

JUN 15 1995

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that JAY M. JARVIS, who also appears of record as JOHN M. JARVIS, and MEAGAN L. JARVIS, husband and wife; and JMK, INC., a Washington Corporation, have caused to be platted into Lots, Blocks, and Streets the land shown hereon, to be known as STEEN ADDITION, being a parcel of land in the Northeast Quarter of the Southeast Quarter of Section 25, T.25 N., R.44 E., W.M., in Spokane County, Washington, described as follows:

Beginning at the intersection of the south line of said Northeast Quarter of the Southeast Quarter and of the westerly margin of Chapman Road, per Alignment "A" of Right of Way Deed recorded under Auditor's Document No. 9312220496; thence N.89°35'24"W. along said south line a distance of 507.73 feet; thence N.06°32'17"W. a distance of 405.86 feet; thence S.83°27'43"W. a distance of 212.15 feet; thence N.06°32'17"W. a distance of 240.75 feet; thence N.58°35'10"E. a distance of 225.53 feet; thence N.31°24'50"W. a distance of 30.00 feet; thence N.58°35'10"E. a distance of 16.56 feet to the beginning of a curve concave to the southeast having a radius of 115.00 feet; thence northeasterly along said curve through a central angle of 20°17'49" an arc distance of 40.74 feet the beginning of a reverse curve concave to the northwest having a radius of 30.00 feet; thence northeasterly along said reverse curve through a central angle of 68°18'12" an arc distance of 35.75 feet to the beginning of a reverse curve concave to the east having a radius of 165.00 feet; thence northerly along said reverse curve through a central angle of 16°43'17" an arc distance of 48.15 feet; thence N.27°18'03"E. a distance of 29.29 feet to the beginning of a curve concave to the west having a radius of 30.00 feet, said curve also being tangent to the southerly margin of Steen Road, per Alignment "B" of Right of Way Deed recorded under Auditor's Document No. 9312220496; thence northerly along said curve through a central angle of 96°21'26" an arc distance of 50.45 feet to a point of cusp with said southerly margin of Steen Road thence easterly along said southerly margin to said westerly margin of Chapman Road; thence southerly along said westerly margin to the point of beginning;

And they do hereby dedicate to public use forever five (5') feet of additional right of way along Chapman Road together with the area at the southwest return of Chapman and Steen Roads.

No direct access from any lots to Chapman Road shall be allowed.

Future slope easements, along public right of ways and private road easements, in locations where necessary for the construction or reconstruction of public and private roads, are hereby granted to the public.

Side yard and rear yard setbacks shall be determined at the time building permits are requested unless these setbacks are specifically drafted on this final plat. The setbacks indicated on this subdivision may be varied from if proper zoning approvals are obtained.

The private roads, as shown hereon, are easements which provide a means of ingress and egress for those lots within the Plat having frontage thereon. Private roads are subject to the separate DECLARATION OF COVENANT as recorded JUNE 16, 1995 under Auditor's Document No. 9506160174, which by reference is made a part hereof.

Drainage easements, as platted and shown hereon, which are for the purpose of installing, operating and maintaining drainage swales and drainage facilities, as conditions of plat approval, are hereby granted to the Public and all lot owners in this Subdivision. This Plat is subject to the separate DECLARATION OF COVENANT as recorded JUNE 16, 1995 under Auditor's Document No. 9506160175, which by reference is made a part hereof.

WARNING: Spokane County has no responsibility to build, improve, or maintain or otherwise service the private roads contained within or providing service to the property described in this plat. By accepting this plat or subsequently by allowing a building permit to be issued on property on a private road, Spokane County assumes no obligation for said private road and the owners hereby acknowledge that the County has no obligation of any kind or nature whatsoever to establish, examine, survey, construct, alter, repair, improve, maintain, or provide drainage or snow removal on a private road. This requirement is and shall run with the land and shall be binding upon the owner(s), their heirs, successors or assigns including the obligation to participate in the maintenance of the private road as provided herein.

