

NORTHWEST VISTAS

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

6270463 37/35
PLAT 4168

AUDITOR'S CERTIFICATE:
FILED FOR RECORD THIS 11TH DAY OF DECEMBER 2013, AT 10:32 A.M. IN BOOK 37 OF PLATS AT PAGE 35 AT THE REQUEST OF Summit Properties Inc.
Vicki M. Dalton COUNTY AUDITOR
By [Signature] DEPUTY

SPOKANE COUNTY DIVISION OF UTILITIES
EXAMINED AND APPROVED THIS 5TH DAY OF DECEMBER 2013.
[Signature]
SPOKANE COUNTY DIVISION OF UTILITIES

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS
EXAMINED AND APPROVED THIS 10TH DAY OF DECEMBER 2013.
[Signature]
SPOKANE COUNTY ENGINEER

SPOKANE COUNTY BUILDING AND PLANNING DEPARTMENT
EXAMINED AND APPROVED THIS 16TH DAY OF DECEMBER 2013.
John Pederson
SPOKANE COUNTY BUILDING AND PLANNING DEPARTMENT

SPOKANE COUNTY REGIONAL HEALTH DISTRICT
EXAMINED AND APPROVED THIS 16TH DAY OF DECEMBER 2013.
[Signature]
SPOKANE COUNTY REGIONAL HEALTH OFFICER

SPOKANE COUNTY ASSESSOR
EXAMINED AND APPROVED THIS 11TH DAY OF DECEMBER 2013.
P. Paul
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 10TH DAY OF DECEMBER 2013.
[Signature]
SPOKANE COUNTY ASSESSOR BY DEPUTY

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 11TH DAY OF DECEMBER 2013.
[Signature]
SPOKANE COUNTY TREASURER BY DEPUTY

SURVEYOR'S CERTIFICATE
I, DAVID M. SEESE, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF WASHINGTON STATING THAT THIS FINAL PLAT WAS SURVEYED AND PREPARED BY ME OR UNDER MY SUPERVISION, THAT THIS PLAT IS TRUE AND CORRECT REPRESENTATION OF THE SUBJECT LAND, AND THAT MONUMENTATION HAS BEEN ESTABLISHED AS REQUIRED BY COUNTY STANDARDS.
DAVID M. SEESE, PLS 35991

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.

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

DATE: DECEMBER 2, 2013
DWN: DAN
CK'D: DMS
PROJ.#: 10030
DWG: 10030.PLAT.DWG

FINAL PLAT OF
NORTHWEST VISTAS
PE-1962-05

SHEET 1 OF 1

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT SUMMIT PROPERTIES, INC., AS VESTED OWNER, AND RICHARD B. JARVIS AND RUTH L. JARVIS, HUSBAND AND WIFE DBA JAY INVESTMENT COMPANY AS BENEFICIAL INTEREST, AND S AND B INVESTMENTS, LLC, AS BENEFICIAL INTEREST, HAVE CAUSED TO BE PLATTED INTO LOTS, BLOCKS AND STREETS THE LAND SHOWN HEREON, TO BE KNOWN AS NORTHWEST VISTAS, BEING A PORTION OF TRACT "C" OF MORNINGSIDE HEIGHTS 3RD ADDITION, AS RECORDED IN BOOK 29 OF PLATS, PAGES 69-72, LOCATED IN A PORTION 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:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF FINAL PLAT OF BRIGADOON ADDITION, RECORDED IN BOOK 33 OF PLATS, PAGE 28, WHICH BEARS NORTH 00°12'56" EAST, A DISTANCE OF 744.97 FEET FROM THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 30;
THENCE NORTH 89°47'39" WEST ALONG THE NORTH LINE OF SAID FINAL PLAT, A DISTANCE OF 119.97 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SHAMROCK DRIVE;
THENCE SOUTH 73°22'18" WEST A DISTANCE OF 39.70 FEET TO THE WEST RIGHT OF WAY LINE OF SHAMROCK DRIVE;
THENCE SOUTH 89°49'06" WEST ALONG THE NORTH LINE OF SAID FINAL PLAT, A DISTANCE OF 135.01 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK 2 OF SAID FINAL PLAT;
THENCE SOUTH 84°53'04" WEST CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 174.02 FEET TO THE NORTHWEST CORNER OF TRACT "A" OF SAID FINAL PLAT;
THENCE NORTH 28°08'00" WEST A DISTANCE OF 159.80 FEET;
THENCE NORTH 15°13'30" EAST A DISTANCE OF 103.00 FEET;
THENCE NORTH 45°11'25" EAST A DISTANCE OF 85.00 FEET;
THENCE NORTH 74°03'50" EAST A DISTANCE OF 56.36 FEET;
THENCE SOUTH 89°47'04" EAST A DISTANCE OF 396.27 FEET TO A POINT ON THE WEST SIXTEENTH LINE OF SAID SECTION 30;
THENCE SOUTH 00°12'56" WEST ALONG SAID LINE, A DISTANCE OF 289.87 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: APPROXIMATELY 151,534 SQUARE FEET OR 3.48 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.

