

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, JOSEPH D. JARVIS AND REBECCA A. JARVIS, HUSBAND AND WIFE, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS TO A DEED OF TRUST AND SPOKANE TEACHERS CREDIT UNION AS TO A DEED OF TRUST HAVE CAUSED TO BE PLATTED INTO LOTS THE LAND SHOWN AS SP-1577-13. LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 25 NORTH, RANGE 45 EAST OF THE WILLAMETTE MERIDIAN;

IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 4th DAY OF May, 2015

Joseph D. Jarvis

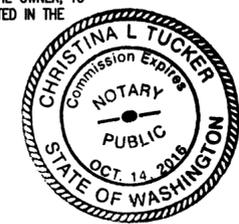
ACKNOWLEDGMENTS

STATE OF WASHINGTON )
COUNTY OF SPOKANE )

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT JOSEPH D. JARVIS, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OWNER, TO BE THE FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 4th DAY OF May, 2015

Christina R. Tucker
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE COUNTY, MY COMMISSION EXPIRES Oct 14, 2016



IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 4th DAY OF May, 2015

Rebecca A. Jarvis

ACKNOWLEDGMENTS

STATE OF WASHINGTON )
COUNTY OF SPOKANE )

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT REBECCA A. JARVIS, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OWNER, TO BE THE FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 4th DAY OF May, 2015

Christina R. Tucker
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE COUNTY, MY COMMISSION EXPIRES Oct 14, 2016



IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED HIS/HER NAME TO BE HEREUNTO SUBSCRIBED THIS 11th DAY OF May, 2015

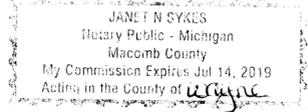
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., BY Anita Jackson, its Assistant Secretary of MERS

STATE OF MI )
COUNTY OF Wayne )

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT Anita Jackson IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 11 DAY OF May, 2015

Janet N. Sykes
NOTARY PUBLIC, IN AND FOR THE STATE OF MI, RESIDING AT Macomb County, MY COMMISSION EXPIRES 7-14-17



SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 15th DAY OF June, 2015 AT 9:44 A.M. IN BOOK 29 OF S.P. AT PAGE 59-61 AT THE REQUEST OF JOSEPH D. JARVIS, REBECCA JARVIS

Spokane County Auditor by Deputy

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 29th DAY OF May, 2015

SPOKANE COUNTY DIVISION OF ENGINEERING

EXAMINED AND APPROVED THIS 26th DAY OF May, 2015

SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING

EXAMINED AND APPROVED THIS 29th DAY OF May, 2015

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 29th DAY OF May, 2015

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 THE 1 DAY OF June, 2015

Rob Chase by Ami Shuman
SPOKANE COUNTY TREASURER, BY DEPUTY

IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED HIS/HER NAME TO BE HEREUNTO SUBSCRIBED THIS 7th DAY OF May, 2015

SPOKANE TEACHERS CREDIT UNION, BY Melissa Kopczak

STATE OF Washington )
COUNTY OF Spokane )

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT Melissa Kopczak IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Secretary of SPOKANE TEACHERS CREDIT UNION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 7th DAY OF May, 2015

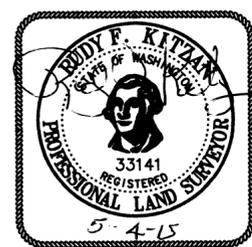
Notary Public, in and for the State of Washington, residing at Spokane County, My Commission Expires 02/16/2017



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT SHORT PLAT SP-1577-13 IS BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 30, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN. THAT THE DISTANCES AND COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT PROPER MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND.

RUDY F. KITZAN LS. NO. 33141



FINAL SHORT PLAT

SP-1577-13

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., SPOKANE COUNTY, WASHINGTON

RFK LAND SURVEYING INC.

1420 WEST GARLAND AVENUE
SPOKANE, WA 99205
TEL: (509) 324-7861
FAX: (509) 327-7249
E-MAIL: lsrfkitzan@qwestoffice.net

Table with 4 columns: DRAWN, APPROVED, SCALE, PROJECT. Values include MEM, RFK, 1"=100', 12-103, DATE, SHEET, 1 OF 3, FIELD BOOK, 74.