The owners or successors in interest agree to authorize the County to place their names on a petition for the formation of a Road Improvement District (RID) by the petition method pursuant to Chapter 36.88 RCW, which petition includes the owners property, and further not to object, by the signing of a ballot, to the formation of an RID by the resolution method pursuant to Chapter 36.88 RCW, which resolution includes the owners property. If an RID is formed by either the petition or resolution method as provided for in Chapter 36.88 RCW, the owners or successors further agree: (1) that the improvement(s) or construction contemplated within the proposed RID is feasible; (2) that the benefits to be derived from the formation of the RID by the property included therein, together with the amount of any County participation, exceed the cost and expense of formation of the RID; and (3) that the property within the proposed RID is sufficiently developed. Provided further that the owners or successors shall retain the right, as authorized under RCW 36.88.090, to object to any assessment(s) on the property as a result of the improvements called for in conjunction with the formation of an RID by either petition or resolution method under Chapter 36.88 RCW, and to appeal to the Superior Court the decision of the Board of County Commissioners affirming the final assessment roll.

It is further agreed that at such time as an RID is created or any Road Improvements Project is sanctioned by Spokane County, the improvements required (curb, sidewalk, drainage control and paving) will be the sole expense of the undersigned owners) their heirs, grantees and assigns without participation by Spokane County. The RID waiver contained in this agreement shall expire after ten (10) years from the date of execution below. However, the owners or successors agree that if said RID waiver expires without construction of the required improvements, the owner(s) or successors agree to construct the required improvements at their own expense, pay to Spokane County the then estimated cost of the required improvements to enable the County to complete the same, or furnish a bond or other secure method suitable to the County (which may include the execution of another RID waiver agreement) providing for or securing to the County the actual construction of the improvements. All of the requirements of this agreement shall run with the land and shall be binding upon the Owners, their successors or assigns. This provision is applicable to 32nd Avenue.

The owner(s) or successor(s) in interest agree to authorize the County to place their name(s) on a petition for the formation of ULID by petition method pursuant to RCW 36.94, which petition includes the owner(s)' property; and further not to object by the signing of a protest petition against the formation of a ULID by resolution method pursuant to RCW Chapter 36.94 which includes the owner(s)' property. PROVIDED this condition shall not prohibit the owner(s) or successor(s) from objecting to any assessment(s) on the property as a result of improvements called for in conjunction with the formation of a ULID by either petition or resolution method under RCW Chapter 36.94.

The public water system, pursuant to the WATER PLAN approved by County and State Health authorities, the local fire protection district, County Building & Safety Department, and water purveyor, shall be installed within this subdivision, and the subdivider/sponsor 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. Use of individual on-site sewage disposal systems shall not be authorized. Lots through 12, Block 1 require the use of a pressurized sewage ejection system for sanitary sewer service. Contact the Spokane County Utilities Department for additional information. Lot owners will be responsible for maintaining all wastewater collection and pumping facilities on their lots to the point of connection to a publicly maintained sewer line in a road right of way or public sewer easement.

Utility easements, including sewer and water, over all of the private road easements and over 10, 15, 20 and 25 foot wide strips adjoining Chapman and Steen Roads and Starlight and 27th Lanes, as platted and shown hereon, are hereby granted to the serving utility companies for the construction, reconstruction, maintenance and operation of utilities. Together with the right to inspect said utilities and to trim and/or remove brush and trees that may interfere with the construction, maintenance and operation of same.

An additional water line easement over a 15 foot wide strip adjoining Chapman Road in Lot 1, Block 1, as platted and shown hereon, is hereby granted to Vera Water and Power Company.

Sewer line easements for the installation, operation and maintenance of sanitary sewers over the private road easements and over the 10, 15, 20 and 25 foot wide utility easements adjoining the public and private roads, in Lots 1, 2, and 6 through 11, Block 1, as platted and shown hereon, are hereby granted to Spokane County, its successors and assigns for the sole purpose of constructing, installing, operating, maintaining, repairing, altering, replacing, removing, and all other uses or purposes which are or may be related to a sewer system. Spokane County, its successors and assigns at all times hereinafter, at their own cost and expense, may remove all crops, brush, grass or trees that may interfere with the constructing, installing, operating, maintaining, repairing, altering, replacing, removing and all other uses or purposes which are/may be related to a sewer system. The grantors reserve the right to use and enjoy that property which is the subject of this easement for purposes which will not interfere with the County's full enjoyment of the rights hereby granted; provided, the grantors shall not erect or construct any building or other structure or drill on the easement, or diminish or substantially add to the ground cover over the easement. The easement described herein above is to and shall run with the land.

