

FINAL PLAT OF MORNINGSIDE HEIGHTS SEVENTH ADDITION (PE-1962-05)

AUDITOR'S CERTIFICATE:
Filed for record this 27th Day of January 2014 at 10:07 a.m. in Book 37 of PLATS at Page 38-39 at the request of Summit Properties Inc.
VICKY M. DAVEN County Auditor
R.C. Deputy

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT SUMMIT PROPERTIES INC., A WASHINGTON CORPORATION, AS VESTED OWNER AND WASHINGTON TRUST BANK, BENEFICIARY INTEREST, HAVE CAUSED TO BE PLATTED INTO LOTS, BLOCKS, TRACTS AND STREETS THE LAND SHOWN HEREON, TO BE KNOWN AS MORNINGSIDE HEIGHTS SEVENTH ADDITION, BEING A PARCEL OF LAND DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., LYING EAST OF THE FINAL PLAT OF MORNINGSIDE HEIGHTS FIFTH ADDITION, RECORDED IN BOOK 33 OF PLATS, PAGE 15, LYING WEST AND NORTH OF CHAPMAN ROAD, AS DEEDED PER AUDITOR'S FILE NO. 5712403, AND LYING SOUTH OF THE NORTH 1/16 LINE OF SAID SECTION.

TOGETHER WITH THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 4 OF SAID FINAL PLAT OF MORNINGSIDE HEIGHTS FIFTH ADDITION;
THENCE SOUTH 01°14'09" WEST, ALONG THE PROLONGATION OF THE EAST LINE OF SAID LOT 1, A DISTANCE OF 28.50 FEET TO THE NORTH RIGHT OF WAY LINE OF CHAPMAN ROAD PER RIGHT OF WAY DEED RECORDED IN AUDITOR'S FILE NO.5712403;

THENCE NORTH 89°46'44" WEST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 138.12 FEET TO THE NORTH-SOUTH QUARTER SECTION LINE;
THENCE NORTH 00°32'56" EAST, ALONG THE SAID NORTH-SOUTH QUARTER LINE, A DISTANCE OF 28.50 FEET TO THE SOUTH LINE OF TRACT A PER SAID FINAL PLAT OF MORNINGSIDE HEIGHTS FIFTH ADDITION;

THENCE SOUTH 89°46'44" EAST, ALONG SAID SOUTH LINE OF SAID FINAL PLAT OF MORNINGSIDE HEIGHTS FIFTH ADDITION, A DISTANCE OF 138.46 FEET TO THE TRUE POINT OF BEGINNING
CONTAINING 337,033.22 SQUARE FEET, OR 7.737 ACRES, MORE OR LESS.

SAID OWNERS 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.
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 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.

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, AS 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 OVER INSTALLED UNDERGROUND FACILITIES AND THE RIGHT TO PROHIBIT, TRIM AND/OR REMOVE TREES, BUSHES, LANDSCAPING WITHOUT COMPENSATION AND TO PROHIBIT BRICK, ROCK OR MASONRY STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE, AND SAFE OPERATION OF SAME. STORM DRAIN DRYWELLS SHALL NOT BE PLACED WITHIN THE EASEMENTS; HOWEVER, LATERAL CROSSINGS BY STORM DRAIN, WATER AND SEWER LINES ARE PERMITTED. SERVING UTILITY COMPANIES ARE ALSO GRANTED THE RIGHT TO INSTALL UTILITIES ACROSS BORDER EASEMENTS, PRIVATE DRIVEWAYS, AND COMMON AREA PROPERTIES. IF THE DEVELOPER OR HIS SUBCONTRACTOR SHOULD DITCH BEYOND THE LIMITS OF THE PLATTED EASEMENT STRIPS SHOWN HEREON, THE EASEMENT SHALL THEN BE IDENTIFIED BY THE ACTUAL PHYSICAL LOCATION OF THE INSTALLED UTILITIES. EXCEPT SAID UTILITY EASEMENTS SHALL NOT ENCRUCH ON BORDER EASEMENTS GRANTED HEREON.

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 ITS 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 REGULATIONS, AS NOW OR HEREAFTER ADOPTED OR AMENDED BY ITS BOARD OF DIRECTORS. IF PAYMENTS ARE NOT MADE, 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.

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 24' ACCESS EASEMENT, AS SHOWN HEREON, ON LOTS 3, 4, AND 5, BLOCK 2, IS HEREBY GRANTED TO LOTS 3, 4 AND 5, BLOCK 2 ONLY. MAINTENANCE OF SAID EASEMENT SHALL BE CONDUCTED BY OWNERS OF SAID LOTS.

