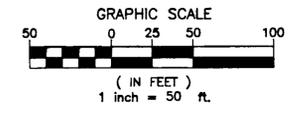


SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 25 DAY OF August 1993 AT 2:33 P.M. IN BOOK 21 OF PLATS AT PAGE 99 AT THE REQUEST OF

#3136
BL 21
Pg 48

Robert C. Deputy
SPOKANE COUNTY AUDITOR BY DEPUTY



LEGEND

- FND. MONUMENT AS NOTED
- ⊕ FND. CONC. MON. W/BRASS CAP STAMPED "LS 13315" PER R.O.S. BOOK 33 OF SURVEYS, PAGE 22
- 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
- (A) RECORD BEARING OR DISTANCE PER PLAT NO. 2 OF WEST FARMS IRRIGATED TRACTS
- (B) RECORD BEARING OR DISTANCE PER R.O.S. BOOK 33 OF SURVEYS, PAGE 22
- (C) RECORD BEARING OR DISTANCE PER SHORT PLAT 78-094

BASIS OF BEARINGS

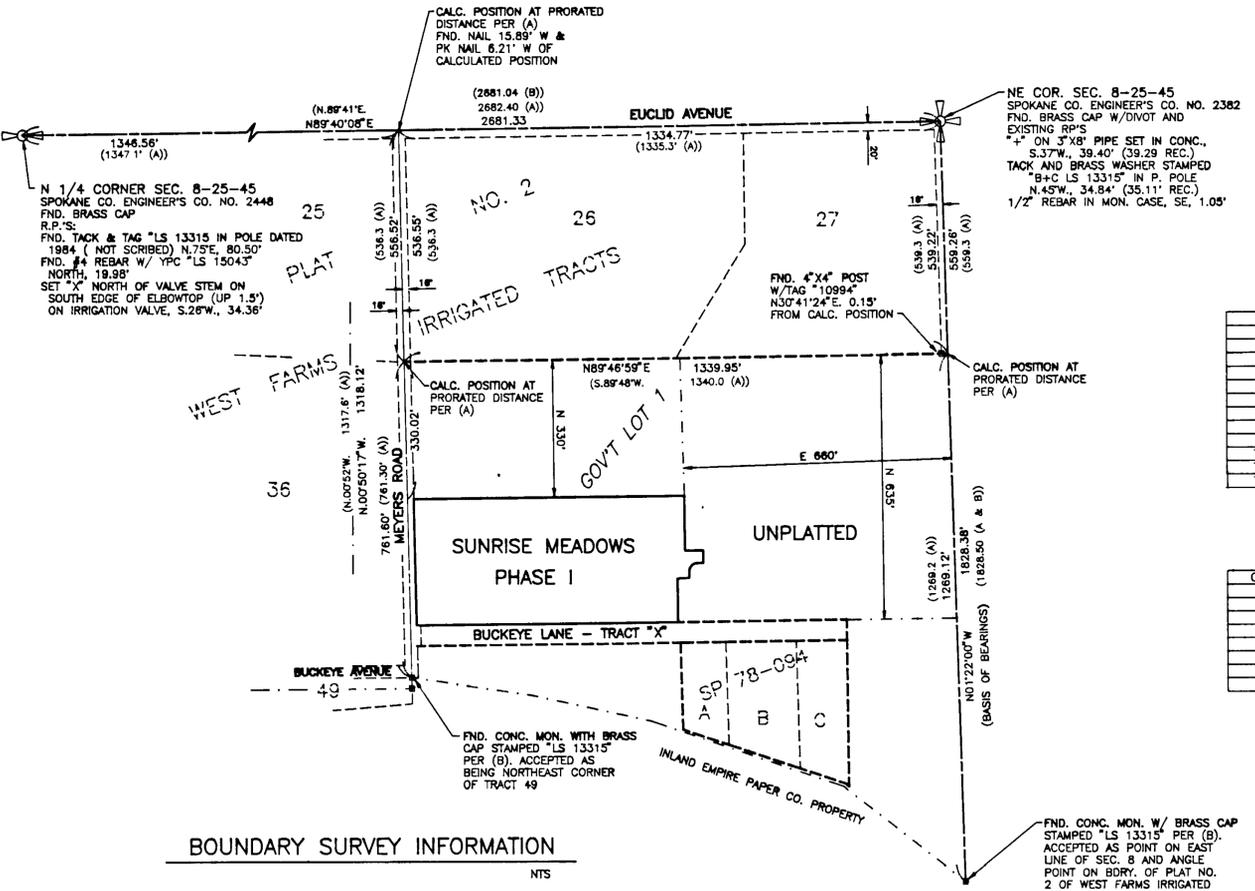
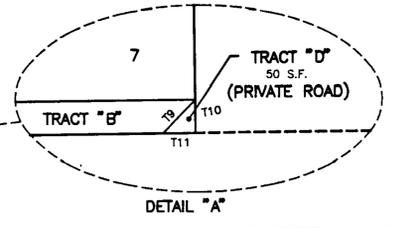
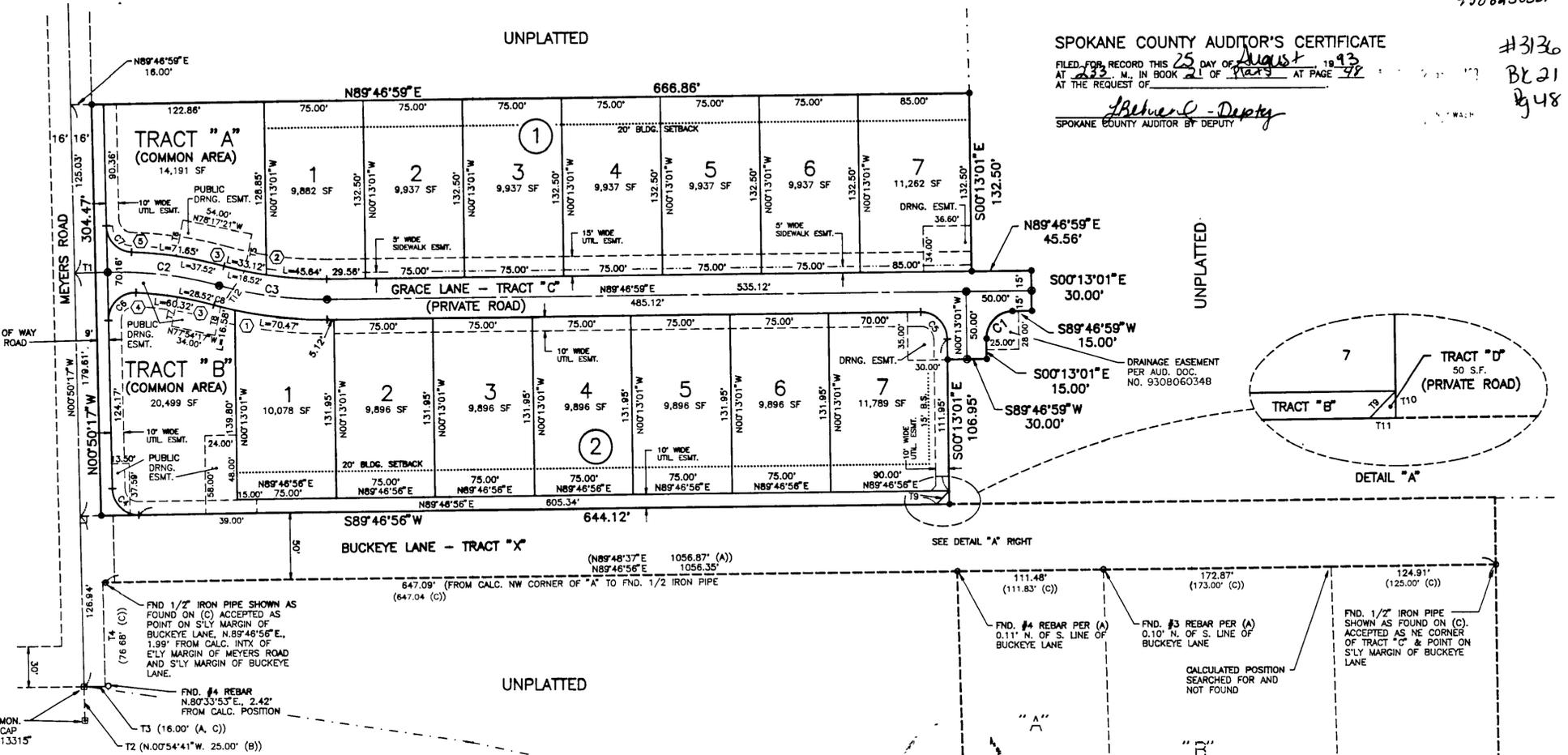
THE BEARING OF N.1722°00'W. ALONG THE EAST LINE OF THE NE 1/4 OF SECTION 8, AS SHOWN ON PLAT NO. 2 OF WEST FARMS IRRIGATED TRACTS WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