Each lot owner, at the time of building permit application, shall pay a one-time fee of \$500 to the Spokane County Engineer to fund off-site road improvements required as a condition of plat approval.

SPOKANE COUNTY AUDITOR'S CERTIFICATE

Filed for record this 28th day of June, 1995 at 10:15 AM., in Book 28 of Plats, at Page 20 at the request of Jarvis

Spokane County Auditor/Deputy

Book 23 Page 20 Plat # 8255

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Spokane County Subdivision Ordinance.

Patrick J. Moore/PLS Certificate Number 18091

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 20th day of June, 1995.

Director, Spokane County Division of Utilities

SPOKANE COUNTY ENGINEER

Examined and approved this 19th day of June, 1995.

Spokane County Engineer

SPOKANE COUNTY DIVISION OF PLANNING

Examined and approved this 27th day of June, 1995.

for Director, Spokane County Division of Planning

SPOKANE COUNTY HEALTH DISTRICT

Examined and approved this 20th day of June, 1995.

for Spokane County Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 28th day of June, 1995.

Spokane County Assessor/Deputy

SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 27th day of June, 1995.

Chairman, Spokane County Commissioners

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 27th day of June, 1995.

Spokane County Treasurer by Deputy

IN WITNESS WHEREOF, the aforesaid owners have caused their names to be hereunto subscribed this 16th day of JUNE, 1995.

JAY M. JARVIS MEAGAN L. JARVIS

IN WITNESS WHEREOF, the aforesaid owners have caused their corporate names to be hereunto subscribed this 16th day of JUNE, 1995.

JMK, INC. Jay M. Jarvis, President

ACKNOWLEDGMENTS

STATE OF WASHINGTON) ss County of Spokane)

I certify that I know or that I have satisfactory evidence that JAY M. JARVIS and MEAGAN L. JARVIS, husband and wife, are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument, and acknowledged it as their free and voluntary act and deed, for the uses and purposes stated in the instrument.

DATED this 16th day of June, 1995.

Notary Public in and for the State of Washington, residing at Spokane. My commission expires 8-1-96

STATE OF WASHINGTON) ss County of Spokane)

On this 16th day of June, 1995, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared JAY M. JARVIS, to me known to be the President of JMK, INC., the corporation that executed the within and foregoing instrument, and acknowledged the 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 is authorized to execute the said instrument and that the seal affixed (if any) is the corporation seal of said corporation.

Given under my hand and official seal the day and year first above written.

Notary Public in and for the State of Washington, residing at Spokane. My commission expires 8-1-96



FINAL PLAT OF STEEN ADDITION

LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 25, T.25 N., R.44 E., W.M. SPOKANE COUNTY, WASHINGTON



JUNE 15, 1995

9506280135

SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 21ST DAY OF June 19 95
AT 10:38 A.M. IN BOOK 23 OF PLATS AT PAGE 21
AT THE REQUEST OF J. Moore

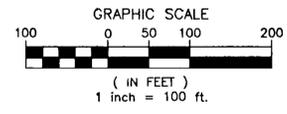
J. Moore
SPOKANE COUNTY AUDITOR BY DEPUTY

JUN 21 10 15 AM '95
J. MOORE
SPOKANE COUNTY WASH.
AUDITOR

Book 23
page 21
Plat # 3255

E. 1/4 CORNER SEC. 25-25-44

FD. #4 REBAR W/ YPC "B&C 13315"
PER R.O.S. BOOK 4 OF SURVEYS, P. 60
R.P.'S
FD. #4 REBAR W/ YPC #18091
S 15°02'14"W 213.51'
SET P.K. NAIL IN ROCK OUTCROP
S 04°42'07"E 381.98'
FD. #4 REBAR, S00°34'00"W,
99.86'



