PROPERLY MAINTAINED BY THE MORAN VIEW ESTATES HOMEOWNERS ASSOCIATION. SPOKANE COUNTY DOES NOT ACCEPT THE RESPONSIBILITY TO INSPECT OR MAINTAIN ANY DRAINAGE FACILITIES AND/OR STRUCTURES 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 MORAN VIEW ESTATES HOMEOWNERS ASSOCIATION 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 OR FLOODPLAIN AREAS WITHIN 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 MEET THE MINIMUM REQUIREMENTS AS SET FORTH IN THE CURRENT BUILDING CODE. 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 PLANS FOR THIS PLAT, INCLUDING ANY "208" SWALES, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ACCEPTED PLANS ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE. ANY PROPOSED CHANGES TO THE ACCEPTED ROAD AND DRAINAGE PLANS MUST BE ACCEPTED 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 SUBJECT TO HIGHER AMOUNTS OF STORMWATER RUNOFF THAN WHAT IS NORMALLY OBSERVED OR ANTICIPATED. BECAUSE STORMWATER RUNOFF FROM ADJACENT PROPERTIES HAS DISCHARGED ONTO THIS PLAT PRIOR TO DEVELOPMENT, STORMWATER RUNOFF WILL LIKELY CONTINUE TO DO SO AFTER DEVELOPMENT.

IF GROUNDWATER OR MOTTLED SOIL IS ENCOUNTERED DURING BASEMENT EXCAVATION, IT IS SPOKANE COUNTY'S RECOMMENDATION THAT PROTECTIVE MEASURES THAT MEET THE REQUIREMENTS OF THE CURRENT BUILDING CODE WITH RESPECT TO DAMPPROOFING AND WATERPROOFING BE IMPLEMENTED AS PART OF THE BASEMENT FOUNDATION CONSTRUCTION.

BASEMENTS ARE PROHIBITED ON THIS PLAT WITHOUT A LOT SPECIFIC GEOTECHNICAL REPORT WITH BASEMENT DESIGN RECOMMENDATIONS ACCOMPANYING THE RESIDENTIAL BUILDING PERMIT.

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 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 "208" 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 MORAN VIEW ESTATES HOMEOWNERS ASSOCIATION OR ITS SUCCESSORS IN INTEREST SHALL MAINTAIN ALL DRAINAGE FACILITIES LOCATED IN COMMON AREAS, EASEMENTS AND TRACTS IN CONFORMANCE WITH THE ACCEPTED PLANS AND THE OPERATIONS AND MAINTENANCE MANUAL AS PREPARED BY THE DESIGN ENGINEER, STORHÄUG ENGINEERING, BOTH OF WHICH ARE 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, SWALES, DRYWELLS; REPAIR OR REPLACEMENT OF DRAINAGE FACILITIES AS NEEDED; MAINTAINING LIVE NATIVE-TYPE DRYLAND GRASSES OR LAWN TURF IN THE POND FACILITIES 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 ACCEPTED PLANS, MOWING, IRRIGATING AND KEEPING THE AREA FREE OF DEBRIS; REMOVING AND DISPOSING OF THE SOIL AND GRASS SOD LOCATED IN DRAINAGE FACILITIES SITUATED WITHIN TRACTS, COMMON AREAS OR WITHIN EASEMENTS ON PRIVATE LOTS AT SUCH TIME SPOKANE COUNTY DEEMS NECESSARY, AND REPLACING THE SOIL AND GRASS SOD. THE MORAN VIEW ESTATES HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES, WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

IF THE MORAN VIEW ESTATES HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST, FAILS TO MAINTAIN THE DRAINAGE FACILITIES IN CONFORMANCE WITH THE ACCEPTED DRAINAGE PLANS AND THE OPERATIONS AND MAINTENANCE MANUAL AS PREPARED BY THE DESIGN ENGINEER ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE, A NOTICE OF SUCH FAILURE MAY BE GIVEN TO THE MORAN VIEW ESTATES 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 MORAN VIEW ESTATES HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST.

SHOULD THE MORAN VIEW ESTATES 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 MORAN VIEW ESTATES 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 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 DRIVEWAY EASEMENTS, AS SHOWN HEREON, ARE HEREBY GRANTED TO THE LOT OWNERS AS NOTED HEREON.

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY GRANTED TO THE PUBLIC UTILITY PROVIDERS.