SURVEYOR'S NOTES

1. THE AREA OF THE SUBDIVISION IS 4.643 ACRES. THE AREA OF THE PUD AFTER DEDICATION OF ADDITIONAL ROW FOR MEYERS ROAD IS 4.579 ACRES.
2. THE AREA OF TRACT "C" - GRACE LANE PRIVATE ROAD - IS 22,521 SQ. FT.
3. THE AREA OF TRACT "D" - PRIVATE ROAD - IS 50 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.

ACCURACY STATEMENT

THIS SURVEY WAS PERFORMED USING A TOPCON GTS 2 SIX-SECOND THEODOLITE AND ELECTRONIC DISTANCE METER. FIELD TRAVERSE METHODS USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".



LINE INFORMATION

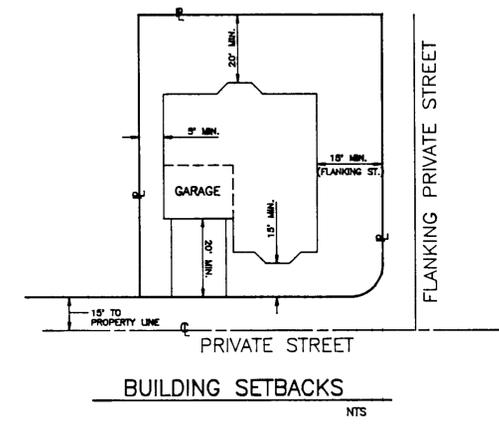
LINE	DIRECTION	DISTANCE
T1	N89°08'43"E	25.00'
T2	N00°54'17"W	25.06'
T3	N89°57'00"E	16.00'
T4	N00°50'17"W	77.15'
T5	N11°42'39"E	28.36'
T6	N11°42'39"E	23.39'
T7	N12°05'43"E	21.68'
T8	N12°05'43"E	21.07'
T9	N44°48'58"E	14.14'
T10	N00°13'01"W	10.00'
T11	N89°48'58"E	10.00'
T12	N35°30'05"E	32.36'

RADIAL BEARINGS

NUMBER	RADIAL BEARINGS
1	N12°36'04"E
2	N08°57'30"E
3	N15°36'59"E
4	S03°29'25"W
5	S02°35'05"W

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	20.00'	31.42'	20.00'	28.28'	90°00'00"
C2	300.00'	86.16'	43.38'	85.86'	16°27'18"
C3	300.00'	82.90'	41.72'	82.64'	15°50'00"
C4	20.00'	31.20'	19.78'	28.13'	89°22'47"
C5	20.00'	31.42'	20.00'	28.28'	90°00'00"
C6	20.00'	32.93'	21.57'	29.33'	84°19'42"
C7	20.00'	30.22'	18.84'	27.43'	88°34'38"
C8	315.00'	5.51'	2.75'	5.51'	01°00'00"



INLAND PACIFIC ENGINEERING
South 25 Altamont Spokane, Washington
(509) 535-1410 99202

