

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SUMMIT PROPERTIES, INC., AS VESTED OWNER, AND S & B INVESTMENTS, LLC, AS BENEFICIARY INTEREST, HAVE CAUSED TO BE PLATTED INTO LOTS, BLOCKS AND STREETS THE LAND SHOWN HEREON, TO BE KNOWN AS NORTHWEST VISTAS 1ST ADDITION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF TRACT C, MORNINGSIDE HEIGHTS 3RD ADDITION, AS RECORDED IN BOOK 29 OF PLATS, PAGES 69-72, RECORDS OF SPOKANE COUNTY, WASHINGTON, BEING LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 30, BEING THE NORTHEAST CORNER OF THE PLAT OF THE SECOND ADDITION TO RIDGEMONT ESTATES NO. 3, AS RECORDED IN BOOK 30, PAGE 74, RECORDS OF SPOKANE COUNTY, WASHINGTON;

THENCE SOUTH 007°13'13" EAST ALONG THE WEST LINE OF SAID SECTION 30, BEING THE EAST LINE OF SAID PLAT, A DISTANCE OF 924.64 FEET TO THE NORTHEAST CORNER OF THE PLAT OF MORNINGSIDE HEIGHTS 4TH ADDITION, AS RECORDED IN BOOK 29 OF PLATS, PAGES 73-74, RECORDS OF SPOKANE COUNTY, WASHINGTON;

THENCE SOUTH 157°18'19" EAST A DISTANCE OF 192.71 FEET TO A POINT ON THE EAST LINE OF SAID PLAT;

THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00°53'17" WEST A DISTANCE OF 220.73 FEET TO THE NORTHWEST CORNER OF LOT 13, BLOCK 4, MORNINGSIDE HEIGHTS 3RD ADDITION;

THENCE ALONG THE NORTH LINE OF SAID LOT, SOUTH 89°06'43" EAST A DISTANCE OF 60.67 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE ALONG THE NORTHWESTERLY LINE OF LOTS 14, 15 AND 16, BLOCK 4, OF SAID MORNINGSIDE HEIGHTS 3RD ADDITION, NORTH 47°44'41" EAST A DISTANCE OF 392.61 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF MORNINGSIDE HEIGHTS DRIVE;

THENCE NORTH 71°01'37" EAST ALONG THE NORTH LINE, AND THE WESTERLY EXTENSION THEREOF, OF LOT 4, BLOCK 10, MORNINGSIDE HEIGHTS FIFTH ADDITION, AS RECORDED IN BOOK 33 OF PLATS, PAGE 15-16, RECORDS OF SPOKANE COUNTY, WASHINGTON, A DISTANCE OF 183.43 FEET TO A POINT ON THE WEST LINE OF THE PLAT OF BRIGADOON ADDITION, AS RECORDED IN BOOK 33 OF PLATS, PAGES 28-29, RECORDS OF SPOKANE COUNTY, WASHINGTON;

THENCE ALONG THE WEST LINE OF SAID PLAT THE FOLLOWING COURSES AND DISTANCES:

- NORTH 16°59'10" WEST A DISTANCE OF 56.42 FEET;
THENCE NORTH 03°26'45" EAST A DISTANCE OF 74.00 FEET;
THENCE NORTH 15°49'25" EAST A DISTANCE OF 72.00 FEET;
THENCE NORTH 29°38'43" EAST A DISTANCE OF 65.00 FEET;
THENCE NORTH 15°56'55" EAST A DISTANCE OF 34.00 FEET TO THE NORTHWEST CORNER OF TRACT "B" OF SAID PLAT;

THENCE ALONG THE NORTH LINE OF SAID PLAT THE FOLLOWING COURSES AND DISTANCES: SOUTH 76°43'56" EAST A DISTANCE OF 100.41 FEET; THENCE SOUTH 58°35'02" EAST A DISTANCE OF 43.78 FEET; THENCE SOUTH 83°10'06" EAST A DISTANCE OF 108.22 FEET;

