

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that WANDERMERE ESTATES, LLC., a Washington Limited Liability Company and the Bank of Whitman a Washington corporation have caused to be plotted into Lots, Blocks and Private Roads the land shown hereon to be known as WANDERMERE ESTATES PHASE 2, being a parcel of land located in the East Half Section 5, Township 26 North, Range 43 East, W.M. in the County of Spokane, State of Washington described as follows:

Beginning at the East Quarter of said Section 5; thence S87°04'43"W along the south line of the Northeast Quarter, a distance of 1295.21 feet to the Northwest corner of the Northeast Quarter of the Southeast Quarter; thence S01°32'30"E along the west line of said Northeast Quarter of the Southeast Quarter a distance of 293.83 feet; thence S75°41'24"W a distance of 89.57 feet; thence S88°05'47"W a distance of 391.67 feet; thence N06°15'59"E a distance of 108.89 feet; thence N53°50'28"E a distance of 224.77 feet; thence N29°12'55"E a distance of 144.58 feet to the beginning of a non-tangent curve concave to the northeast the radius of which bears N21°17'56"E a distance of 204.00 feet; thence northerly along said curve through a central angle of 16°24'18" an arc distance of 58.41 feet; thence N52°17'46"W a distance of 1.30 feet to the beginning of a non-tangent curve concave to the northeast the radius of which bears N37°42'14"E a distance of 30.00 feet; thence northerly along said curve through a central angle of 83°19'46" an arc distance of 43.63 feet; thence N58°58'00"W a distance of 32.00 feet to the beginning of a non-tangent curve concave to the northwest the radius of which bears N58°58'00"W a distance of 334.00 feet; thence southwesterly along said curve through a central angle of 5°48'46" an arc distance of 33.89 feet; thence N53°09'13"W a distance of 105.00 feet; thence N30°19'17"E a distance of 52.05 feet; thence N17°16'17"E a distance of 52.05; thence N79°15'13"W a distance of 20.00 feet; thence N00°24'37"E a distance of 74.95 feet; thence N06°09'49"E a distance of 119.55 feet; thence N24°58'27"E a distance of 90.00 feet; thence N45°16'56"E a distance of 76.00 feet; thence N56°27'51"E a distance of 70.00 feet; thence S86°53'28"E a distance of 131.43 feet; thence S66°50'15"E a distance of 83.32 feet; thence S76°19'43"E a distance of 62.96 feet; thence S89°14'51"E a distance of 62.96 feet; thence N77°50'02"E a distance of 62.96 feet; thence N64°54'54"E a distance of 62.96 feet; thence N57°25'02"E a distance of 206.02 feet; thence S77°32'19"E a distance of 72.00 feet; thence N00°51'57"E a distance of 75.52 feet; thence S22°49'18"E a distance of 51.98 feet; thence S83°19'34"E a distance of 32.00 feet; thence S56°58'12"E a distance of 186.01 feet; thence S83°04'25"E a distance 167.87 feet; thence N62°18'11"E a distance of 32.00 feet; thence N30°43'19"W a distance of 92.83 feet; thence N39°59'33"W a distance of 110.00 feet; thence N16°38'44"W a distance of 103.40 feet; thence N17°35'44"W a distance of 92.80 feet; thence N09°39'33"W a distance of 125.32 feet; thence N16°46'47"E a distance 80.00 feet; thence N54°36'09"E a distance of 100.00 feet; thence N87°57'53"E a distance of 144.22 feet; thence N71°52'14"E a distance of 111.62 feet; thence S75°12'53"E a distance of 158.85 feet to the East line of said Section 5, thence S00°43'04"E along said East line a distance of 1118.28 feet; to the true point of beginning.

Containing 31.03 acres more or less

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 plat may be varied from if proper zoning approvals are obtained.

Public sewer shall be constructed to provide for the connection of each lot to the County's system of sewage. Uses on properties within the project shall be required to connect to the sewer and pay applicable charges per the County Sewer Ordinance. Sewer connection permits shall be required.

A public sewer system will be made available for the plat, and individual sewer services will be provided to each lot prior to sale. The use of individual on-site disposal systems shall not be authorized.

Individual tracts shall be subject to payment of current applicable sewer connection charges and/or general facilities charges prior to the issuance of a sewer connection permit.

A sewer easement is hereby granted to Spokane County across all of Tract "N" (private roads).

The perpetual easement granted to Spokane County, its successors and assigns is 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, altering, replacing, removing and all other uses or purposes which are related to a sewer system. The grantor(s) reserves 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 Grantor(s) 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 hereinabove is to and shall run with the land.

The public water system, pursuant to the Water Plan approved by the county and state health authorities, the local fire protection district, County Division of Building and Planning and water purveyor, shall be installed within this subdivision and the applicant 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. Use of private wells and water systems is prohibited.

Utility easements across all of Tract "N" (private roads) and over ten (10) foot wide strips, and sixteen (16) foot wide strips adjacent to all private roads as shown hereon, are hereby dedicated for the serving utility companies for the construction, reconstruction, maintenance, protection, and operation of utilities, together with the right to inspect said utilities and to trim and/or remove trees, bushes, landscaping and to prohibit structures that may interfere with the construction, reconstruction, reliability, maintenance and safe operation of the same. The sixteen foot wide sidewalk and utility easement as shown hereon are hereby dedicated to the WANDERMERE ESTATES HOMEOWNER'S ASSOCIATION.

The owners of all lots within this subdivision shall be members of WANDERMERE ESTATES HOMEOWNER'S ASSOCIATION, a homeowners association created by document recorded JANUARY 8, 2004 by the Secretary of the State of Washington under U.B.I. Number 602 355 140 and subject to the Articles of Incorporation and Bylaws thereof.