THE RIGHT-OF-WAY, AS SHOWN HEREON, IS HEREBY DEDICATED TO SPOKANE COUNTY FOR THE USE AS PUBLIC RIGHT-OF-WAY.

**SPOKANE COUNTY DIVISION OF PUBLIC WORKS**  
 EXAMINED AND APPROVED THIS 15<sup>th</sup> DAY OF August 2019  
*[Signature]*  
 SPOKANE COUNTY DIVISION OF PUBLIC WORKS

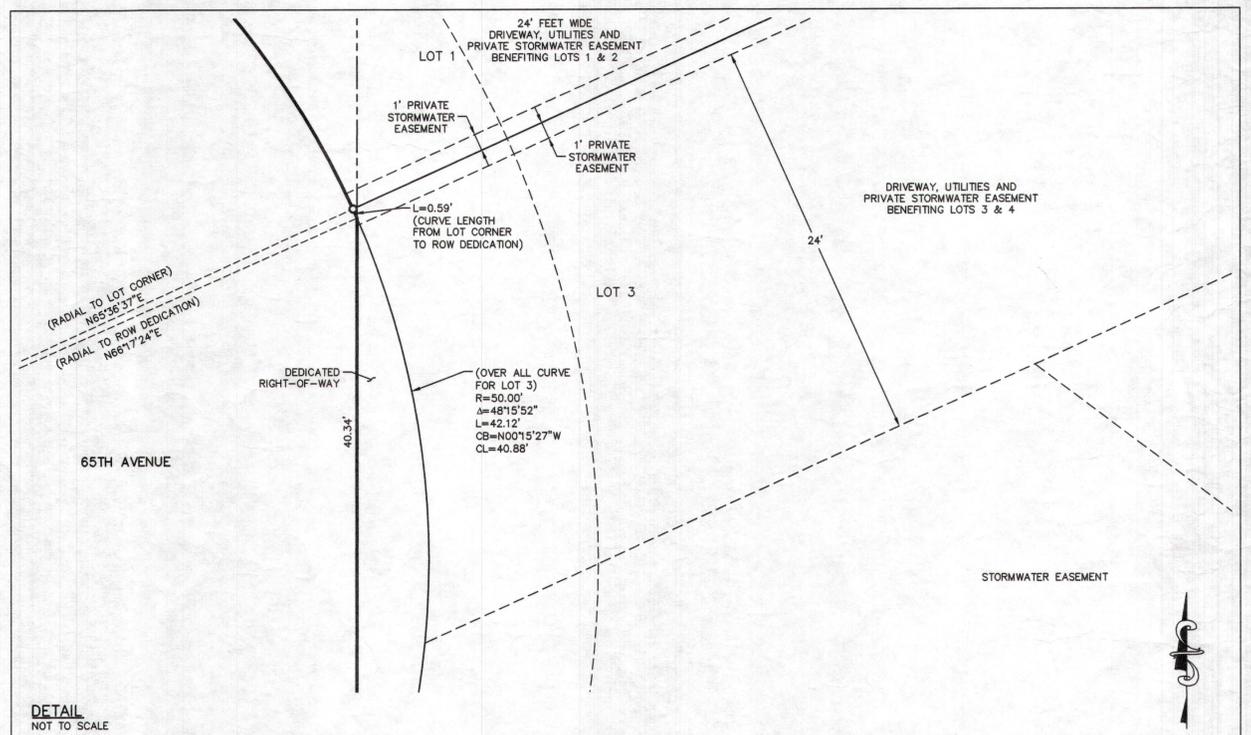
**SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING**  
 EXAMINED AND APPROVED THIS 20<sup>th</sup> DAY OF August 2019  
*John Pederson*  
 SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING

**SPOKANE COUNTY ENVIRONMENTAL SERVICES**  
 EXAMINED AND APPROVED THIS 22<sup>nd</sup> DAY OF August 2019  
*[Signature]*  
 SPOKANE COUNTY ENVIRONMENTAL SERVICES

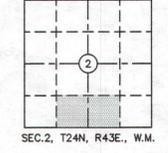
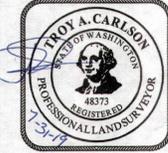
**SPOKANE REGIONAL HEALTH DISTRICT**  
 EXAMINED AND APPROVED THIS 26<sup>th</sup> DAY OF August 2019  
*[Signature]*  
 SPOKANE REGIONAL HEALTH OFFICER

