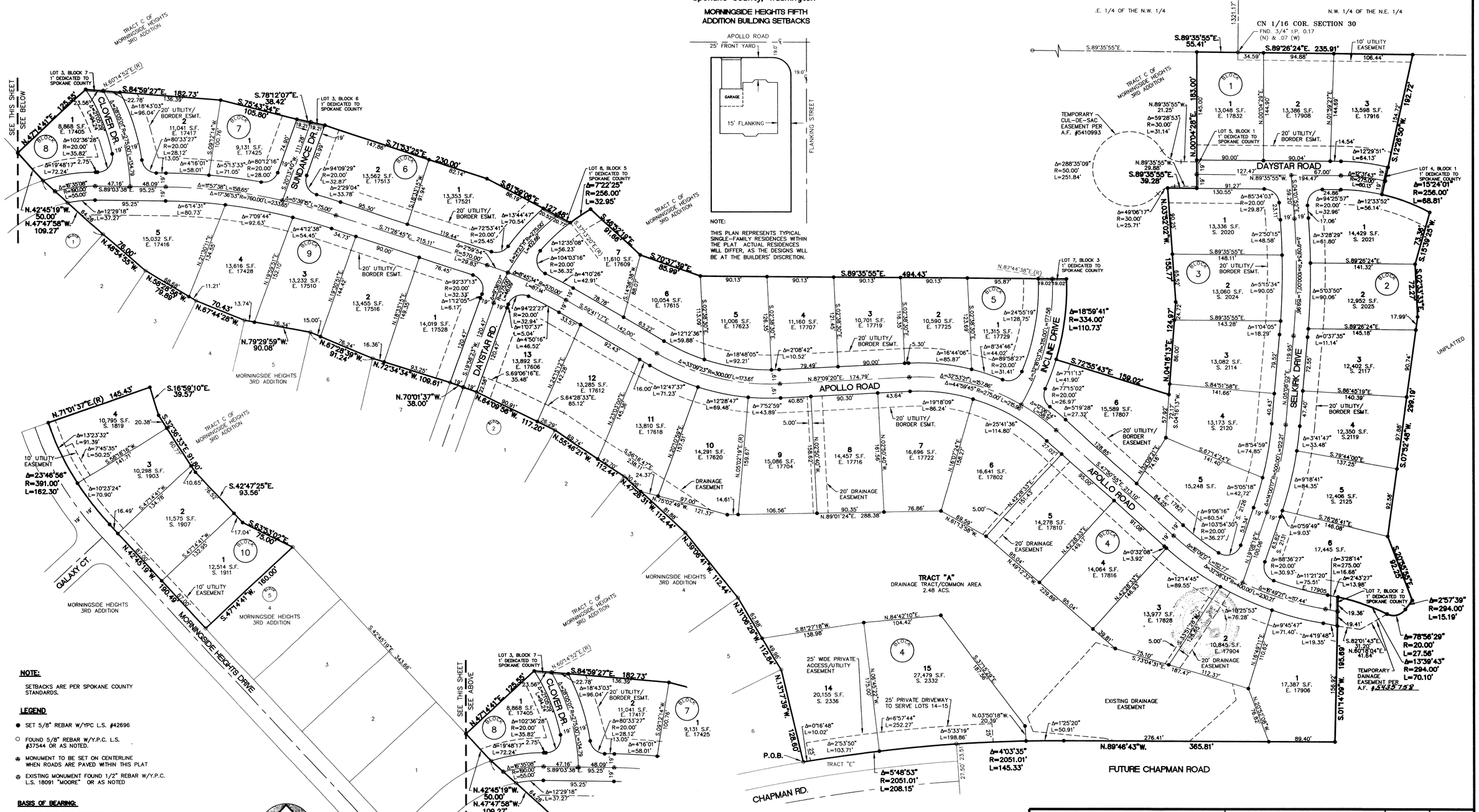
545/868 33/15

FINAL PLAT OF MORNINGSIDE HEIGHTS FIFTH ADDITION

(PE-1962-05)
Located in Section 30, T.25N., R.45E., W.M.,
Spokane County, Washington