THE 24' ACCESS EASEMENT, AS SHOWN HEREON, ON LOTS 1 AND 2, BLOCK 2, IS HEREBY GRANTED TO LOTS 1 AND 2, BLOCK 2 ONLY. MAINTENANCE OF SAID EASEMENT SHALL BE CONDUCTED BY OWNERS OF SAID LOTS.

OWNER'S OF LOTS WITHIN THIS PLAT SHALL BE MEMBERS OF THE MORNINGSIDE HEIGHTS 5TH/BRIGADOON ADDITION HOMEOWNERS' ASSOCIATION, FILED WITH THE SECRETARY OF STATE UNDER UBI #603062454.

NO DIRECT ACCESS SHALL BE ALLOWED FROM LOTS TO CHAPMAN ROAD, UNTIL SUCH TIME AS AUTHORIZED BY THE SPOKANE COUNTY ENGINEER.

UTILITY EASEMENTS, ON LOTS 1, 2, 3, 4, AND 5, BLOCK 2, AS SHOWN HEREON, 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 5-FOOT PRIVATE SANITARY SEWER EASEMENT ACROSS A PORTION OF LOT 1 BLOCK 2, AS SHOWN HEREON, IS GRANTED TO SERVE LOT 2 BLOCK 2. THE OWNER OF LOT 2 IS RESPONSIBLE FOR MAINTENANCE OF SAID PRIVATE SANITARY SEWER.

THE PRIVATE SANITARY SEWER EASEMENT ACROSS A PORTION OF LOT 6 BLOCK 2, AS SHOWN HEREON, IS GRANTED TO SERVE LOT 5 BLOCK 2. THE OWNER OF LOT 5 IS RESPONSIBLE FOR MAINTENANCE OF SAID PRIVATE SANITARY SEWER.

THE 24-FOOT ACCESS/UTILITY & SEWER EASEMENT ACROSS LOTS 1 AND 2, 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 HERINAFTER, 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 GRANOR 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 GRANOR 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.

TRACTS A AND B ARE COMMON PROPERTIES THAT ARE UNBUILDABLE FOR RESIDENTIAL DWELLINGS AND ARE HEREBY DEDICATED TO THE MORNINGSIDE HEIGHTS 5TH/BRIGADOON ADDITION HOMEOWNERS ASSOCIATION.

THE LOTS, COMMON AREAS, AND TRACTS WITHIN THIS PLAT ARE SUBJECT TO THE DRAINAGE DECLARATION OF COVENANT RECORDED SEPTEMBER 7, 2006 UNDER AUDITORS DOCUMENT NUMBER 5431550, THE DRAINAGE EASEMENT RECORDED OCTOBER 10, 2013 UNDER AUDITORS DOCUMENT NUMBER 6255165, AND THE DRAINAGE DECLARATION OF COVENANT RECORDED DECEMBER 10, 2013 UNDER AUDITORS DOCUMENT NUMBER 6272933, WHICH BY REFERENCE BECOMES A PART HEREOF.

LOCATED IN PORTION A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., SPOKANE COUNTY, WASHINGTON

DECEMBER, 2013

SUMMIT PROPERTIES, INC.
BY: Richard T. Dahm
President



ACKNOWLEDGMENT

STATE OF Washington)
COUNTY OF Spokane) SS
ON THIS 13th DAY OF December 2013, 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.

Cooney J. Moore
NOTARY PUBLIC IN AND FOR THE STATE OF Washington
RESIDING AT Liberty Lake
MY COMMISSION EXPIRES 3-21-2016

WASHINGTON TRUST BANK
BY: B. J. Ross
AVP



ACKNOWLEDGMENT

STATE OF Washington)
COUNTY OF Spokane) SS
ON THIS 13th DAY OF December 2013, PERSONALLY APPEARED BEFORE ME Bradley R. Stearns TO ME KNOWN TO BE THE AVP 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.