TANGENT TABLE

LINE	DIRECTION	DISTANCE
T1	N31°24'50"W	30.00'
T2	N59°35'10"E	16.56'
T3	N27°18'03"E	29.29'
T4	S53°28'33"E	50.11'
T5	N00°36'11"E	101.66'
T6(R)	N40°28'29"W	15.00'
T7(R)	S40°28'29"E	15.00'
T8	S76°45'29"E	47.83'
T9	N27°18'03"E	67.23'
T10	S27°18'03"E	56.82'
T11	S27°18'03"W	10.41'
T12	S76°44'36"E	119.90'
T13	S53°28'33"E	78.22'
T14	S27°18'03"W	41.79'
T15	S76°44'36"E	40.41'
T16	N53°28'33"E	18.37'
T17	N12°50'39"E	45.21'
T18	N74°31'26"E	43.12'
T19(R)	N81°46'22"E	50.00'
T20(R)	S81°46'22"W	47.16'
T21	N27°18'03"E	6.58'
T22(R)	N67°45'41"E	17.76'
T23	S58°35'10"W	16.56'
T24	N12°50'39"E	4.86'
T25	S76°45'29"E	35.00'
T26	N12°50'39"E	5.10'
T27(R)	N73°15'25"E	66.48'

RADIAL BEARINGS

NUMBER	RADIAL BEARING
1	N20°56'37"E
2	S09°42'37"W
3	S87°45'41"W
4	N76°06'15"W
5	S11°07'01"E
6	S79°25'13"E
7	N14°33'35"E
8	N04°16'53"E
9	S20°57'09"W
10	N55°37'05"W
11	N80°07'50"W
12	N03°40'56"W
13	N69°18'15"W
14	S41°34'15"W
15	S08°24'11"W
16	S58°44'49"E
17	N61°28'54"W
18	S66°51'42"E
19	N66°27'07"E
20	N27°48'29"W
21	N59°30'26"E
22	S82°22'47"E

LEGEND

○ - FND. 1/2 REBAR W/ YPC "MOORE"
18091 SET AS CENTERLINE MONUMENTS
PER MORNINGSIDES PHASE I PLAT
(UNLESS OTHERWISE NOTED)

SET 1/2" REBAR W/ YPC STAMPED "MOORE"
18091" (UNLESS OTHERWISE NOTED) AS:

- - ANGLE POINT SHOWN ON PLAT BOUNDARY AND INTERSECTION OF LOT LINES WITH PRIVATE ROAD EASEMENTS.
- ⊕ - LOT CORNER
- - CENTERLINE MONUMENT
- () - AREA LESS PRIVATE ROAD EASEMENT

BASIS OF BEARINGS

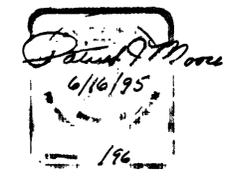
THE BEARING OF N.89°35'45"W. ALONG THE EAST/WEST CENTERLINE OF SECTION 25, AS SHOWN ON RIDGEMONT ESTATES NO. 3 ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 21 OF PLATS PAGE 80 & 81 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

ACCURACY STATEMENT

THIS SURVEY WAS PERFORMED USING A TOPCON GTS 3C TEN-SECOND THEODOLITE AND ELECTRONIC DISTANCE METER. FIELD TRAVERSE METHODS USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".

