

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that STEPHEN W. RUTTER and VICKI RUTTER, husband and wife, have caused to be platted into Lots, Blocks, Private Roads and Streets, the land shown hereon, to be known as SUNRISE MEADOWS, PHASE II, being a subdivision of portions of Government Lot 1 in the Northeast Quarter of Section 8, T.25 N., R.45 E., W.M., in the County of Spokane, State of Washington, described as follows:

Beginning at the northeast corner of Lot 7, Block 1, of SUNRISE MEADOWS, PHASE I, according to the plat thereof recorded in Volume 21 of Plats, Pages 48 and 49, being a point on a line parallel with and distant westerly 660.00 feet, measured at right angles, from the east line of said Northeast Quarter; thence N.01°22'00"W. along said parallel line a distance of 330.07 feet to the southerly boundary of Tract 27 of PLAT NO. 2 OF WEST FARMS IRRIGATED TRACTS, as recorded in Volume "0" of Plats, Page 38; thence N.89°46'59"E. along said southerly boundary and its easterly prolongation, a distance of 660.13 feet to said east line of the Northeast Quarter; thence S.01°22'00"E. along said east line a distance of 635.13 feet to its intersection with a line parallel with and distant southerly 635.00 feet, measured at right angles, from said southerly boundary of Tract 27; thence S.89°46'59"W. along said parallel line a distance of 270.92 feet to the easterly margin of Tract "X" (Buckeye Lane) per Short Plat 78-094, as recorded in Short Plat Book 1, Page 66; thence N.00°13'01"W. along said easterly margin a distance of 0.56 feet to the northeast corner of said Tract "X"; thence S.89°46'56"W. along the northerly margin of said Tract "X" a distance of 414.77 feet to the southeast corner of said SUNRISE MEADOWS, PHASE I; thence northerly along the easterly boundary of said SUNRISE MEADOWS, PHASE I, the following eight (8) courses:

- (1) N.00°13'01"W. a distance of 106.95 feet;
- (2) N.89°46'59"E. a distance of 30.00 feet;
- (3) N.00°13'01"W. a distance of 15.00 feet to the beginning of a curve concave to the southeast having a radius of 20.00 feet;
- (4) thence northeasterly along said curve through a central angle of 90°00'00" an arc distance of 31.42 feet;
- (5) thence N.89°46'59"E. a distance of 15.00 feet;
- (6) thence N.00°13'01"W. a distance of 30.00 feet;
- (7) thence S.89°46'59"W. a distance of 45.56 feet;
- (8) thence N.00°13'01"W. a distance of 132.50 feet to the point of beginning.

And they do hereby dedicate to public use forever, a fifty foot (50') radius return for Tract "X" (Buckeye Road), as platted and shown hereon and further described in Notice To The Public as recorded under Auditor's File No. 9310060481. 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 owners of all lots within this subdivision shall be members of the SUNRISE MEADOWS PLANNED UNIT DEVELOPMENT HOMEOWNER'S ASSOCIATION and subject to the Articles of Incorporation and Bylaws thereof. SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR SUNRISE MEADOWS, as recorded under Auditor's Document No. 9308060350, and DECLARATION OF ANNEXATION FOR SUNRISE MEADOWS A PLANNED UNIT DEVELOPMENT as recorded under Auditor's Document No. 9401100426, which by reference are made a part hereof.

The private roads and/or common areas shown on this plat are hereby dedicated to the SUNRISE MEADOWS A PLANNED UNIT DEVELOPMENT HOMEOWNER'S ASSOCIATION, created by document recorded March 8, 1993 under State Document No. 601-449-857. The private roads and/or common areas cannot be sold or transferred, regardless of any provisions in the covenants to the contrary, without the express written approval of Spokane County, and shall be considered sub-servient estates for tax purposes to the other lots created herein.