THE OWNERS OF ALL LOTS WITHIN THIS PLAT SHALL BE MEMBERS OF THE NORTHWEST VISTAS HOMEOWNER'S 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 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 UNLESS THEY 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, AS SHOWN ON THE HEREIN DESCRIBED PLAT, ARE HEREBY DEDICATED TO 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. 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.

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.

THE 20' DRAINAGE EASEMENT, AS PLATTED AND SHOWN HEREON, WHICH IS 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, IS HEREBY GRANTED TO SPOKANE COUNTY AND THE NORTHWEST VISTAS HOMEOWNERS ASSOCIATION.

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 IF 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 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 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 20" 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 SUBJECT TO HIGHER AMOUNTS OF STORMWATER RUNOFF THAT WHICH 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.

THE LOTS WITHIN THIS PLAT ARE SUBJECT TO THE TEMPORARY STORMWATER POND EASEMENT RECORDED OCTOBER 25, 2013 UNDER AUDITORS DOCUMENT NUMBER 6259739, WHICH BY REFERENCE BECOMES A PART HEREOF.

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, 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.

Richard B. Jarvis SIGNATORY, SUMMIT PROPERTIES, INC.
Ruth L. Jarvis SIGNATORY, JAY INVESTMENT COMPANY
Jay M. Jarvis SIGNATORY, S AND B INVESTMENTS, LLC

ACKNOWLEDGMENT
STATE OF WASHINGTON)
COUNTY OF SPOKANE)
ON THIS 3RD DAY OF DECEMBER 2013, PERSONALLY APPEARED BEFORE ME *Richard B. Jarvis, husband & wife* and *Ruth L. Jarvis* TO ME KNOWN TO BE the *managers* 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.
Cary L. Mason
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE. MY COMMISSION EXPIRES 5-24-2016

ACKNOWLEDGMENT
STATE OF WASHINGTON)
COUNTY OF SPOKANE)
ON THIS 3RD DAY OF DECEMBER 2013, PERSONALLY APPEARED BEFORE ME *Jay M. Jarvis* TO ME KNOWN TO BE the *managers* 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.

