

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that DAHM DEVELOPMENT, INC., a Washington Corporation; and WASHINGTON TRUST BANK, a Washington Corporation; and RICHARD B. JARVIS and RUTH L. JARVIS, husband and wife, d/b/a Jay Investments and JOHN M. JARVIS and MEGAN L. JARVIS, husband and wife, have caused to be platted into Lots, Blocks, Tracts, Public and Private Roads and Common Areas, the land shown hereon, to be known as VIEWMONT AT MORNINGSIDE, being portions of Government Lots 2 and 3 and the East half of the Northwest quarter and the East half of the Southwest Quarter of Section 30, T.25 N., R.45 E., W.M. and the East half of the Southeast Quarter of Section 25, T.25 N., R.44 E., W.M., Spokane County, Washington described as follows:

Beginning at the Southeast Corner of Lot 1 Block 1, per Final Plat of MORNINGSIDE PHASE I as recorded in Volume 22 of Plats, Page 88, and 89; thence N.33°29'42"E., 180.24 feet along the Easterly property line of said Lot 1; thence S.46°37'52"E., 157.65 feet to the beginning of a non-tangent curve concave to the Southeast having a radius of 530.00 feet, (from which point a radial line bears S.35°02'26"E.); thence Northeasterly along said curve through a central angle of 27°15'04" an arc distance of 252.08 feet; thence N.82°12'37"E., 377.75 feet to the beginning of a curve concave to the Northwest having a radius of 1150.00 feet; thence Northeasterly along said curve through a central angle of 32°37'37" an arc distance of 654.87 feet to the beginning of a compound curve concave to the West having a radius of 20.00 feet; thence Northerly along said curve through a central angle of 91°40'00" an arc distance of 32.00 feet; thence N.42°05'00"W., 1.52 feet; thence N.47°55'00"E., 60.00 feet to the beginning of a non-tangent curve concave to the North having a radius of 20.00 feet, (from which point a radial line bears N.47°55'00"E.); thence Easterly along said curve through a central angle of 93°24'22" an arc distance of 32.60 feet to the beginning of a compound curve concave to the Northwest having a radius of 1150.00 feet; thence Northeasterly along said curve through a central angle of 01°15'43" an arc distance of 5.26 feet; thence S.45°45'05"E., 60.00 feet to the beginning of a curve concave to the Northwest having a radius of 1210.00 feet, (from which point a radial line bears N.45°45'05"W.); thence Southwesterly along said curve through a central angle of 04°19'05" an arc distance of 91.19 feet to the East line of said Government Lot 3; thence S.00°37'25"W., along said East line, 779.73 feet to the North line of the South 489.25 feet of said Lot 3; thence N.89°38'26"W., along said North line, 1300.86 feet to the West line of said Section 30; thence continuing N.89°38'26"W., along the prolongation of said North line, 111.42 feet to the Easterly Right of Way of Chapman Road, per Deed recorded under Auditor's File No. 931220496; thence the following six (6) courses along the Easterly and Northernly Right of Way of Chapman Road and Steen Roads per said Deed:

- 1.) N.12°50'39"E., 68.49 feet to the beginning of a curve concave to the Southeast having a radius of 470.00 feet;
2.) thence Northeasterly along said curve through a central angle of 26°07'22" an arc distance 214.29 feet;
3.) N.51°01'59"W., 60.00 feet to the beginning of a non-tangent curve concave Southeast having a radius of 530.00 feet, (from which point a radial line bears S.51°01'59"E.);
4.) thence Southerly along said curve through a central angle of 01°13'12" an arc distance of 11.28 feet;
5.) N.53°28'33"W., 47.99 feet to the beginning of a curve concave to the South having a radius of 530.00 feet;
6.) thence Westerly along said curve through a central angle of 07°48'04" an arc distance of 72.16 feet to the point of beginning.