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 and drainage easements are subject to the separate DECLARATION OF COVENANT as recorded April 15, 1994 under Auditor's Document No. 9404150219, 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 owner(s) or successor(s) in interest agree to authorize the County to place their name(s) 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 owner(s) 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 owner(s) property. If an RID is formed by either the petition or resolution method as provided for in Chapter 36.88 RCW, the owner(s) or successor(s) 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 include 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 owner(s) or successor(s) 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 owner(s), 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 owner(s) or successor(s) agree that if said RID waiver expires without construction of the required improvements, the owner(s) or successor(s) agree to construct the required improvements at their own expense, pay to the 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 Owner(s), their successor(s) or assign(s). This provision is applicable to the portion of Buckeye Lane extending east from the PLD access point.

Each new dwelling unit shall be double-plumbed for connection to future area wide collection systems. Subject to specific application approval and issuance of permits by the Health Officer, the use of an on-site sewage systems may be authorized. Special construction requirements may be necessary for the installation of on-site sewage disposal systems.

The use of private well and water systems is prohibited. The public water system, pursuant to the WATER PLAN approved by County and State Health authorities, the local fire protection district, County Division of Buildings, and the 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.

Drainage easements in Lots 8, 9, 16, 17, 18, 20, 25 and 28, all in Block 3, as platted and shown hereon, which are for the purpose of installing, operating, and maintaining drainage swales and drainage facilities to dispose of stormwater runoff are hereby granted to the SUNRISE MEADOWS A PLANNED UNIT DEVELOPMENT HOMEOWNERS ASSOCIATION or successors in interest. Drainage easements, in Tract "G", as platted and shown hereon are for the purpose of installing, operating and maintaining drainage swales and drainage facilities to dispose of stormwater runoff are hereby granted to the public and Spokane County.

All property owners within this plat shall maintain the drainage swales and ponds with a permanent live cover of lawn turf, with optional shrubbery and/or trees which do not obstruct the flow and percolation of storm drainage water in the drainage swales as indicated on the approved plans. All property owners within this plat shall be held responsible for keeping open and maintaining the path of the natural or man-made drainage facilities within said easements. The property owner or his representative shall inform each succeeding purchaser of all drainage easements on the property and his responsibility for maintaining drainage facilities within said easement. SUNRISE MEADOWS A PLANNED UNIT DEVELOPMENT HOMEOWNER'S ASSOCIATION will maintain the drainage easement in Tract "G".

Any building that is constructed on a lot in this plat shall be set on 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 consist of a minimum slope of 3% away from the building for a distance of at least 10 feet from the building. 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. The approved drainage facility shall be constructed in accordance with the approved plans on file at the County Engineer's Office. Any revisions to the approved drainage plans must be approved by the County Engineer's Office prior to construction of said revisions.

Spokane County is hereby granted the right to ingress and egress to all private roads, common areas and/or drainage easements.

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.

Utility easements are hereby granted to the serving utility companies over the private road easements, and over a ten foot (10') wide strip adjoining all public road rights of way and the margins of private roads, except the northerly margin of Grace Lane, the easterly margin of that portion of Glenbrook Lane north of Grace Lane, and the westerly margin of Kari Lane, where said utility easement shall be a fifteen foot (15') strip, as platted and shown hereon, 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 which may interfere with the construction, maintenance and operation of same. A five foot (5') wide easement for pedestrian access and sidewalks is hereby granted to the SUNRISE MEADOWS A PLANNED UNIT DEVELOPMENT HOMEOWNER'S ASSOCIATION, over a strip adjoining the northerly margin of Grace Lane, the easterly margin of that portion of Glenbrook Lane north of Grace Lane, and the westerly margin of Kari Lane, as platted and shown hereon.

An easement for the installation, operation and maintenance of a sanitary sewer is hereby granted to Spokane County over the private road easements and over a twenty foot (20') wide strip in Lots 6 and 7, Block 3, the centerline of which strip is the lot line common to said Lots 6 and 7.

IN WITNESS WHEREOF, the aforesaid owners have hereunto set their hand this 13TH day of APRIL, 1994.

