

DECLARATION OF ANNEXATION  
FOR  
SUNRISE MEADOWS  
A PLANNED UNIT DEVELOPMENT

THIS DECLARATION OF ANNEXATION ("Annexation"), is made on the date hereinafter set forth, by STEPHEN W. RUTTER and VICKI J. RUTTER, husband and wife, ("Declarant"), with reference to the following facts:

A. Declarant is the owner of a certain tract of land located in Spokane County, Washington, which property is more particularly described as Exhibit "A" attached hereto and incorporated herein by this reference (the Annexation Property").

B. Declarant intends to incorporate the annexation property into a common plan of development for "Sunrise Meadows A Planned Unit Development" and Declarant intends to improve the annexation property by constructing certain residential improvements and related facilities.

C. Declarant intends by this document to impose upon the annexation property the mutually beneficial restrictions imposed by the Declaration of Covenants, Conditions, and Restrictions and Reservations of Easements for Sunrise Meadows A Planned Unit Development, recorded under Auditor's No. 9308060350 on August 6, 1993, and by this reference said document is incorporated herein.

Declarant hereby declares that the annexation property shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied, sold and improved subject to the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Sunrise Meadows A Planned Unit Development, incorporated herein, all of which is for the purpose of enhancing and protecting the value and attractiveness of the annexation property. All of said limitations, covenants, conditions, restrictions, and easements shall constitute covenants which shall run with the land and shall be perpetually binding upon Declarant and its successors-in-interest and assigns, and all parties having or acquiring any right, title or interest in or to any part of the annexation property.



## EXHIBIT "A"

## LEGAL DESCRIPTION

## SUNRISE MEADOWS, PHASE II

That portion of Government Lot 1, Section 8, T.25 N., R.45 E., W.M., described as follows:

Commencing at the intersection of the easterly margin of Meyers Road, per Right of Way Deed recorded under Spokane County Auditor's No. A59944, and of a line parallel with and distant southerly 330.00 feet measured at right angles from the southerly boundary lines of Tracts 26 and 27 of Plat No. 2 OF WEST FARMS IRRIGATED TRACTS, as recorded in Volume "0" of Plats, Page 38, in said Auditor's Office; thence N.89°46'59"E. along said parallel line a distance of 666.86 feet to its intersection with a line parallel with and westerly 660.00 feet measured at right angles from the easterly line of said Section 8 to the Point of Beginning; thence N.01°22'00"W. a distance of 330.07 feet to said southerly boundary line of Tract 27; thence N.89°46'59"E. along said southerly boundary line and its easterly prolongation a distance of 660.13 feet to said easterly line of Section 8; thence S.01°22'00"E. along said easterly 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 lines of Tracts 26 and 27; thence S.89°46'59"W. along said parallel line a distance of 270.92 feet to the easterly margin of the Tract "X" Road (Buckeye Lane) per Short Plat 78-094, as recorded in Short Plat Book 1, Page 66, in said Auditor's Office; thence N.00°12'12"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 414.78 feet; thence N.00°13'01"W. a distance of 106.95 feet; thence N.89°46'59"E. a distance of 30.00 feet; thence 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; thence northerly along said curve through a central angle of 90°00'00" an arc distance of 31.42 feet; thence N.89°46'59"E. a distance of 15.00 feet; thence N.00°13'01"W. a distance of 30.00 feet; thence S.89°46'59"W. a distance of 45.56 feet; thence N.00°13'01"W. a distance of 132.5 feet to the Point of Beginning

Situate in the County of Spokane, State of Washington

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SPOKANE COUNTY WASH.



Unofficial Document

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