And they do hereby dedicate to public use forever Chapman Road, including a parcel at the northwest return of Chapman Road and Steen Road, as platted and shown hereon. Lot 2, Block 3, being a one-foot (1') wide strip along Chapman Road as shown hereon, is hereby dedicated to Spokane County as general county property, to be dedicated for road purposes forever, at such time as the road is continued as full width right of way, or until adjacent lands are platted. No direct access from any lots or tracts 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 owners of all lots within this subdivision, except the owners of Lot 1, Block 3, shall be members of the VIEWMONT HOMEOWNER'S ASSOCIATION and subject to the Articles of Incorporation and Bylaws thereof and to the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR VIEWMONT AT MORNINGSIDE, as recorded under Auditor's Document No. _____, which by reference is made a part hereof.

The owner of Lot 1, Block 3 shall be a member of MORNINGSIDE HOMEOWNER'S ASSOCIATION, and subject to the Articles of Incorporation and Bylaws thereof and to the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR MORNINGSIDE, as recorded under Auditor's Document No. 9410310022, which by reference is made a part hereof.

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. The private roads, drainage easements and/or Tracts "A", "B", and "C" (Common Areas) shown on this plat are hereby dedicated to the VIEWMONT HOMEOWNERS ASSOCIATION, created by document recorded December 29, 1995 under Washington State UBI No. 601 679 391. Tract "D" (Common Area) shown on this plat is hereby dedicated to the MORNINGSIDE HOMEOWNERS ASSOCIATION, created by document recorded July 20, 1994 under Washington State UBI No. 601 560 384. The private roads and/or common areas cannot be sold or transferred and shall be considered subservient estates for tax purposes to the other lots created herein. The status of the areas designated as subservient estates for tax purposes cannot be changed without filing a replat. Private roads and drainage easements are subject to the separate DECLARATION OF COVENANT as recorded Nov 07, 1996 under Auditor's Document No. 4052647, which by reference is made a part hereof. The County of Spokane is hereby granted the right of ingress and egress to all private roads, common areas and/or drainage easements.

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 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/owner shall provide for individual domestic water service, including installing, operating, protecting 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. Sewer line easements for the installation, operation and maintenance of sanitary sewers over the private road easements; and over a 20 foot wide easement in Lots 15 and 16, Block 1 and a 25 foot wide easement in Lots 3 and 4, Block 1, and Tract "A"; and over a 5 foot wide easement in Lot 5, Block 1 and Lots 10 and 11, Block 2; 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.

Drainage easements, which are for the purpose of installing, operating and maintaining drainage swales and drainage facilities to dispose of runoff, are hereby granted to the VIEWMONT HOMEOWNERS ASSOCIATION, Spokane County, and the Public over all of Tracts "A", "B" and "C" and over portions of Lots 3, 4, 14, 15 and 16, Block 1, as platted and shown hereon. The drainage easements are subject to the separate DECLARATION OF COVENANT as recorded Nov 07, 1996 under Auditor's Document No. 4052650, which by reference is made a part hereof.

Drainage easements, which are for the purpose of installing, operating and maintaining drainage swales and drainage facilities to dispose of runoff, are hereby granted to the MORNINGSIDE HOMEOWNERS ASSOCIATION, Spokane County, and the Public over all of Tract "D" and over portions of Lot 1, Block 3, as platted and shown hereon. The drainage easements are subject to the separate DECLARATION OF COVENANT as recorded Nov 07, 1996 under Auditor's Document No. 4052651, which by reference is made a part hereof.

No structures, including fences, shall be constructed directly over or within the 208 swales without the expressed written consent of Spokane County. The VIEWMONT HOMEOWNERS ASSOCIATION shall be responsible for owning and maintaining those drainage facilities serving the plat, including 208 ponds, storm pipes, catch basins, drywells and other drainage facilities, located on easements within the plat or located in easements filed under Auditor's Document Nos. 9603220249, 9603220242 and 9603220245, in accordance with the Maintenance Program recorded under Auditor's Document No. 4013270 and also on file in the County Engineers Office under File No. P-1724A.

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.