Tract A, thru L (Common Areas) and tract "N" (private road) as shown hereon, are hereby dedicated to the WANDERMERE ESTATES HOMEOWNER'S ASSOCIATION. No structures, including fences shall be constructed thereon without the expressed written approval of Spokane County. The WANDERMERE ESTATES HOMEOWNER'S ASSOCIATION shall be responsible for the payment of claims and other liabilities which may become due for said tract. Said tract may not be sold or transferred, and shall be considered subservient estate to all lots within this plat for the purposes of real estate taxes. Should the WANDERMERE ESTATES HOMEOWNER'S ASSOCIATION be terminated for any reason, the successors in interest, shall be the individual lot owners, or their successors in interest who are members of the WANDERMERE ESTATES HOMEOWNER'S ASSOCIATION at the time of said termination. The status of the area designated as subservient estate for tax purposes cannot be changed without filing a replat. 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 and drainage easements are subject to the separate Declaration of Covenant as recorded June 18, 2004 under Auditors Document No. 5087094 which by reference is made a part hereof.

WARNING: Spokane County has no responsibility to build, improve, maintain or otherwise service the private roads contained within of providing service to the property described in this plat. By accepting this plat of 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, 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, their heirs, successors or assigns including the obligation to participate in the maintenance of the private road as provided herein.

According to the Geological Hazards Evaluation Report dated October 29, 2002 portions of lots 1 thru 3 and lots 7 thru 16 of block 5, and lots 1 thru 13 of block 1, and lots 1 thru 5 of block 10, and lots 18 & 19 of block 9 have erodible soils and 30% slopes or greater.

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

The subject property is within 1000' feet of a designated mineral resource land on which a variety of commercial mining activities may occur that are not compatible with residential development. Potential disturbances or inconveniences may occur 24 hours a day and include but are not limited to: noise, odors, fumes, dust, smoke, removal and stockpiling of sand, gravel, rock and other materials, the operation of mining trucks and machinery.

Sight distance easements in Lot 4 of Block 4, Lot 6 of Block 5, Lot 6 of Block 8, Lots 1 thru 4 of Block 9 and Tract "E", Tract "K" (at the intersection of Lane C and Lane D), and Tract "C" (at the intersection of Lane C and Lane F) as platted and shown hereon, are hereby granted to the Wandermere Estates Homeowners Association 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 and/or the Wandermere Estates Homeowners Association fails to maintain the sight distance area in reasonable conformance with the accepted 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 restore the sight distance area to that of the accepted plans on file, or have it restored by others. All costs involved will be charged to the property owner.

This plat is subject to an easement in favor of Hebert & Sandy Brown as recorded under Auditor file #871130255. The exact location is not disclosed of record.

This plat is subject to an easement in favor of The Pacific Telephone & Telegraph Co. as recorded under Auditor file #453573. The exact location is not disclosed of record.

PAT MOORE & ASSOCIATES, P.S.

1428 W. Mansfield Ave.  
Spokane, WA 99205  
1-509-328-1224

JAC 04039

SHEET 1 OF 3

Drainage easements and tracts as platted and shown hereon, which are for the purpose of conveying and storing stormwater runoff, and for installing, operating and maintaining drainage ponds and drainage facilities which dispose of and treat stormwater runoff, are hereby granted to Spokane County and the Wandermere Estates Homeowners Association. All tracts are hereby dedicated to the Wandermere Estates Homeowners Association for the purpose of conveying and storing stormwater runoff, and for installing, operating and maintaining drainage ponds and drainage facilities that dispose of and treat stormwater runoff. A drainage easement is granted to Spokane County over all tracts for inspection and emergency maintenance of stormwater facilities.

Spokane County and its authorized agents are hereby granted the right to ingress and egress to, over and from all drainage easements and tracts for the purposes of inspection and maintenance of the drainage facilities. Spokane County does not accept the responsibility to inspect or maintain drainage facilities located outside of public rights-of-way, except in cases where Spokane County specifically assumes that responsibility in writing. Neither does Spokane County accept any liability for any failure by the property owner(s) to properly maintain such areas.

The property owner(s) within this plat shall be held responsible for keeping open and maintaining the surface path of natural or man-made drainage flow over and across their respective properties. If the property owner(s) fail to maintain the surface path of natural or man-made drainage flow, or drainage facilities on private properties, a notice of such failure may be given to the property owner(s). If not corrected within the period indicated on said notice, Spokane County has the right to correct the maintenance failure, or have it corrected, at the expense of the property owner(s).

Spokane County does not accept the responsibility of maintaining the drainage course on private lots or floodplain areas within private lots, nor the responsibility for any damage whatsoever, including, but not limited to, inverse condemnation to any properties due to deficient construction and/or maintenance of drainage courses in drainage easements on private property.

Any building that is constructed on a lot in this plat shall be set at 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 unprotectd by a window well, or a doorways). 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. The 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. All drainage facilities for this plat, including any '208' swales, shall be constructed in accordance with the accepted plans on file at the Spokane County Engineer's Office. Any proposed changes to the accepted road and drainage plans must be approved by the Spokane County Engineer's Office prior to construction of said changes.

There may exist properties located uphill and adjacent to this subdivision that periodically discharge stormwater runoff onto individual lots within this plat. Stormwater runoff from nearby uphill properties should be expected, and during snow melt periods or wet seasons the lots may be subjected to higher amounts of stormwater runoff than what is normally observed or anticipated. Because stormwater runoff from adjacent properties has discharged onto this plat prior to development, stormwater runoff will likely continue to do so after development.

