

DEDICATION

Know all men by these presents that SPOKANE TELEVISION, INC., a Washington Corporation has caused to be platted into lots, blocks and tracts the land shown hereon, to be known as MORGAN MURPHY ESTATES, and described as follows:

The Southwest Quarter of Section 25, Township 25 North, Range 43 East, W.M., Spokane County, Washington; EXCEPT the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of said section; AND EXCEPT the North Half of the Northwest Quarter of the Southwest Quarter of said section; AND EXCEPT the North 60.00 feet of the Northeast Quarter of the Southwest Quarter of said section; TOGETHER WITH the west half of the Southeast Quarter of said section.

Contains 209.66 acres, more or less.

The owners of all lots within this subdivision shall be members of BROADMOOR ESTATES SPOKANE HOMEOWNERS ASSOCIATION, a homeowners association created by document recorded May 01, 2002 by the Secretary of State of the State of Washington under U.B.I. Number 602 202 140 and subject to the Articles of Incorporation and Bylaws thereof.

Subject to the DECLARATION OF PROTECTIVE COVENANTS for BROADMOOR ESTATES SPOKANE HOMEOWNERS ASSOCIATION as recorded under Auditor's Document Number _____.

Tracts "A" and "B" (common areas) and Tract "C" (private road) are hereby dedicated to the BROADMOOR ESTATES SPOKANE HOMEOWNERS ASSOCIATION; no structures including fences shall be constructed thereon without the express written approval by Spokane County. The BROADMOOR ESTATES SPOKANE 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 BROADMOOR ESTATES SPOKANE 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 BROADMOOR ESTATES SPOKANE HOMEOWNERS ASSOCIATION at the time of said termination. The status of the areas designated as subservient estates for tax purposes cannot be changed without filing a replat.

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.

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 Broadmoor Estates Spokane Homeowners Association. Tract B is hereby dedicated to the Broadmoor Estates Spokane 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 Tract B for inspection and emergency maintenance of drainage 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, ditches, culverts and other drainage facilities, if not properly maintained by the property owner(s) or the Broadmoor Estates Spokane 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 and drainage ditches situated on their respective properties. 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.

The Broadmoor Estates Spokane Homeowners Association or its successors in interest shall maintain any drainage facilities, located in Tract 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, 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 Broadmoor Estates Spokane Homeowners Association shall be responsible for payment of all claims and other liabilities which may become due for said maintenance responsibilities.

If the Broadmoor Estates Spokane 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 Broadmoor Estates Spokane 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 Broadmoor Estates Spokane Homeowners Association, or their successors in interest.

Should the Broadmoor Estates Spokane 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 Broadmoor Estates Spokane 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.

The 20 foot driveway easement as shown on Sheet 2 of 3 of this plat is hereby restricted to provide access to Lots 8, 9, and 10 of Block 4 only.

Sidewalk easements adjoining Tract C as shown hereon are hereby dedicated to the Broadmoor Estates Spokane Homeowners Association.

The U.S. Postal Service easement on Lot 1, Block 2 as shown hereon is hereby dedicated to the U.S. Postal Service for the installation, and maintenance of postal equipment and delivery of mail.

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 to 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.

Utility easements across all of Tract "C" (private roads) and over ten (10) foot wide strips adjoining said tract, and across those portions of Tracts "A" and "B" 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.

Sight distance easements in Lots 1 and 11, Block 4, and Lot 1, Block 5, as platted and shown hereon, are hereby granted to the Broadmoor Estates Spokane Homeowners Association and its authorized agents, and Spokane County 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 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 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 charged to the property owner.

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 Building and Safety Department and water purveyor, shall be installed within this plat and the applicant shall provide for individual domestic water services, 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.

Subject to specific application approval and issuance of permits by the Health Officer, the use of on-site sewage systems may be authorized.

The private roads (Tract "C") as shown hereon are an easement which provides a means of ingress and egress for those lots within the subdivision having frontage thereon.

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 DECLARATION OF COVENANT as recorded July 10, 2002 under Auditor's Document No. 4747554 which by reference is made a part hereof.

Building heights within this plat shall not exceed 35 feet.

The owners or successors in interest agree to authorize the County to place their name on a petition for the formation of ULID by petition method pursuant to RCW 36.94, which petition includes the owner's property; and further not to object by signing of a protest petition against the formation of a ULID by resolution method pursuant to RCW Chapter 36.94 which includes the owner's property. PROVIDED, this condition shall not prohibit the owners or successors from objecting to any assessments on the property as a result of improvements called for in conjunction with the formation of a ULID by either petition or resolution under RCW Chapter 36.94.

Owner's, heirs and assigns shall be responsible for execution of a valid franchise agreement prior to construction of any stormwater facilities within public right-of-way.

The land encompassed within the boundaries of the final plat contain geo-hazardous areas. This soil type is identified as having the potential for severe erosion or unstable characteristics. Those mitigating measures identified in the geotechnical report prepared and approved preliminary geo-hazard evaluation report dated August 7, 2002 shall be met prior to the issuance of any building permit. Land use activity within the geo-hazardous areas shall be as regulated by the Spokane County Critical Areas Ordinance, as amended.