Sight distance easements in Tracts "A" and "B" and Lots 1 and 2, Block 1, as platted and shown hereon, are hereby granted to Spokane County and its authorized agents for the sole purpose of allowing a clear view sight distance triangle over and across the easements. The owners of said lots agree not to obstruct or in any manner allow any obstacle to block this clear view triangle between a height of three (3) feet and a height of seven (7) feet above the road pavement elevation adjacent to said lots. Spokane County and its authorized agents are hereby granted the right of ingress and egress to, over and from said easements for the purpose of inspection and emergency maintenance of the sight distance area. If the property owner fails to maintain the sight distance area in reasonable conformance with the approved plans on file in the Office of the Spokane County Engineer, a notice will be given to the property owner. If not corrected after ten (10) days, Spokane County has the right to correct the maintenance failure or have it corrected. All costs involved will be charged to the property owner.

Utility easements are hereby granted to the serving utility companies over the Tract "E" (the private roads), over all of Tracts "A", "B", "C" and "D", and over ten or fifteen foot wide strips adjoining all public road rights of way and the margins of all private roads, 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 that may interfere with the construction, maintenance and operation of same. An easement for sidewalks is hereby granted to the Spokane County over Tracts "A", "B", "C" and "D" and a portion of Lot 20, Block 1, as platted and shown hereon. The sidewalks are to be maintained by VIEWMONT HOMEOWNERS ASSOCIATION or the MORNINGSIDE HOMEOWNERS ASSOCIATION or their successors in interest.

An easement for fencing and landscaping is hereby granted to the VIEWMONT HOMEOWNERS ASSOCIATION over a strip 4.5 feet in width adjoining the northerly boundaries of Lots 1 and 2, Block 1.

IN WITNESS WHEREOF, the aforesaid owners have caused their names to be hereunto subscribed this _____ day of _____, 19__.

DAHM DEVELOPMENT, INC.

Richard T. Dahm, President

Richard B. Jarvis

John M. Jarvis

WASHINGTON TRUST BANK

Constance M. Bischoff, Vice-President

Ruth L. Jarvis

Megan L. Jarvis

ACKNOWLEDGMENTS

STATE OF WASHINGTON } ss

County of Spokane }

On this 2nd day of October, 1996, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared RICHARD T. DAHM, to me known to be the President of DAHM DEVELOPMENT, 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 last above written.

Sanford J. Postling, Notary Public in and for the State of Washington, residing at Spokane, My commission expires 9-1-97

STATE OF WASHINGTON } ss

County of Spokane }

On this 7th day of October, 1996, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared CONSTANCE M. BISCHOFF, to me known to be the Vice-President of WASHINGTON TRUST BANK, 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 she 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 last above written.

Norma A. Lerman, Notary Public in and for the State of Washington, residing at Spokane, My commission expires 11/5/96

STATE OF WASHINGTON } ss

County of Spokane }

I certify that I know or that I have satisfactory evidence that RICHARD B. JARVIS and RUTH L. JARVIS, husband and wife, d/b/a Jay Investments, and JOHN M. JARVIS and MEGAN 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 3rd day of October, 1996

Sanford J. Postling, Notary Public in and for the State of Washington, residing at Spokane, My commission expires 8-1-2000

SPokane County Auditor's Certificate

Filed for record this 23rd day of October, 1996 at 11:00 A.M., in Book 23 of Plats, at Page 47, at the request of

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, PL S, Certificate Number 18091

SPokane County Division of Utilities

Examined and approved this 12th day of November, 1996

Director, Spokane County Division of Utilities

SPokane County Engineer

Examined and approved this 7th day of November, 1996

Spokane County Engineer

SPokane County Division of Building and Planning

Examined and approved this 26th day of November, 1996

Director, Spokane County Division of Building and Planning

SPokane County Health District

Examined and approved this 26th day of November, 1996

Spokane County Health Officer

SPokane County Assessor

Examined and approved this 27th day of November, 1996

Spokane County Assessor by Deputy

THE BOARD OF COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON

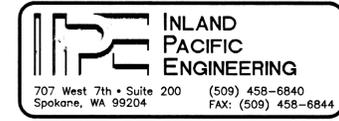
This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 26th day of Nov 1996

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 21st day of Nov 1996

Spokane County Treasurer by Deputy



FINAL PLAT OF VIEWMONT AT MORNINGSIDE (A PLANNED UNIT DEVELOPMENT) BEING PORTIONS OF THE WEST 1/2 OF SECTION 30, T.25 N., R.45 E., W.M. AND THE SE 1/4 OF SECTION 25, T.25 N., R.44 E., W.M. SPOKANE COUNTY, WASHINGTON