**SPOKANE COUNTY ASSESSOR**  
 EXAMINED AND APPROVED THIS 26<sup>th</sup> DAY OF August 2019  
*[Signature]*  
 SPOKANE COUNTY ASSESSOR

**SPOKANE COUNTY TREASURER**  
 I, TREASURER OF SPOKANE COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES WHICH HAVE BEEN LEVIED AND BECOME CHARGEABLE AGAINST THE LAND SHOWN WITH THIS MAP AND DESCRIBED IN THE DEDICATION OF THIS DATE HAVE BEEN FULLY PAID, SATISFIED AND DISCHARGED. DATED THIS 22<sup>nd</sup> DAY OF August 2019  
*[Signature]*  
 SPOKANE COUNTY TREASURER



**SURVEYOR'S CERTIFICATE**  
 I, TROY A. CARLSON, REGISTERED LAND SURVEYOR, No. 48373, HEREBY CERTIFY THE PLAT OF "MORAN VIEW ESTATES 1ST ADDITION", AS SHOWN HEREON, IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN.  
*[Signature]*  
 TROY A. CARLSON  
 PLS 48373



**storhäug**  
 civil engineering planning  
 landscape architecture surveying  
 510 east third avenue | spokane, wa | 99202  
 p 509.242.1000 | f 509.242.1001

DATE	07/30/2019	SCALE	N/A
FIELD BOOK	17-335	DRAWN	TAC
PROJECT NUMBER	17-335	DRAWING NO.	1 OF 2

STATE OF WASHINGTON )  
 )ss.  
 County of Spokane )

On this 1 day of August 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared LEE CAMPBELL AND ANNA CAMPBELL, MANAGING MEMBERS OF MORAN VIEW, LLC, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.

*[Signature]*  
 ANNA CAMPBELL, GOVERNING PERSON  
 MORAN VIEW, LLC

On this 1 day of August 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared LEE CAMPBELL AND ANNA CAMPBELL, MANAGING MEMBERS OF MORAN VIEW, LLC, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.

*Crystal Walkup*  
 Notary Public in and for the State of Washington, residing at Spokane  
 My Appointment Expires: 01/15/2023



17-335-PLAT 1ST ADDITION PG. 1

# MORAN VIEW ESTATES 1ST ADDITION

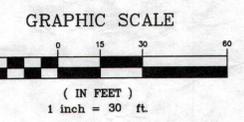
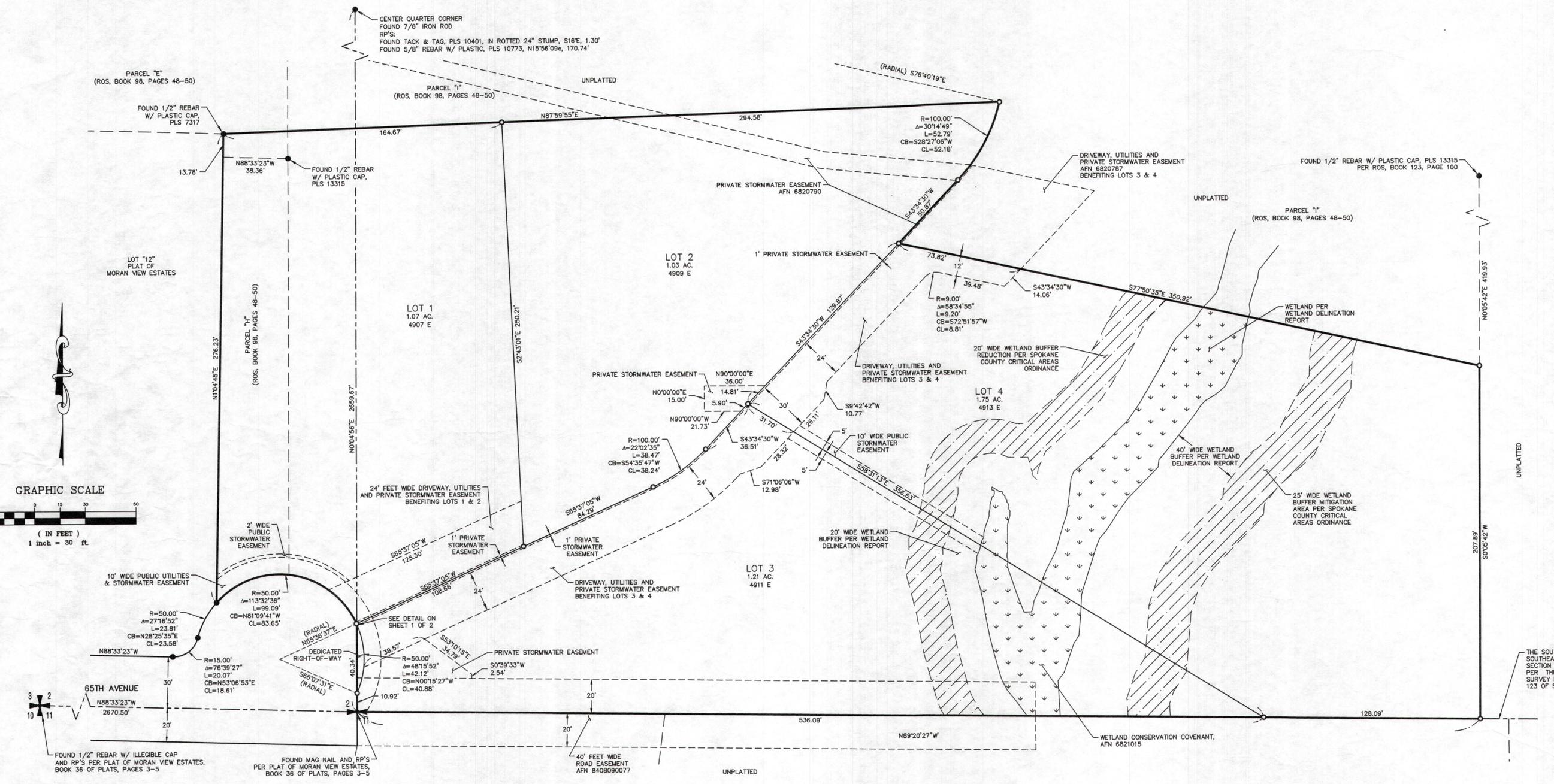
IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY AUDITOR