Plat #3861

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 24th DAY OF OCTOBER 2006.
AT 4:44 P.M. IN BOOK 32 OF PLATS
PG 15-16
JOHN E. DALTON COUNTY AUDITOR
DEPUTY



NOTE:
THIS PLAN REPRESENTS TYPICAL SINGLE-FAMILY RESIDENCES WITHIN THE PLAT. ACTUAL RESIDENCES WILL DIFFER, AS THE DESIGNS WILL BE AT THE BUILDERS' DISCRETION.

NOTE:

SETBACKS ARE PER SPOKANE COUNTY STANDARDS.

LEGEND

- ● SET 5/8" REBAR W/YPC L.S. #42696
- ○ FOUND 5/8" REBAR W/Y.P.C. L.S. #37544 OR AS NOTED.
- ⊕ MONUMENT TO BE SET ON CENTERLINE WHEN ROADS ARE PAVED WITHIN THIS PLAT
- ⊗ EXISTING MONUMENT FOUND 1/2" REBAR W/Y.P.C. L.S. 18091 "MOORE" OR AS NOTED

BASIS OF BEARING:

THE BEARING OF N.00°53'17"E., ON THE EAST LINE OF THE FINAL PLAT OF 1ST ADDITION TO RIDGEMONT ESTATES NO. 3 PER FINAL PLAT RECORDED IN BOOK 27 OF PLATS, PAGE 60 AND 61.

ACCURACY STATEMENT (WAC 332-130-100)

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

REF 1 FINAL PLAT OF WINDSOR RIDGE AS RECORDED IN BOOK 27, PAGES 49 AND 50.

REF 2 FINAL PLAT OF WINDSOR RIDGE SECOND ADDITION AS RECORDED IN BOOK 29, PAGES 18 AND 19.

REF 3 FINAL PLAT OF 1ST ADDITION TO RIDGEMONT ESTATES NO. 3 AS RECORDED IN BOOK 27, PAGES 60 AND 61.

Surveyor's Certificate

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

42696
Certificate No.

Gordon W. Ray, III
Licensed Professional Land Surveyor

GORDON W. RAY III — STATE OF WASHINGTON — 42696 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 04-28-07

REVISIONS	
DWN: JDH	DATE: 9-8-06
CK'D:	DATE:

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

SCALE: 1"=60'

SHEET 1 OF 2

FINAL PLAT OF MORNINGSIDE HEIGHTS FIFTH ADDITION

CADD FILE: 05081FP1A

Plat 1962

5451868 33/16

FINAL PLAT OF MORNINGSIDE HEIGHTS FIFTH ADDITION

(PE-1962-05)
Located in Section 30, T.25N., R.45E., W.M.,
Spokane County, Washington

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that SUMMIT PROPERTIES INC., a Washington Corporation, RICHARD B. JARVIS AND RUTH L. JARVIS, husband and wife, and S & B INVESTMENTS, L.L.C. a Washington Limited Liability Company, have caused to be platted into Lots, Blocks, Tracts and Streets the land shown hereon, to be known as Morningside Heights Fifth Addition, being a parcel of land in a portion of Section 30, T.25N., R.45E., W.M., in Spokane County, State of Washington, described as follows:

Beginning on the North line of Tract "E" at the Southeast corner of Lot 6, Block 2, according to the Plat of Morningside Heights 3rd Addition as per Plat recorded in Book 29 of Plats pages 69–72, in the Spokane County Auditor's office, Spokane Washington; thence along the Easterly and Northerly boundary of said Plat the following 15 courses:

1. thence N.13°17'39"W., 128.60 feet;
2. thence N.31°06'29"W., 112.84 feet;
3. thence N.39°06'41"W., 112.44 feet;
4. thence N.47°26'31"W., 112.44 feet;
5. thence N.55°46'21"W., 112.44 feet;
6. thence N.64°09'56"W., 117.20 feet;
7. thence N.70°01'37"W., 38.00 feet;
8. thence N.72°34'34"W., 109.61 feet;
9. thence N.67°28'39"W., 91.24 feet;
10. thence N.79°29'59"W., 90.08 feet
11. thence N.67°4428"W., 70.43 feet;
12. thence N.58°28'56"W., 79.89 feet;
13. thence N.48°54'55"W., 76.00 feet;
14. thence N.47°47'58"W., 109.27 feet;
15. thence N.42°15'19"W., 50.00 feet;

thence N.47°14'41"E., 125.55 feet; thence S.84°59'27"E., 182.73 feet; thence S.75°43'34"E., 105.80 feet; thence S.78°12'07"E., 38.42 feet; thence 71°53'25"E., 230.00 feet; thence S.61°59'06"E., 127.48 feet, to a point on a curve to the right the radius of which bears S.37°13'20"E., a distance of 256.00 feet; thence along said curve to the right, through a central angle of 7°22'25", and arc distance of 32.95 feet; thence S.46°52'19"E., 91.66 feet; thence S.70°37'39"E., 85.99 feet; thence S.89°35'55"E., 494.43 feet, to a point on a curve to the right the radius of which bears S.87°53'44"W., a distance of 334.00 feet; thence along said curve to the right, through a central angle of 18°59'41", an arc distance of 110.73 feet; thence S.72°55'43"E., 159.02 feet; thence N.04°16'13"E., 124.97 feet; thence N.03°52'02"W., 155.77 feet; thence S.89°35'55"E., 39.28 feet; thence N.00°04'28"E., 183.00 feet, to the North line of the S.E. ¼ of the N.W. ¼ of said Section 30, thence S.89°35'55"E., along said North line, 55.41 feet to the C.N. 1/16 corner of said Section 30; thence S.89°26'24"E., along the North line of the S.W. ¼ of the N.E. 1/4 of said Section 30, 235.91 feet; thence S.12°26'50"W., 192.72 feet, to a point on a curve to the right the radius of which bears S.12°57'57"W., a distance of 256.00 feet; thence along said curve to the right, through a central angle of 15°24'01", an arc distance of 68.81 feet; thence S.15°39'25"W., 73.36 feet; thence S.02°33'33"E., 72.27 feet; thence S.07°52'48"W., 299.19 feet; thence S.20°55'55"E., 92.25 feet, to a point on a curve to the left the radius of which bears S.50°25'08"E., a distance of 294.00 feet; thence along said curve to the left, through a central angle of 02°57'39", an arc distance of 15.19 feet to the beginning of a curve to the right the radius of which bears N.53°22'47"W., a distance of 20.00 feet; thence along said curve to the right, through a central angle of 78°56'29", an arc distance of 27.56 feet to the beginning of a curve to the left the radius of which bears S.25°33'42"W., a distance of 294.00 feet; thence along said curve to the left, through a central angle of 13°39'43", an arc distance of 70.10 feet; thence S.01°14'09"W., 195.69 feet; thence N.89°46'43"W., 365.81 feet, to the beginning of a curve to the left the radius of which bears S.00°13'17"W., a distance of 2051.01 feet; thence along said curve to the left, through a central angle of 04°03'35", an arc distance of 145.33 feet to the Northeast corner of Tract "E" of said Plat of Morningside Heights 3rd Addition; thence continue along said curve to the left and the North line of said Tract "E", through a central angle of 05°48'53", an arc distance of 208.15 feet to the Point of Beginning.

