

6559349 - 39 - 1

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SUMMIT PROPERTIES, INC., AND MERIDIAN LAND, LLC, 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 2ND ADDITION, BEING ALL THAT PORTION OF TRACT "C" OF THE FINAL PLAT OF MORNINGSIDE HEIGHTS 3RD ADDITION, NORTHWEST VISTAS 2ND ADDITION, BEING ALL THAT PORTION OF TRACT "C" OF THE FINAL PLAT OF MORNINGSIDE HEIGHTS 3RD ADDITION, NORTHWEST VISTAS 2ND ADDITION, BEING ALL THAT PORTION OF GOVERNMENT LOT 1, SECTION 30, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., COUNTY OF SPOKANE, STATE OF WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "C", ALSO BEING THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1;
THENCE ALONG THE EAST LINE OF SAID TRACT "C", SOUTH 00°08'17" WEST A DISTANCE OF 287.03 FEET TO THE NORTHEAST CORNER OF THE FINAL PLAT OF NORTHWEST VISTAS, RECORDED IN BOOK 37 OF PLATS, PAGE 35;
THENCE ALONG THE NORTH LINE OF SAID PLAT, NORTH 89°47'04" WEST A DISTANCE OF 396.22 FEET;
THENCE CONTINUING ALONG THE NORTHERLY AND WESTERLY LINES OF SAID PLAT THE FOLLOWING COURSES:
1) SOUTH 74°03'50" WEST A DISTANCE OF 56.36 FEET;
2) SOUTH 45°11'25" WEST A DISTANCE OF 85.00 FEET;
3) SOUTH 15°13'30" WEST A DISTANCE OF 55.97 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 2 OF THE FINAL PLAT OF NORTHWEST VISTAS 1ST ADDITION, RECORDED IN BOOK 37 OF PLATS, PAGES 99 AND 100;
THENCE NORTH 77°43'35" WEST A DISTANCE OF 124.85 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, AND THE EASTERLY RIGHT OF WAY LINE OF MORNINGSIDE HEIGHTS DRIVE;
THENCE NORTH 70°50'17" WEST A DISTANCE OF 38.00 FEET TO THE WEST RIGHT OF WAY LINE OF SAID MORNINGSIDE HEIGHTS DRIVE, AND TO THE NORTHEAST CORNER OF LOT 11, BLOCK 1 OF SAID FINAL PLAT;
THENCE NORTH 73°45'50" WEST ALONG THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 124.75 FEET TO THE NORTHWEST CORNER OF SAID LOT;
THENCE NORTH 22°48'58" EAST A DISTANCE OF 101.00 FEET;
THENCE NORTH 34°40'32" EAST A DISTANCE OF 107.66 FEET;
THENCE SOUTH 48°58'21" EAST A DISTANCE OF 124.11 FEET;
THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 359.00 FEET, THROUGH A CENTRAL ANGLE OF 08°07'40" (THE LONG CHORD OF WHICH BEARS NORTH 45°05'29" EAST A DISTANCE OF 50.88 FEET) WITH A RADIAL LINE IN OF SOUTH 48°58'21" EAST AND A RADIAL LINE OUT OF NORTH 40°50'41" WEST FOR AN ARC LENGTH OF 50.93 FEET;
THENCE ALONG A REVERSE CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 75°23'56" (THE LONG CHORD OF WHICH BEARS NORTH 11°27'21" EAST A DISTANCE OF 24.46 FEET), FOR AN ARC LENGTH OF 26.32 FEET;
THENCE NORTH 26°14'37" WEST A DISTANCE OF 4.03 FEET;
THENCE ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 294.00 FEET, THROUGH A CENTRAL ANGLE OF 01°53'45" (THE LONG CHORD OF WHICH BEARS NORTH 25°17'44" WEST A DISTANCE OF 9.73 FEET), FOR AN ARC LENGTH OF 9.73 FEET;
THENCE NORTH 65°39'08" EAST A DISTANCE OF 38.00 FEET;
THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 94°31'45" (THE LONG CHORD OF WHICH BEARS SOUTH 71°36'44" EAST A DISTANCE OF 29.38 FEET) WITH A RADIAL LINE IN OF NORTH 65°39'08" EAST AND A RADIAL LINE OUT OF SOUTH 28°52'37" EAST FOR AN ARC LENGTH OF 33.00 FEET;
THENCE ALONG A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 359.00 FEET, THROUGH A CENTRAL ANGLE OF 06°14'11" (THE LONG CHORD OF WHICH BEARS NORTH 64°14'29" EAST A DISTANCE OF 39.06 FEET), FOR AN ARC LENGTH OF 39.08 FEET;
THENCE NORTH 00°25'43" EAST A DISTANCE OF 148.84 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "C", SAID POINT ALSO BEING ON THE NORTH LINE OF SAID SECTION 30;
THENCE ALONG SAID NORTH LINE SOUTH 89°33'40" EAST A DISTANCE OF 476.00 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING: APPROXIMATELY 195,333 SQUARE FEET OR 4.48 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 MORNINGSIDE HEIGHTS DRIVE 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 ROAD IN THE REASONABLE GRADING THEREOF.

