MORNINGSIDE HEIGHTS SIXTH ADDITION

(PE-1962-05)

A REPLAT OF A PORTION OF TRACT "C" OF MORNINGSIDE HEIGHTS 3RD ADDITION,
LOCATED IN PORTION OF GOVERNMENT LOT 2 AND A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 30, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 21ST DAY OF December 20 11, AT 2:28 P.M. IN BOOK 36 OF PLATS AT PAGE 52-53 AT THE REQUEST OF TAYLOR ENGINEERING

Vicky DALTON COUNTY AUDITOR
TIM LILLARD DEPUTY

PLAT #4116

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT SUMMIT PROPERTIES, INC., A WASHINGTON CORPORATION, AND JAY INVESTMENTS AND S&B INVESTMENTS, LLC, HAVE CAUSED TO BE PLATTED INTO LOTS, BLOCKS, TRACTS AND STREETS THE LAND SHOWN HEREON, TO BE KNOWN AS MORNINGSIDE HEIGHTS SIXTH ADDITION, BEING A PORTION OF TRACT "C" PER THE FINAL P.U.D. PLAT OF MORNINGSIDE HEIGHTS 3RD ADDITION, RECORDED IN BOOK 29 OF PLATS, PAGE 89, LOCATED IN A PORTION OF GOVERNMENT LOT 2 AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., COUNTY OF SPOKANE, STATE OF WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER NORTH 1/16 CORNER OF SECTION 30, BEING THE EAST NORTHEAST CORNER OF SAID TRACT "C";

THENCE NORTH 89°35'51" WEST ALONG THE NORTH 1/16 LINE OF SAID SECTION AND THE NORTH LINE OF SAID TRACT "C", A DISTANCE OF 55.30 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°35'51" WEST ALONG SAID NORTH 1/16 LINE, A DISTANCE OF 1273.73 FEET TO THE NORTHWEST 1/16 CORNER OF SAID SECTION, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF THE FINAL PLAT OF BRIGADOON ADDITION, RECORDED IN BOOK 33 OF PLATS, PAGE 28;

THENCE NORTH 83°18'30" WEST ALONG SAID PLAT BOUNDARY, A DISTANCE OF 16.63 FEET;

THENCE SOUTH 19°34'42" WEST ALONG THE EAST LINE OF SAID FINAL PLAT, A DISTANCE OF 80.48 FEET TO A POINT ON THE NORTH LINE OF THE FINAL PLAT OF MORNINGSIDE HEIGHTS FIFTH ADDITION, RECORDED IN BOOK 33 OF PLATS, PAGE 15;

THENCE SOUTH 75°43'48" EAST ALONG THE NORTH LINE OF SAID FINAL PLAT OF MORNINGSIDE HEIGHTS FIFTH ADDITION, A DISTANCE OF 105.81 FEET;

THENCE CONTINUING ALONG SAID NORTH LINE OF SAID FINAL PLAT, SOUTH 78°08'08" EAST A DISTANCE OF 38.42 FEET;

THENCE CONTINUING ALONG THE NORTH LINE OF SAID FINAL PLAT, SOUTH 71°59'50" EAST A DISTANCE OF 230.02 FEET;

THENCE CONTINUING ALONG THE NORTH LINE OF SAID FINAL PLAT, SOUTH 61°41'47" EAST A DISTANCE OF 127.43 FEET;

THENCE CONTINUING ALONG THE NORTH LINE OF SAID FINAL PLAT, ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 256.00 FEET, THROUGH A CENTRAL ANGLE OF 07°24'48" (THE LONG CHORD OF WHICH BEARS NORTH 56°27'54" EAST A DISTANCE OF 33.10 FEET) WITH A RADIAL LINE IN OF SOUTH 37°14'30" EAST AND A RADIAL LINE OUT OF NORTH 29°49'42" WEST FOR AN ARC LENGTH OF 33.12 FEET;

THENCE CONTINUING ALONG SAID NORTH LINE OF SAID FINAL PLAT, SOUTH 46°51'11" EAST A DISTANCE OF 91.62 FEET;