Also: Beginning at the Northeast corner of Lot 4, Block 5, of said Plat of Morningside Heights 3rd Addition; thence S.47°14'41"W., along the North line of said Lot 4, 160.00 feet to the Northwest corner of said Lot 4 and the Easterly right of way line of Morningside Heights Drive; thence N.42°45'19"W., along said right of way line, 190.49 feet to the beginning of a curve to the right of the radius of which bears N.47°14'41"E., a distance of 391.00 feet; thence along said right of way line and curve to the right, through a central angle of 23°46'56", an arc distance of 162.30 feet; thence N.71°01'37"E., 145.43 feet; thence S.16°59'10"E., 39.57 feet; thence S.32°36'33"E., 91.80 feet; thence S.42°47'25"E., 93.56 feet; thence S.63°53'02"E., 75.00 feet; to the Point of Beginning.

Area = 21.17 Acs.

And they do hereby dedicate to Spokane County and the public use forever the roads as platted and shown hereon, together with the right to make all necessary slopes for cuts and fills upon the lots adjacent to said public roads in the reasonable grading thereof.

Individual lot owners shall be responsible for maintenance of sidewalks within easements on their property.

Side yard and rear yard setbacks shall be determined at the time of building permit issuance.

The public water system, pursuant the Water Plan approved by County and State Health authorities, the local fire protection district, County Building and Planning Department and water purveyor, shall be installed within this subdivision and the 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.

Use of private wells and water systems is prohibited.

A public sewer system will be made available for the plat and individual service will be provided to each lot prior to sale. The use of individual on-site sewage disposal systems shall not be authorized.

Public sewers shall be constructed to provide for the connection of each parcel to the County's system of sewerage. Uses on properties within the project shall be required to connect to the sewer and pay applicable charges per the County Sewer Ordinance. Sewer connection permits shall be required.

The common areas shown on this plat area are hereby dedicated to the Morningside Heights 3rd Addition Homeowners Association created under State Document Number 602-371-136.

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 easements 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 of 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.

Lot 4, Block 1, Lot 5, Block 1, Lot 7, Block 2, Lot 7, Block 3, Lot 8, Block 5, Lot 3, Block 6, Lot 3, Block 7, being one-foot (1') wide strips as shown hereon, are hereby dedicated to Spokane County as general County property, to be dedicated for road purposes forever, at such time as the roads are continued as full width right of way, or until adjacent lands are platted.

No direct access shall be allowed from lots to Chapman Road, until such time as authorized by the County Engineer.

No basement shall be allowed on any residence within this plat until such time as a basement study prepared by a Geotechnical Engineer is approved by the Spokane County Engineer.

The 25' private driveway easement, as shown hereon, is hereby dedicated to Lots 14 and 15, Block 4. Maintainance of said easement shall be conducted by owners of said Lots 14 and 15.

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 Morningside Heights 3rd Addition Homeowners Association.

All drainage tracts are hereby dedicated to the Morningside Heights 3rd Addition Homeowners Association for the purpose of conveying and storing stormwater runoff, and for installing, operating and maintaining drainage ponds and drainage facilities that dispose of and treat stormwater runoff. The right to ingress/egress is granted to Spokane County over all tracts for inspection and emergency maintenance of the stormwater facilities.

The drainage easements, lots, common areas and tracts are subject to the separate Drainage Declaration of Covenant as recorded September 7, 2006 under Auditor's Document No. 5431530 that by reference is made a part hereof.

Owner's of lots within this plat shall be members of the Morningside Heights 3rd Addition Homeowner's Association.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE) SS.

ON THIS 16th DAY OF October, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Richard T Dahl TO ME KNOWN TO BE THE President OF SUMMIT PROPERTIES, INC., A WASHINGTON CORPORATION. THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND TO OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Edw G Wagnild
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE
MY COMMISSION EXPIRES 11/30/09

EDWIN G. WAGNILD NOTARY PUBLIC COMMISSION EXPIRES NOVEMBER 30, 2009 STATE OF WASHINGTON

IN WITNESS WHEREOF, the aforesaid owner has caused their corporate name to be hereunto subscribed and affixed their corporate seal (if any) this 16th day of October 2006.