BY DECLARATION OF ANNEXATION RECORDED UNDER AUDITOR'S FILE NO. 6509764, 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, 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.

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 ASSONS, 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 APORTIONED 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 ASSONS, 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 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 AND PRIVATE DRIVEWAYS.

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 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 AND TRACT ARE SUBJECT TO THE SEPARATE DRAINAGE DECLARATION OF COVENANT AS RECORDED NOVEMBER 3, 2016 UNDER AUDITOR'S DOCUMENT NO. 6551347, THAT BY REFERENCE IS MADE A PART HEREOF.

THE DRAINAGE EASEMENTS, LOTS AND TRACTS ARE SUBJECT TO THE SEPARATE TEMPORARY TURNAROUND EASEMENT AS RECORDED SEPTEMBER 26, 2016 UNDER AUDITOR DOCUMENT NO. 6538073, THAT BY REFERENCE IS MADE PART HEREOF.

THE BUILDING LOTS WITHIN THIS PLAT ARE SUBJECT TO THE SEPARATE GEOTECHNICAL REPORT FOR NORTHWEST VISTAS 2ND ADDITION BY ALLWEST TESTING AND ENGINEERING REGARDING BASEMENT CONSTRUCTION AS RECORDED SEPTEMBER 8, 2016 UNDER AUDITOR'S DOCUMENT NO. 6532807, THAT BY REFERENCE IS MADE A PART HEREOF.

THERE ARE NO LOTS WITHIN THIS SUBDIVISION CONTAINING SLOPES IN EXCESS OF 30%.
THIS PLAT WAS APPLIED FOR AND APPROVED FOR LOTS THAT WOULD CONTAIN ONLY SINGLE FAMILY HOMES.

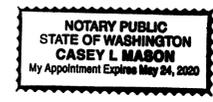
THE ONE-FOOT (1') WIDE STRIP AS SHOWN HEREON, IS HEREBY DEDICATED TO SPOKANE COUNTY AS GENERAL COUNTY PROPERTY, TO BE DEDICATED FOR ROAD PURPOSES FOREVER, AT SUCH TIME AS THE ROAD IS CONTINUED AS FULL WIDTH RIGHT-OF-WAY, OR UNTIL ADJACENT LANDS ARE PLATTED.

Casey M. Seese, Manager
S & B INVESTMENTS, LLC

ACKNOWLEDGMENT

STATE OF Washington)
COUNTY OF SpoKane) SS
ON THIS 18th DAY OF November, 2016, PERSONALLY APPEARED BEFORE ME Casey M. Seese TO ME KNOWN TO BE THE manager 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.

Casey M. Seese
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT SPOKANE,
MY COMMISSION EXPIRES 5-29-2020

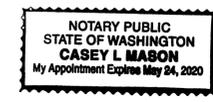


Richard T. Dahn, President
SUMMIT PROPERTIES, INC.