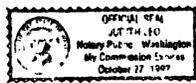
Stephen W. Rutter
STEPHEN W. RUTTER
Vicki Rutter
VICKI RUTTER

ACKNOWLEDGMENT

STATE OF WASHINGTON)
County of Spokane) ss

I certify that I know or that I have satisfactory evidence that STEPHEN W. RUTTER and VICKI RUTTER, 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 13th day of April, 1994



Judith Lea
NOTARY PUBLIC in and for the State of Washington, residing at Spokane, WA. My commission expires 10-17-97

SPOKANE COUNTY AUDITOR'S CERTIFICATE

Filed for record this 28th day of April, 1994 at 2:20 P.M., in Book 28 of Plats, at Page 10, at the request of *Stephen W. Rutter & Vicki Rutter*

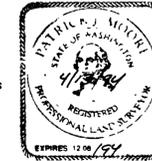
Book 28
Pg 10 Plat # 3179

John D. ...
Spokane County Auditor by Deputy

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
Patrick J. Moore, PLS
Certificate Number 18091



SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 19th day of APRIL, 1994.

William Doherty
Director, Spokane County Division of Utilities

SPOKANE COUNTY ENGINEER

Examined and approved this 18th day of April, 1994.

R.C. ...
Spokane County Engineer

SPOKANE COUNTY PLANNING DEPARTMENT

Examined and approved this 26th day of April, 1994.

W.R. ...
Director, Spokane County Planning Department

SPOKANE COUNTY HEALTH DISTRICT

Examined and approved this 20th day of April, 1994.

Steve P. ...
for Spokane County Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 28th day of April, 1994.

Sc. Cooney by Corrie Fische
Spokane County Assessor by Deputy

SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 26th day of April, 1994.

Stewart Hanson
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 29th day of April, 1994.

Leida Delatorre by a peace
Spokane County Treasurer by Deputy



FINAL PUD PLAT OF
SUNRISE MEADOWS, PHASE II
LOCATED IN THE NORTHEAST QUARTER OF
SECTION 8, T.25 N., R.45 E., W.M.
SPOKANE COUNTY, WASHINGTON