Spokane County does not accept the responsibility of maintaining the tracts, drainage easements and offsite drainage easements as described in the documents with the Auditor's Recording Numbers 5037811, 5037812, 5037813, nor the responsibility for any damage whatsoever, including, but not limited to, erosion, sediment accumulation, and inverse condemnation to any properties due to deficient construction and/or maintenance of drainage courses in drainage easements on private property.

The property owner(s) within this plat shall maintain all natural drainage channels, drainage ditches, and all water quality swales ('208' swales) situated on their respective properties, and any portion of a '208' swale or drainage conveyance ditch situated in a public right-of-way adjacent to their respective properties, with a permanent ground cover as specified in the currently accepted plans on file at Spokane County Engineer's Office. No structures, including fences, shall be constructed directly over or within a natural drainage channel or drainage ditch without the expressed written consent of the Spokane County Engineer. Spokane County does not accept the responsibility to inspect and/or maintain the drainage easements, nor does Spokane County accept any liability for any failure by the lot owner(s) to properly maintain such areas.

The Wandermere Estates Homeowners' Association or its successors in interest shall maintain all drainage facilities located in the private tracts and the offsite drainage easements as described in the documents with the Auditor's Recording Numbers 5037811, 5037812, 5037813, in conformance with the accepted plans and the Operations and Maintenance Manual as prepared by the design engineer, Mountain Crest Enterprises, Inc., both of which are on file at the Spokane County Engineer's Office. The Wandermere Estates Homeowners' Association or its successors in interest is also responsible for the perpetual maintenance of the drainage facilities located on any drainage easements on private property, in conformance with the accepted plans and the Operations and Maintenance Manual as prepared by the design engineer, both of which are on file at the Spokane County Engineer's Office. Maintenance of drainage facilities includes, but is not limited to, keeping open and cleaning storm pipes, ditches, drainage facilities, etc., replacement of drainage facilities as needed, and maintaining live native-type dryland grasses or lawn turf in the swales located in common areas or tracts. Optional shrubbery and/or trees, may be planted upon written approval from Spokane County, which do not obstruct the flow and percolation of storm drainage water in the ponds, as indicated by the accepted plans. The Wandermere Estates Homeowners' Association is also responsible for removing and disposing of the soil and grass sod located in drainage facilities situated within common areas, tracts, or private lots at such time Spokane County deems necessary, and replacing the soil and grass sod. The Wandermere Estates Homeowners' Association shall be responsible for payment of all claims: such as water fees, mowing, electrical charges, property taxes and other liabilities which may become due for all of the tracts.

If the Wandermere Estates Homeowners' Association, or their successors in interest, fails to maintain the drainage facilities in conformance with the accepted drainage plans and the Operations and Maintenance Manual as prepared by the design engineer on file at the Spokane County Engineer's Office, a notice of such failure may be given to the Wandermere Estates Homeowners' Association, or their successors in interest, by the County Engineer. If not corrected within the period indicated on said notice, Spokane County has the right to correct the maintenance failure, or have it corrected, at the expense of the Wandermere Estates Homeowners' Association, or their successors in interest.

Should the Wandermere Estates Homeowners' Association be terminated for any reason, the successors in interest shall be the individual lot owner(s), or their successors in interest, who are members of the Wandermere Estates Homeowners' Association at the time of said termination. The successors in interest shall share equally in the responsibility and cost of maintaining said drainage facilities.

The tracts and 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.

The developer, property owners, and homeowners' association waive any and all claims for damages against any governmental authority arising from the construction, ownership or maintenance of public facilities. This waiver includes claims of any nature, including but not limited to person and real property damages as well as any inverse condemnation claims.

This covenant and agreement shall run with the land in perpetuity, and shall be binding upon the owner(s), their heirs, successors and assigns, including the obligation to participate in the maintenance of the drainage facilities provided herein.

IN WITNESS WHEREOF, the aforesaid owners have caused their names to be hereunto subscribed this 12 day of August, 2004.

WANDERMERE ESTATES, LLC. BANK OF WHITMAN  
a Washington Limited Liability Company a Washington Corporation

By: Lowell M. Keel By: Paul A. Dutton  
Its: member Its: Res. Loan Specialist

ACKNOWLEDGMENTS

STATE OF WASHINGTON )  
COUNTY OF SPOKANE ) ss

I certify that I know or that I have satisfactory evidence that Lowell M. Keel is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the member of WANDERMERE ESTATES, LLC, to be the free and voluntary act of such corporation, for the uses and purposes stated in the instrument.

DATED this 12 day of August, 2004.

Joel A. Gordon  
NOTARY PUBLIC, in and for the State of Washington residing at Spokane, My Commission expires 6/10/08



STATE OF WASHINGTON )  
COUNTY OF SPOKANE ) ss

I certify that I know or that I have satisfactory evidence that Lauri Dutton is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Res. Loan Sp. of Bank of Whitman, a Washington Corporation to be the free and voluntary act of such corporation, for the uses and purposes stated in the instrument.

DATED this 12 day of August, 2004.