THENCE NORTH 04°12'05" WEST A DISTANCE OF 164.88 FEET TO THE NORTHWEST CORNER OF TRACT "A" OF SAID PLAT, BEING THE SOUTHWEST CORNER OF THE PLAT OF NORTHWEST VISTAS, AS RECORDED IN BOOK 37 OF PLATS, PAGE 35, RECORDS OF SPOKANE COUNTY, WASHINGTON;

THENCE ALONG THE WEST LINE OF SAID PLAT NORTH 26°08'37" WEST A DISTANCE OF 160.00 FEET;

THENCE CONTINUING ALONG SAID WEST LINE NORTH 15°15'48" EAST A DISTANCE OF 47.00 FEET;

THENCE NORTH 77°43'35" WEST A DISTANCE OF 124.85 FEET;

THENCE NORTH 70°50'17" WEST A DISTANCE OF 38.00 FEET;

THENCE NORTH 73°45'50" WEST A DISTANCE OF 124.75 FEET;

THENCE NORTH 40°40'26" WEST A DISTANCE OF 163.51 FEET;

THENCE NORTH 37°49'27" EAST A DISTANCE OF 243.91 FEET;

THENCE NORTH 00°25'43" EAST A DISTANCE OF 30.18 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 30;

THENCE NORTH 89°33'39" WEST A DISTANCE OF 560.41 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON

CONTAINING: APPROXIMATELY 712,362 SQUARE FEET OR 16.35 ACRES OF LAND, MORE OR LESS.

THIS PLAT HAS BEEN MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OF LAND; THE OWNERS ARE THE ONLY PARTIES HAVING INTEREST IN THE LAND WHICH IS NOT ENCUMBERED BY ANY DELINQUENT TAXES OR ASSESSMENTS. SAID OWNERS ADOPT THE PLAN OF LOTS, BLOCKS AND STREETS SHOWN HEREON.

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.

BY DECLARATION OF ANNEXATION RECORDED UNDER AUDITOR'S FILE NO. 6390397, THE OWNERS OF ALL LOTS WITHIN THIS PLAT SHALL BE MEMBERS OF THE NORTHWEST VISTAS HOMEOWNERS' ASSOCIATION, INC. CREATED BY DOCUMENT FILED SEPTEMBER 11, 2013 WITH THE SECRETARY OF STATE OF THE STATE OF WASHINGTON UNDER UBI NUMBER 603-332-779 AND RECORDED UNDER AUDITOR'S FILE NO. 6264553, SUBJECT TO THE ARTICLES OF INCORPORATION AND BYLAWS THEREOF.

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

SETBACKS SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT ISSUANCE.

TRACT A IS A COMMON AREA THAT IS UNBUILDABLE FOR RESIDENTIAL DWELLINGS AND IS HEREBY DEDICATED TO THE NORTHWEST VISTAS HOMEOWNERS' ASSOCIATION AS OPEN SPACE AND FOR DRAINAGE PURPOSES.

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.

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 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 10-FT 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.

ALL UTILITY EASEMENTS, AS SHOWN ON THE HEREIN DESCRIBED PLAT, ARE HEREBY DEDICATED FOR THE USE OF SERVICING 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. SERVICING UTILITY COMPANIES ARE ALSO GRANTED THE RIGHT TO INSTALL UTILITIES ACROSS BORDER EASEMENTS, PRIVATE DRIVEWAYS, AND COMMON AREA PROPERTIES.