THENCE CONTINUING ALONG SAID NORTH LINE OF SAID FINAL PLAT, SOUTH 70°37'36" EAST A DISTANCE OF 86.00 FEET;

THENCE CONTINUING ALONG SAID NORTH LINE OF SAID FINAL PLAT, SOUTH 89°36'08" EAST A DISTANCE OF 494.52 FEET TO A POINT ON THE EAST RIGHT OF WAY OF INCLINE DRIVE;

THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF INCLINE DRIVE, ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 334.00 FEET, THROUGH A CENTRAL ANGLE OF 18°59'13" (THE LONG CHORD OF WHICH BEARS SOUTH 07°25'14" WEST A DISTANCE OF 110.18 FEET) WITH A RADIAL LINE IN OF SOUTH 87°55'38" WEST AND A RADIAL LINE OUT OF SOUTH 73°05'09" EAST FOR AN ARC LENGTH OF 110.68 FEET TO THE NORTHWEST CORNER OF LOT 6, BLOCK 3 OF THE FINAL PLAT OF MORNINGSIDE HEIGHTS FIFTH ADDITION;

THENCE SOUTH 72°54'47" EAST ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 158.97 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE NORTH 04°17'09" EAST ALONG THE WESTERLY LINE OF BLOCK 3 OF SAID FINAL PLAT, A DISTANCE OF 124.97 FEET;

THENCE CONTINUING ALONG SAID WESTERLY LINE OF BLOCK 3 OF SAID FINAL PLAT, NORTH 03°52'15" WEST A DISTANCE OF 155.74 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 3 OF SAID FINAL PLAT;

THENCE SOUTH 89°36'18" EAST ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 39.31 FEET;

THENCE NORTH 00°02'46" EAST ALONG THE WEST LINE OF DAYSTAR ROAD AND THE WEST LINE OF LOT 1, BLOCK 1 OF SAID FINAL PLAT, A DISTANCE OF 182.99 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1 AND TO THE TRUE POINT OF BEGINNING.

CONTAINING: APPROXIMATELY 334,739 SQUARE FEET OR 7.68 ACRES OF LAND, MORE OR LESS.

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.

SIDE YARD AND REAR YARD SETBACKS SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT ISSUANCE.

THE PUBLIC WATER SYSTEM, PURSUANT TO 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 THE 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 CHARGFS PER THE COUNTY SEWER ORDINANCE. SEWER CONNECTION PERMITS SHALL BE REQUIRED.

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.

INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF SIDEWALKS WITHIN BORDER EASEMENTS ON THEIR PROPERTY.

UTILITY EASEMENTS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY GRANTED 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.

THE 20' ACCESS/UTILITY & SEWER EASEMENT ACROSS LOTS 10, 11 AND 12, BLOCK 2, IS GRANTED TO SPOKANE COUNTY, ITS SUCCESSORS AND ASSIGNS FOR THE SOLE PURPOSE OF CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING, ALTERING, REPLACING, REMOVING, AND ALL OTHER USES OR PURPOSES WHICH ARE OR MAY BE RELATED TO A SEWER SYSTEM. SPOKANE COUNTY, ITS SUCCESSORS AND ASSIGNS AT ALL TIME HEREINAFTER, AT THEIR OWN COST AND EXPENSE, MAY REMOVE ALL CROPS, BRUSH, GRASS OR TREES THAT MAY INTERFERE WITH THE CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING, ALTERING, REPLACING, REMOVING AND ALL OTHER USES OR PURPOSES WHICH MAY BE RELATED TO A SEWER SYSTEM. THE GRANTOR RESERVES THE RIGHT TO USE AND ENJOY THAT PROPERTY WHICH IS THE SUBJECT OF THIS EASEMENT FOR PURPOSES WHICH WILL NOT INTERFERE WITH THE COUNTY'S FULL ENJOYMENT OF THE RIGHTS HEREBY GRANTED; PROVIDED, THE GRANTOR SHALL NOT ERECT OR CONSTRUCT ANY BUILDING OR OTHER STRUCTURE OR DRILL ON THE EASEMENT, OR DIMINISH OR SUBSTANTIALLY ADD TO THE GROUND COVER OVER THE EASEMENT. THE EASEMENT DESCRIBED HEREINABOVE IS TO AND SHALL RUN WITH THE LAND.