FILED FOR RECORD THIS 10<sup>th</sup> DAY OF AUGUST 2019, AT 9:57 MINUTES PAST 8 O'CLOCK A.M.; AND RECORDED IN BOOK 41 OF PLATS AT PAGE(S) 4025 RECORDS OF SPOKANE COUNTY, WASHINGTON, AT THE REQUEST OF MORAN VIEW, LLC.

*John*  
SPOKANE COUNTY AUDITOR

Plot #  
42993



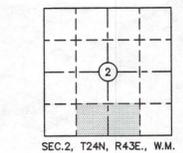
- LEGEND**
- FOUND 1/2" REBAR W/ PLASTIC CAP, PLS 48373, UNLESS OTHERWISE NOTED
  - SET 1/2" REBAR W/ PLASTIC CAP, PLS 48373
  - PLAT BOUNDARY
  - LOT LINE
  - - - EXISTING PROPERTY LINE
  - - - SECTIONAL LINE

**BASIS OF BEARING:**  
N88°33'23"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 43 EAST.

**RECORD DOCUMENTS:**  
 RECORD OF SURVEY, BOOK 169 OF SURVEYS, PAGE 58.  
 PLAT ALTERATION OF MORAN VIEW ESTATES, BOOK 40 OF PLATS, PAGES 5-6.  
 RECORD OF SURVEY, BOOK 36 OF PLATS, PAGES 3-5.  
 RECORD OF SURVEY, BOOK 123 OF SURVEYS, PAGE 100.  
 RECORD OF SURVEY, BOOK 98 OF SURVEYS, PAGE 48-50.

**PROCEDURES & EQUIPMENT:**  
 PER WAC 332-130-090, FIELD TRAVERSE PROCEDURES FOR LAND BOUNDARY SURVEYS WERE UTILIZED AND THE STANDARDS SET FORTH THEREIN WERE MET OR EXCEEDED.

PER WAC 332-130-100 EQUIPMENT AND PROCEDURES: AN ANNUALLY CALIBRATED LEICA TOPP 1205 ROBOTIC TOTAL STATION AND A LEICA GS14 GPS SURVEYING SYSTEM WERE UTILIZED IN THE FIELD TRAVERSE PROCEDURES.



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DATE	07/30/2019	SCALE	1" = 30'
FIELD BOOK	17-335	DRAWN	TAC
PROJECT NUMBER	17-335	DRAWING NO.	2 OF 2

17-335-PLAT 1ST ADD.dwg PG 2