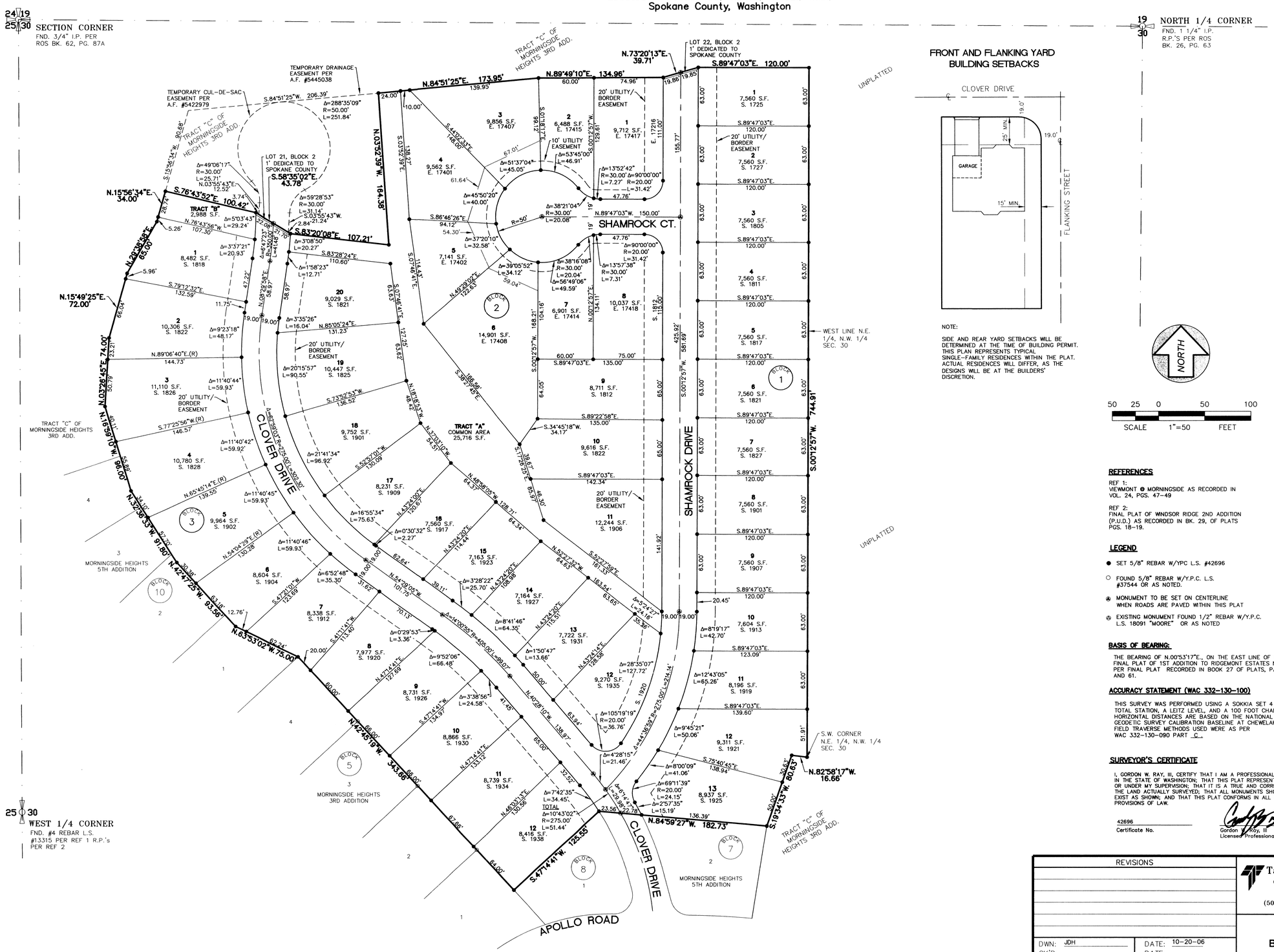
5458039 33/28

FINAL PLAT OF BRIGADOON ADDITION

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

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 7th DAY OF Nov 2006.
AT 3:48 P.M. IN BOOK 33 OF Plats
Pages 28-29
Vicky Dalton COUNTY AUDITOR
Michele Monroe DEPUTY

Plat # 3869



FRONT AND FLANKING YARD BUILDING SETBACKS

NOTE:
SIDE AND REAR YARD SETBACKS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT. THIS PLAN REPRESENTS TYPICAL SINGLE-FAMILY RESIDENCES WITHIN THE PLAT. ACTUAL RESIDENCES WILL DIFFER, AS THE DESIGNS WILL BE AT THE BUILDERS' DISCRETION.