THE 30'/36' ACCESS, SEWER & UTILITY EASEMENT ACROSS LOTS 5, 6, 7, 8, BLOCK 4, THE 40' ACCESS, DRAINAGE, SEWER & UTILITY EASEMENT ACROSS LOTS 17 AND 18, BLOCK 4, AND THE 30' DRAINAGE, SEWER & UTILITY EASEMENT ACROSS LOT 21, BLOCK 4 ARE PUBLIC SANITARY SEWER EASEMENTS. SAID EASEMENTS SHALL BE PERPETUAL EASEMENTS 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 INCLUDING GRAVEL ACCESS ROAD, SPOKANE COUNTY, ITS SUCCESSORS AND ASSIGNS AT ALL TIMES 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 ARE MAY BE RELATED TO A SEWER SYSTEM. THE GRANTOR(S) 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(S) 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 HEREIN ABOVE IS TO AND SHALL RUN WITH THE LAND.

THE ACCESS EASEMENTS ON LOTS 5-8 AND 16-18, BLOCK 4, AS SHOWN HEREON, ARE HEREBY GRANTED TO SAID LOTS FOR DRIVEWAY PURPOSES. MAINTENANCE OF DRIVEWAYS WITHIN THOSE EASEMENTS SHALL BE CONDUCTED BY OWNERS OF SAID LOTS.

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 SLOSH 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.

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.

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 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 THAT 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.

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 NORTHWEST VISTAS HOMEOWNERS ASSOCIATION.

THE DRAINAGE EASEMENTS AND TRACT ARE SUBJECT TO THE SEPARATE DRAINAGE DECLARATION OF COVENANT AS RECORDED UNDER AUDITOR'S DOCUMENT NO. 6397509 THAT BY REFERENCE IS MADE A PART HEREOF.

THE BUILDING LOTS WITHIN THIS PLAT ARE SUBJECT TO THE SEPARATE GEOTECHNICAL REPORT BY ALLEST TESTING AND ENGINEERING, AS RECORDED UNDER AUDITOR'S DOCUMENT NO. 6397508 THAT BY REFERENCE IS MADE A PART HEREOF.

THERE ARE NO LOTS WITHIN THIS SUBDIVISION CONTAINING SLOPES IN EXCESS OF 30%.

THIS PLAT APPLIED FOR AND WAS APPROVED FOR LOTS THAT WOULD CONTAIN ONLY SINGLE-FAMILY HOMES.

REFERENCES

- (R1) MORNINGSIDE HEIGHTS 3RD ADDITION, BOOK 29, PAGE 69
(R2) SECOND ADDITION TO RIDGEMONT ESTATES NO. 3, BOOK 30, PAGE 75
(R3) MORNINGSIDE HEIGHTS 4TH ADDITION, BOOK 29, PAGE 73
(R4) MORNINGSIDE HEIGHTS FIFTH ADDITION, BOOK 33, PAGE 15
(R5) BRIGADOON ADDITION, BOOK 33, PAGE 28
(R6) NORTHWEST VISTAS, BOOK 37, PAGE 35

EQUIPMENT AND PROCEDURES (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.

NOTES

PER THE PLAT CERTIFICATE ISSUED BY STEWART TITLE WITH AN EFFECTIVE DATE OF MARCH 31, 2015, THIS SUBDIVISION PLAT IS SUBJECT TO THE FOLLOWING ENCUMBRANCES:

- 1. LIENS AND ASSESSMENTS OF VERA IRRIGATION DISTRICT #15
2. RESTRICTIONS CONTAINED ON THE PLAT OF MORNINGSIDE HEIGHTS 3RD ADDITION, PER BOOK 29 OF PLATS, PAGES 69-72

Richard D. John president
SUMMIT PROPERTIES, INC.

Jay McFarlane
S & B INVESTMENTS, LLC

ACKNOWLEDGMENT

STATE OF Washington)
)SS
COUNTY OF Spokane)
ON THIS 21st DAY OF May 2015, PERSONALLY APPEARED BEFORE ME Richard D. John, Notary Public for the State of Washington, 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 HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Casey L. Mason
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE. MY COMMISSION EXPIRES 5-24-2016.



ACKNOWLEDGMENT

STATE OF Washington)
)SS
COUNTY OF Spokane)
ON THIS 21st DAY OF May 2015, PERSONALLY APPEARED BEFORE ME Casey L. Mason, Notary Public for the State of Washington, 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 HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Casey L. Mason
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE. MY COMMISSION EXPIRES 5-24-2016.