ACKNOWLEDGMENT

STATE OF Washington)
COUNTY OF SpoKane) SS
ON THIS 18th DAY OF November, 2016, PERSONALLY APPEARED BEFORE ME Richard T. Dahn 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.

Casey M. Seese
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT SPOKANE,
MY COMMISSION EXPIRES 5-29-2020

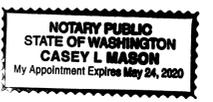


Richard T. Dahn, Manager
MERIDIAN LAND, LLC.

ACKNOWLEDGMENT

STATE OF Washington)
COUNTY OF SpoKane) SS
ON THIS 18th DAY OF November, 2016, PERSONALLY APPEARED BEFORE ME Richard T. Dahn TO ME KNOWN TO BE THE manager 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.

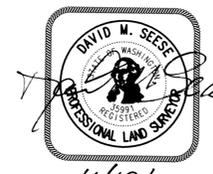
Casey M. Seese
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT SPOKANE,
MY COMMISSION EXPIRES 5-29-2020



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



11/18/16

AUDITOR'S CERTIFICATE

Filed for record this 2ND Day of November 2016 at 10:07 a.m. in Book 39 of PLATS at Page 112 at the request of NORTHWEST VISTAS 2ND ADD
[Signature] County Auditor
Deputy

SPOKANE COUNTY DIVISION OF ENVIRONMENTAL SERVICES

EXAMINED AND APPROVED THIS 30th DAY OF NOVEMBER, 2016.

[Signature]
SPOKANE COUNTY DIVISION OF ENVIRONMENTAL SERVICES

SPOKANE COUNTY PUBLIC WORKS DEPARTMENT

EXAMINED AND APPROVED THIS 29th DAY OF November, 2016.

[Signature]
SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

EXAMINED AND APPROVED THIS 16th DAY OF December, 2016.

[Signature]
SPOKANE COUNTY BUILDING AND PLANNING DEPARTMENT

SPOKANE COUNTY REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 18th DAY OF November, 2016.

[Signature]
SPOKANE COUNTY REGIONAL HEALTH OFFICER

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 23rd DAY OF DECEMBER, 2016.

[Signature]
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 24th DAY OF NOVEMBER, 2016.

[Signature]
SPOKANE COUNTY

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 23rd DAY OF December, 2016.

[Signature]
SPOKANE COUNTY TREASURER BY DEPUTY



NORTHWEST VISTAS 2ND ADDITION

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

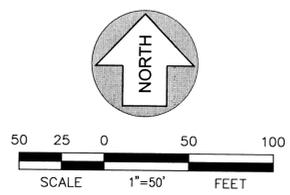
NOVEMBER 2016
Parametrix
ENGINEERING, PLANNING, ENVIRONMENTAL SCIENCES