3229 PL 24 Pg 47

4057575

10/9/96

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PL 24 Pg 47

3227 BK 24 Pg 47
4057575

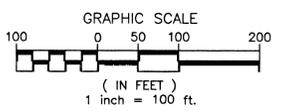
AUDITOR'S CERTIFICATE
Filed for record this 29 day of Nov, 1996 at 10:11 A.M. in
Book 2 of Plats at page 47 at the request of [Signature]

Deputy [Signature]

BASIS OF BEARINGS
THE BEARING OF N.33°29'42"E. ALONG THE SOUTHEASTERLY PROPERTY LINE OF LOT 1, BLOCK 1 OF THE FINAL PLAT OF MORNINGSIDE, PHASE I, AS RECORDED IN VOLUME 22 OF PLATS PAGES 88 AND 89, IS 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 18.16 ACRES.
2. THE AREA OF TRACT "E" - THE PRIVATE ROADS IS 1.90 ACRES.



LEGEND

- FND. 1/2" REBAR W/ YPC "MOORE 18091" PER FINAL PLAT OF MORNINGSIDE, PHASE I (UNLESS OTHERWISE NOTED)
 - - ANGLE POINT SHOWN ON PLAT BOUNDARY
 - ⊕ - LOT CORNER
 - ⊙ - CENTERLINE MONUMENT
- SET 1/2" REBAR W/ YPC STAMPED "MOORE 18091" (UNLESS OTHERWISE NOTED) AS:
- (A) RECORD INFORMATION PER GLO NOTES.
 - (B) RECORD INFORMATION PER R.O.S., BOOK 5 OF SURVEYS PAGE 42.
 - (C) RECORD INFORMATION PER R.O.S., BOOK 36 OF SURVEYS, PAGE 511.
 - (D) RECORD INFORMATION PER R.O.D. FOR STEEN & CHAPMAN ROADS AUD. DOC. NO. 931220496.
 - (E) RECORD INFORMATION PER FINAL PLAT OF MORNINGSIDE, PHASE I AS RECORDED IN VOLUME 22 OF PLATS, PAGES 88 & 89.

TANGENT TABLE

LINE	DIRECTION	DISTANCE
T1 (R)	S45°45'05" E	60.00'
T2	N4°55'00" E	60.00'
T3	N42°05'00" W	1.52'
T4	N42°05'00" W	51.87'
T5	N53°28'33" W	47.99'
T6	N53°28'33" W	22.98'
T7	N53°28'33" W	5.78'
T8	N53°28'33" W	19.23'
T9 (R)	N51°01'59" W	60.00'
T10	N1°25'39" E	68.49'
T11	S64°02'35" E	11.69'
T12	N00°21'59" E	23.13'
T13	N41°06'53" E	45.18'
T14	N82°12'37" E	25.00'
T15	N00°37'38" E	37.56'
T16	N00°37'38" E	21.90'
T17 (R)	S17°13'32" E	50.42'
T18	S28°10'49" E	49.23'
T19	S53°28'33" E	78.22'
T20	S49°53'00" E	22.68'
T21	N00°21'34" E	48.19'