IN WITNESS WHEREOF, the aforesaid owners have caused the corporate name to be hereunto subscribed and affixed their corporate seal (if any) this 28th day of July, 2003.

SPOKANE TELEVISION, INC., a Washington Corporation

BY: *Stephan P. Hooley*

ITS: *EXEC. V.P. Stephan P. Hooley*

ACKNOWLEDGMENT

STATE OF WASHINGTON)

COUNTY OF SPOKANE) ss

I certify that I know or that I have satisfactory evidence that *Stephan P. Hooley* is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the *EXEC. V.P./GM* of SPOKANE TELEVISION, INC., a Washington Corporation to be the free and voluntary act of such corporation, for the uses and purposes stated in the instrument.

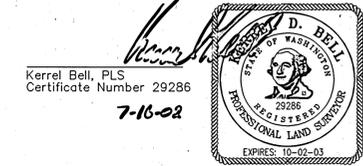
DATED this 28th day of July, 2003.

Wilma J. Stearns
NOTARY PUBLIC, in and for the State of Washington
residing at Spokane County
My Commission expires 10/24/04

3618
4920407
BK 28
Pg 90
Sheet 1 of 3
SPOKANE COUNTY AUDITOR'S CERTIFICATE
Filed for record this 31st day of July, 2003
at 11:50 AM., in Book 28 of Plats at Page
at the request of Spokane Television Inc
Kerrel Bell, PLS
Certificate Number 29286
7-16-02
J. Smith
Spokane County Auditor by Deputy
348

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.



SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 30th day of June, 2003.

[Signature]
Spokane County Utilities

SPOKANE COUNTY ENGINEERING

Examined and approved this 27th day of June, 2003.

[Signature]
Spokane County Engineer

SPOKANE COUNTY DIVISION OF PLANNING

Examined and approved this 1st day of July, 2003.

[Signature]
Director, Spokane County Division of Planning

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 1st day of July, 2003.

[Signature]
For Spokane Regional Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 1st day of July, 2003.

[Signature]
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 1st day of July, 2003.

[Signature]
Chairman, Spokane County Commissioners

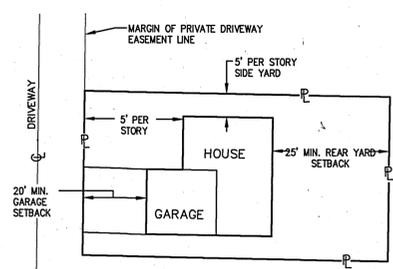
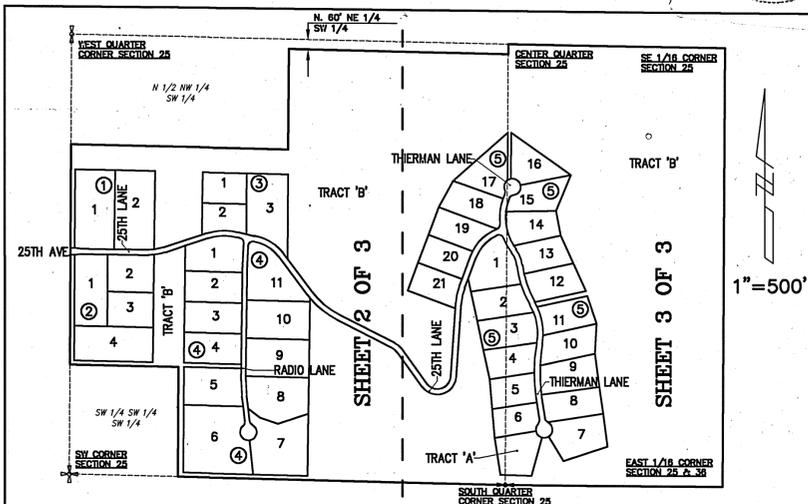
SPOKANE COUNTY TREASURER

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 31st day of July, 2003.

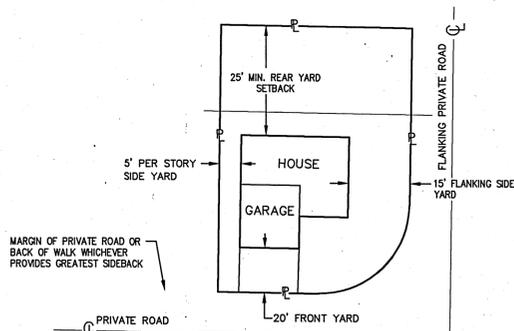
[Signature]
Spokane County Treasurer by Deputy



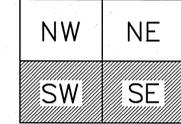
FINAL PLAT
OF
MORGAN MURPHY ESTATES
(A PLANNED UNIT DEVELOPMENT)
LOCATED IN THE SOUTH HALF
OF SECTION 25, T.25N., R.43E., W.M.
SPOKANE COUNTY, WASHINGTON



BUILDING SETBACKS (DRIVEWAY)
NOT TO SCALE

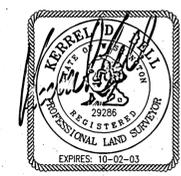


BUILDING SETBACKS (PRIVATE ROAD)
NOT TO SCALE

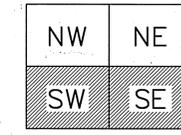
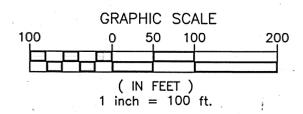