Cooney J. Moore
NOTARY PUBLIC IN AND FOR THE STATE OF Washington
RESIDING AT Liberty Lake
MY COMMISSION EXPIRES 3-21-2016



SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 30th DAY OF DECEMBER 2013.
SPOKANE COUNTY DIVISION OF UTILITIES

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

EXAMINED AND APPROVED THIS DAY OF FEBRUARY 2013.
SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

EXAMINED AND APPROVED THIS 30th DAY OF DECEMBER 2013.
SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

SPOKANE COUNTY REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 6th DAY OF JANUARY 2014
SPOKANE COUNTY REGIONAL HEALTH OFFICER

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 8th DAY OF JANUARY 2014
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 7th DAY OF JANUARY 2014
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 8th DAY OF JANUARY 2014
SPOKANE COUNTY TREASURER BY DEPUTY

SURVEYOR'S CERTIFICATE

I, DAVID M. SEESE, 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.

DAVID M. SEESE
LICENSED PROFESSIONAL LAND SURVEYOR



12/13/13

ACCURACY STATEMENT (WAC 332-130-100)

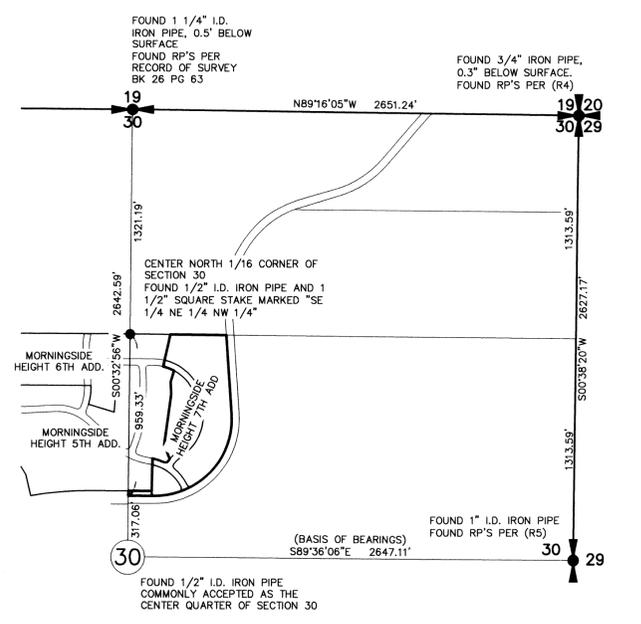
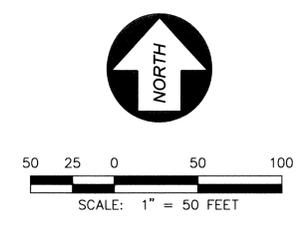
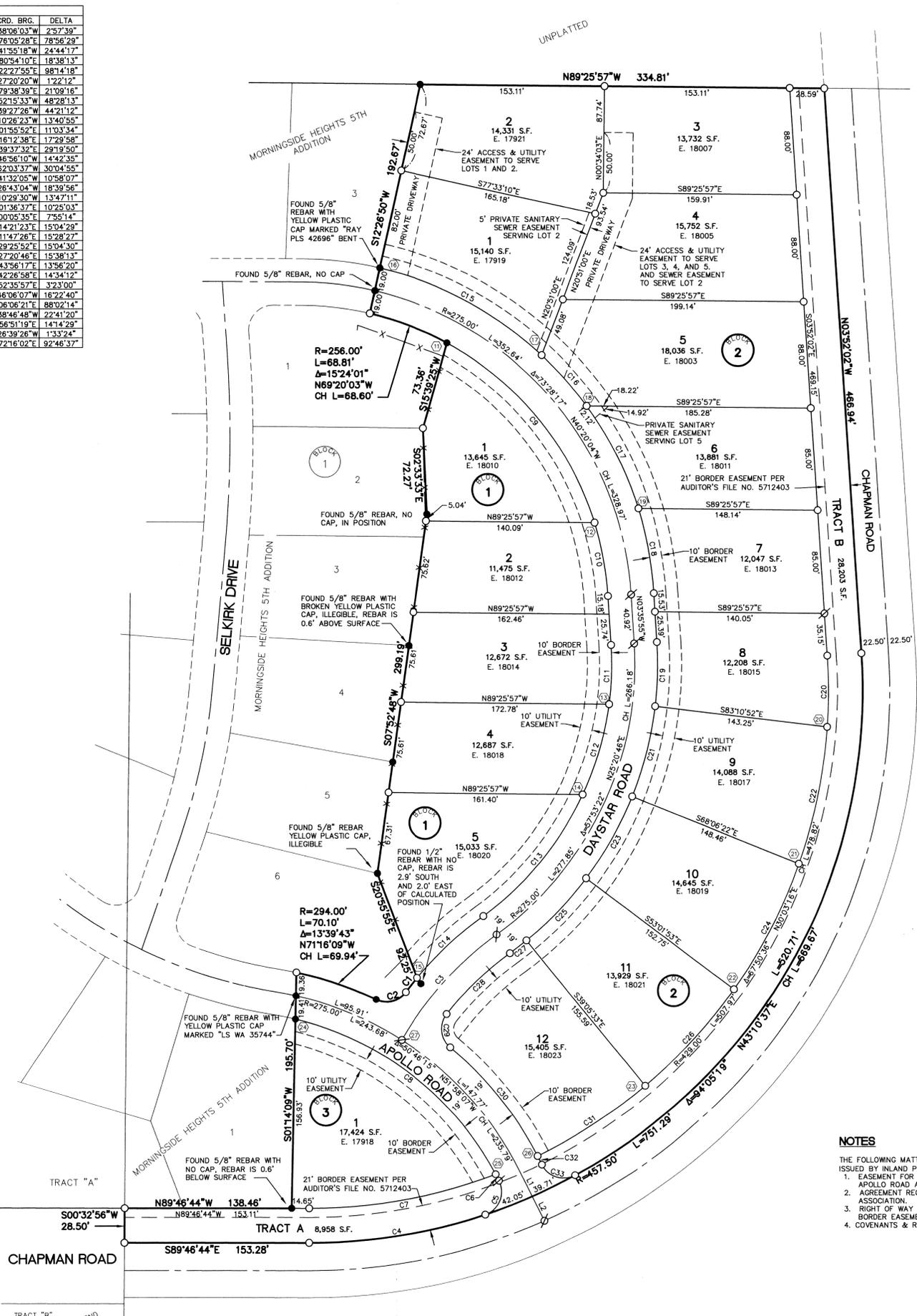
THIS SURVEY WAS PERFORMED USING A LEICA 3-SECOND TOTAL STATION AND A LEICA SYSTEM 1200 SMARTROVER FOR A COMBINATION OF FIELD TRAVERSE AND GPS SURVEY METHODS TO MEET OR EXCEED THE REQUIRED STANDARDS FOR LAND BOUNDARY SURVEYS PER WAC 332-130-090.