VERA WATER AND POWER, A WASHINGTON IRRIGATION DISTRICT (VERA), HAS INSTALLED OR WILL INSTALL STREET LIGHTS IN THE APPROXIMATE LOCATIONS DESIGNATED BY LANDOWNER/DEVELOPER IN AN APPROVED SKETCH OR DRAWING ON FILE AT VERA'S OFFICE. IN ADDITION TO VERA'S CHARGES FOR ELECTRICITY AND WATER PROVIDED TO INDIVIDUAL LOTS/PROPERTIES, LANDOWNERS, THEIR SUCCESSORS, HEIRS AND ASSIGNS, AGREE TO PAY CHARGES TO VERA AS REGULARLY BILLED FOR THE BENEFIT OF THE STREET LIGHTS. VERA WILL ESTABLISH, AND PERIODICALLY ADJUST, THE PAYMENT AMOUNT TO REFLECT IT'S AMORTIZED COSTS FOR INSTALLATION (EXCEPT FOR UPGRADES IN STREET LIGHTS/FIXTURES SELECTED BY LANDOWNER/DEVELOPER PAID IN ADVANCE OF INSTALLATION), ORDINARY MAINTENANCE, REPLACEMENT AND REPAIR, AND ELECTRIC ENERGY USAGE. THE CHARGES WILL BE APPORTIONED AND CHARGED TO EACH LOT/PROPERTY IN THE AREA OF THE STREET LIGHTS. PAYMENT OBLIGATION SHALL COMMENCE WITH THE FIRST REGULAR BILLING AFTER THE STREET LIGHTS ARE INSTALLED. PAYMENTS ARE SUBJECT TO VERA'S EFFECTIVE RATES AND PROCEDURES ON ELECTRIC AND WATER CHARGES AND RULES AND PEGULATIONS, AS NOW OR HEREAFTER ADOPTED OR AMENDED BY ITS BOARD OF DIRECTORS. IF PAYMENTS ARE NOT MADE WHEN DUE, VERA CAN COLLECT THE UNPAID AMOUNT IN ANY MANNER PROVIDED BY LAW FOR CHARGES AND/OR ASSESSMENTS, INCLUDING, BUT NOT LIMITED TO COLLECTION RIGHTS UNDER R.C.W. CHAPTER 87.06 OR R.C.W. 87.03.445, AS AMENDED. THE UNPAID AMOUNT WILL CONSTITUTE A LIEN UPON THE LAND TO WHICH THE PAYMENT WAS CHARGED. VERA'S LIEN SHALL RUN WITH THE LAND, BINDING LANDOWNERS AND ANYONE CLAIMING AN INTEREST IN THE LAND, THEIR SUCCESSORS, HEIRS AND ASSIGNS, AND IS SUPERIOR TO ALL LIENS EXCEPT FOR REAL ESTATE TAXES.

THE 20' ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY GRANTED TO LOTS 10, 11 AND 12, BLOCK 2 EXCLUSIVELY. MAINTENANCE OF SAID EASEMENT SHALL BE CONDUCTED BY OWNERS OF SAID LOTS.

LOT 3, BLOCK 3, AND LOT 2, BLOCK 5, 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.

OWNER S OF LOTS WITHIN THIS PLAT SHALL BE MEMBERS OF THE MORNINGSIDE HEIGHTS 5TH/BRIGADOON ADDITIONS HOMEOWNERS ASSOCIATION, UBI NO. 603062454.

THE PROPERTY OWNERS 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 OWNERS 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. 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.

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 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 FACILITIES 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 WHICH 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 HAS DISCHARGED ONTO THIS PLAT PRIOR TO DEVELOPMENT, STORMWATER RUNOFF WILL LIKELY CONTINUE TO DO SO AFTER DEVELOPMENT.