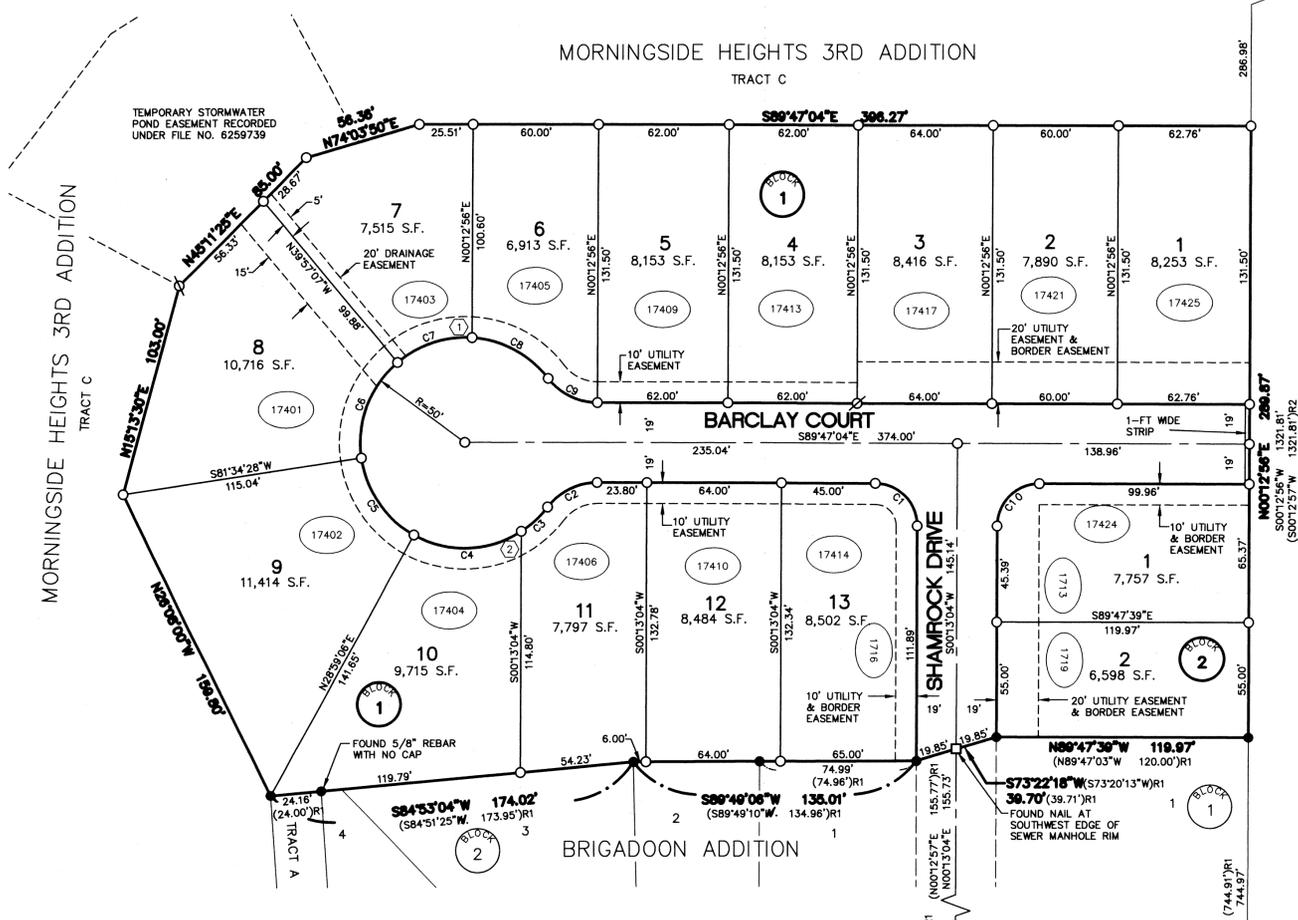
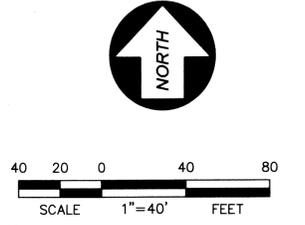
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.
Cary L. Mason
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE. MY COMMISSION EXPIRES 5-24-2016

ACKNOWLEDGMENT
STATE OF WASHINGTON)
COUNTY OF SPOKANE)
ON THIS 3RD DAY OF DECEMBER 2013, PERSONALLY APPEARED BEFORE ME *Richard T. Dalton* TO ME KNOWN TO BE the *managers* 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.
Cary L. Mason
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE. MY COMMISSION EXPIRES 5-24-2016