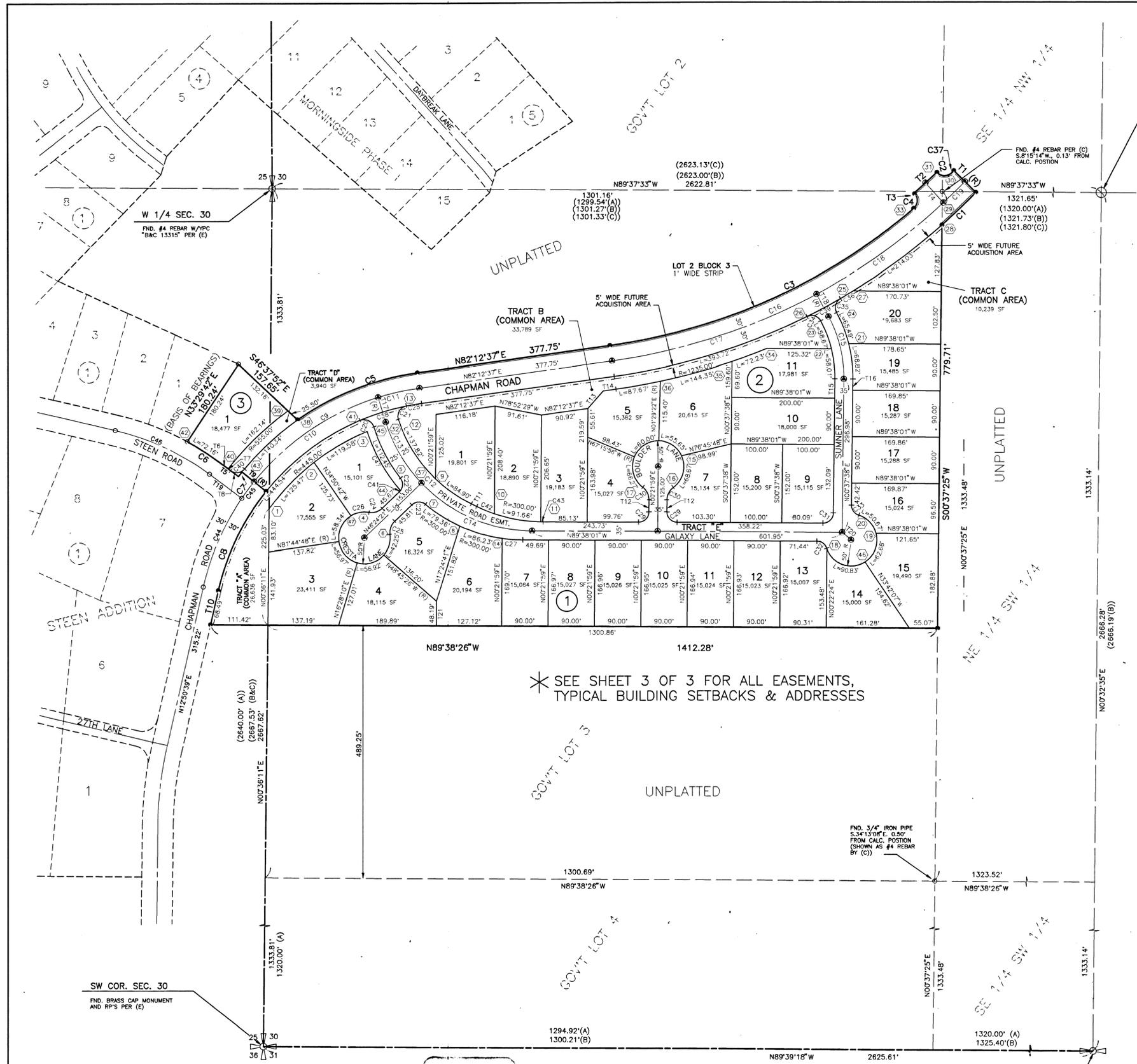
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	1210.00'	91.19'	45.62'	91.17'	04°19'08"
C2	20.00'	32.60'	21.23'	29.11'	93°24'22"
C3	1150.00'	654.87'	335.58'	646.06'	32°37'37"
C4	20.00'	32.00'	20.59'	28.69'	91°40'00"
C5	530.00'	252.08'	128.47'	249.71'	27°15'04"
C6	530.00'	72.16'	36.14'	72.11'	07°48'04"
C7	530.00'	11.28'	5.64'	11.28'	01°13'12"
C8	470.00'	214.29'	109.04'	212.43'	26°07'22"
C9	500.00'	377.37'	198.18'	368.48'	43°14'37"
C10	500.00'	295.03'	151.95'	290.77'	33°48'28"
C11	500.00'	82.34'	41.26'	82.25'	09°26'09"
C12	300.00'	379.13'	219.60'	354.40'	72°24'30"
C13	300.00'	138.07'	70.28'	136.65'	26°22'08"
C14	300.00'	241.06'	127.46'	234.63'	46°02'22"
C15	250.00'	125.70'	64.21'	124.38'	28°48'26"
C16	1180.00'	781.82'	405.87'	767.59'	37°57'42"
C17	1180.00'	419.94'	212.22'	417.73'	20°23'26"
C18	1180.00'	303.47'	152.58'	302.63'	14°44'06"
C19	1180.00'	58.41'	29.21'	58.40'	02°50'09"
C20	20.00'	33.31'	21.99'	29.59'	95°26'00"
C21	20.00'	33.56'	22.27'	29.76'	96°09'11"
C22	20.00'	25.80'	15.05'	24.05'	73°54'30"
C23	20.00'	29.08'	17.79'	26.58'	83°18'25"
C24	30.00'	28.05'	15.15'	27.04'	53°34'35"
C25	30.00'	28.05'	15.15'	27.04'	53°34'35"
C26	50.00'	36.12'	18.89'	35.34'	41°23'14"
C27	300.00'	40.43'	20.25'	40.40'	07°43'21"
C28	470.00'	30.32'	15.16'	30.31'	03°41'45"
C29	20.00'	31.42'	20.00'	29.28'	90°00'00"
C30	30.00'	28.05'	15.15'	27.04'	53°34'35"
C31	20.00'	31.32'	19.91'	28.22'	89°44'21"
C32	20.00'	24.72'	14.22'	23.18'	70°49'04"
C33	20.00'	25.62'	14.91'	23.90'	73°23'54"
C34	20.00'	30.83'	19.42'	27.86'	88°18'28"
C35	20.00'	30.70'	19.39'	27.84'	88°17'45"
C36	1210.00'	28.96'	14.48'	28.95'	01°22'16"
C37	1150.00'	5.26'	2.63'	5.26'	00°15'43"
C38	470.00'	94.16'	47.24'	94.00'	11°28'43"
C39	1210.00'	73.79'	36.91'	73.78'	03°29'39"
C40	20.00'	30.28'	18.89'	27.47'	86°44'11"
C41	20.00'	3.44'	1.72'	3.43'	09°51'06"
C42	300.00'	37.47'	18.76'	37.44'	07°09'21"
C43	300.00'	4.87'	2.43'	4.87'	00°55'47"
C44	500.00'	187.95'	95.10'	186.85'	21°32'16"
C45	500.00'	40.01'	20.02'	40.00'	04°35'06"
C46	500.00'	203.05'	102.94'	201.65'	23°16'03"
C47	340.00'	132.29'	66.99'	131.46'	22°17'58"