Joel A. Gordon  
NOTARY PUBLIC, in and for the State of Washington residing at Spokane, My Commission expires 6/10/08



SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 20th DAY OF August 2004  
AT 1:17 PM IN BOOK 30 OF PLATS AT PAGE 3-5  
AT THE REQUEST OF Patrick J. Moore  
COUNTY AUDITOR Patrick J. Moore, deputy

SPOKANE COUNTY DIVISION OF UTILITIES  
Examined and approved this 13th day of August, 2004  
Patrick J. Moore  
Spokane County Utilities

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS  
Examined and approved this 24th day of August, 2004  
Patrick J. Moore  
Spokane County Engineer

SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING  
Examined and approved this 25th day of August, 2004  
John Dutton for JOHN PEDERSON  
Director, Spokane County Department of Building and Planning

SPOKANE REGIONAL HEALTH DISTRICT  
Examined and approved this 25th day of August, 2004  
Donna L. Coyle  
For Spokane Regional Health Officer

SPOKANE COUNTY ASSESSOR  
Examined and approved this 26th day of August, 2004  
Mike Emmons by M.K. White  
Spokane County Assessor by Deputy

THE BOARD OF COUNTY COMMISSIONERS OF SPOKANE, WASHINGTON  
This plat was approved and accepted by the County Commissioners of Spokane County, Washington, this 11th day of August, 2004  
Mike Emmons  
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 the 26th day of August, 2004.  
Linda M. Walker by M.C. Emery  
Spokane County Treasurer, by Deputy

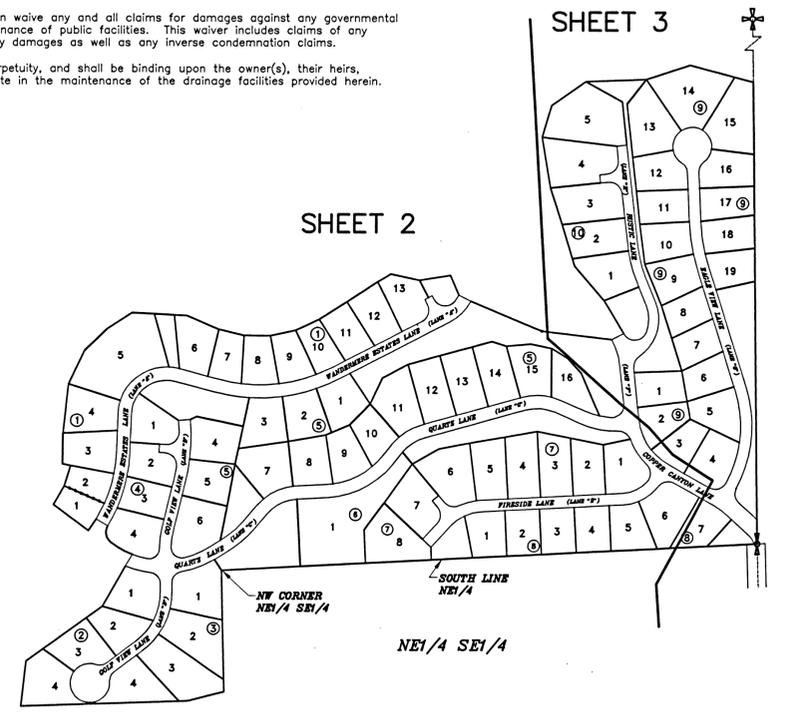
SURVEYOR'S CERTIFICATE:  
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.

Patrick J. Moore  
PATRICK J. MOORE, PLS No. 18091



SURVEYORS NOTE  
1. SECTION SUBDIVISION INFORMATION WAS COMPUTED USING RECORD INFORMATION PER THE FINAL PLAT OF WANDERMERE ESTATES PUD. MONUMENTS FOUND PER SAID SURVEY WERE WITHIN 0.10' OF THEIR CALCULATED POSITION UNLESS NOTED OTHERWISE.

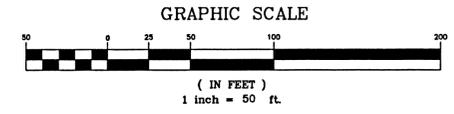
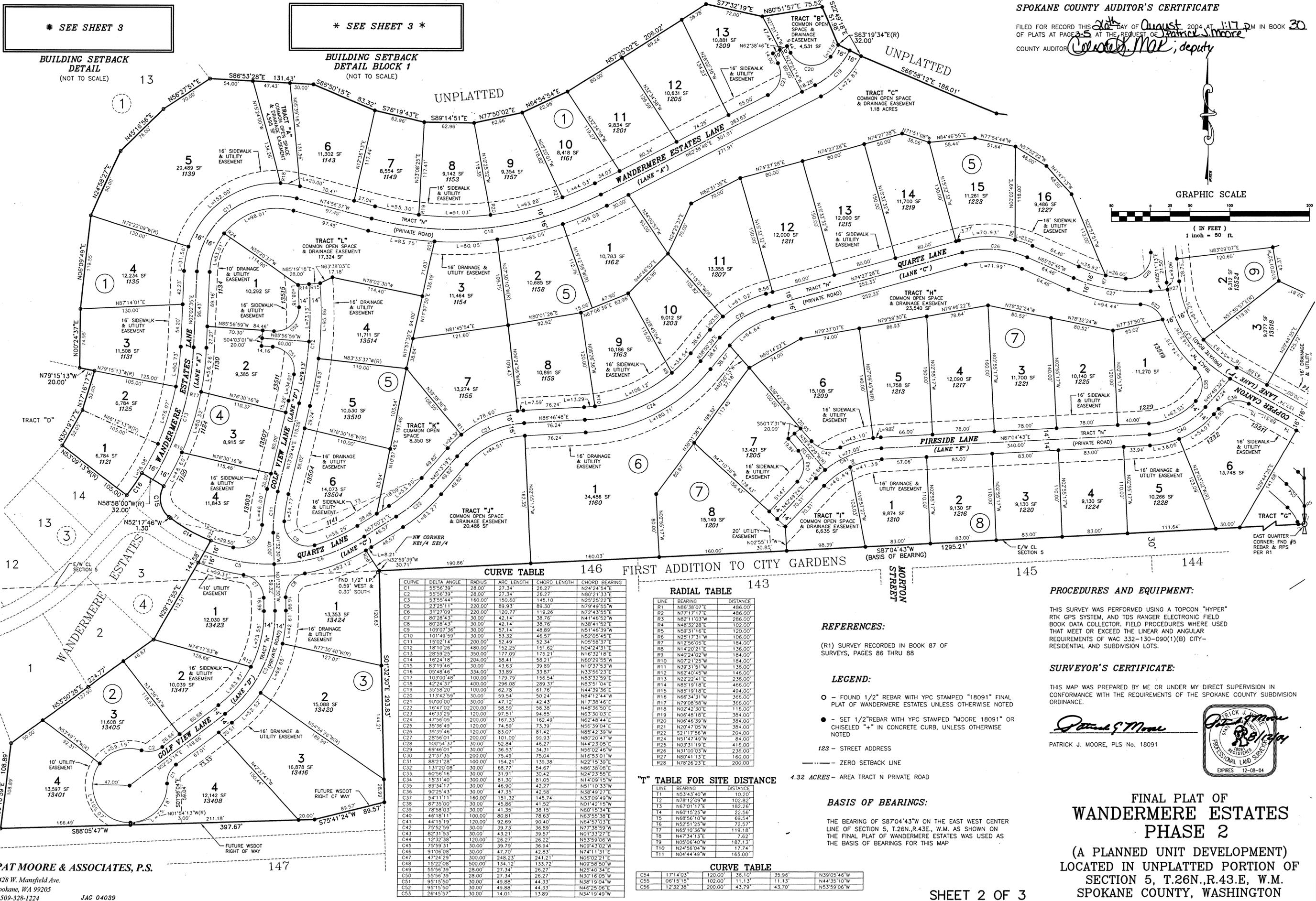
FINAL PLAT OF  
WANDERMERE ESTATES  
PHASE 2  
(A PLANNED UNIT DEVELOPMENT)  
LOCATED IN UNPLATTED PORTION OF  
SECTION 5, T.26N., R.43E, W.M.  
SPOKANE COUNTY, WASHINGTON