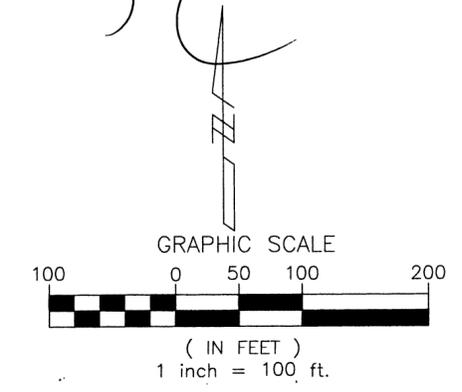
SPOKANE COUNTY ASSESSOR EXAMINED AND APPROVED THIS 29 DAY OF May, 2015

Jose Mendez (Deputy)
SPOKANE COUNTY ASSESSOR BY DEPUTY

**SPOKANE COUNTY AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS 10<sup>th</sup> DAY OF June 20<sup>15</sup>  
 AT 9:44 A.M., IN BOOK 29 OF SHORT PLATS PAGE 59-60  
 AT THE REQUEST OF JOSEPH & REBECCA JARVIS

*[Signature]*  
 SPOKANE COUNTY AUDITOR BY DEPUTY



**BASIS OF BEARINGS**

THE BASIS OF BEARINGS IS GRID NORTH USING NAD 83/91 WASHINGTON STATE PLANE COORDINATE NORTH ZONE.

**LEGEND**

- -SET 1/2" REBAR W/YPC "KITZAN LS 33141"
- -FOUND 5/8" REBAR PER (C)

**REFERENCES**

- (A) RECORD OF SURVEY, BOOK 26, PAGE 63.
- (B) RECORD OF SURVEY, BOOK 85, PAGE 54
- (C) FINAL PLAT OF MORNINGSIDE HEIGHTS SEVENTH ADDITION, BOOK 37 OF PLATS, PAGES 38 & 39
- (D) SPOKANE COUNTY SHORT PLAT NO. 86-441, BOOK 5, PAGE 1
- (E) RECORD OF SURVEY, BOOK 121, PAGE 63

**EQUIPMENT AND PROCEDURES**

THIS SURVEY WAS PERFORMED WITH A SOKKIA GSR2700 ISX GPS SYSTEM. THE AMOUNT OF ERROR IN EACH GROUP OF MEASUREMENTS IS WITHIN WASHINGTON STATE TOLERANCES.