CLC Associates, Inc.
Planning • Engineering • Land Surveying
Architecture • Landscape Architecture
727 West 7th • Suite 200 (509) 458-6840
Spokane, WA 99204 FAX: (509) 458-6844

J. Smith
 Spokane County Auditor by Deputy
 3618



7-16-02 492047
 BK 28
 PG 91
 sheet 2 of 3



BASIS OF BEARINGS
 THE BEARING OF N.88°48'26"W. ALONG THE SOUTH LINE OF THE SW 1/4 OF SECTION 25 AS SHOWN ON SHORT PLAT NO. 82-201, FILED IN BOOK 3 OF SHORT PLATS, PLATE 16, WAS USED AS THE BASIS OF BEARINGS FOR THIS PLAT.

SURVEYOR'S NOTES
 1. THE AREA OF THE SUBDIVISION IS 209.66 ACRES.
 2. THE AREA OF THE PRIVATE ROADS IS 5.39 ACRES.
 3. SETBACKS - SEE SHEET 1 OF 3.

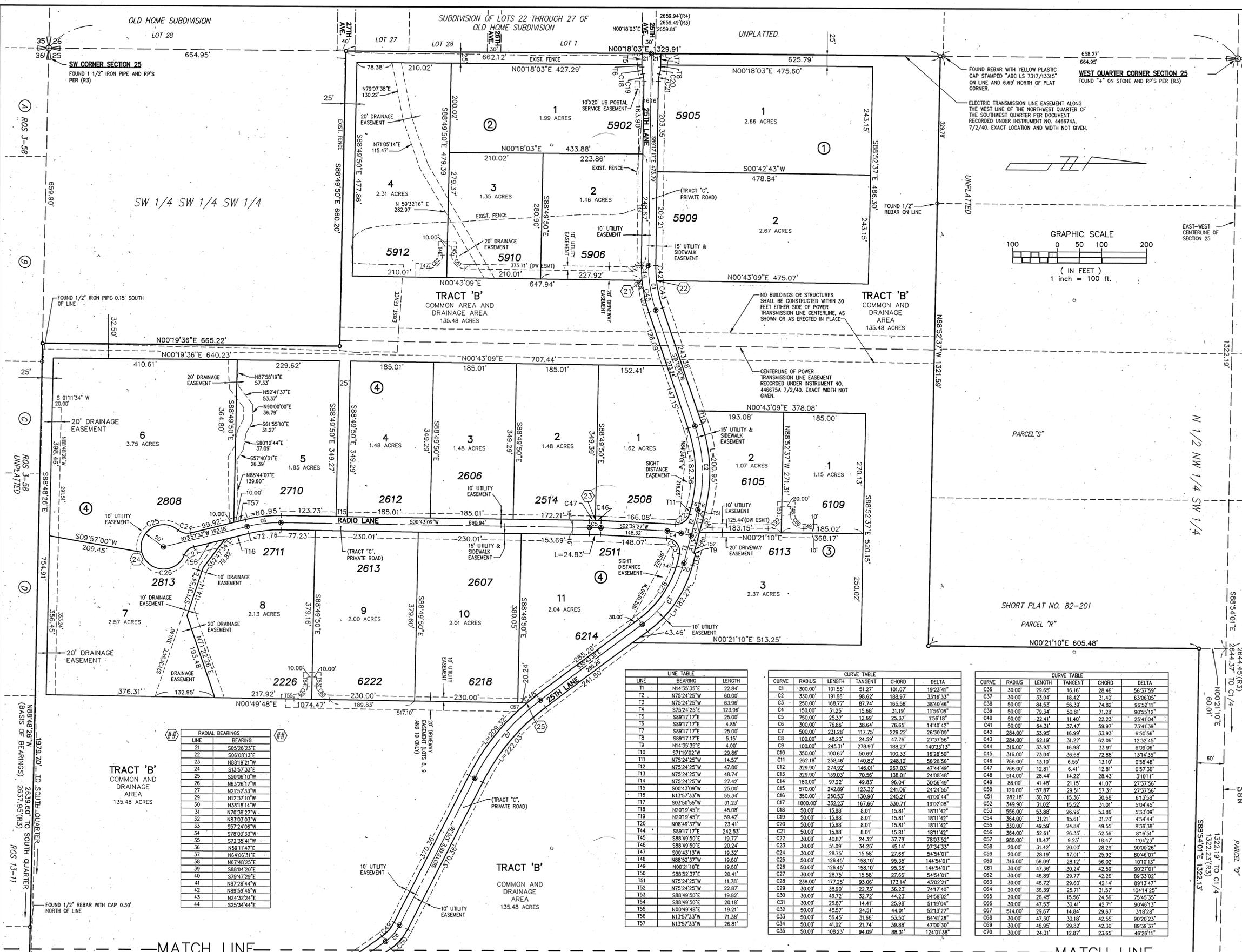
ACCURACY STATEMENT
 THIS SURVEY WAS PERFORMED USING A TOPCON GTS-303 FIVE-SECOND THEODOLITE AND ELECTRONIC DISTANCE METER. FIELD TRAVERSE METHODS USED WERE IN ACCORDANCE WITH WAC 352-130-90 SECTION "C".