SHEET 1 OF 3

SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 20th DAY OF August 2024 AT 1:17 PM IN BOOK 30 OF PLATS AT PAGE 25 AT THE REQUEST OF Patrick J. Moore COUNTY AUDITOR *Patrick J. Moore*, deputy



**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	28.00°	28.00	26.27	26.27	N24°24'54"E
C2	55.56°	28.00	27.34	26.27	N87°21'33"E
C3	53.55°	160.00	150.60	145.10	N25°25'22"E
C4	23.25°	220.00	89.93	89.30	N79°49'55"W
C5	31.27°	220.00	120.77	119.26	N72°43'55"E
C6	80.28°	30.00	42.14	38.76	N44°46'52"W
C7	80.28°	30.00	42.14	38.76	N38°41'52"E
C8	109.07°	30.00	51.14	48.89	N51°46'39"W
C9	101.49°	30.00	53.32	46.57	N52°05'45"E
C10	150.00°	200.00	52.49	52.34	N05°58'37"E
C11	18.10°	480.00	152.25	151.62	N151°62'11"E
C12	28.59°	350.00	177.09	175.21	N163°32'18"E
C13	16.24°	204.00	58.41	58.21	N67°29'55"W
C14	83.19°	30.00	43.63	39.89	N10°37'53"W
C15	05.48°	334.00	33.89	33.87	N33°56'23"E
C16	103.00°	100.00	179.79	156.64	N53°32'59"E
C17	42.24°	400.00	296.08	289.37	N85°51'04"E
C18	35.58°	100.00	62.78	61.76	N44°39'36"E
C19	11.34°	30.00	59.54	50.24	N84°12'44"W
C20	90.00°	30.00	47.12	42.43	N17°38'46"E
C21	16.47°	200.00	58.59	58.38	N48°36'50"E
C22	46.33°	120.00	97.51	94.85	N63°30'03"E
C23	47.56°	200.00	167.33	162.49	N62°48'44"E
C24	35.36°	120.00	74.59	73.39	N56°39'04"E
C25	39.39°	120.00	83.07	81.42	N82°43'39"W
C26	28.56°	200.00	101.00	99.93	N87°20'47"W
C27	100.54°	30.00	52.84	46.27	N44°23'05"E
C28	69.46°	30.00	36.53	34.31	N56°02'46"W
C29	21.37°	200.00	75.49	75.04	N165°30'17"W
C30	88.21°	100.00	154.21	139.38	N27°15'39"E
C31	131.20°	30.00	68.77	54.67	N86°38'08"E
C32	60.56°	30.00	31.91	30.42	N24°23'55"E
C33	15.31°	300.00	81.30	81.05	N14°09'15"W
C34	89.34°	30.00	46.90	42.27	N51°10'33"W
C35	90.25°	30.00	47.35	42.58	N38°49'27"E
C36	54.11°	160.00	151.32	145.74	N33°09'49"W
C37	87.35°	30.00	45.86	41.52	N01°42'15"W
C38	78.58°	30.00	41.35	38.15	N80°15'34"E
C39	46.18°	100.00	80.81	78.63	N63°58'38"E
C40	44.15°	120.00	92.69	90.40	N64°57'03"E
C41	75.52°	30.00	39.73	36.89	N77°38'59"W
C42	82.31°	30.00	43.21	39.57	N01°33'27"E
C43	12.32°	120.00	26.27	26.22	N53°59'06"W
C44	78.58°	30.00	39.79	36.94	N69°43'02"W
C45	91.08°	30.00	47.70	42.83	N74°11'31"E
C46	47.24°	300.00	248.23	241.21	N06°02'21"E
C47	15.22°	500.00	134.12	133.72	N09°58'50"W
C48	95.56°	28.00	27.49	26.27	N25°40'34"E
C49	55.56°	28.00	27.34	26.27	N30°16'05"W
C50	95.56°	30.00	49.88	44.33	N38°19'04"W
C51	95.56°	30.00	49.88	44.33	N46°25'06"E
C52	26.45°	30.00	14.01	13.89	N34°19'49"W

