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Recording Fee \$66.00 Page 1 of 5
Declaration INLAND PROFESSIONAL TITLE LLC
Spokane County Washington



RETURN ADDRESS
SUMMIT PROPERTIES INC
12720 E NORA, SUITE E
SPOKANE VALLEY, WA 99216-1197

Please Type of Print Neatly & Clearly All Information

DOCUMENT TITLE

DECLARATION OF ANNEXATION MORNINGSIDE HEIGHTS 6TH ADDITION

REFERENCE NUMBER(S) OF RELATED DOCUMENTS

6042426

GRANTOR(S) (Last name, First, & Middle Initial)

111411.3-5

SUMMIT PROPERTIES, INC

GRANTEE(S) (Last name, First & Middle Initial)

PUBLIC

LEGAL DESCRIPTION: (abbreviated form is acceptable) i.e. Section/Township/Range/ ¼ Section

Lots 1-13, Block 1; Lots 1-22, Block 2; Lots 1-12, Block 3; Tracts A and B Brigadoon Addition

Lots 1-5, Block 1; Lots 1-7 Block 2; Lots 1-7, Block 3; Lots 1-15, Block 4; Lots 1-8, Block 5; Lots 1-3, Block 6; Lots 1-3, Block 7; Lot 1, Block 8; Lots 1-5, Block 9; Lots 1-4, Block 10; Tract A Morningside Heights 5th Addition

PTN OF NE1/4 NW1/4 30-25-45

ASSESSOR'S TAX PARCEL ID NUMBER:

55302.4401-55302.4413, 55302-55302.4522, 55302.4601-55302.4613, 55302.4523,
55305.3401, 55305.3405, 55301.3402-55301.3404, 55301.3501-55301.3507,
55305.3601-55305.3605, 55302.3606-55302.3607, 55301.3701, 55305.3702,
55302.3703-55302.3715, 55302.3801-55302.3808, 55302.3901-55302.3902,
55302.4001-55302.4002, 55302.4101, 55302.4201-55302.4205, 55305.3716, 55302.2612

RECORDED AT THE REQUEST OF:

Summit Properties, Inc.
12720 E. Nora, Suite E
Spokane Valley, WA 99216-1197

DECLARATION OF ANNEXATION
MORNINGSIDE HEIGHTS 6TH ADDITION
SPOKANE COUNTY, WASHINGTON

THIS DECLARATION OF ANNEXATION is made, entered into and becomes effective on the date hereof as set forth below, by **SUMMIT PROPERTIES, INC.**, a Washington State Corporation (hereinafter referred to as "Grantor"), with reference to the following facts:

A) Grantor is the sub-divider and developer of a certain tract of land which is legally described on Exhibit "A" attached hereto and incorporated herein by this reference, which land is located in Spokane County, Washington, commonly known as **MORNINGSIDE HEIGHTS 5th ADDITION** and **BRIGADOON ADDITION**; developments of numerous residential lots, which development is governed by that certain "Declaration of Covenants, Conditions and Restrictions, recorded November 7th, 2011 and bearing Spokane County Auditor's File 16042426 (hereinafter referred to as the "Declaration"), the definition and terms of which Declaration are incorporated herein by this reference.

B) Grantor is also the owner of a certain additional tract of land near and/or adjoining the property described on Exhibit "B", which will be platted by Grantor as **Morningside Heights 6th Addition**, but which has not previously been subjected to said Declaration. Said other land is legally described on Exhibit "B" attached hereto and incorporated herein by this reference. Said other land consists of numerous residential lots, along with the dedicated roadways, (**Morningside Heights 6th Addition**).

C) Grantor desires to annex said other land known as **Morningside Heights 6th Addition** to the original **Morningside Heights 5th Addition/Brigadoon Addition** land and subject it to the Declaration as provided in this Declaration of Annexation.

NOW THEREFORE, Grantor hereby declares and covenants as follows:

1. That, in accordance with the rights reserved to Grantor in the Declaration, **Morningside Heights 6th Addition** is hereby made subject to the Declaration and shall for all purposes be part of the **Morningside Heights 5th Addition** and **Brigadoon Addition** Subdivisions, effective upon the date that this document is recorded. **Morningside Heights 6th Addition** shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied, sold and improved, subject to and in accordance with all of the terms, covenants and provisions which have been set forth in the Declaration, all of which are for the purpose of enhancing and protecting the value and attractiveness of the **Morningside Heights 6th Addition**, as well as **Morningside Heights 5th Addition** and **Brigadoon Addition**, and to facilitate management and

EXHIBIT "A"

**LEGAL DESCRIPTION
MORNINGSIDE HEIGHTS FIFTH ADDITION AND BRIGADOON ADDITION**

BRIGADOON ADDITION

Lots 1-13, Block 1; Lots 1-22, Block 2; Lots 1-12, Block 3; Tracts A and B,
Brigadoon Addition

MORNINGSIDE HEIGHTS 5TH ADDITION

Lots 1-5, Block 1; Lots 1-7, Block 2; Lots 1-7, Block 3; Lots 1-15, Block 4; Lots 1-8,
Block 5; Lots 1-3, Block 6; Lots 1-3, Block 7; Lot 1, Block 8; Lots 1-5, Block 9; Lots
1-4, Block 10; Tract A Morningside Heights 5th Addition

EXHIBIT "B"

LEGAL DESCRIPTION MORNINGSIDE HEIGHTS 6TH ADDITION

MORNINGSIDE HEIGHTS 6TH ADDITION

Beginning at the Southwest corner of the N.E. 1/4 of the N.W. 1/4 of said Section 30 also being an angle point in the East boundary line of the Plat of Brigadoon Addition as per Plat recorded in Book 33 of Plats pages 28 and 29, in the Spokane County Auditor's office Spokane Washington; thence N.82°58'17"W., along said East boundary line, 16.66 feet; thence S.19°34'33"W., along said East boundary line, 80.63 feet to the Northwest corner of Lot I, Block 7, according to the Plat of Morningside Heights Fifth Addition as per Plat recorded in Book 33 of Plats page 15 and 16, in the Spokane County Auditor's Office, Spokane Washington; thence along the Northerly and Easterly boundary of said Plat the following 14 courses:

1. thence S.75°43'34"E., 105.80 feet;
2. thence S.78°12'07"E., 38.42 feet;
3. thence S.71°53'25"E., 230.00 feet;
4. thence S.61°59'06"E., 127.48 feet, to a point on a curve to the right the radius of which bears S.37°13'20"E., a distance of 256.00 feet;
5. thence along said curve to the right, through a central angle of 7°22'25", an arc distance of 32.95 feet;
6. thence S.46°52'19"E., 91.66 feet;
7. thence S.70°37'39"E., 85.99 feet;
8. thence S.89°35'55"E., 494.43 feet, to a point on a curve to the right the radius of which bears S.87°53'44"W., a distance of 334.00 feet;
9. thence along said curve to the right, through a central angle of 18°59'41", an arc distance of 110.73 feet;
10. thence S.72°55'43"E., 159.02 feet;
11. thence N.04°16'13"E., 124.97 feet
12. thence N.03°52'02"W., 155.77 feet;
13. thence S.89°35'55"E., 39.28 feet;
14. thence N.00°04'28"E., 183.00 feet, to the North line of the S.E. 1/4 of the N.W. 1/4 of said Section 30, thence N.89°35'55"W., along said North line 1273.78 feet to the Point of Beginning

Area = 7.69 Acres