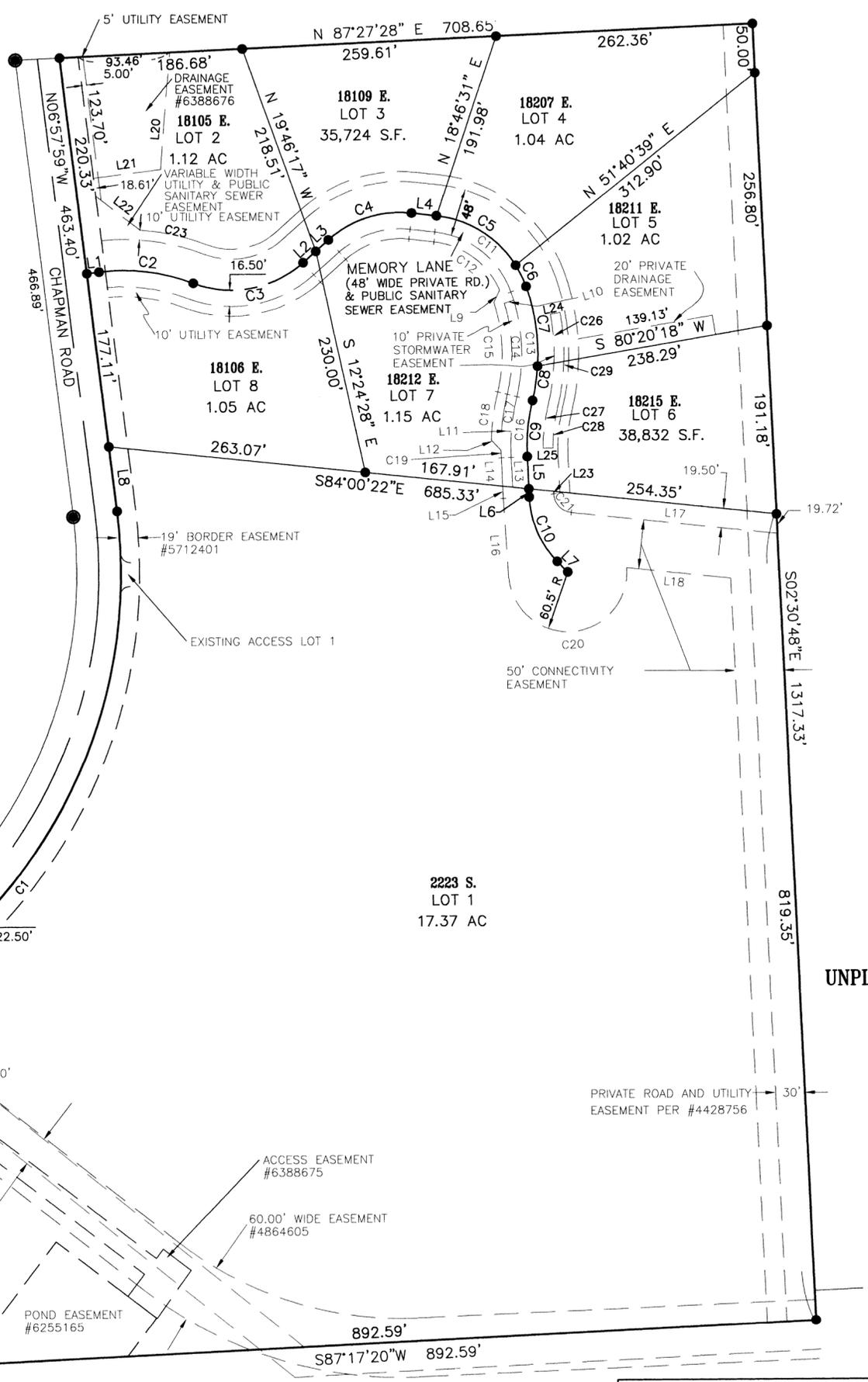
**FINAL SHORT PLAT  
 SP-1577-13**

LOCATED IN THE SOUTHWEST QUARTER OF THE  
 NORTHEAST QUARTER OF SECTION 30,  
 TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M.,  
 SPOKANE COUNTY, WASHINGTON