**RADIAL TABLE**

LINE	BEARING	DISTANCE
R1	N28°38'07"E	486.00
R2	N77°17'17"E	486.00
R3	N82°11'03"W	286.00
R4	N48°32'28"E	102.00
R5	N59°31'16"E	120.00
R6	N25°17'31"W	106.00
R7	N12°56'05"E	184.00
R8	N14°20'21"E	136.00
R9	N40°24'02"E	184.00
R10	N07°21'25"W	184.00
R11	N39°31'51"W	136.00
R12	N62°40'45"W	146.00
R13	N22°22'41"E	236.00
R14	N85°19'18"E	466.00
R15	N85°19'18"E	494.00
R16	N66°34'31"W	366.00
R17	N79°08'58"W	366.00
R18	N02°42'30"E	116.00
R19	N06°48'18"E	384.00
R20	N06°48'39"W	384.00
R21	N20°47'05"W	384.00
R22	S31°11'25"W	204.00
R23	N51°47'49"W	84.00
R24	N03°31'19"E	416.00
R25	N31°00'03"W	236.00
R26	N87°41'13"E	160.00
R27	N78°26'23"E	200.00

**"T" TABLE FOR SITE DISTANCE**

LINE	BEARING	DISTANCE
T1	N53°43'40"W	10.20
T2	N78°12'09"W	102.82
T3	N07°10'17"E	182.26
T4	N69°15'25"W	22.56
T5	N8°56'10"W	69.54
T6	N25°12'25"W	72.57
T7	N65°10'46"W	119.18
T8	N47°34'13"E	7.62
T9	N05°06'40"W	187.13
T10	N24°56'04"W	17.74
T11	N04°44'49"W	165.00

REFERENCES:

(R1) SURVEY RECORDED IN BOOK 87 OF SURVEYS, PAGES 86 THRU 88

LEGEND:

- - FOUND 1/2" REBAR WITH YPC STAMPED "18091" FINAL PLAT OF WANDERMERE ESTATES UNLESS OTHERWISE NOTED
- - SET 1/2" REBAR WITH YPC STAMPED "MOORE 18091" OR CHISELED "+" IN CONCRETE CURB, UNLESS OTHERWISE NOTED
- 123 - STREET ADDRESS
- ZERO SETBACK LINE
- 4.32 ACRES - AREA TRACT N PRIVATE ROAD

BASIS OF BEARINGS:

THE BEARING OF S87°04'43"W ON THE EAST WEST CENTER LINE OF SECTION 5, T.26N., R.43E., W.M. AS SHOWN ON THE FINAL PLAT OF WANDERMERE ESTATES WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP

\* SEE SHEET 3 \* BUILDING SETBACK DETAIL (NOT TO SCALE)

\* SEE SHEET 3 \* BUILDING SETBACK DETAIL BLOCK 1 (NOT TO SCALE)

PAT MOORE & ASSOCIATES, P.S. 1428 W. Mansfield Ave. Spokane, WA 99205 1-509-328-1224 JAC 04039

PROCEDURES AND EQUIPMENT:

THIS SURVEY WAS PERFORMED USING A TOPCON "HYPER" RTK GPS SYSTEM, AND TDS RANGER ELECTRONIC FIELD BOOK DATA COLLECTOR. FIELD PROCEDURES WERE USED THAT MEET OR EXCEED THE LINEAR AND ANGULAR REQUIREMENTS OF WAC 332-130-090(1)(B) CITY-RESIDENTIAL AND SUBDIVISION LOTS.

SURVEYOR'S CERTIFICATE:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.