9464280557

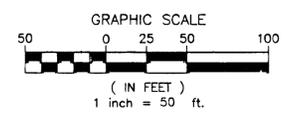
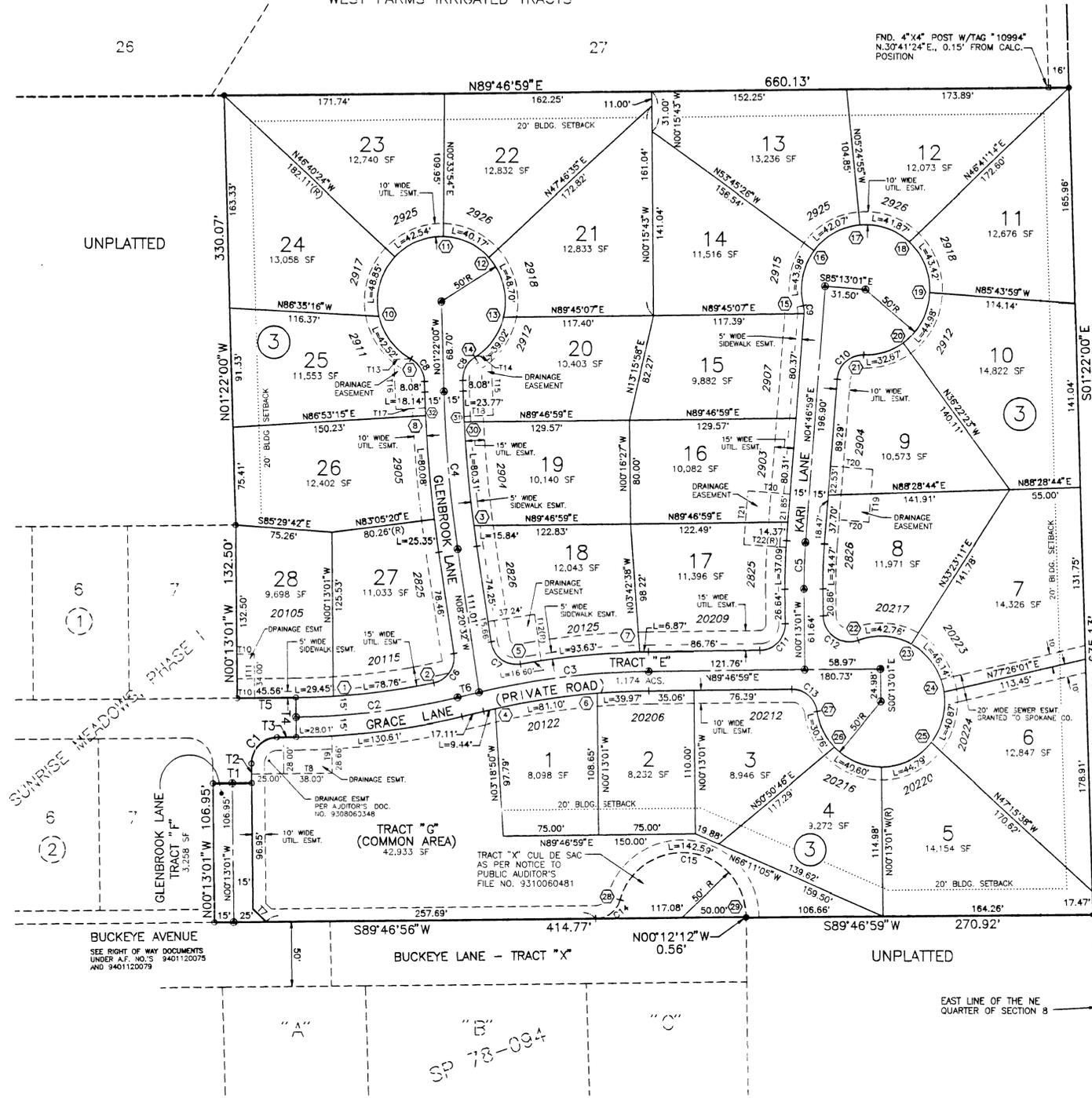
PLAT NO. 2 OF
WEST FARMS IRRIGATED TRACTS

SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 25 DAY OF April 19
AT 2:54 P.M. IN BOOK 22 OF PLATS AT PAGE 11
AT THE REQUEST OF *Glenn W. Vicki Rutter*

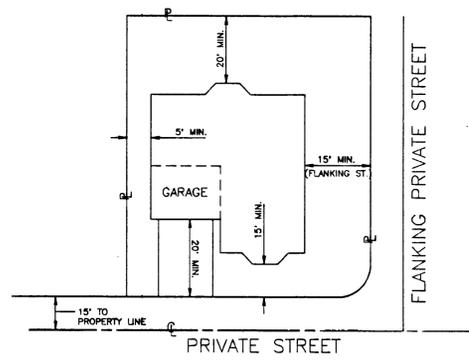
SPOKANE COUNTY AUDITOR BY DEPUTY

Book 22
Pg 11
Plat # 3179



- LEGEND**
- FND. 1/2" REBAR W/YPC STAMPED "MOORE 18091" (UNLESS OTHERWISE NOTED) PER SUNRISE MEADOWS, PHASE I
 - SET 1/2" REBAR W/YPC STAMPED "MOORE 18091" (UNLESS OTHERWISE NOTED) AS:
 - ANGLE POINT IN BOUNDARY
 - ⊥ LOT CORNER
 - CENTERLINE MONUMENT
 - B.S. BUILDING SETBACK
 - 2904 STREET ADDRESS