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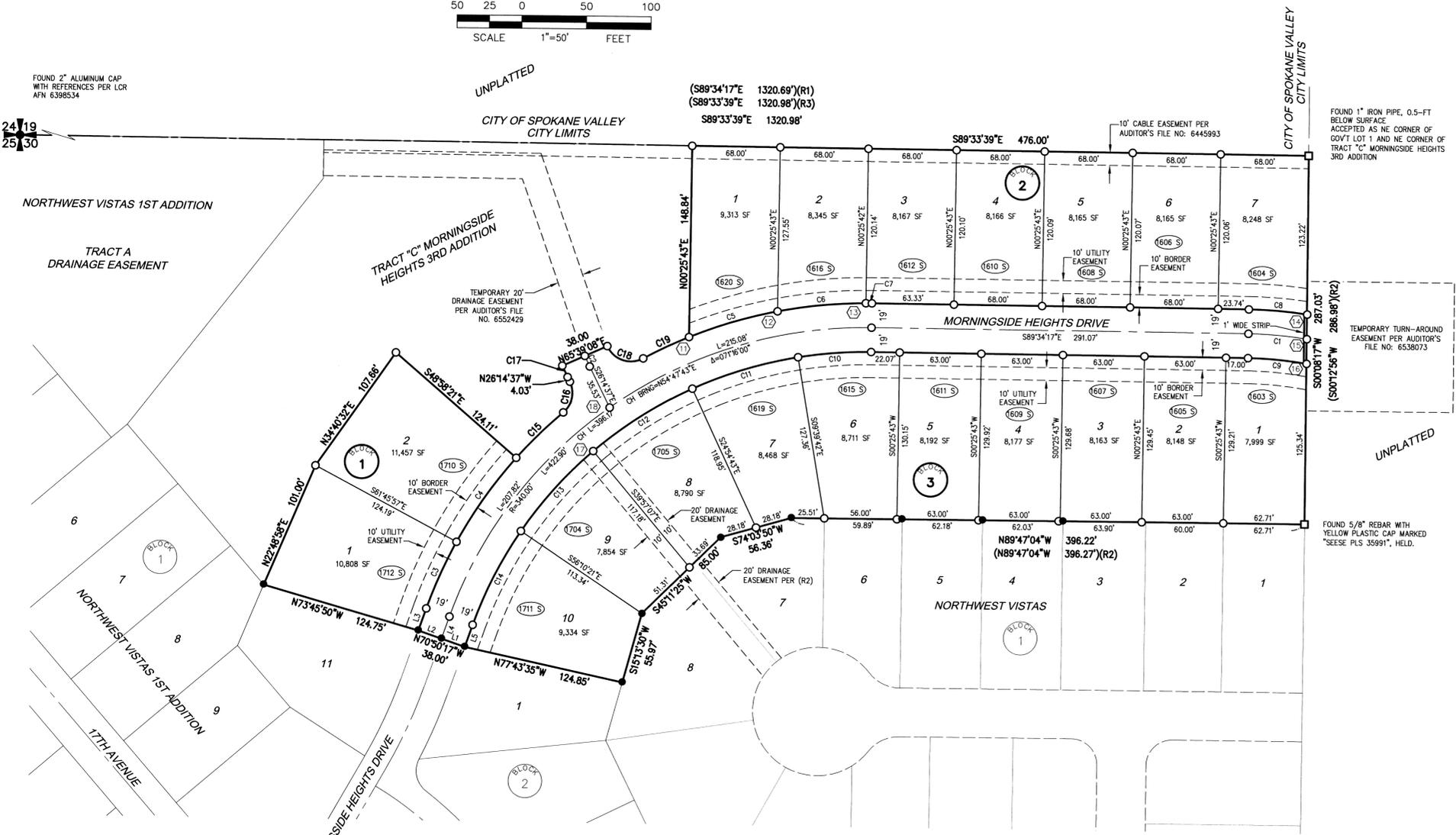
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 24th DAY OF December 2016 AT 10:22 A.M. IN BOOK 39 OF PLATS AT PAGE 122 AT THE REQUEST OF Northwest Vista 2nd Add COUNTY AUDITOR DEPUTY



FOUND 2" ALUMINUM CAP WITH REFERENCES PER LCR AFN 6398534

24 19
25 30



REFERENCES

- (R1) FINAL PLAT OF MORNINGSIDE HEIGHTS 3RD ADDITION, RECORDED IN BOOK 29, PAGE 69
- (R2) FINAL PLAT OF NORTHWEST VISTAS, RECORDED IN BOOK 37, PAGE 35
- (R3) FINAL PLAT OF NORTHWEST VISTAS 1ST ADDITION, RECORDED IN BOOK 37, PAGE 99

NOTES

PER THE PLAT CERTIFICATE ISSUED BY INLAND PROFESSIONAL TITLE, LLC WITH AN EFFECTIVE DATE OF SEPTEMBER 27, 2016, THIS SUBDIVISION PLAT IS SUBJECT TO THE FOLLOWING ENCUMBRANCES:

1. DECLARATION OF COVENANT AND THE TERMS AND CONDITIONS, PER RECORDING NO. 5035400 - NOT SURVEY RELATED
2. DECLARATION OF COVENANT AND THE TERMS AND CONDITIONS, PER THE FINAL PLAT OF MORNINGSIDE HEIGHTS 3RD ADDITION, RECORDED IN BOOK 29 OF PLATS, PAGES 69 THROUGH 72 - NOT SURVEY RELATED
3. DECLARATION OF COVENANT AND THE TERMS AND CONDITIONS, PER RECORDING NO. 5041948, 5455154, 5041210 AND 6040782 - NOT SURVEY RELATED
4. TEMPORARY STORM WATER POND EASEMENT PER AUDITOR'S FILE NO. 6259739 - EASEMENT TERMINATES UPON RECORDATION OF NEW PLAT
5. DECLARATION OF COVENANT AND THE TERMS AND CONDITIONS, PER RECORDING NO. 6264553, 6509764 AND 6509765 - NOT SURVEY RELATED
6. CABLE EASEMENT AND THE TERMS AND CONDITIONS PER ASSESSORS FILE NO. 6445993 - AS SHOWN
7. GEOTECHNICAL BASEMENT REPORT PER ASSESSORS FILE NO. 6532807 - NOT SURVEY RELATED
8. TEMPORARY TURN AROUND EASEMENT PER ASSESSORS FILE NO. 6538073 - AS SHOWN

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.

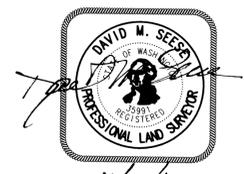
LEGEND

- SET 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "SESEE PLS 35991"
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "SESEE PLS 35991" OR NAIL WITH TAG MARKED "SESEE PLS 35991"
- MONUMENT FOUND AS NOTED HEREON, HELD FOR CONTROL
- ⑫34 STREET ADDRESS

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRNG	CHORD
C1	300.00'	45.15'	8°37'23"	N85°15'36"W	45.11'
C2	275.00'	9.10'	1°53'45"	S25°17'44"E	9.10'
C3	359.00'	56.84'	9°04'20"	N23°41'53"E	56.78'
C4	359.00'	80.16'	12°47'36"	S34°37'51"W	79.99'
C5	359.00'	71.37'	11°23'25"	S73°03'17"W	71.25'
C6	359.00'	68.51'	10°56'01"	N84°13'00"E	68.40'
C7	359.00'	4.67'	0°44'43"	S89°56'38"E	4.67'
C8	319.00'	45.03'	8°05'17"	N85°31'38"W	44.99'
C9	281.00'	45.27'	9°13'52"	N84°57'21"W	45.22'
C10	321.00'	56.53'	10°05'26"	S85°23'00"W	56.46'
C11	321.00'	85.44'	15°15'01"	S72°42'47"W	85.19'
C12	321.00'	91.15'	16°16'07"	S56°57'13"W	90.84'
C13	321.00'	83.99'	14°59'30"	S41°19'24"W	83.75'
C14	321.00'	82.16'	14°39'56"	S26°29'41"W	81.94'
C15	359.00'	50.93'	8°07'40"	S45°05'29"W	50.88'
C16	20.00'	26.32'	75°23'56"	N11°27'21"E	24.46'
C17	294.00'	9.73'	1°53'45"	S25°17'44"E	9.73'
C18	20.00'	33.00'	94°31'45"	S71°36'44"E	29.38'
C19	359.00'	39.08'	6°14'11"	S64°14'29"W	39.06'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N70°50'17"W	19.00'
L2	N70°50'17"W	19.00'
L3	N19°09'43"E	18.24'
L4	S19°09'43"W	18.24'
L5	S19°09'43"W	18.24'

RADIAL BEARINGS	
LINE	BEARING
11	N22°38'26"W
12	S11°15'01"E
13	N00°19'00"W
14	S08°31'00"W
15	N09°03'06"E
16	S09°39'35"W
17	S41°10'51"E
18	S35°48'59"E



NORTHWEST VISTAS 2ND ADDITION

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

NOVEMBER 2016
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ENGINEERING · PLANNING · ENVIRONMENTAL SCIENCES

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P 509.328.3371 WWW.PARAMETRIX.COM

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.