REFERENCES:
 (R1) SHORT PLAT #610-89, RECORDED IN BOOK 9 OF SHORT PLATS, PAGE 79.
 (R2) SURVEY BY WELBORN, RECORDED IN BOOK 39 OF SURVEYS, PAGE 33.
 (R3) SHORT PLAT #82-201, RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 16.
 (R4) SURVEY BY BENTIN, RECORDED IN BOOK 29 OF SURVEYS, PAGE 40.

LEGEND
 Δ - FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "15403 WELBORN" PER (R1) AND (R2).
 ○ - FOUND MONUMENT AS NOTED.
 SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "29286/30159" UNLESS OTHERWISE NOTED) AS:
 ● - ANGLE POINT IN BOUNDARY
 ⊥ - LOT CORNER
 ○ - CENTERLINE MONUMENT.
 NOTE: CENTERLINE MONUMENTS TO BE SET AFTER INSTALLATION OF ROAD IMPROVEMENTS.

1234 - STREET ADDRESS

FINAL PLAT OF MORGAN MURPHY ESTATES
 (A PLANNED UNIT DEVELOPMENT)
 LOCATED IN THE SOUTH HALF OF SECTION 25, T.25N., R.43E.W.M. SPOKANE COUNTY, WASHINGTON



LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | N14°35'35"E | 22.84 |
| L2 | N75°24'25"W | 60.00 |
| L3 | N75°24'25"W | 63.96 |
| L4 | S75°24'25"E | 123.96 |
| L5 | S89°17'17"E | 25.00 |
| L6 | S89°17'17"E | 4.85 |
| L7 | S89°17'17"E | 25.00 |
| L8 | S89°17'17"E | 5.15 |
| L9 | N14°35'35"E | 4.00 |
| L10 | S71°19'02"W | 29.86 |
| L11 | N75°24'25"W | 14.57 |
| L12 | N75°24'25"W | 47.80 |
| L13 | N75°24'25"W | 48.74 |
| L14 | N75°24'25"W | 27.42 |
| L15 | S00°43'09"E | 25.00 |
| L16 | N13°57'33"W | 55.34 |
| L17 | S03°50'55"W | 31.23 |
| L18 | N20°19'45"E | 45.08 |
| L19 | N20°19'45"E | 59.42 |
| L20 | N08°49'37"W | 23.41 |
| L21 | S89°17'17"E | 242.53 |
| L22 | S88°49'50"E | 19.77 |
| L23 | S88°49'50"E | 20.24 |
| L24 | S00°43'15"W | 19.32 |
| L25 | N88°52'37"W | 19.60 |
| L26 | N00°21'10"E | 19.60 |
| L27 | S88°52'37"E | 20.41 |
| L28 | N75°24'25"W | 11.78 |
| L29 | N75°24'25"W | 22.87 |
| L30 | S88°49'50"E | 19.82 |
| L31 | S88°49'50"E | 20.18 |
| L32 | N00°49'48"E | 19.21 |
| L33 | N13°57'33"W | 71.38 |
| L34 | N13°57'33"W | 26.81 |

CURVE TABLE

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | DELTA |
|-------|----------|---------|---------|---------|------------|
| C1 | 300.00' | 101.55' | 51.27' | 101.07' | 192°34'1" |
| C2 | 330.00' | 191.66' | 98.62' | 188.97' | 331°53'3" |
| C3 | 250.00' | 168.77' | 87.74' | 155.58' | 384°02'46" |
| C4 | 150.00' | 31.25' | 15.66' | 31.19' | 115°06'08" |
| C5 | 750.00' | 25.37' | 12.69' | 25.37' | 156°18' |
| C6 | 300.00' | 76.86' | 38.64' | 76.65' | 144°02'42" |
| C7 | 500.00' | 231.78' | 117.75' | 229.22' | 263°00'0" |
| C8 | 100.00' | 48.23' | 24.59' | 47.76' | 273°27'56" |
| C9 | 100.00' | 245.31' | 122.83' | 198.07' | 140°33'13" |
| C10 | 350.00' | 100.67' | 50.69' | 100.33' | 162°58'50" |
| C11 | 262.18' | 258.46' | 140.82' | 248.12' | 56°28'56" |
| C12 | 329.90' | 274.92' | 146.01' | 267.03' | 47°44'49" |
| C13 | 329.90' | 139.03' | 70.56' | 138.01' | 249°08'48" |
| C14 | 180.00' | 97.22' | 49.83' | 96.04' | 305°6'49" |
| C15 | 570.00' | 242.89' | 123.32' | 241.06' | 242°45'55" |
| C16 | 350.00' | 250.53' | 130.90' | 245.21' | 41°00'44" |
| C17 | 1000.00' | 332.23' | 167.66' | 330.71' | 190°20'8" |
| C18 | 50.00' | 15.88' | 8.01' | 15.81' | 181°14'2" |
| C19 | 50.00' | 15.88' | 8.01' | 15.81' | 181°14'2" |
| C20 | 50.00' | 15.88' | 8.01' | 15.81' | 181°14'2" |
| C21 | 50.00' | 15.88' | 8.01' | 15.81' | 181°14'2" |
| C22 | 30.00' | 40.87' | 24.32' | 37.79' | 78°03'52" |
| C23 | 30.00' | 51.09' | 34.25' | 45.14' | 97°34'33" |
| C24 | 30.00' | 28.75' | 15.58' | 27.66' | 54°54'01" |
| C25 | 40.00' | 126.45' | 158.10' | 95.35' | 144°54'01" |
| C26 | 50.00' | 128.45' | 158.10' | 95.35' | 144°54'01" |
| C27 | 30.00' | 28.75' | 15.58' | 27.66' | 54°54'01" |
| C28 | 236.00' | 177.28' | 93.06' | 173.14' | 43°02'21" |
| C29 | 30.00' | 38.90' | 22.73' | 36.23' | 74°17'02" |
| C30 | 30.00' | 49.72' | 32.72' | 44.23' | 94°58'02" |
| C31 | 30.00' | 28.87' | 14.41' | 25.98' | 51°19'04" |
| C32 | 50.00' | 45.87' | 24.91' | 44.01' | 64°41'28" |
| C33 | 50.00' | 56.45' | 31.66' | 53.50' | 64°41'28" |
| C34 | 50.00' | 41.02' | 21.74' | 39.88' | 47°00'30" |
| C35 | 50.00' | 108.23' | 94.09' | 88.31' | 124°01'38" |