*Patrick J. Moore*

PATRICK J. MOORE, PLS No. 18091

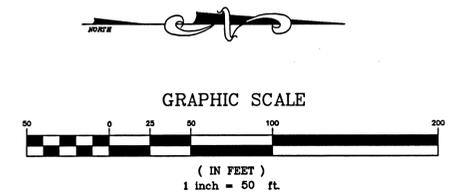


FINAL PLAT OF WANDERMERE ESTATES PHASE 2

(A PLANNED UNIT DEVELOPMENT) LOCATED IN UNPLATTED PORTION OF SECTION 5, T.26N., R.43E., W.M. SPOKANE COUNTY, WASHINGTON

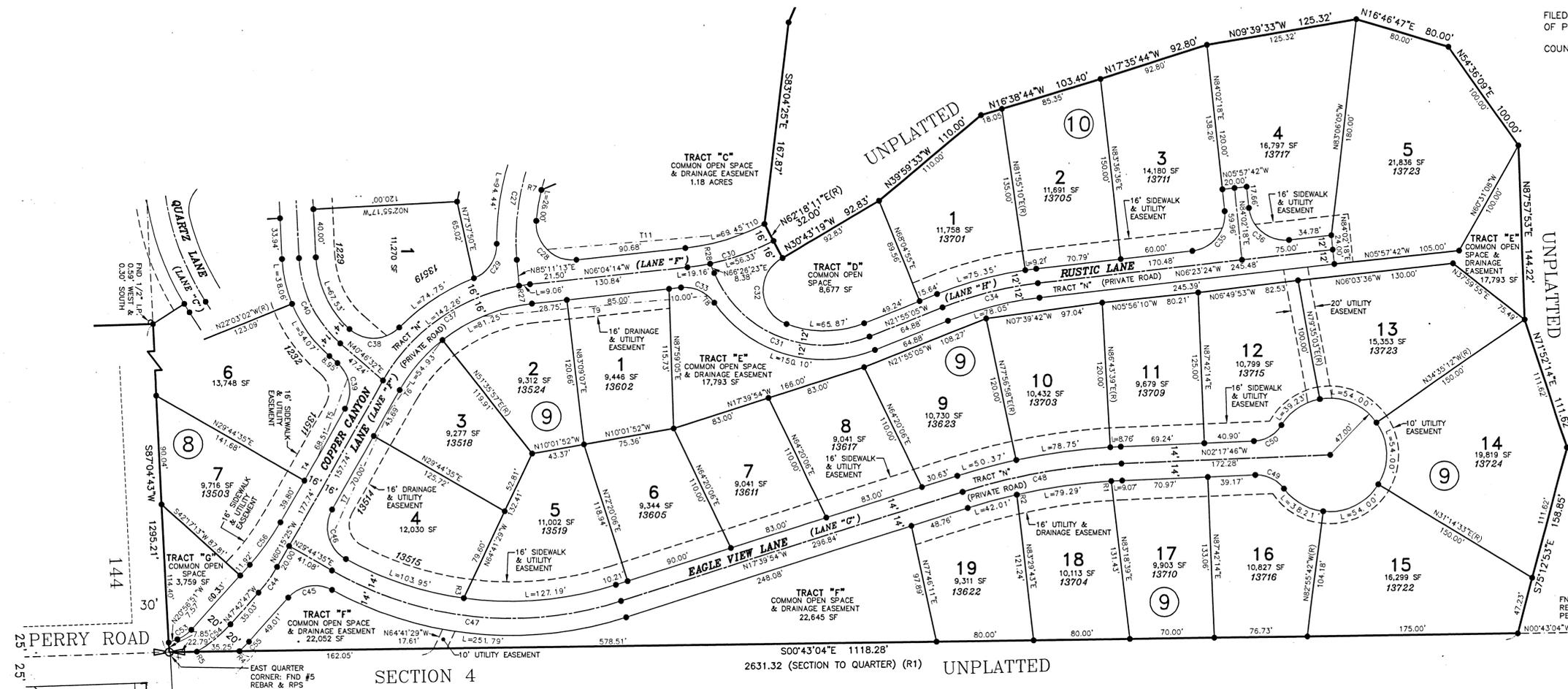
**SPOKANE COUNTY AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS 26th DAY OF August, 2004 AT 1:17 PM IN BOOK 30 OF PLATS AT PAGE 25 AT THE REQUEST OF Patrick J. Moore  
 COUNTY AUDITOR *Colin J. Mar* deputy



**LEGEND:**

- - FOUND 1/2" REBAR WITH YPC STAMPED "18091" FINAL PLAT OF WANDERMERE ESTATES UNLESS OTHERWISE NOTED
- - SET 1/2" REBAR WITH YPC STAMPED "MOORE 18091" OR CHISELED "+" IN CONCRETE CURB, UNLESS OTHERWISE NOTED
- 123 - STREET ADDRESS
- - ZERO SETBACK LINE
- 4.32 ACRES - AREA TRACT N PRIVATE ROAD