SUNRISE MEADOWS
BUILDING SETBACKS



○ RADIAL BEARINGS ○

NO.	RADIAL BEARING
1	S03°31'39" E
2	S11°15'25" E
3	S82°34'44" W
4	N11°57'05" W
5	N09°29'15" W
6	N04°05'27" W
7	N00°51'02" W
8	N87°38'34" E
9	S28°38'00" W
10	S77°21'14" W
11	N02°04'30" E
12	N48°06'17" E
13	S76°05'01" E
14	S31°22'00" E
15	S78°35'17" W
16	N53°00'47" W
17	N04°48'20" W
18	N43°10'37" E
19	S87°03'59" E
20	S35°31'28" E
21	S01°55'01" W
22	N20°14'46" W
23	N28°45'21" E
24	N81°37'29" E
25	S51°32'39" E
26	S46°18'33" W
27	S81°33'09" W
28	N7°36'58" W
29	N89°46'56" E
30	S87°15'02" W
31	N87°29'48" E
32	N87°56'34" E

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS THE BEARING SYSTEM OF THE FINAL PLAT OF SUNRISE MEADOWS, PHASE I AS RECORDED IN BOOK 21 OF PLATS, PAGES 48 & 49.

SURVEYOR'S NOTES

1. THE AREA OF THE SUBDIVISION IS 9.845 ACRES.
2. THE AREA OF TRACT "E" - PRIVATE ROADS - IS 1.174 ACRES.
3. THE AREA OF TRACT "F" - GLENBROOK LANE PRIVATE ROAD - IS 3.258 SQ. FT.
4. THE NORTH LINE OF THE BUCKEY LANE TRACT "X" IS 0.55' NORTH OF A LINE 635.00' S. OF THE SOUTH LINE OF TRACTS 26 & 27 OF PLAT NO. 2 OF WEST FARMS IRRIGATED TRACTS.
5. FOR ADDITIONAL BOUNDARY SURVEY INFORMATION SEE THE FINAL PLAT OF SUNRISE MEADOWS, PHASE I.

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".

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	20.00'	31.42'	20.00'	28.28'	90°00'00"
C2	576.60'	127.30'	63.91'	127.64'	12°38'59"
C3	606.11'	133.82'	67.18'	133.55'	12°38'59"
C4	1000.00'	121.75'	60.95'	121.67'	06°58'32"
C5	410.00'	35.78'	17.90'	35.77'	05°00'00"
C6	20.00'	30.40'	19.01'	27.56'	87°09'07"
C7	20.00'	31.82'	20.40'	28.57'	91°08'43"
C8	20.00'	20.94'	11.55'	20.00'	80°00'00"
C9	20.00'	6.35'	3.20'	6.32'	18°11'42"
C10	20.00'	30.42'	19.02'	27.57'	87°08'02"
C11	20.00'	31.42'	20.00'	28.28'	90°00'00"
C12	20.00'	38.41'	28.58'	32.77'	110°01'45"
C13	20.00'	28.54'	17.32'	26.18'	81°46'10"
C14	20.00'	25.62'	14.91'	23.90'	75°23'54"
C15	50.00'	142.59'	342.71'	98.95'	163°23'54"

LINE INFORMATION

LINE	DIRECTION	DISTANCE
T1	N89°46'59" E	30.00'
T2	N00°13'01" W	15.00'
T3	N89°46'59" E	15.00'
T4	N00°13'01" W	30.00'
T5	S89°48'59" W	45.56'
T6	N77°08'00" E	17.11'
T7	N45°13'02" W	14.14'
T8	N89°46'59" E	38.00'
T9	N00°13'01" W	28.66'
T10	N89°46'59" E	13.40'
T11	N00°13'01" W	34.00'
T12(R)	N07°57'21" W	35.54'
T13	N87°51'21" E	13.03'
T14	N88°13'26" E	11.71'
T15	N01°46'34" W	45.50'
T16	N02°08'39" W	38.00'
T17	S87°51'21" W	22.98'
T18	N88°13'26" E	22.92'
T19	N04°46'59" E	41.00'
T20	S85°13'01" E	33.00'
T21	N04°46'59" E	41.37'
T22(R)	N85°51'40" W	33.03'



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

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SPOKANE COUNTY, WASHINGTON