CURVE TABLE

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | DELTA |
|-------|---------|--------|---------|--------|------------|
| C36 | 30.00' | 29.65' | 16.16' | 28.46' | 56°37'59" |
| C37 | 30.00' | 33.04' | 18.42' | 31.40' | 63°06'05" |
| C38 | 50.00' | 84.53' | 56.39' | 74.89' | 96°52'11" |
| C39 | 50.00' | 79.34' | 50.81' | 71.28' | 90°55'12" |
| C40 | 50.00' | 22.41' | 11.40' | 22.23' | 254°10'4" |
| C41 | 50.00' | 64.31' | 37.47' | 59.97' | 734°1'39" |
| C42 | 284.00' | 33.95' | 16.99' | 33.93' | 65°02'56" |
| C43 | 284.00' | 62.19' | 31.22' | 62.06' | 123°24'45" |
| C44 | 316.00' | 33.93' | 16.98' | 33.91' | 65°02'56" |
| C45 | 316.00' | 73.04' | 36.68' | 72.88' | 1314°35'8" |
| C46 | 766.00' | 13.10' | 6.55' | 13.10' | 058°48' |
| C47 | 766.00' | 12.81' | 6.41' | 12.81' | 057°30' |
| C48 | 514.00' | 28.44' | 14.22' | 28.43' | 310°11' |
| C49 | 86.00' | 41.48' | 21.15' | 41.07' | 273°27'56" |
| C50 | 129.00' | 57.87' | 29.51' | 57.31' | 273°27'56" |
| C51 | 282.18' | 30.70' | 15.36' | 30.68' | 61°35'58" |
| C52 | 349.90' | 31.02' | 15.52' | 31.01' | 53°44'55" |
| C53 | 556.00' | 53.88' | 26.96' | 53.86' | 53°30'9" |
| C54 | 364.00' | 31.21' | 15.61' | 31.20' | 454°44' |
| C55 | 330.00' | 49.59' | 24.84' | 49.55' | 83°35'38" |
| C56 | 364.00' | 52.81' | 26.35' | 52.56' | 81°55' |
| C57 | 986.00' | 18.47' | 9.23' | 18.47' | 104°23' |
| C58 | 20.00' | 31.42' | 20.00' | 28.29' | 90°00'26" |
| C59 | 20.00' | 28.19' | 17.01' | 25.92' | 80°46'07" |
| C60 | 316.00' | 56.09' | 28.12' | 56.02' | 101°01'3" |
| C61 | 30.00' | 47.53' | 30.41' | 42.59' | 80°27'0" |
| C62 | 30.00' | 46.89' | 29.77' | 42.26' | 82°30'2" |
| C63 | 30.00' | 46.72' | 29.60' | 42.14' | 89°13'47" |
| C64 | 20.00' | 36.39' | 25.71' | 31.57' | 104°14'25" |
| C65 | 20.00' | 26.45' | 15.56' | 24.56' | 75°45'35" |
| C66 | 30.00' | 47.53' | 30.41' | 42.71' | 80°46'13" |
| C67 | 514.00' | 29.67' | 14.84' | 29.67' | 312°28' |
| C68 | 30.00' | 47.80' | 30.18' | 42.55' | 80°27'0" |
| C69 | 30.00' | 46.95' | 29.82' | 42.30' | 89°39'37" |
| C70 | 30.00' | 24.31' | 12.87' | 23.65' | 46°26'11" |

