5217582 31/7

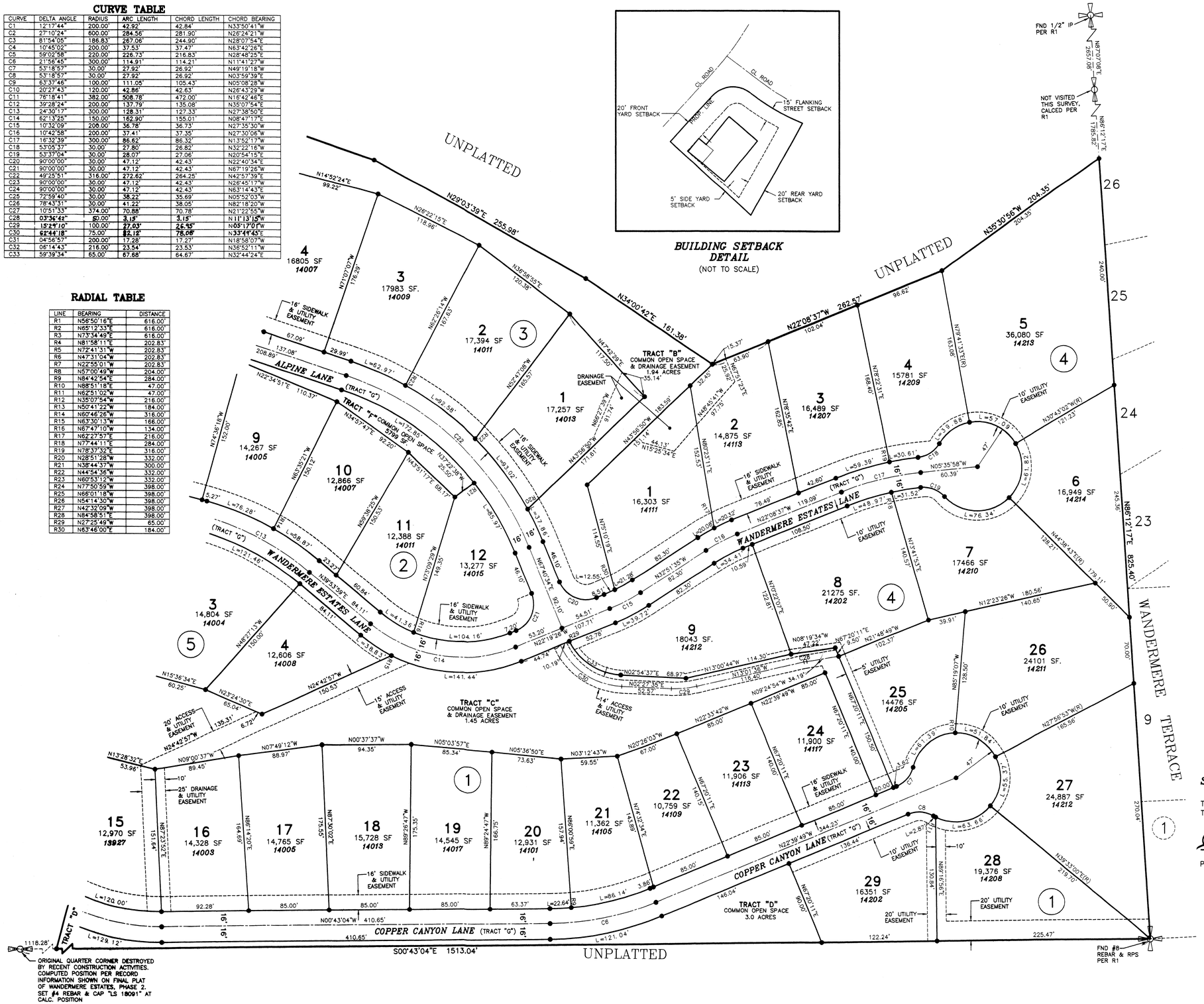
CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	12°17'44"	200.00'	42.92'	42.84'	N33°50'41"W
C2	27°10'24"	600.00'	284.56'	281.90'	N26°24'21"W
C3	81°54'05"	186.83'	267.06'	244.90'	N28°07'54"E
C4	10°45'02"	200.00'	37.53'	37.47'	N63°42'26"E
C5	59°02'58"	220.00'	226.73'	216.83'	N28°48'25"E
C6	21°56'45"	300.00'	114.91'	114.21'	N11°41'27"W
C7	53°18'57"	30.00'	27.92'	26.92'	N49°19'18"W
C8	53°18'57"	30.00'	27.92'	26.92'	N03°59'39"E
C9	63°37'46"	100.00'	111.05'	105.43'	N05°08'28"W
C10	20°27'43"	120.00'	42.86'	42.63'	N26°43'29"W
C11	76°18'41"	382.00'	508.78'	472.00'	N15°42'46"E
C12	39°28'24"	200.00'	137.79'	135.08'	N35°07'54"E
C13	24°30'17"	300.00'	128.31'	127.33'	N27°38'50"E
C14	62°13'25"	150.00'	162.90'	155.01'	N08°47'17"E
C15	10°32'09"	200.00'	36.78'	36.73'	N27°35'30"W
C16	10°42'58"	200.00'	37.41'	37.36'	N27°30'06"W
C17	16°32'39"	300.00'	86.62'	86.32'	N13°52'17"W
C18	53°05'37"	30.00'	27.80'	26.82'	N32°22'16"W
C19	53°37'04"	30.00'	28.07'	27.06'	N20°54'15"E
C20	90°00'00"	30.00'	47.12'	42.43'	N22°40'34"E
C21	90°00'00"	30.00'	47.12'	42.43'	N67°19'26"W
C22	49°25'51"	316.00'	272.62'	264.25'	N42°57'39"E
C23	90°00'00"	30.00'	47.12'	42.43'	N26°45'17"W
C24	90°00'00"	30.00'	47.12'	42.43'	N63°14'43"E
C25	72°59'40"	30.00'	38.22'	35.69'	N05°52'03"W
C26	78°43'31"	30.00'	41.22'	38.05'	N82°18'20"W
C27	10°51'33"	374.00'	70.88'	70.78'	N21°22'55"W
C28	03°36'42"	50.00'	3.15'	3.15'	N11°13'15"W
C29	15°27'10"	100.00'	27.03'	26.95'	N05°17'01"W
C30	62°44'18"	75.00'	82.12'	78.06'	N33°41'45"E
C31	04°56'57"	200.00'	17.28'	17.27'	N18°58'07"W
C32	06°14'43"	216.00'	23.54'	23.53'	N36°52'11"W
C33	59°39'34"	65.00'	67.68'	64.67'	N32°44'24"E