AUDITOR'S CERTIFICATE:
 Filed for record this 8th Day of January 2014
 at 10:07 A.M. in Book 27 of PLATS
 at Page 38-39 at the request of Summit Properties, Inc.
 Vicky M. Duxon County Auditor
 Deputy

CURVE	RADIUS	LENGTH	CRD. DIST.	CRD. BRG.	DELTA
C1	294.00'	15.19'	15.19'	S38°06'03"W	257°39'
C2	20.00'	27.58'	25.43'	N76°05'28"E	78°58'29"
C3	275.00'	118.73'	117.81'	S41°55'18"W	24°44'17"
C4	457.50'	148.81'	148.16'	N80°54'10"E	18°38'13"
C5	20.00'	34.29'	30.24'	N22°27'55"E	98°14'18"
C6	256.00'	6.12'	6.12'	N27°20'20"W	122°12"
C7	429.00'	158.39'	157.50'	N79°38'39"E	21°09'16"
C8	256.00'	216.57'	210.17'	N52°15'33"W	48°28'13"
C9	256.00'	198.17'	193.26'	N39°27'26"W	44°21'12"
C10	256.00'	81.13'	80.92'	N10°26'23"W	13°40'55"
C11	256.00'	49.41'	49.34'	N01°55'52"E	11°03'34"
C12	256.00'	78.19'	77.88'	N16°12'38"E	17°29'58"
C13	256.00'	131.05'	129.62'	N39°37'32"E	29°19'50"
C14	294.00'	75.48'	75.27'	S46°56'10"W	14°42'35"
C15	294.00'	154.36'	152.59'	N62°03'37"W	30°04'35"
C16	294.00'	56.28'	56.20'	N41°32'05"W	10°58'07"
C17	294.00'	95.78'	95.36'	N28°43'04"W	18°39'56"
C18	294.00'	70.74'	70.57'	N10°29'30"W	13°47'11"
C19	294.00'	53.46'	53.38'	N01°36'37"E	10°25'03"
C20	429.00'	59.31'	59.26'	N00°05'35"E	7°55'14"
C21	294.00'	77.35'	77.13'	N14°21'23"E	15°04'29"
C22	294.00'	115.86'	115.51'	N11°47'26"E	15°28'27"
C23	294.00'	77.35'	77.13'	N29°25'52"E	15°34'30"
C24	429.00'	117.08'	116.72'	N27°20'46"E	15°38'13"
C25	294.00'	71.52'	71.35'	N43°56'17"E	13°56'20"
C26	429.00'	109.09'	108.80'	N42°26'58"E	14°34'12"
C27	294.00'	17.36'	17.36'	N52°35'57"E	32°3'00"
C28	256.00'	73.18'	72.93'	S46°06'07"W	16°22'40"
C29	20.00'	30.73'	27.80'	S06°06'21"E	88°02'14"
C30	294.00'	116.42'	115.66'	N38°46'48"W	22°41'20"
C31	429.00'	106.63'	106.36'	N56°51'19"E	14°14'29"
C32	294.00'	7.99'	7.99'	N26°39'26"W	13°3'24"
C33	20.00'	32.39'	28.96'	S72°16'02"E	92°46'37"