**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	55°56'39"	28.00'	27.34'	26.27'	N24°24'54"E
C2	55°56'39"	28.00'	27.34'	26.27'	N53°43'40"W
C3	53°55'44"	160.00'	150.60'	145.10'	N25°25'22"E
C4	23°25'11"	220.00'	89.93'	89.30'	N79°49'55"W
C5	31°27'09"	220.00'	120.77'	119.26'	N72°43'55"E
C6	80°28'43"	30.00'	42.14'	38.76'	N44°46'52"W
C7	80°28'43"	30.00'	42.14'	38.76'	N38°41'52"E
C8	109°07'36"	30.00'	57.14'	48.89'	N51°46'39"W
C9	101°49'59"	30.00'	53.32'	46.57'	N52°05'45"E
C10	150°21'14"	200.00'	52.49'	52.34'	N05°58'37"E
C11	181°10'26"	480.00'	152.25'	151.62'	N04°21'31"E
C12	28°59'25"	350.00'	177.09'	175.21'	N16°32'18"E
C13	16°24'18"	204.00'	58.41'	58.21'	N60°29'55"W
C14	83°19'46"	30.00'	43.63'	39.89'	N10°37'53"W
C15	05°48'46"	334.00'	33.89'	33.87'	N33°56'23"E
C16	103°00'48"	100.00'	179.79'	156.54'	N53°32'59"E
C17	42°24'37"	400.00'	296.08'	289.37'	N83°51'04"E
C18	35°58'20"	100.00'	62.78'	61.76'	N44°39'36"E
C19	113°42'59"	30.00'	59.54'	50.24'	N84°12'44"W
C20	90°00'00"	30.00'	47.12'	42.43'	N17°38'46"E
C21	89°21'28"	100.00'	154.21'	139.38'	N22°15'39"E
C22	16°47'02"	200.00'	58.59'	58.38'	N48°36'50"E
C23	46°33'29"	120.00'	97.51'	94.85'	N63°30'03"E
C24	47°56'09"	200.00'	167.33'	162.49'	N62°48'44"E
C25	35°36'49"	120.00'	74.59'	73.39'	N56°39'04"E
C26	39°39'46"	120.00'	83.07'	81.42'	N85°42'39"W
C27	28°56'01"	200.00'	101.00'	99.93'	N80°20'47"W
C28	100°54'37"	30.00'	52.84'	46.27'	N44°23'05"E
C29	69°46'01"	30.00'	36.53'	34.31'	N56°02'46"W
C30	21°37'35"	200.00'	75.49'	75.04'	N16°53'01"W
C31	89°21'28"	100.00'	154.21'	139.38'	N22°15'39"E
C32	131°20'08"	30.00'	68.77'	54.67'	N66°38'08"E
C33	60°56'16"	30.00'	31.91'	30.42'	N24°23'55"E
C34	15°31'40"	300.00'	81.30'	81.05'	N14°09'15"W
C35	89°34'17"	30.00'	46.90'	42.27'	N51°10'33"W
C36	30°25'43"	30.00'	47.35'	42.68'	N09°49'27"E
C37	54°11'11"	160.00'	151.32'	145.74'	N33°09'49"W
C38	87°35'00"	30.00'	45.86'	41.52'	N01°42'15"W
C39	78°58'03"	30.00'	41.35'	38.15'	N80°15'34"E
C40	46°18'11"	100.00'	80.81'	76.63'	N63°55'39"E
C41	44°15'19"	120.00'	92.69'	90.40'	N64°57'03"E
C42	75°52'59"	30.00'	39.73'	36.89'	N77°38'59"W
C43	82°31'53"	30.00'	43.21'	39.57'	N01°33'27"E
C44	12°32'38"	120.00'	26.27'	26.22'	N53°59'06"W
C45	75°59'31"	30.00'	39.79'	36.94'	N09°43'02"W
C46	91°06'08"	30.00'	47.70'	42.83'	N74°11'31"E
C47	47°24'29"	300.00'	248.23'	241.21'	N06°02'21"E
C48	15°22'08"	500.00'	134.12'	133.72'	N09°58'50"W
C49	55°56'39"	28.00'	27.34'	26.27'	N25°40'34"E
C50	55°56'39"	28.00'	27.34'	26.27'	N30°16'05"W
C51	95°15'50"	30.00'	49.88'	44.33'	N38°19'04"W
C52	95°15'50"	30.00'	49.88'	44.33'	N46°25'06"E
C53	26°45'57"	30.00'	14.01'	13.89'	N34°19'49"W
C54	17°14'03"	120.00'	36.10'	35.96'	N39°05'46"W
C55	06°15'15"	102.00'	11.13'	11.13'	N44°39'10"W
C56	12°32'38"	200.00'	43.79'	43.70'	N53°59'06"W

**"T" TABLE FOR SITE DISTANCE**

LINE	BEARING	DISTANCE
T1	N53°43'40"W	10.20'
T2	N78°12'09"W	102.82'
T3	N67°01'17"E	182.26'
T4	N60°15'25"W	22.56'
T5	N88°56'10"W	69.54'
T6	N52°51'25"W	72.57'
T7	N65°10'36"W	119.18'
T8	N47°34'13"E	7.62'
T9	N05°06'40"W	187.13'
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T11	N04°44'49"W	165.00'

**REFERENCES:**

(R1) SURVEY RECORDED IN BOOK 87 OF SURVEYS, PAGES 86 THRU 88

**PROCEDURES AND EQUIPMENT:**

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**BASIS OF BEARINGS:**

THE BEARING OF S87°04'43"W ON THE EAST WEST CENTER LINE OF SECTION 5, T.26N.,R.43E., W.M. AS SHOWN ON THE FINAL PLAT OF WANDERMERE ESTATES WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP

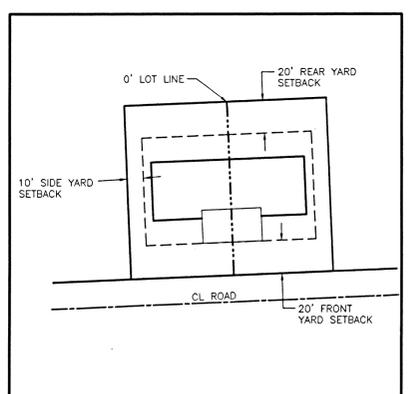
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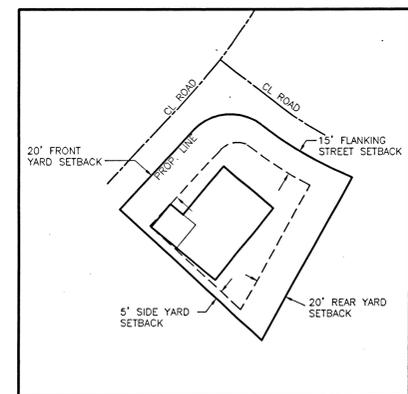
*Patrick J. Moore*  
 PATRICK J. MOORE, PLS No. 18091



**FINAL PLAT OF WANDERMERE ESTATES PHASE 2**  
 (A PLANNED UNIT DEVELOPMENT)  
 LOCATED IN UNPLATTED PORTION OF SECTION 5, T.26N.,R.43E., W.M. SPOKANE COUNTY, WASHINGTON



**BUILDING SETBACK DETAIL LOT 1&2 BLOCK 1**  
 (NOT TO SCALE)



**BUILDING SETBACK DETAIL**  
 (NOT TO SCALE)

**PAT MOORE & ASSOCIATES, P.S.**  
 1428 W. Mansfield Ave.  
 Spokane, WA 99205  
 1-509-328-1224

JAC 04039