Richard T Dahl
SUMMIT PROPERTIES, INC.
a Washington Corporation

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE) SS.

ON THIS 16th DAY OF October, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED RICHARD B. JARVIS AND RUTH L. JARVIS, HUSBAND AND WIFE. THE PEOPLE THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID PEOPLE, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND TO OATH STATED THAT HE AND SHE ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

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

MY COMMISSION EXPIRES 11/30/09

EDWIN G. WAGNILD NOTARY PUBLIC COMMISSION EXPIRES NOVEMBER 30, 2009 STATE OF WASHINGTON

IN WITNESS WHEREOF, the aforesaid owner has caused their corporate name to be hereunto subscribed and affixed their corporate seal (if any) this 16 day of October 2006.

Richard B. Jarvis
Richard B. Jarvis

Ruth L. Jarvis
Ruth L. Jarvis

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE) SS.

ON THIS 16th DAY OF October, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Sue Shively TO ME KNOWN TO BE THE manager OF S & B INVESTMENTS, L.L.C., A WASHINGTON LIMITED LIABILTY COMPANY. THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND TO OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Edw G Wagnild
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE
MY COMMISSION EXPIRES 11/30/09

EDWIN G. WAGNILD NOTARY PUBLIC COMMISSION EXPIRES NOVEMBER 30, 2009 STATE OF WASHINGTON

IN WITNESS WHEREOF, the aforesaid owner has caused their corporate name to be hereunto subscribed and affixed their corporate seal (if any) this 16 day of October 2006.

Sue Shively
S & B INVESTMENTS, L.L.C.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 24th DAY OF OCTOBER 2006.
AT 4:44 P.M. IN BOOK 33 OF PLATS pg 15-16
VICKY DALTON COUNTY AUDITOR
DEPUTY

plat #3861

APPROVALS:

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 23RD DAY OF OCTOBER 2006.

SPOKANE COUNTY DIVISION OF UTILITIES

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

EXAMINED AND APPROVED THIS 19 DAY OF OCTOBER 2006

SPOKANE COUNTY ENGINEER

SPOKANE COUNTY BUILDING & PLANNING DEPARTMENT

EXAMINED AND APPROVED THIS 24 DAY OF October 2006

Robert W. Brock
SPOKANE COUNTY BUILDING & PLANNING DEPARTMENT.

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 23RD DAY OF OCTOBER 2006.

Donald L. Cody
For REGIONAL HEALTH OFFICER

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 24TH DAY OF OCTOBER 2006.

R.A. Baker by A. Sandoval
SPOKANE COUNTY ASSESSOR BY DEPUTY

SPOKANE COUNTY COMMISSIONERS

THIS FINAL PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON, ON THIS 24 DAY OF October 2006.

Todd Mielke
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 24 DAY OF OCTOBER, 2006.

Linda M. Wolverton
SPOKANE COUNTY TREASURER BY DEPUTY
By Kathy Smith

OFFICIAL SEAL TREASURER SPOKANE COUNTY WASHINGTON

Surveyor's Certificate

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

42696
Certificate No.

Gordon W. Ray, III
Licensed Professional Land Surveyor

GORDON W. RAY III STATE OF WASHINGTON 42696 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 04-28-07 (signed 10-16-06)

REVISIONS	Taylor Engineering, Inc. Civil Design and Land Planning W. 106 Mission Ave. Spokane, Washington 99201 (509) 328-3371 FAX (509) 328-8224	SCALE:	SHEET 2 OF 2
DWN: JDH DATE: 9-8-06	FINAL PLAT OF MORNINGSIDE HEIGHTS FIFTH ADDITION	CADD FILE: 05081FP2A	
CK'D: DATE:			

Plat 1962