BASIS OF BEARINGS

THE LINE BETWEEN THE FOUND MONUMENTS AT THE NORTHEAST CORNER OF GOVERNMENT LOT 1 AND THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., AS SHOWN HEREON, BEARS NORTH 89°33'39" WEST.

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
DAVID M. SEESE, PLS 35991



AUDITOR'S CERTIFICATE

Filed for record this 29th Day of May 2015 at 10:46 a.m. in Book 37 of Plate 117-100 at the request of Summit Properties, Ulicy Dalton, County Auditor, Deputy.

Plat # 4/203

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 26th DAY OF May 2015.

Mr. [Signature]
SPOKANE COUNTY DIVISION OF UTILITIES

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

EXAMINED AND APPROVED THIS 26th DAY OF May 2015.

[Signature]
SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

EXAMINED AND APPROVED THIS 29 DAY OF May 2015.

John Pederson
SPOKANE COUNTY BUILDING AND PLANNING DEPARTMENT

SPOKANE COUNTY REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 29th DAY OF May 2015.

Donald S. Apple
SPOKANE COUNTY REGIONAL HEALTH OFFICER

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 29 DAY OF May 2015.

Jose Mendez (Deputy)
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 26th DAY OF May 2015.

[Signatures]
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 29th DAY OF May 2015.

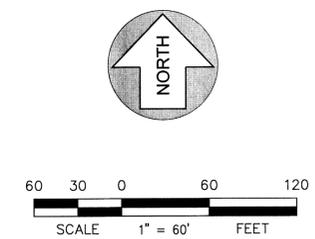
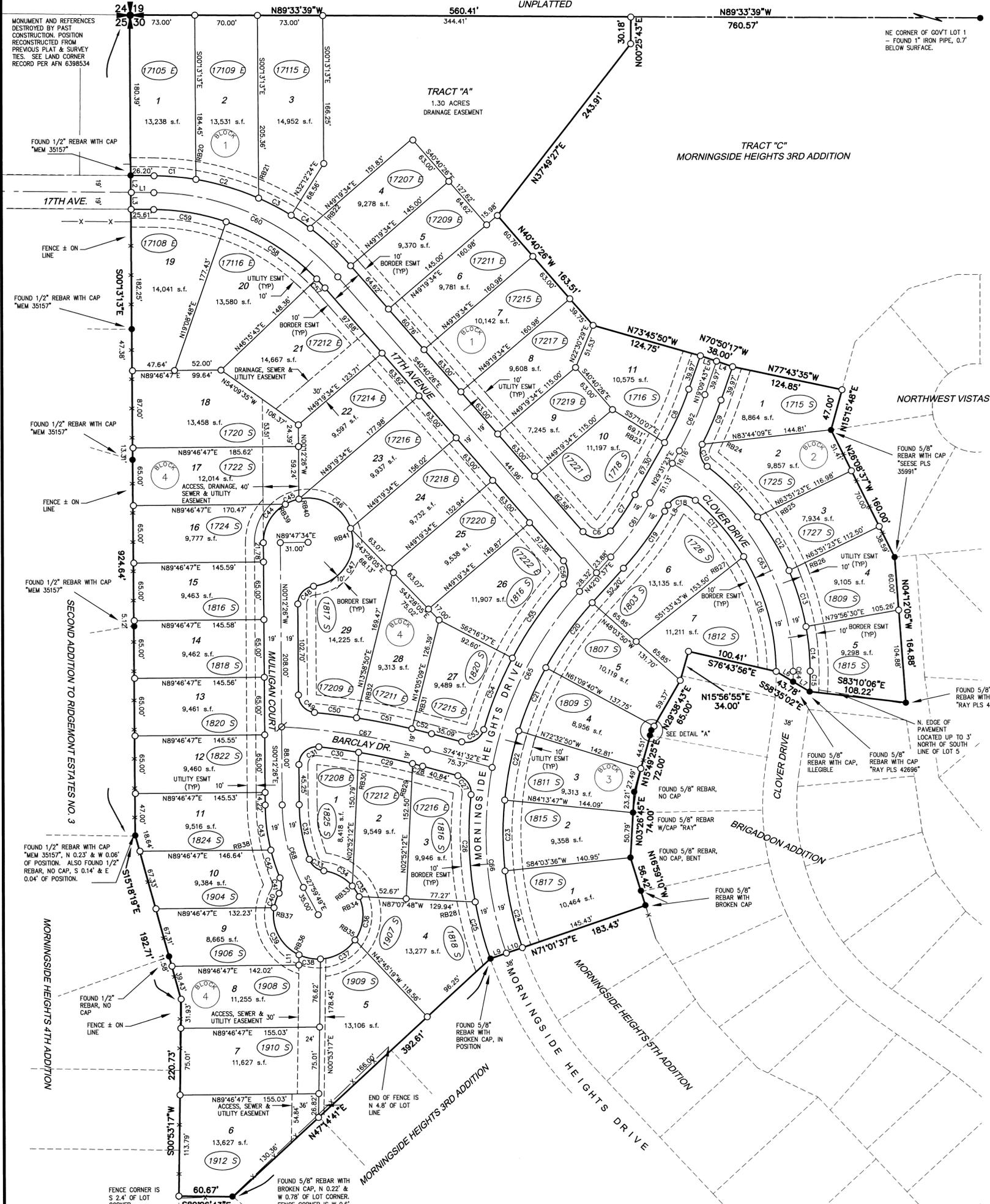
Rob Chase by [Signature]
SPOKANE COUNTY TREASURER BY DEPUTY