LINE	BEARING
11	N28°21'58"E
12	N72°43'10"E
13	S82°32'21"E
14	S65°02'23"E
15	S50°25'08"E
16	S12°33'56"W
17	N42°58'51"E
18	S53°56'58"W
19	S72°36'54"W
20	N85°56'48"W
21	S70°28'21"E
22	N54°50'08"W
23	S40°15'56"E
24	S13°30'20"W
25	S61°58'33"W
26	S62°33'52"W
27	N32°37'46"E

LINE	LENGTH	BEARING
L1	23.96'	S26°34'59"E
L2	22.53'	S26°34'59"E



LEGEND
 ● FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "RAY PLS 42696", UNLESS NOTED OTHERWISE.
 ○ SET 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "SESEE PLS 35991"
 ⊙ SET MAG NAIL AND BRASS WASHER MARKED "SESEE PLS 35991"

BASIS OF BEARINGS
 THE LINE BETWEEN THE FOUR MONUMENTS AT THE CENTER QUARTER CORNER AND THE EAST QUARTER CORNER, AS SHOWN HEREON, BEARS SOUTH 89°36'06" EAST.

REFERENCES
 (R1) FINAL PLAT OF MORNINGSIDE HEIGHTS FIFTH ADDITION, RECORDED IN BOOK 33 OF PLATS, PAGE 15
 (R2) FINAL PLAT OF WINDSOR RIDGE SECOND ADDITION, RECORDED IN BOOK 29 OF PLATS, PAGE 18
 (R3) RIGHT OF WAY DEED, RECORDED UNDER AUDITOR'S FILE NUMBER 5712403
 (R4) FINAL PLAT OF MEADOWVIEW TERRACE, RECORDED IN BOOK 29 OF PLATS, PAGE 99
 (R5) RECORD OF SURVEY, RECORDED IN BOOK 85 OF SURVEYS, PAGE 54
 (R6) RECORD OF SURVEY, RECORDED IN BOOK 26 OF SURVEYS, PAGE 63

NOTES
 THE FOLLOWING MATTERS ARE NOTED AS AFFECTING THIS SUBDIVISION PER PLAT CERTIFICATE ISSUED BY INLAND PROFESSIONAL TITLE, ORDER #00053949 DATED 11/25/13:
 1. EASEMENT FOR TEMPORARY DRAINAGE PER REC. NO. 5435758. AFFECTS A PORTION OF APOLLO ROAD AND TERMINATES WITH THIS PLAT.
 2. AGREEMENT REGARDING DECLARATION PER REC. NO. 6040784. REGARDS HOMEOWNERS ASSOCIATION.
 3. RIGHT OF WAY DEED PER REC. NO. 5712403. DEDICATES CHAPMAN ROAD AND DEFINES BORDER EASEMENTS AS SHOWN.
 4. COVENANTS & RESTRICTIONS PER REC. NO. 5041948 AND SUBSEQUENT AMENDMENTS.



12/13/13

FINAL PLAT OF MORNINGSIDE HEIGHTS SEVENTH ADDITION
 (PE-1962-05)

LOCATED IN PORTION A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., SPOKANE COUNTY, WASHINGTON

DECEMBER, 2013

Taylor Engineering, Inc.
 Civil Design and Land Planning
 W. 106 Mission Ave.
 Spokane, Washington 99201
 (509) 326-3371 FAX (509) 326-8224

L:\07036 MSH7 FLAT\07036 MSH7 FLAT.dwg 12/13/2013 3:11:59 PM