



Return Address:

Summit Properties, Inc.
12720 E Nora Ave, Suite E
Spokane, WA 99216

DOCUMENT TITLE:

Temporary Stormwater Pond Easement

REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED:

102513.1-5

GRANTOR(s):

1. Jarvis, Richard
2. Jarvis, Ruth
- 3.
- 4.
- 5.

GRANTEE(s):

1. Spokane County
- 2.
- 3.
- 4.
- 5.

ABBREVIATED LEGAL DESCRIPTION:

Ptn Tract C of Morningside Heights 3rd Addition

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER:

55302.2616

R. E. Excise Tax Exempt
Date 10-25 2013
Spokane County Treas.
By CLR

**After Recording Return to:
Summit Properties, Inc.
12720 E. Nora Ave., Suite E
Spokane, WA 99216**

Document Title: Temporary Off-Site Stormwater Pond Easement.
Grantor(s): Richard B. and Ruth L. Jarvis
Grantee(s): Spokane County and North West Vistas Homeowners Association
Abbreviated Legal Description: Assessor's Tax Parcel Number: 55302.2616

TEMPORARY STORMWATER POND EASEMENT

IN THE MATTER OF NORTH WEST VISTAS (Spokane County Project

No. PE-1962-E), hereinafter referred to as the "project")

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s), Richard B. and Ruth L. Jarvis for and in consideration of Mutual Benefits, the receipts of which is hereby acknowledged, grants to Spokane County, a political subdivision of the State of Washington and the Northwest Vistas Homeowners Association, an Easement over, upon, and across the area, legally described in the attached Exhibit A Legal and depicted on Exhibit B map.

The Easement granted to Spokane County, its authorized agents and the Northwest Vistas Homeowners Association, is for the purpose of providing for a temporary stormwater pond. The Grantor(s) their successors in interest and/or the Northwest Vistas Homeowner's Association agree that Spokane County accepts no responsibility for maintaining this Easement.

Summit Properties, Inc., and/or their successors in interest and/or Northwest Vistas Homeowners Association, hereby accept complete and total responsibility for the construction of the stormwater pond located within this Easement per the accepted road and drainage plans on file in the office of the Spokane County Engineer for Northwest Vistas. Summit Properties, Inc. its successors in interest and/or Northwest Vistas Homeowner's Association hereby accept complete and total responsibility for the perpetual maintenance of the facilities located within this Easement. If Summit Properties, Inc., its successors in interest and/or Northwest Vistas Homeowner's Association fail to maintain the facilities, a notice of such failure may be given to the Northwest Vistas Homeowner's Association. If not corrected within the period indicated on said notice, Spokane County has the right to correct the maintenance, or have it corrected, at the expense of the Northwest Vistas Homeowner's Association.

This Easement will terminate at such time the described area is platted. At that time, the property subject to the Easement described herein shall revert to the Grantor(s), their successors in interest and/or assigns free and clear of any claim by Spokane County and its assigns to the continued right to use property subject to the Easement. This Easement described hereinabove is to and shall run with the land. No modification of the boundaries of said Easement can be made without prior approval of Spokane County.

IN WITNESS HEREOF, the undersigned has caused this instrument to be executed on this 22 of September, 2013.

Richard B. Jarvis
Richard B. Jarvis

Ruth L. Jarvis
Ruth L. Jarvis

STATE OF Washington)
COUNTY OF Spokane)

I certify that I know or have satisfactory evidence that **Richard B. Jarvis** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he/she is authorized to execute the instrument and acknowledged it as the owner of Subject property to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 10-22-2013

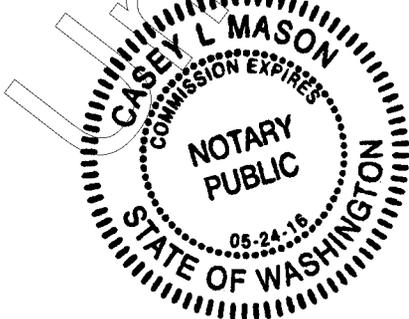


Casey L. Mason
Notary Public in and for the state of Washington
Casey L. Mason
Residing at Liberty Lake
My appointment expires: 5-24-2016

STATE OF Washington)
COUNTY OF Spokane)

I certify that I know or have satisfactory evidence that **Ruth L. Jarvis** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he/she is authorized to execute the instrument and acknowledged it as the owner of Subject Property to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 10-22-2013



Casey L. Mason
Notary Public in and for the state of
Casey L. Mason
Residing at Liberty Lake
My appointment expires: 5-24-2016

**DESCRIPTION FOR
TEMPORARY POND EASEMENT**

All that portion of Tract C, MORNINGSID E HEIGHTS 3RD ADDITION, as recorded in Book 29 of Plats, Pages 69-72, records of Spokane County, located in a portion of Government Lot 1 of Section 30, Township 25 North, Range 45 East, W.M., described as follows:

COMMENCING AT a 1" iron pipe accepted as the West 1/16 corner on the north line of said Section 30 from which a found 5/8" rebar accepted as the Northwest 1/16 corner bears South 00°12'56" West;

Thence South 00°12'56" West along the West 1/16 line a distance of 286.98 feet;

Thence North 89°47'04" West a distance of 396.27 feet;

Thence South 74°03'50" West a distance of 30.00 feet to the **TRUE POINT OF BEGINNING**;

Thence North 28°30'30" West a distance of 106.00 feet;

Thence South 58°30'00" West a distance of 80.00 feet;

Thence South 37°30'00" West a distance of 90.00 feet;

Thence South 61°49'57" East a distance of 99.75 feet;

Thence North 45°11'25" East a distance of 85.00 feet;

Thence North 74°03'50" East a distance of 26.36 feet to the **TRUE POINT OF BEGINNING**;

Situate in the County of Spokane, State of Washington.

Said parcel containing an approximate area of 14,310.1 square feet, more or less.

Prepared on September 27, 2013

Prepared for and on behalf of Taylor Engineering Inc.

Prepared by David M. Seese, PLS

Project Number: 10-030A

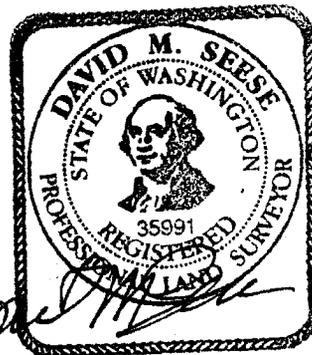


EXHIBIT FOR
TEMPORARY POND EASEMENT