NORTH

50 25 0 50 100
SCALE 1"=50 FEET

REFERENCES

REF 1:
VIEWMONT @ MORNINGSIDE AS RECORDED IN VOL. 24, PGS. 47-49

REF 2:
FINAL PLAT OF WINDSOR RIDGE 2ND ADDITION (P.U.D.) AS RECORDED IN BK. 29, OF PLATS PGS. 18-19.

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.

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 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 04-28-07

REVISIONS

DWN: JDH DATE: 10-20-06
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"=50'

SHEET 1 OF 2

FINAL PLAT OF BRIGADOON ADDITION

CADD FILE: 05081GP1A

FINAL PLAT OF BRIGADOON ADDITION

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

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 7th DAY OF Nov 2006.
AT 3:48 P.M. IN BOOK 33 OF Plats
Pages 28-29
Vicky Dalton COUNTY AUDITOR
Michele Monroe DEPUTY

Plat # 3869

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 Brigadoon Addition, being a parcel of land in a portion of the Section 30, T.25N., R.45E., W.M., in Spokane County, State of Washington, described as follows:

Commencing at the Northeast corner of Lot 1, Block 5, according to the Plat of Morningside Heights 3rd Addition as per Plat recorded in Book 29 of Plats pages 69 thru 72, in the Spokane County, Auditors Office, Spokane, Washington; thence N.42°45'19"W., along the Easterly boundary of said Plat, 50.00 feet to the Point of Beginning of this description;

thence continue N.42°45'19"W., along said Easterly boundary, 343.66 feet; thence N.63°53'02"W., 75.00 feet; thence N.42°47'25"W., 93.56 feet; thence N.32°36'33W., 91.80 feet; thence N.16°59'10"W., 96.00 feet; thence N.03°26'45"E., 74.00 feet; thence N.15°49'25"E., 72.00 feet; thence N.29°38'58"E., 65.00 feet; thence N.15°56'34"E., 34.00 feet; thence S.76°43'52"E., 100.42 feet; thence S.58°35'02"E., 43.78 feet; thence S.83°20'08"E., 107.21 feet; thence N.03°52'39"W., 164.38 feet; thence N.84°51'25"E., 173.95 feet; thence N.89°49'10"E., 134.96 feet; thence N.73°20'13"E., 39.71 feet; thence S.89°47'03"E., 120.00 feet, to the West line of the N.E. ¼ of the N.W. ¼ of Section 30, T.25N., R.45E., W.M.; thence S.00°12'57"W., along said West line, 744.91 feet to the Southwest corner of the N.E. ¼ of the N.W. ¼ of said Section 30; thence N.82°58'17"W., 16.66 feet; thence S.19°34'33"W., 80.63 feet; thence N.84°59'27"W., 182.73 feet; thence S.47°14'41"W., 125.55 feet to the Point of Beginning.

Area = 11.33 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. Utilities placed within the 10 feet of these easements located furthest from the roadway shall be exempted from this requirement. 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.

Lots 21 and 22, Block 2, 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 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.

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 October 6, 2006 under Auditor's Document No. 5444349 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 25 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 Johnson 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.

Edwin 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 25 day of October 2006.

Richard Johnson
SUMMIT PROPERTIES, INC.
a Washington Corporation

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF SPOKANE } SS.

ON THIS 25 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.

Edwin 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 25 day of October 2006.

Richard B. Jarvis

Ruth L. Jarvis

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF SPOKANE } SS.

ON THIS 25 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 Member OF S & B INVESTMENTS, L.L.C., A WASHINGTON LIMITED LIABILITY 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.

Edwin 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 25 day of October 2006.

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

APPROVALS:

SPOKANE COUNTY DIVISION OF UTILITIES
EXAMINED AND APPROVED THIS 27TH DAY OF OCTOBER 2006.
SPOKANE COUNTY DIVISION OF UTILITIES

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS
EXAMINED AND APPROVED THIS 31ST DAY OF OCTOBER, 2006
SPOKANE COUNTY ENGINEER

SPOKANE COUNTY BUILDING & PLANNING DEPARTMENT
EXAMINED AND APPROVED THIS 7TH DAY OF November 2006
SPOKANE COUNTY BUILDING & PLANNING DEPARTMENT.

SPOKANE REGIONAL HEALTH DISTRICT
EXAMINED AND APPROVED THIS 7TH DAY OF November 2006.
REGIONAL HEALTH OFFICER

SPOKANE COUNTY ASSESSOR
EXAMINED AND APPROVED THIS 7th DAY OF November 2006.
Denise Dally for Ralph Baker
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 November 2006.
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 7th DAY OF November, 2006.
Linda M. Wolverton by K. Smith
SPOKANE COUNTY TREASURER BY DEPUTY

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 2006

REVISIONS		
DWN: JDH	DATE: 10-20-06	
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"=50'

SHEET 2 OF 2

FINAL PLAT OF
BRIGADOON ADDTION

CADD FILE: 05081P5A