RADIAL BEARINGS

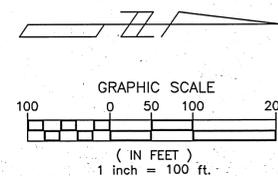
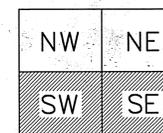
| LINE | BEARING |
|------|-------------|
| 21 | S05°26'23"E |
| 22 | S08°38'13"E |
| 23 | N88°19'21"W |
| 24 | S13°57'33"E |
| 25 | S50°08'10"W |
| 26 | N63°26'17"W |
| 27 | N21°52'33"W |
| 28 | N12°37'10"W |
| 29 | N12°37'10"W |
| 30 | N38°18'14"W |
| 31 | N70°38'27"W |
| 32 | N83°03'03"W |
| 33 | S57°24'06"W |
| 34 | S78°47'27"W |
| 35 | S72°35'41"W |
| 36 | N59°11'47"E |
| 37 | N64°06'31"E |
| 38 | N67°48'25"E |
| 39 | S88°04'20"E |
| 40 | S78°47'27"W |
| 41 | N87°28'44"W |
| 42 | N89°59'45"W |
| 43 | N24°32'24"E |
| 44 | S25°34'44"E |

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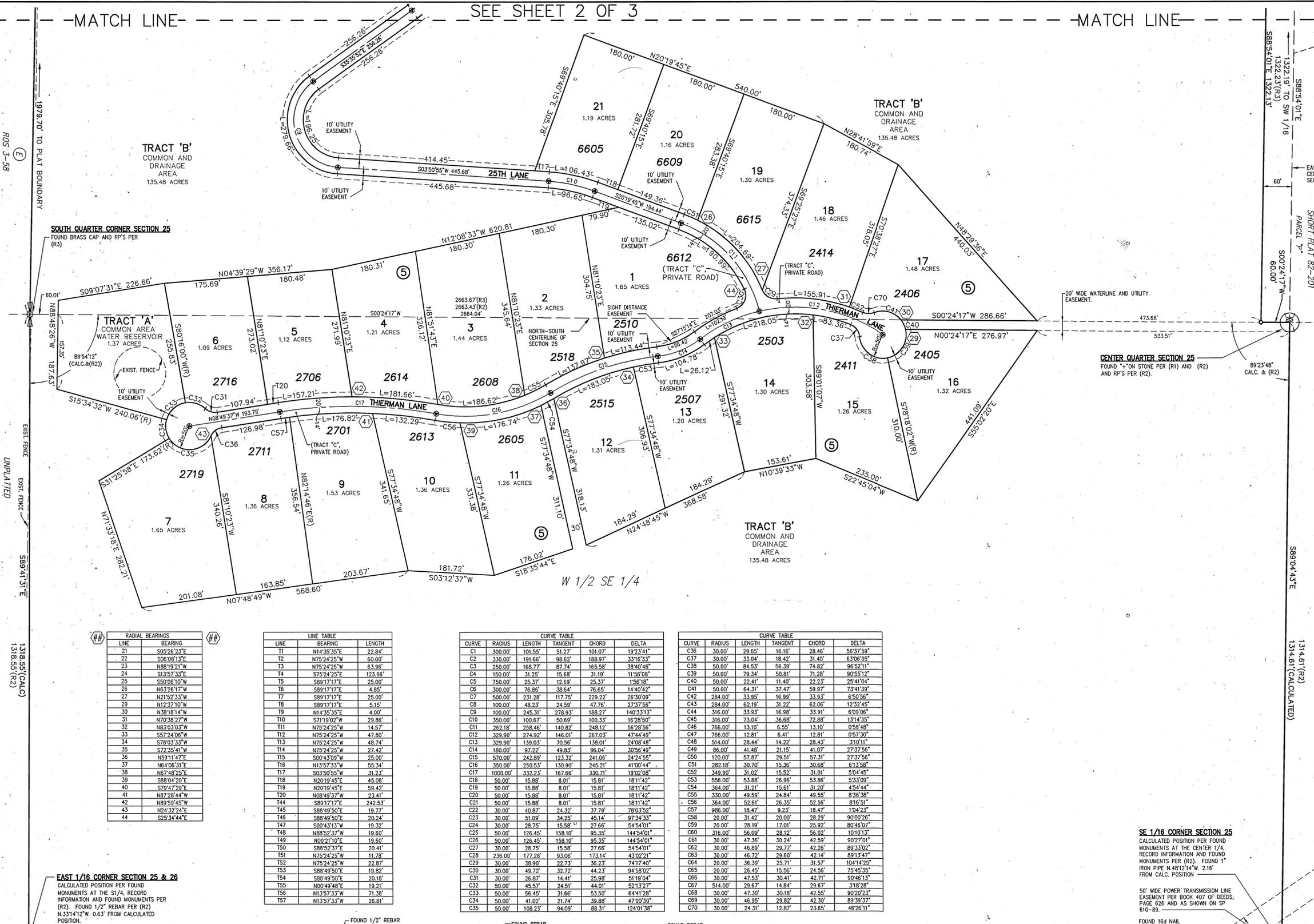


- REFERENCES:**
- (R1) SHORT PLAT #610-89, RECORDED IN BOOK 9 OF SHORT PLATS, PAGE 79.
 - (R2) SURVEY BY WELBORN, RECORDED IN BOOK 39 OF SURVEYS, PAGE 33.
 - (R3) SHORT PLAT #82-201, RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 16.
 - (R4) SURVEY BY BENTHIN, RECORDED IN BOOK 29 OF SURVEYS, PAGE 40.