RADIAL BEARINGS

LINE	DIRECTION
1	N5°55'34" W
2	N37°46'15" W
3	N22°22'29" W
4	S09°58'56" W
5	N52°38'45" E
6	S82°49'46" W
7	N39°42'46" E
8	S24°33'25" W
9	S43°38'46" W
10	S18°48'04" W
11	S01°17'46" W
12	S72°21'41" W
13	S11°29'07" E
14	N08°05'20" E
15	N65°15'25" E
16	S36°03'26" E
17	S36°47'24" W
18	S71°11'03" W
19	N75°17'47" E
20	N17°13'44" E
21	S75°53'13" W
22	S76°19'54" W
23	S61°52'29" W
24	S69°13'57" W
25	S29°55'38" E
26	S26°25'59" E
27	N31°17'54" W
28	N41°26'00" W
29	N42°54'55" W
30	S45°29'22" E
31	S47°55'00" W
32	N72°46'28" E
33	S40°25'00" E
34	N21°54'16" W
35	N18°33'13" W
36	N11°51'24" W
37	S46°24'20" W
38	S35°02'26" E
39	S35°34'10" E
40	S52°18'29" E
41	S25°57'50" E
42	N28°43'23" E
43	S00°12'45" E
44	S53°26'45" E
45	N72°28'10" E
46	S32°53'59" E
47	N31°24'18" W

FINAL PLAT OF VIEWMONT AT MORNINGSIDE (A PLANNED UNIT DEVELOPMENT) BEING PORTIONS OF THE WEST 1/2 OF SECTION 30, T.25 N., R.45 E., W.M. AND THE SE 1/4 OF SECTION 25, T.25 N., R.44 E., W.M. SPOKANE COUNTY, WASHINGTON