NO BASEMENTS 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 DEVELOPER AND 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 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, THEIR HEIRS, SUCCESSORS, AND ASSIGNS, INCLUDING THE OBLIGATION TO PARTICIPATE IN THE MAINTENANCE OF THE DRAINAGE FACILITIES AS PROVIDED HEREIN.

SUMMIT PROPERTIES, INC.

BY: Richard T. Dahm

ITS: President

ACKNOWLEDGMENT

STATE OF Washington)
)SS
COUNTY OF Spokane)

ON THIS 7 DAY OF December, 2011, PERSONALLY APPEARED BEFORE ME Richard T. Dahm TO ME KNOWN TO BE THE President OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Edwin G. Wagnild
NOTARY PUBLIC IN AND FOR THE STATE OF Washington
RESIDING AT Spokane
MY COMMISSION EXPIRES 11/30/13

EDWIN G. WAGNILD COMMISSION EXPIRES NOTARY PUBLIC NOVEMBER 30, 2013 STATE OF WASHINGTON

JAY INVESTMENTS AND S&B INVESTMENTS, LLC

BY: Jay Jarvis
JAY INVESTMENTS

ITS: Manager

BY: Susan T. Shively
S&B INVESTMENTS, LLC

ITS: Manager

ACKNOWLEDGMENT

STATE OF WASHINGTON)
)SS
COUNTY OF SPOKANE)

ON THIS 8TH DAY OF DECEMBER, 2011, PERSONALLY APPEARED BEFORE ME RUTH L. JARVIS & SUSAN T. SHIVELY TO ME KNOWN TO BE THE MANAGERS OF THE CORPORATIONS THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Edwin G. Wagnild
NOTARY PUBLIC IN AND FOR THE STATE OF Washington
RESIDING AT Spokane
MY COMMISSION EXPIRES 11-30-13

EDWIN G. WAGNILD COMMISSION EXPIRES NOTARY PUBLIC NOVEMBER 30, 2013 STATE OF WASHINGTON

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 12TH DAY OF DECEMBER, 2011.

SPOKANE COUNTY DIVISION OF UTILITIES

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

EXAMINED AND APPROVED THIS 13TH DAY OF DECEMBER 2011.

SPOKANE COUNTY ENGINEER

SPOKANE COUNTY BUILDING AND PLANNING DEPARTMENT

EXAMINED AND APPROVED THIS 21ST DAY OF December 2011.

SPOKANE COUNTY BUILDING AND PLANNING DEPARTMENT

SPOKANE COUNTY REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 13TH DAY OF DECEMBER 2011.

SPOKANE COUNTY REGIONAL HEALTH OFFICER

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 13th DAY OF December 2011.

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 20th DAY OF December 2011.

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 21ST DAY OF December, 2011.

Rob Chase by M Lenker
SPOKANE COUNTY TREASURER BY DEPUTY

OFFICIAL SEAL TREASURER SPOKANE COUNTY WASHINGTON

SURVEYOR'S CERTIFICATE

I, DAVID M. SEESE, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF WASHINGTON, STATE THAT THIS FINAL PLAT WAS SURVEYED AND PREPARED BY ME OR UNDER MY SUPERVISION, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SUBJECT LAND, AND THAT MONUMENTATION HAS BEEN ESTABLISHED AS REQUIRED BY COUNTY STANDARDS.

DAVID M. SEESE, PLS 35991

2/7/11

DAVID M. SEESE STATE OF WASHINGTON 35991 REGISTERED PROFESSIONAL LAND SURVEYOR

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

DATE:	DECEMBER, 2011
DWN:	DAN
CK'D:	DMS
PROJ.#:	07035
DWG:	07035 PLAT.DWG

FINAL PLAT OF
MORNINGSIDE HEIGHTS
SIXTH ADDITION

6053925 BK 36 PG 53

SPOKANE COUNTY AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 21ST DAY OF December 2011 AT 2:20 P M. IN BOOK 36 OF PLATS AT PAGE 52-53 AT THE REQUEST OF TAYLOR ENGINEERING