- LEGEND**
- △ - FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "29288/30159" UNLESS OTHERWISE NOTED) AS:
 - - FOUND MONUMENT AS NOTED.
 - - ANGLE POINT IN BOUNDARY
 - └ - LOT CORNER
 - ⊙ - CENTERLINE MONUMENT.
- NOTE: CENTERLINE MONUMENTS TO BE SET AFTER INSTALLATION OF ROAD IMPROVEMENTS.

1234 - STREET ADDRESS

SE 1/16 CORNER SECTION 25
CALCULATED POSITION PER FOUND MONUMENTS AT THE CENTER 1/4 RECORD INFORMATION AND FOUND MONUMENTS PER (R2). FOUND 1" IRON PIPE N. 81°12'14" W. 2.16' FROM CALC. POSITION



RADIAL BEARINGS

| LINE | BEARING |
|------|-------------|
| 21 | S05°26'23"E |
| 22 | S06°08'13"E |
| 23 | N88°10'21"W |
| 24 | S13°57'33"E |
| 25 | S50°06'10"W |
| 26 | N63°26'17"W |
| 27 | N21°52'33"W |
| 29 | N12°37'10"W |
| 30 | N38°18'14"W |
| 31 | N70°38'27"W |
| 32 | N83°03'03"W |
| 33 | S57°24'06"W |
| 34 | S78°03'33"W |
| 35 | S72°35'41"W |
| 36 | N59°11'47"E |
| 37 | N64°06'31"E |
| 38 | N67°48'26"E |
| 39 | S88°04'20"E |
| 40 | S79°47'29"E |
| 41 | N87°28'44"W |
| 42 | N89°52'45"W |
| 43 | N24°32'24"E |
| 44 | S25°34'44"E |

LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|---------|
| T1 | N14°35'35"E | 22.84' |
| T2 | N75°24'25"W | 60.00' |
| T3 | N75°24'25"W | 63.96' |
| T4 | S72°24'25"E | 123.96' |
| T5 | S89°17'17"E | 25.00' |
| T6 | S89°17'17"E | 4.85' |
| T7 | S89°17'17"E | 25.00' |
| T8 | S89°17'17"E | 5.15' |
| T9 | N14°35'35"E | 4.00' |
| T10 | S71°19'02"W | 29.86' |
| T11 | N75°24'25"W | 14.57' |
| T12 | N75°24'25"W | 47.80' |
| T13 | N75°24'25"W | 48.74' |
| T14 | N75°24'25"W | 27.42' |
| T15 | S00°43'09"W | 25.00' |
| T16 | N15°57'33"E | 55.34' |
| T17 | S03°50'55"W | 31.23' |
| T18 | N20°19'45"E | 45.08' |
| T19 | N20°19'45"E | 59.42' |
| T20 | N08°49'37"W | 23.41' |
| T44 | S89°17'17"E | 242.53' |
| T45 | S88°49'50"E | 19.77' |
| T46 | S88°49'50"E | 20.24' |
| T47 | S00°43'13"W | 19.32' |
| T48 | N88°52'37"W | 19.60' |
| T49 | N00°21'10"E | 19.60' |
| T50 | S88°52'37"E | 20.41' |
| T51 | N75°24'25"W | 11.76' |
| T52 | N75°24'25"W | 22.87' |
| T53 | S88°49'50"E | 19.82' |
| T54 | S88°49'50"E | 20.18' |
| T55 | N08°49'45"E | 19.21' |
| T56 | N15°57'33"E | 71.38' |
| T57 | N15°57'33"E | 26.81' |

CURVE TABLE

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | DELTA |
|-------|----------|---------|---------|---------|------------|
| C1 | 300.00' | 101.55' | 51.27' | 101.07' | 19°23'41" |
| C2 | 330.00' | 191.66' | 98.62' | 188.97' | 33°16'33" |
| C3 | 250.00' | 168.77' | 87.74' | 165.58' | 38°40'46" |
| C4 | 150.00' | 31.25' | 15.68' | 31.19' | 11°56'08" |
| C5 | 750.00' | 25.37' | 12.69' | 25.37' | 1°56'18" |
| C6 | 300.00' | 76.86' | 38.64' | 76.65' | 14°40'42" |
| C7 | 500.00' | 231.28' | 117.75' | 229.22' | 26°30'09" |
| C8 | 1000.00' | 48.23' | 24.59' | 47.76' | 27°37'56" |
| C9 | 1000.00' | 245.31' | 122.65' | 242.27' | 140°31'13" |
| C10 | 350.00' | 100.67' | 50.69' | 100.33' | 16°28'50" |
| C11 | 262.18' | 258.46' | 140.82' | 248.12' | 56°28'56" |
| C12 | 329.90' | 274.92' | 146.01' | 267.03' | 47°44'49" |
| C13 | 329.90' | 139.03' | 70.56' | 138.01' | 24°08'48" |
| C14 | 180.00' | 97.22' | 49.83' | 96.04' | 30°56'49" |
| C15 | 570.00' | 242.89' | 123.52' | 241.06' | 24°24'55" |
| C16 | 350.00' | 250.53' | 130.90' | 245.21' | 41°00'44" |
| C17 | 1000.00' | 332.23' | 167.66' | 330.71' | 19°02'08" |
| C18 | 50.00' | 15.88' | 8.01' | 15.81' | 18°11'42" |
| C19 | 50.00' | 15.88' | 8.01' | 15.81' | 18°11'42" |
| C20 | 50.00' | 15.88' | 8.01' | 15.81' | 18°11'42" |
| C21 | 50.00' | 15.88' | 8.01' | 15.81' | 18°11'42" |
| C22 | 30.00' | 40.87' | 24.32' | 37.79' | 78°03'52" |
| C23 | 30.00' | 34.25' | 20.95' | 31.42' | 97°34'33" |
| C24 | 30.00' | 28.75' | 15.58' | 27.66' | 54°54'01" |
| C25 | 50.00' | 126.45' | 63.23' | 125.35' | 14°54'01" |
| C26 | 50.00' | 126.45' | 63.23' | 125.35' | 14°54'01" |
| C27 | 30.00' | 28.75' | 15.58' | 27.66' | 54°54'01" |
| C28 | 236.00' | 177.28' | 93.06' | 173.14' | 43°02'21" |
| C29 | 30.00' | 38.90' | 22.73' | 36.23' | 74°17'40" |
| C30 | 30.00' | 49.72' | 32.72' | 44.23' | 94°58'02" |
| C31 | 30.00' | 26.87' | 14.41' | 25.98' | 51°19'04" |
| C32 | 50.00' | 45.57' | 24.51' | 44.01' | 52°13'27" |
| C33 | 50.00' | 56.45' | 31.66' | 53.50' | 64°41'28" |
| C34 | 50.00' | 41.02' | 21.74' | 39.88' | 47°00'30" |
| C35 | 50.00' | 108.23' | 54.09' | 108.31' | 124°01'38" |