* SEE SHEET 3 OF 3 FOR ALL EASEMENTS, TYPICAL BUILDING SETBACKS & ADDRESSES

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

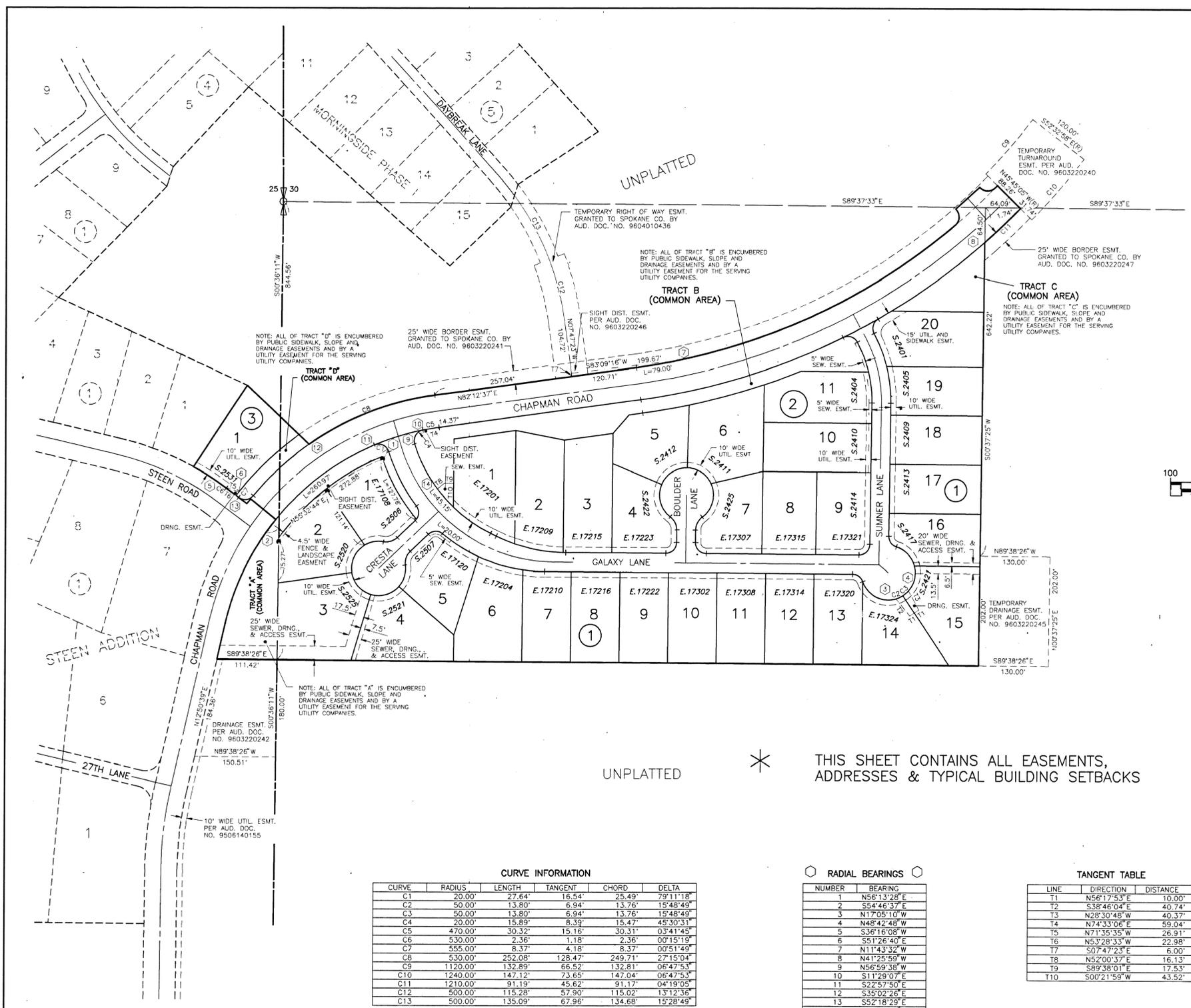
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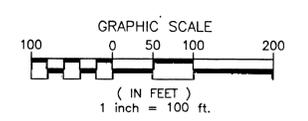
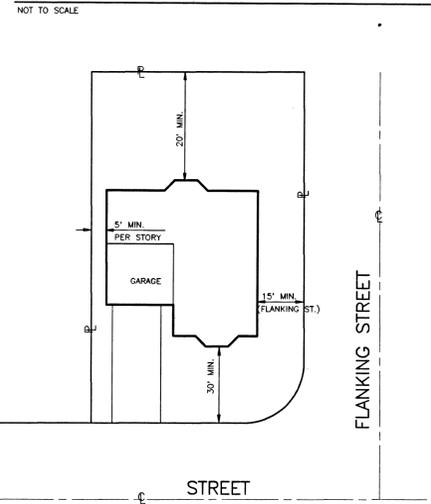
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AUDITOR'S CERTIFICATE
 Filed for record this 29 day of July, 1996 at 11:11 A.M. in
 Book 24 of Plats at page 1 at the request of
 Deputy *[Signature]*



