



RECORDED AT THE REQUEST OF:

RETURN TO:

Summit Properties, Inc.
12720 E. Nora Ave., Suite E
Spokane Valley, WA 99216-1197

**DECLARATION OF ANNEXATION
CHAPMAN HEIGHTS SHORT PLAT
SPOKANE COUNTY, WASHINGTON**

Parcel Number: A Portion of 55194,9081

Abbreviated Legal: Parcel C as shown on a Record of Survey filed under Spokane County Auditor's number 6476484, located in the Southeast Quarter of Section 19, Township 25 North, Range 45 East, Willamette Meridian, County of Spokane, State of Washington.

THIS DECLARATION OF ANNEXATION is made, entered into and becomes effective on the date hereof as set forth below, by **SUMMIT PROPERTIES, INC.**, a Washington State Corporation (hereinafter referred to as "Grantor"), with reference to the following facts:

A) Grantor is the sub-divider and developer of a certain tract of land, which land is located in Spokane County, Washington, commonly known as **SELKIRK ESTATES**; a development of numerous residential lots, which development is governed by that certain "Declaration of Covenants, Conditions and Restrictions, recorded October 18th, 2017 and bearing Spokane County Auditor's File No. 6649906

B) Grantor is also the owner of a certain additional tract of land near and/or adjoining the property described on Exhibit "A" legal attached, which will be platted by Grantor as **Chapman Heights Short Plat (Spokane County Project No. sp-1614-17)**, but which has not previously been subjected to said Covenants. Said other land is legally described on Exhibit "A" attached hereto and incorporated herein by this reference. Said other land consists of numerous residential lots, along with the dedicated roadways.

C) Grantor desires to annex said other land known as **Chapman Heights Short Plat** to the original **Selkirk Estates** land and subject it to the Covenants as provided in this Declaration of Annexation.

NOW THEREFORE, Grantor hereby declares and covenants as follows:

1. That, in accordance with the rights reserved to Grantor in the Covenants, **Chapman Heights Short Plat** is hereby made subject to the Covenants and shall for all purposes be part of the **Selkirk Estates** Subdivisions, effective upon the date that this document is recorded. **Chapman Heights Short Plat** shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied, sold and improved, subject to and in accordance with all of the terms, covenants and provisions which have been set forth in the Covenants, all of which are for the purpose of enhancing and protecting the value and attractiveness of **Chapman Heights Short Plat**, as well as **Selkirk Estates**, and to facilitate management and control of the common areas located in said developments. All of the limitations, covenants, conditions, restrictions and easements set forth in this Declaration of Annexation shall constitute limitations, covenants, conditions, restrictions and encumbrances which shall run with **Chapman Heights Short Plat** and shall be perpetually binding upon Grantor and its respective successors-in-interest and assigns and all parties having or acquiring any right, title or interest in or to any part of **Chapman Heights Short Plat**.

2. Grantor hereby grants to all Owners of Lots in **Chapman Heights Short Plat** all rights and easements which were granted to Owners of Lots in **Selkirk Estates**, which rights and easements are reserved to Grantor in the Covenants for the benefit of all said Lot Owners. Grantor also hereby reserves from all Owners of Lots in **Chapman Heights Short Plat**, and grants to the Owners of Lots in **Selkirk Estates**, all rights and easements which were reserved to Grantor under the Covenants and the Plat of **Chapman Heights Short Plat**.

3. Without limiting the generosity of the foregoing, Grantor, for each Lot owned within **Chapman Heights Short Plat**, hereby covenants and each Owner of any Lot within **Chapman Heights Short Plat** by acceptances of a deed therefore, is hereby deemed to covenant and agree to pay to the Association (as defined in the Covenants) regularly assessments or charges and special assessments for capital improvements and unexpected expenses or reconstruction assessments, all according to the Covenants.

4. All property and Lots within **Selkirk Estates and Chapman Heights Short Plat** shall hereafter have reciprocal non-exclusive easements and rights of use as to any of the public roadways or streets and common areas, as may be depicted on the plats of **Selkirk Estates AND Chapman Heights Short Plat**.

5. From the effective date hereof, **Selkirk Estates AND Chapman Heights Short Plat** shall be considered as one development of property in all respects as to application of the Covenants.

The undersigned has executed this Declaration of Annexation as of September 6, 2018.

SUMMIT PROPERTIES, INC. (Declarant)

Richard T. Dahm
Richard T. Dahm, President

STATE OF WASHINGTON)
) ss.
COUNTY OF SPOKANE)

On this 6th of September, 2018, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared RICHARD T. DAHM, to me known to be the President of SUMMIT PROPERTIES, INC., the Washington State Corporation that executed the foregoing instrument, and acknowledged the said instrument to be his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

Notary Public
State of Washington
Sonja M Lewis
Commission Expires 05/28/22

Sonja M Lewis
Notary Public Sonja M Lewis
In and for the State of Washington,
Residing in Spokane
My Commission Expires: 5/28/22

EXHIBIT "A"
LEGAL DESCRIPTION
CHAPMAN HEIGHTS SHORT PLAT

The land in the County of Spokane, State of Washington, described as follows:

PARCEL C AS SHOWN ON A RECORD OF SURVEY (ROS) FILED UNDER AUDITOR'S NUMBER 6476484, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, COUNTY OF SPOKANE, STATE OF WASHINGTON.

TOGETHER WITH THAT PORTION OF PARCEL A OF SAID ROS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19, THENCE NORTH 89°16'10" WEST, 1709.96 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHWEST CORNER OF PARCEL C OF SAID ROS;
THENCE NORTH 00°43'50" EAST, 206.21 FEET ALONG THE WEST LINE AND TO THE NORTHWEST CORNER OF SAID PARCEL C;
THENCE SOUTH 74°31'30" EAST, 200.24 FEET ALONG THE NORTH LINE OF SAID PARCEL C TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTH LINE THE FOLLOWING 4 COURSES;
5) SOUTH 74°31'30" EAST, 174.76 FEET;
6) NORTH 88°45'23" EAST, 83.55 FEET;
7) NORTH 83°00'39" EAST, 185.50 FEET;
8) NORTH 68°02'13" EAST, 94.85 FEET;
THENCE SOUTH 82°03'37" WEST 194.95 FEET;
THENCE NORTH 87°37'47" WEST, 331.24 FEET TO THE POINT OF BEGINNING.