CURVE TABLE

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | DELTA |
|-------|---------|--------|---------|--------|------------|
| C36 | 30.00' | 29.65' | 16.16' | 28.46' | 56°37'59" |
| C37 | 30.00' | 33.94' | 18.42' | 31.40' | 63°06'05" |
| C38 | 50.00' | 84.53' | 46.39' | 74.82' | 92°52'11" |
| C39 | 50.00' | 79.34' | 50.81' | 71.28' | 90°55'12" |
| C40 | 50.00' | 22.41' | 11.40' | 22.23' | 25°41'04" |
| C41 | 50.00' | 64.31' | 37.47' | 59.97' | 73°41'39" |
| C42 | 284.00' | 33.95' | 16.99' | 33.93' | 6°50'56" |
| C43 | 284.00' | 62.19' | 31.22' | 62.06' | 12°32'45" |
| C44 | 316.00' | 33.93' | 16.98' | 33.91' | 6°09'06" |
| C45 | 316.00' | 73.04' | 36.68' | 72.88' | 13°14'35" |
| C46 | 766.00' | 13.10' | 6.55' | 13.10' | 0°58'48" |
| C47 | 766.00' | 12.81' | 6.41' | 12.81' | 0°57'30" |
| C48 | 514.00' | 28.44' | 14.22' | 28.43' | 3°10'11" |
| C49 | 86.00' | 41.48' | 21.15' | 41.07' | 27°37'56" |
| C50 | 120.00' | 57.87' | 29.51' | 57.31' | 27°37'56" |
| C51 | 282.18' | 30.70' | 15.36' | 30.68' | 6°13'58" |
| C52 | 349.80' | 31.02' | 15.52' | 31.01' | 5°04'45" |
| C53 | 556.00' | 53.88' | 26.96' | 53.86' | 5°33'09" |
| C54 | 364.00' | 31.21' | 15.61' | 31.20' | 4°54'44" |
| C55 | 330.00' | 49.59' | 24.84' | 49.55' | 8°36'38" |
| C56 | 364.00' | 52.61' | 26.35' | 52.56' | 8°16'51" |
| C57 | 986.00' | 18.47' | 9.23' | 18.47' | 1°04'23" |
| C58 | 20.00' | 31.42' | 20.00' | 28.29' | 90°00'26" |
| C59 | 20.00' | 28.19' | 17.01' | 25.92' | 80°46'07" |
| C60 | 316.00' | 56.09' | 28.12' | 56.02' | 10°10'13" |
| C61 | 30.00' | 47.36' | 30.24' | 42.99' | 90°27'01" |
| C62 | 30.00' | 46.89' | 29.77' | 42.85' | 89°33'02" |
| C63 | 30.00' | 46.72' | 29.60' | 42.14' | 89°13'47" |
| C64 | 20.00' | 36.39' | 25.71' | 31.57' | 104°14'25" |
| C65 | 20.00' | 26.45' | 15.56' | 24.56' | 75°45'35" |
| C66 | 30.00' | 47.53' | 30.41' | 42.71' | 90°46'13" |
| C67 | 514.00' | 29.67' | 14.84' | 29.67' | 3°16'36" |
| C68 | 30.00' | 47.30' | 30.18' | 42.55' | 90°20'23" |
| C69 | 30.00' | 46.95' | 29.82' | 42.30' | 89°39'37" |
| C70 | 30.00' | 24.31' | 12.87' | 23.65' | 46°28'11" |

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FINAL PLAT OF MORGAN MURPHY ESTATES
(A PLANNED UNIT DEVELOPMENT)
LOCATED IN THE SOUTH HALF OF SECTION 25, T.25N., R.43E.W.M. SPOKANE COUNTY, WASHINGTON