UNPLATTED

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	502.50'	802.76'	720.08'	N 38°47'59" E	91°31'54"
C2	200.00'	97.68'	96.72'	N 82°58'26" W	27°59'03"
C3	110.00'	119.86'	114.02'	S 79°48'07" W	62°25'56"
C4	110.00'	91.96'	89.30'	S 72°32'06" W	47°53'53"
C5	110.00'	98.40'	95.15'	N 57°53'23" W	51°15'10"
C6	110.00'	24.00'	23.95'	N 26°00'46" W	12°30'02"
C7	200.00'	82.37'	81.79'	N 07°57'52" W	23°35'46"
C8	200.00'	35.21'	35.17'	N 08°52'38" E	10°05'14"
C9	200.00'	57.37'	57.17'	N 05°42'13" E	16°26'03"
C10	100.00'	72.90'	71.30'	S 23°23'55" E	41°46'13"
C11	93.50'	104.04'	98.75'	S 51°38'21" E	63°45'12"
C12	83.50'	87.35'	83.42'	S 53°32'45" E	59°56'25"
C13	183.50'	107.88'	106.33'	S 02°55'15" E	33°41'00"
C14	173.50'	93.61'	92.48'	S 01°32'09" E	30°54'48"
C15	163.50'	92.27'	91.05'	S 02°14'45" E	32°19'58"
C16	216.50'	62.10'	61.89'	S 05°42'13" W	16°26'03"
C17	226.50'	37.48'	37.44'	S 09°10'47" W	9°28'55"
C18	236.50'	49.14'	49.05'	S 07°58'06" W	11°54'17"
C19	226.50'	7.67'	7.67'	S 01°32'36" E	1°56'26"
C20	60.50'	190.43'	121.00'	N 86°13'12" E	180°20'36"
C21	20.00'	28.45'	26.11'	S 43°15'35" E	81°29'34"
C22	500.00'	16.07'	16.07'	S 83°08'11" W	1°50'29"
C23	241.50'	70.78'	70.53'	N 77°22'41" W	16°47'32"
C24	457.50'	751.29'	669.67'	S 40°04'41" W	94°05'19"
C25	480.00'	201.56'	200.08'	N 75°05'34" E	24°03'32"
C26	216.50'	92.11'	91.41'	N 01°43'58" E	24°22'33"
C27	183.50'	44.83'	44.72'	N 06°55'18" E	13°59'54"
C28	173.50'	42.39'	42.28'	N 06°55'18" E	13°59'54"
C29	226.50'	96.36'	95.64'	S 01°43'58" W	24°22'33"

LINE	BEARING	DISTANCE
L1	S 83°02'02" W	12.57'
L2	S 48°35'09" W	17.34'
L3	S 48°35'09" W	17.34'
L4	N 83°30'58" W	25.63'
L5	N 02°30'48" W	32.84'
L6	S 02°30'48" E	8.25'
L7	N 44°17'01" W	15.14'
L8	N 06°57'59" W	65.96'
L9	S 26°35'16" W	13.63'
L10	N 73°00'27" E	10.00'
L11	S 85°33'40" E	10.00'
L12	S 42°59'03" E	14.47'
L13	S 02°30'48" E	30.37'
L14	S 02°30'48" E	28.88'
L15	S 02°30'48" E	12.21'
L16	S 03°36'30" E	79.07'
L17	S 84°00'22" E	211.84'
L18	S 84°00'22" E	106.75'
L19	S 00°06'50" E	7.46'
L20	S 04°44'07" W	118.97'
L21	N 83°02'01" E	69.06'
L22	S 52°32'50" E	56.63'
L23	N 02°30'48" W	2.49'
L24	N 79°32'41" E	10.00'
L25	N 89°55'20" E	10.00'



**MORNINGSIDE HEIGHTS  
 7TH ADDITION**

UNPLATTED

UNPLATTED

**RFK LAND SURVEYING INC.**

1420 WEST GARLAND AVENUE  
 SPOKANE, WA 99205  
 TEL: (509) 324-7861  
 FAX: (509) 327-7249  
 E-MAIL: lsrfkitzan@qwestoffice.net

DRAWN	APPROVED	SCALE	PROJECT
MEM	RFK	1"=100'	12-103
DATE	DATE	SHEET	FIELD BOOK
6/12/14	4/20/15	2 OF 3	74

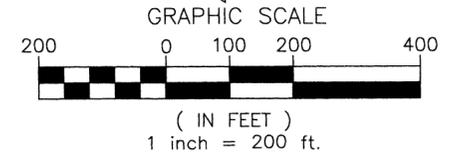
FINAL SHORT PLAT  
SP-1577-13

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., SPOKANE COUNTY, WASHINGTON

6403306 29-61  
SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 18th DAY OF June, 2015  
AT 9:44 A.M., IN BOOK 29 OF 5 PLATS AT PAGE 29-61  
AT THE REQUEST OF JOSEPH & REBECCA JARVIS

*[Signature]*  
SPOKANE COUNTY AUDITOR BY DEPUTY



19  
30  
N 87°37'43" E 2650.98'

**NORTHEAST CORNER SECTION 30**  
FOUND 1" IP,  
RP'S: PER (D)  
FOUND UTILITY POLE EAST 17.71'  
20" PINE SOUTH 9.25'  
TACK IN RR TIE FENCE POST N70°W-10.93'