Vicky DALTON COUNTY AUDITOR
JIM VILLARD DEPUTY

PLAT # 4116

MORNINGSIDE HEIGHTS SIXTH ADDITION

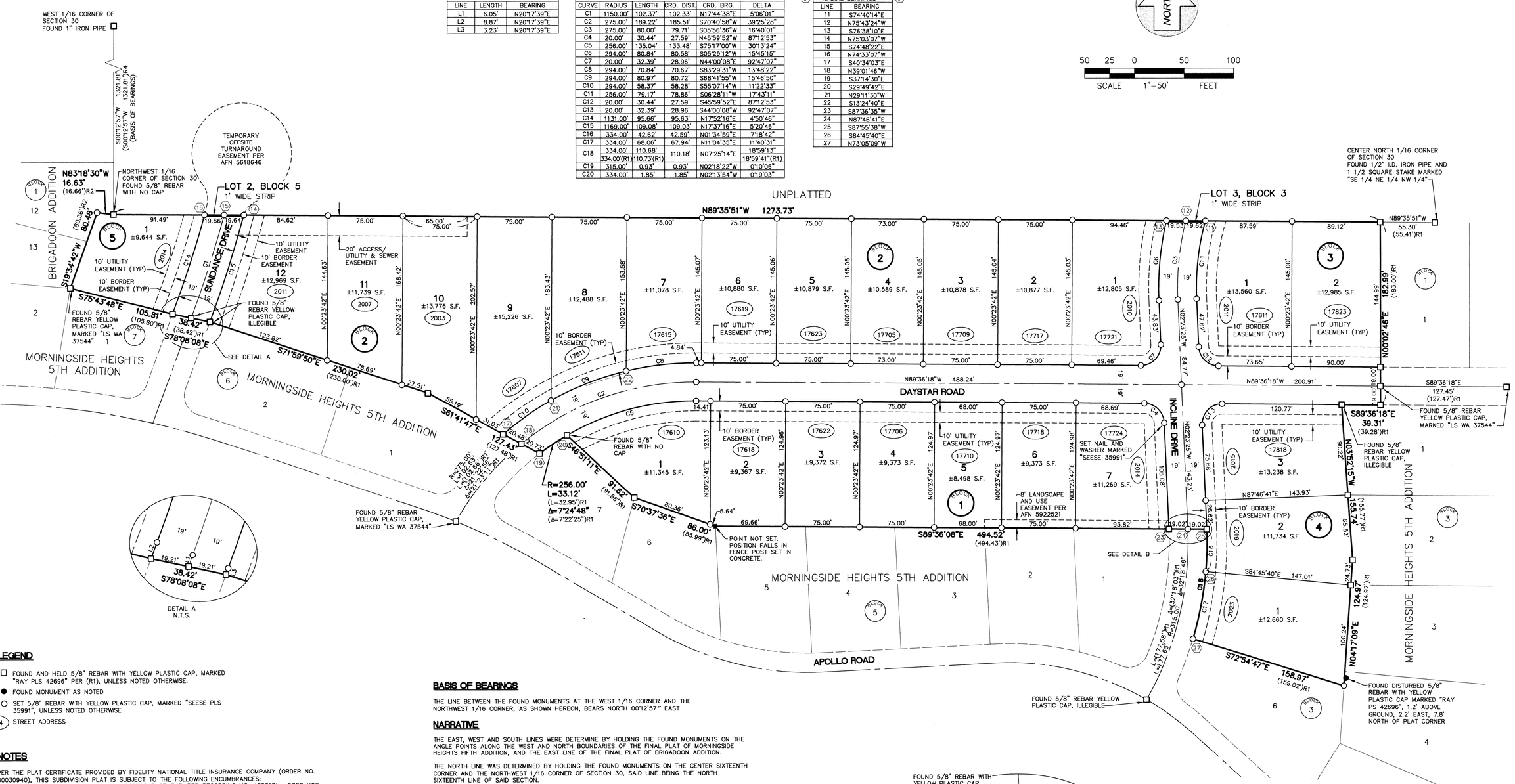
(PE-1962-05)