NORTHWEST VISTAS 1ST ADDITION

PE-1962-05
A PORTION OF THE NW1/4 OF SECTION 30, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., SPOKANE COUNTY, WASHINGTON

MAY 2015

Taylor Engineering, Inc.
Civil Design and Land Planning
W. 106 Mission Ave.
Spokane, Washington 99201
(509) 328-3371 FAX (509) 328-8224
L:\14043 NW VISTAS 1ST ADD\14043 PLAT.dwg



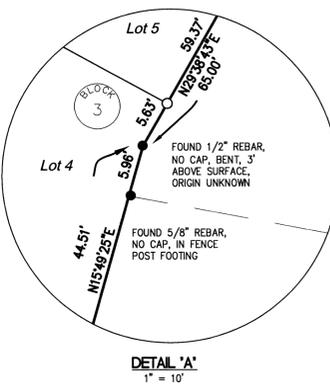
AUDITOR'S CERTIFICATE:
Filed for record this 29th Day of May 2015 at 10:46 A.M. in Book 37 of PLATS at Page 99-180 at the request of Summit Properties, Dicky Dalton County Auditor, Deputy.

LINE TABLE with columns: LINE, BEARING, LENGTH. Lists line segments L1 through L11 with their respective bearings and lengths.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CHD BRG, CHD DIST. Lists curve data for curves C1 through C15.

RADIAL LINE TABLE with columns: LINE, BEARING. Lists radial lines RB1 through RB41 with their bearings.

Large table listing curve data for curves C1 through C68, including length, radius, delta, chord bearing, and chord distance.



- LEGEND
● INDICATES FOUND MONUMENT AS NOTED HEREON
○ INDICATES SET 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "SESEE PLS 35991"
⊗ INDICATES CROSS-FIRED SANITARY SEWER MANHOLE AT LOCATION OF CENTERLINE POSITION
6827 INDICATES ASSIGNED ADDRESS



NORTHWEST VISTAS 1ST ADDITION

PE-1962-05
A PORTION OF THE NW1/4 OF SECTION 30, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., SPOKANE COUNTY, WASHINGTON

MAY 2015

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