VIEWMONT AT MORNINGSIDE
 BUILDING SETBACKS



LEGEND
 E.17216 STREET ADDRESS
 SET 1/2" REBAR W/YPC STAMPED MOORE 18091" ON SOUTHERLY MARGIN OF 4.5' WIDE LANDSCAPING AND FENCE EASEMENT

UNPLATTED * THIS SHEET CONTAINS ALL EASEMENTS, ADDRESSES & TYPICAL BUILDING SETBACKS

CURVE INFORMATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	20.00'	27.64'	16.54'	25.49'	79°11'18"
C2	50.00'	13.80'	6.94'	13.76'	15°48'49"
C3	50.00'	13.80'	6.94'	13.76'	15°48'49"
C4	20.00'	15.89'	8.39'	15.47'	45°30'31"
C5	470.00'	30.32'	15.16'	30.31'	03°41'45"
C6	530.00'	2.36'	1.18'	2.36'	00°15'19"
C7	555.00'	8.37'	4.18'	8.37'	00°51'49"
C8	530.00'	252.08'	128.47'	249.71'	27°15'04"
C9	1120.00'	132.89'	66.52'	132.81'	06°47'53"
C10	1240.00'	147.12'	73.65'	147.04'	06°47'53"
C11	1210.00'	91.19'	45.62'	91.17'	04°19'05"
C12	500.00'	115.28'	57.90'	115.02'	13°12'36"
C13	500.00'	135.09'	67.96'	134.68'	15°28'49"

RADIAL BEARINGS

NUMBER	BEARING
1	N56°13'28"E
2	S54°46'37"E
3	N17°05'10"W
4	N48°42'48"W
5	S36°16'08"W
6	S51°26'40"E
7	N11°43'32"W
8	N41°25'59"W
9	N56°59'38"W
10	S11°29'07"E
11	S22°57'50"E
12	S35°02'26"E
13	S52°18'29"E
14	N53°03'08"E

TANGENT TABLE

LINE	DIRECTION	DISTANCE
T1	N56°17'53"E	10.00'
T2	S38°46'04"E	40.74'
T3	N28°30'48"W	40.37'
T4	N74°33'06"E	59.04'
T5	N71°35'35"W	26.91'
T6	N33°28'33"W	22.98'
T7	S07°47'23"E	6.00'
T8	N52°00'37"E	16.13'
T9	S89°38'01"E	17.53'
T10	S00°21'59"W	43.52'

INLAND PACIFIC ENGINEERING
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FINAL PLAT
 OF
VIEWMONT AT MORNINGSIDE
 (A PLANNED UNIT DEVELOPMENT)
 BEING PORTIONS OF THE WEST 1/2 OF
 SECTION 30, T.25 N., R.45 E., W.M.
 AND THE SE 1/4 OF
 SECTION 25, T.25 N., R.44 E., W.M.
 SPOKANE COUNTY, WASHINGTON

5327 24-49

134313/PLAT3 SEPT. 29, 1996