**NORTH QUARTER CORNER SECTION 30**  
FOUND 1-1/4" IP PER (A)&(E)  
RP'S: TACK AND TAG 18091 IN FENCE POST  
-N83°E 6.41' (PER E)  
MAG NAIL AND WASHER "TAYLOR 37544" IN UTILITY POLE  
- S03°W 20.7' (PER E)  
1/2" THREADED BOLT W/ CHISELED "+"  
- S48°W 90.13' (PER E)  
GRANITE STONE WITH "+"  
- S41°34'56"W 85.40'

(1321.23)(E)  
1321.23'

N 02°33'24" W  
2642.46' PER E

**1/16TH CORNER**  
FOUND 1/2" IP, AT FENCE  
INTERSECTION PER (C)

N 87°27'28" E 615.85'

CHAPMAN ROAD

S 02°28'12" E 2626.76'  
(2626.76' PER B)

(2642.46' PER E)

1321.23'

**EAST QUARTER CORNER SECTION 30**  
FOUND 1" IP, PER (E)  
RP'S:  
FOUND 5/8" REBAR CAP DESTROYED  
-S11°E-18.39' (18.28') PER (E)  
NAIL IN YPC "DUNSMORE" IN UTILITY POLE (PER E)  
-N56°E 50.97'  
SET TACK AND TAG "KITZAN 33141" IN POWER POLE  
-N40°W 34.78'

60.00' WIDE EASEMENT  
#4864605

SEE SURVEYOR'S NOTE 1.

N87°17'20"E 430.92'

S 87°17'20" W 2647.01'  
(2646.91' PER E)

**CENTER QUARTER CORNER SECTION 30**  
PREVIOUS MONUMENT DESTROYED  
SET 1/2" REBAR WITH A YELLOW PLASTIC CAP KITZAN 33141  
SET REFERENCES:  
"+" IN SW CORNER ELECTRIC BOX  
-N18°27'55"W 23.14'

"+" IN NORTHERLY RIM MANHOLE  
-S27°24'07"W 45.85'  
MAG AND BRASS WASHER "KITZAN 33141" IN PRIVATE DRIVE  
-N50°47'00"W 17.87'

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS IS GRID NORTH USING NAD 83/91 WASHINGTON STATE PLANE COORDINATE NORTH ZONE.

**REFERENCES**

- (A) RECORD OF SURVEY, BOOK 26, PAGE 63.
- (B) RECORD OF SURVEY, BOOK 85, PAGE 54
- (C) FINAL PLAT OF MORNINGSIDE HEIGHTS SEVENTH ADDITION, BOOK 37 OF PLATS, PAGES 38 & 39
- (D) SPOKANE COUNTY SHORT PLAT NO. 86-441, BOOK 5, PAGE 1
- (E) RECORD OF SURVEY, BOOK 121, PAGE 63

**EQUIPMENT AND PROCEDURES**

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**LEGEND**

- IP IRON PIPE
- YPC YELLOW PLASTIC CAP
- RP'S REFERENCE POINTS

**SURVEYOR'S NOTES**

1.TWO QUARTER CORNERS COMMON TO SECTIONS 29 AND 30 EXIST. SEE REFERENCE (E).THE LEGAL DESCRIPTIONS WRITTEN AS EXCEPTIONS FOR THIS PARCEL APPARENTLY WERE BASED ON THE QUARTER CORNER THAT BEARS S11°28'24"E, 18.28 FEET. I ROTATED THE EXCEPTIONS TO THE COMMON LINE BETWEEN THE CENTER OF SECTION CORNER AND THE QUARTER CORNER COMMON TO SECTIONS 19 AND 30, CAUSING THE BEARING AND DISTANCES DIFFERENCES AS SHOWN.



**RFK LAND SURVEYING INC.**

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DRAWN	APPROVED	SCALE	PROJECT
MEM	RFK	1"=200'	12-103
DATE	DATE	SHEET	FIELD BOOK
6/12/14	4/20/15	3 OF 3	74