A REPLAT OF A PORTION OF TRACT "C" OF MORNINGSIDE HEIGHTS 3RD ADDITION,
LOCATED IN PORTION OF GOVERNMENT LOT 2 AND A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., SPOKANE COUNTY, WASHINGTON

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.05'	N20°17'39"E
L2	8.87'	N20°17'39"E
L3	3.23'	N20°17'39"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CRD. DIST.	CRD. BRG.	DELTA
C1	1150.00'	102.37'	102.33'	N17°44'38"E	5°06'01"
C2	275.00'	189.22'	185.51'	S70°40'58"W	39°25'28"
C3	275.00'	80.00'	79.71'	S05°56'36"W	16°40'01"
C4	20.00'	30.44'	27.59'	N45°59'52"W	87°12'53"
C5	256.00'	135.04'	133.48'	S75°17'00"W	30°13'24"
C6	294.00'	80.84'	80.58'	S05°29'12"W	15°45'15"
C7	20.00'	32.39'	28.96'	N44°00'08"E	92°47'07"
C8	294.00'	70.84'	70.67'	S83°29'31"W	13°48'22"
C9	294.00'	80.97'	80.72'	S68°41'55"W	15°46'50"
C10	294.00'	58.37'	58.28'	S55°07'14"W	11°22'33"
C11	256.00'	79.17'	78.86'	S06°28'11"W	17°43'11"
C12	20.00'	30.44'	27.59'	S45°59'52"E	87°12'53"
C13	20.00'	32.39'	28.96'	S44°00'08"W	92°47'07"
C14	1131.00'	95.66'	95.63'	N17°52'16"E	4°50'46"
C15	1169.00'	109.08'	109.03'	N17°37'16"E	5°20'46"
C16	334.00'	42.62'	42.59'	N01°34'59"E	7°18'42"
C17	334.00'	68.06'	67.94'	N11°04'35"E	11°40'31"
C18	334.00' 334.00'(R1)	110.68' 110.73'(R1)	110.18'	N07°25'14"E	18°59'13" 18°59'41"(R1)
C19	315.00'	0.93'	0.93'	N02°18'22"W	0°10'06"
C20	334.00'	1.85'	1.85'	N02°13'54"W	0°19'03"

RADIAL BEARINGS	
LINE	BEARING
11	S74°40'14"E
12	N75°43'24"W
13	S76°38'10"E
14	N75°03'07"W
15	S74°48'22"E
16	N74°33'07"W
17	S40°34'03"E
18	N39°01'46"W
19	S37°14'30"E
20	S29°49'42"E
21	N29°11'30"W
22	S13°24'40"E
23	S87°36'35"W
24	N87°46'41"E
25	S87°55'38"W
26	S84°45'40"E
27	N73°05'09"W



LEGEND

- □ FOUND AND HELD 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "RAY PLS 42696" PER (R1), UNLESS NOTED OTHERWISE.
- ● FOUND MONUMENT AS NOTED
- ○ SET 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "SEESE PLS 35991", UNLESS NOTED OTHERWISE
- (1234) STREET ADDRESS

NOTES

PER THE PLAT CERTIFICATE PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY (ORDER NO. 00030940), THIS SUBDIVISION PLAT IS SUBJECT TO THE FOLLOWING ENCUMBRANCES:

1. RECIPROCAL ACCESS INGRESS AND EGRESS EASEMENT, PER RECORDING NO. 4852171. DOES NOT AFFECT THIS SUBDIVISION
2. VOLUNTARY MITIGATION AGREEMENT, PER RECORDING NO. 5045180. DOES NOT AFFECT THIS SUBDIVISION
3. PUD DECLARATION OF COVENANT, PER RECORDING NO. 5035400. BLANKET IN NATURE.
4. COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS RECORDED IN THE PLAT OF MORNINGSIDE HEIGHTS 3RD ADDITION, BOOK 29 OF PLATS, PAGE 69 AND ADDENDUM RECORDING NO. 5092567. BLANKET IN NATURE
5. COVENANTS, CONDITIONS AND RESTRICTIONS PER RECORDING NO. 5041948 AND AMENDED UNDER RECORDING NO.5455154, AND ANNEXATION UNDER RECORDING NO. 5656757 AND AMENDED UNDER RECORDING NO. 5941210. BLANKET IN NATURE
6. STREET LIGHTING AGREEMENT, PER RECORDING NO. 5230542. BLANKET IN NATURE
7. STREET LIGHTING LIEN, PER RECORDING NO. 5443700. DOES NOT AFFECT THIS SUBDIVISION.
8. TEMPORARY OFF-SITE TURNAROUND EASEMENT, PER RECORDING NO. 5618646. AS SHOWN HEREON.
9. VOLUNTARY MITIGATION AGREEMENT, PER RECORDING NO. 5707900. DOES NOT AFFECT THIS SUBDIVISION.
10. MEMORANDUM OF COMMUNICATION AGREEMENT, PER RECORDING NO. 5759718. DOES NOT AFFECT THIS SUBDIVISION.
11. LANDSCAPE AND USE EASEMENT, PER RECORDING NO. 5922521. AS SHOWN HEREON.

BASIS OF BEARINGS

THE LINE BETWEEN THE FOUND MONUMENTS AT THE WEST 1/16 CORNER AND THE NORTHWEST 1/16 CORNER, AS SHOWN HEREON, BEARS NORTH 00°12'57" EAST

NARRATIVE

THE EAST, WEST AND SOUTH LINES WERE DETERMINE BY HOLDING THE FOUND MONUMENTS ON THE ANGLE POINTS ALONG THE WEST AND NORTH BOUNDARIES OF THE FINAL PLAT OF MORNINGSIDE HEIGHTS FIFTH ADDITION, AND THE EAST LINE OF THE FINAL PLAT OF BRIGADOON ADDITION.

THE NORTH LINE WAS DETERMINED BY HOLDING THE FOUND MONUMENTS ON THE CENTER SIXTEENTH CORNER AND THE NORTHWEST 1/16 CORNER OF SECTION 30, SAID LINE BEING THE NORTH SIXTEENTH LINE OF SAID SECTION.

LOT 3, BLOCK 3 AND LOT 2, BLOCK 5 ARE 1-FOOT STRIPS AND HAVE NOT BEEN SPECIFICALLY MONUMENTED.

TOTAL AREA OF THIS SUBDIVISION IS 7.68 ACRES MORE OR LESS

REFERENCES

(R1) FINAL PLAT OF MORNINGSIDE HEIGHTS FIFTH ADDITION, RECORDED IN BOOK 33 OF PLATS, PAGE 15.
(R2) FINAL PLAT OF BRIGADOON ADDITION, RECORDED IN BOOK 33 OF PLATS, PAGE 28.
(R3) RECORD OF SURVEY, RECORDED IN BOOK 140 OF SURVEYS, PAGE 76.
(R4) FINAL PUD PLAT OF MORNINGSIDE HEIGHTS 3RD ADDITION, RECORDED IN BOOK 29 OF PLATS, PAGE 69

ACCURACY STATEMENT (WAC 332-130-100)

THIS SURVEY WAS PERFORMED USING A LEICA 3-SECOND TOTAL STATION AND A LEICA SYSTEM 1200 SMARTROVER FOR A COMBINATION OF FIELD TRAVERSE AND GPS SURVEY METHODS TO MEET OR EXCEED THE REQUIRED STANDARDS FOR LAND BOUNDARY SURVEYS PER WAC 332-130-090.

DAVID M. SEESE STATE OF WASHINGTON 35991 REGISTERED PROFESSIONAL LAND SURVEYOR

12/7/11

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DATE:	DECEMBER, 2011
DWN:	DAN
CK'D:	DMS
PROJ.#:	07035
DWG:	07035 PLAT.DWG

FINAL PLAT OF
MORNINGSIDE HEIGHTS
SIXTH ADDITION

SHEET 2 OF 2