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

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 I, being a subdivision of portions of Government Lot 1 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 intersection of the easterly margin of Meyers Road, per Right of Way Deed recorded under Spokane County Auditor's No. A59944, and a line lying parallel with and distant 330.00 feet southerly 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 "O" of Plats, Page 38, in said Auditor's Office; thence N.89°46'59"E. a distance of said parallel line a distance of 666.86 feet; thence S.00°13'01"E. a distance of 132.50 feet; thence N.89°46'59"E. a distance of 45.56 feet; thence S.00°13'01"E. a distance of 30.00 feet; thence S.89°46'59"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 southerly along said curve through a central angle of 90°00'00" an arc distance of 31.42 feet; thence S.00°13'01"E. a distance of 15.00 feet; thence S.89°46'59"W. a distance of 30.00 feet; thence S.00°13'01"E. a distance of 106.95 feet to the northerly 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 S.89°46'56"W. along said northerly margin a distance of 644.12 feet to said easterly margin of Meyers Road; thence N.00°50'17"W. along said easterly margin a distance of 304.47 feet to the Point of Beginning.

And they do hereby dedicate to public use forever nine feet (9') of additional right of way and a twenty foot (20') radius return for Meyers Road, as platted and shown hereon. 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 which by reference is made a part hereof.

The private roads and/or common areas shown on this plat are hereby dedicated to the SUNRISE MEADOWS 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 approval of Spokane County, and shall be considered subservient 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 August 16, 1993 under Auditor's Document No. 9308060349, 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 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 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 a 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 PUD 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 Department 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.

Public drainage easements, 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 public, Spokane County and the SUNRISE MEADOWS PLANNED UNIT DEVELOPMENT HOMEOWNER'S ASSOCIATION. Other drainage easements, 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 PLANNED UNIT DEVELOPMENT HOMEOWNER'S ASSOCIATION. The County of Spokane is hereby granted the right of ingress and egress to all private roads, common areas and/or drainage easements.

The SUNRISE MEADOWS PLANNED UNIT DEVELOPMENT HOMEOWNER'S ASSOCIATION shall maintain all 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. 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.

The lowest building opening, including basement opening, for any building on Lots 1 through 7, Block 1 and Lots 1 through 7, Block 2, shall be high enough to allow a minimum slope of 3% away from the building in 10 feet. All drainage shall be routed away from the building to natural drainages or other lawful drainage features.

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, where said utility easement shall be a fifteen foot (15') strip, as platted and shown hereon. A five foot (5') wide easement for pedestrian access and sidewalks is hereby granted over a strip adjoining the northerly margin of Grace 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.

IN WITNESS WHEREOF, the aforesaid owners have hereunto set their hand this 5th day of August, 1993.

Stephen W. Rutter
STEPHEN W. RUTTER

Vicki Rutter
VICKI RUTTER

ACKNOWLEDGMENT

STATE OF WASHINGTON }
County of Spokane } ss



On this 5th day of August, 1993, before me personally appeared STEPHEN W. RUTTER and VICKI RUTTER, husband and wife, to me know to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their 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.

Leana Latham
NOTARY PUBLIC in and for the State of Washington, residing at Spokane
My commission expires August 30, 1994

SPOKANE COUNTY AUDITOR'S CERTIFICATE

Filed for record this 25 day of August, 1993 at 2:21 P.M., in Book 21 of SUB, at Page 49, at the request of

Behrens-Deery
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 UTILITIES DEPARTMENT

Examined and approved this 12th day of August, 1993.

William J. ...
Director, Spokane County Utilities

SPOKANE COUNTY ENGINEER

Examined and approved this 12th day of Aug., 1993.

P. C. ...
Spokane County Engineer

SPOKANE COUNTY PLANNING DEPARTMENT

Examined and approved this 23rd day of August, 1993.

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

SPOKANE COUNTY HEALTH DISTRICT

Examined and approved this 20th day of August, 1993.

John ...
for Spokane County Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 20th day of Aug., 1993.

S. C. ...
Spokane County Assessor by Deputy

SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 29 day of Aug., 1993.

Cathie A. ...
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 25 day of August, 1993.

P. J. ...
Spokane County Treasurer by Deputy

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