SURVEYOR'S NOTES

1. THE AREA OF THE SUBDIVISION IS 13.47 ACRES. REF (A) RECORD OF SURVEY RECORDED IN BOOK 39 OF SURVEYS, PAGE 11

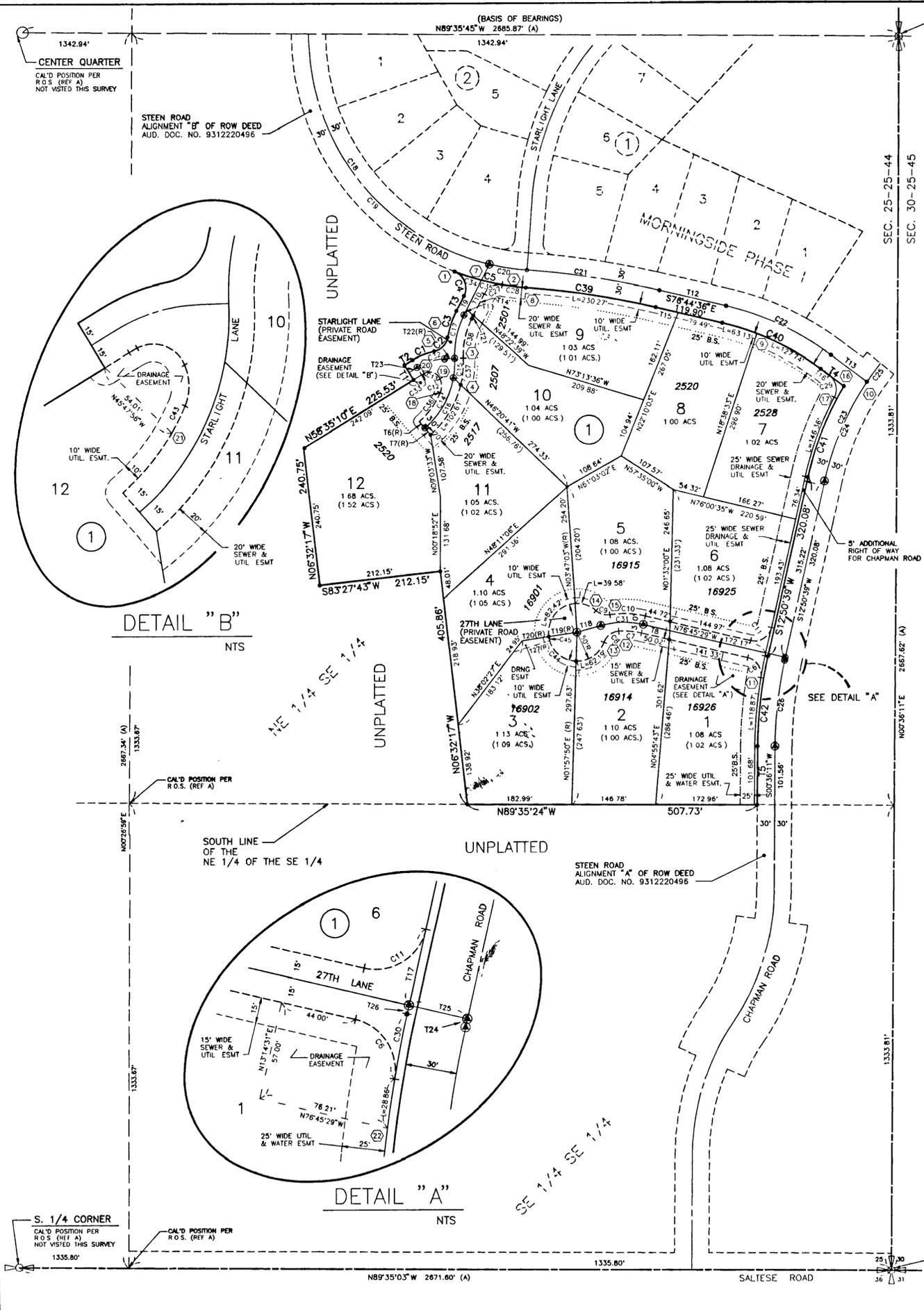


IPE INLAND PACIFIC ENGINEERING
707 West 7th + Suite 200 (509) 458-6840
Spokane, WA 99204 FAX: (509) 458-6844

FINAL PLAT OF STEEN ADDITION

LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 25, T.25 N., R.44 E., W.M. SPOKANE COUNTY, WASHINGTON

JUNE 14, 1995



SECTION CORNER
FND BRASS CAP MONUMENT AND R.I.P.'S PER R.O.S. RECORDED IN BOOK 39 OF SURVEYS PAGE 11