CURVE	RADIUS	LENGTH	CRD. DIST.	CRD. BRG.	DELTA
C1	20.00'	31.42'	28.28'	N44°47'00"W	90°00'08"
C2	30.00'	27.35'	26.41'	S64°06'03"W	52°13'46"
C3	50.00'	17.02'	18.94'	N47°44'10"E	19°30'01"
C4	50.00'	53.67'	51.13'	N88°14'09"E	61°29'55"
C5	50.00'	45.89'	44.30'	S34°43'13"E	52°35'22"
C6	50.00'	51.03'	48.84'	S20°48'41"W	58°28'25"
C7	50.00'	38.29'	37.36'	S71°59'17"W	43°52'48"
C8	50.00'	42.34'	41.09'	N61°48'48"W	48°31'01"
C9	30.00'	27.35'	26.41'	S63°46'11"E	52°13'46"
C10	20.00'	31.42'	28.28'	S45°13'00"W	89°59'52"

LINE	BEARING
1	S03°55'41"W
2	S32°30'49"E



NARRATIVE
THE EAST LINE WAS DETERMINED BY HOLDING THE FOUND MONUMENT AT THE WEST SIXTEENTH CORNER AND THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 30, THIS LINE ALSO BEING THE WEST SIXTEENTH LINE OF SAID NORTHWEST QUARTER.
THE SOUTH LINE WAS DETERMINED BY HOLDING THE FOUND MONUMENTS ON THE ANGLE POINTS ALONG THE NORTH BOUNDARY OF BRIGADOON ADDITION.
SHAMROCK DRIVE WAS DETERMINED BY HOLDING THE FOUND MONUMENTS ALONG THE CENTERLINE OF SAID ROAD AND THEN OFFSETTING SAID LINE 19.00 FEET ON EACH SIDE.

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 WITH WASHER MARKED "TEI PLS 35991"
■ MONUMENT FOUND AS NOTED HEREON, HELD FOR CONTROL

BASIS OF BEARINGS
THE LINE BETWEEN THE FOUND MONUMENTS AT THE WEST 1/16 CORNER AND THE NORTHWEST 1/16 CORNER OF SECTION 30, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., AS SHOWN HEREON, BEARS NORTH 00°12'56" EAST

REFERENCES
(R1) FINAL PLAT OF BRIGADOON ADDITION, RECORDED IN BOOK 33 OF PLATS, PAGE 28.
(R2) FINAL PUD PLAT OF MORNINGSIDE HEIGHTS 3RD ADDITION, RECORDED IN BOOK 29 OF PLATS, PAGE 69.
(R3) RECORD OF SURVEY, RECORDED IN BOOK 121 OF SURVEYS, PAGE 43.

NOTES
PER THE PLAT CERTIFICATE PROVIDED BY STEWART TITLE (ORDER NO. 01271-6796), WITH AN EFFECTIVE DATE OF NOVEMBER 7, 2013, THIS SUBDIVISION PLAT IS SUBJECT TO THE FOLLOWING ENCUMBRANCES:
1. COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS RECORDED IN THE PLAT OF MORNINGSIDE HEIGHTS 3RD ADDITION, BOOK 29 OF PLATS, PAGE 69 AND ADDENDUM RECORDED NO. 5092567. BLANKET IN NATURE.
2. COVENANTS, CONDITIONS AND RESTRICTIONS PER RECORDING NO. 5041948 AND AMENDED UNDER RECORDING NO. 5455154. BLANKET IN NATURE.
3. STREET LIGHTING AGREEMENT, PER RECORDING NO. 5230542. BLANKET IN NATURE.
4. NOTICE OF HOMEOWNERS ASSOCIATION ASSESSMENTS PER RECORDING NO. 5455152.
5. STORMWATER POND EASEMENT PER RECORDING NO. 6259739. APPURTENANT TO THIS SUBDIVISION.
6. COVENANTS, CONDITIONS AND RESTRICTIONS PER RECORDING NO. 6264553.

ACKNOWLEDGMENT
STATE OF Washington)
COUNTY OF Spokane)
ON THIS 3RD DAY OF DECEMBER 2013, PERSONALLY APPEARED BEFORE ME *Richard T. Dalton* TO ME KNOWN TO BE the *managers* 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.
Cary L. Mason
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE. MY COMMISSION EXPIRES 5-24-2016

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