RADIAL TABLE

LINE	BEARING	DISTANCE
R1	N56°50'16"E	616.00'
R2	N65°12'33"E	616.00'
R3	N73°34'49"E	616.00'
R4	N81°58'11"E	202.83'
R5	N72°41'31"W	202.83'
R6	N47°31'04"W	202.83'
R7	N22°55'01"W	202.83'
R8	N57°06'49"W	204.00'
R9	N84°42'54"E	284.00'
R10	N88°51'18"E	47.00'
R11	N62°51'02"W	47.00'
R12	N38°07'54"W	216.00'
R13	N50°41'22"W	184.00'
R14	N60°46'26"W	316.00'
R15	N63°30'13"W	166.00'
R16	N67°47'10"W	134.00'
R17	N62°27'57"E	216.00'
R18	N77°44'11"E	284.00'
R19	N78°37'32"E	316.00'
R20	N28°51'28"W	332.00'
R21	N38°44'37"W	300.00'
R22	N44°54'36"W	332.00'
R23	N60°53'12"W	332.00'
R24	N77°50'59"W	398.00'
R25	N66°01'18"W	398.00'
R26	N54°14'30"W	398.00'
R27	N42°32'09"W	398.00'
R28	N84°58'51"E	398.00'
R29	N27°25'49"W	65.00'
R30	N63°46'00"E	184.00'

BUILDING SETBACK DETAIL
(NOT TO SCALE)



SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 18th DAY OF May 2005 AT 10:00 AM IN BOOK 31 OF PLATS AT PAGE 7 AT THE REQUEST OF WANDERMERE ESTATES

COUNTY AUDITOR: Deputy

PLAT #3725

NORTH

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND:

○ – FOUND 1/2" REBAR WITH YPC STAMPED "18091" PER FINAL PLAT OF WANDERMERE ESTATES PHASE 2 UNLESS OTHERWISE NOTED

● – SET 1/2" REBAR WITH YPC STAMPED "MOORE 18091" OR CHISELED "+" IN CONCRETE CURB, UNLESS OTHERWISE NOTED

123 – STREET ADDRESS

4.08 ACRES – AREA TRACT G PRIVATE ROAD

REFERENCES:

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

PROCEDURES AND EQUIPMENT:

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

BASIS OF BEARINGS:

THE BEARING OF S00°43'04"E ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 5, T.26N., R.43E., W.M. AS SHOWN ON THE FINAL PLAT OF WANDERMERE ESTATES PHASE 2 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP

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, PLS No. 18091

PATRICK J. MOORE, STATE OF WASHINGTON, 18091, REGISTERED PROFESSIONAL LAND SURVEYOR, EXPIRES 12-08-06

PAT MOORE & ASSOCIATES, P.S.
1428 W. Mansfield Ave.
Spokane, WA 99205
1-509-328-1224
JAG 04049

SHEET 3 OF 3

FINAL PLAT OF WANDERMERE ESTATES PHASE 3

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

5217582 31/5

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 platted into Lots, Blocks and Private Roads the land shown hereon to be known as WANDERMERE ESTATES PHASE 3, being a parcel of land located in the Northeast Quarter Section 5, Township 26 North, Range 43 East, W.M. in the County of Spokane, State of Washington described as follows:

Beginning at the Northeast Corner of said Section 5; thence S00°43'04"E along the east line of the Northeast Quarter of said section a distance of 1513.04 feet; thence N75°12'53"W a distance of 158.85 feet; thence S71°52'14"W a distance of 111.62 feet; thence S87°57'53"W a distance of 144.22 feet; thence S54°36'09"W a distance of 100.00 feet; thence S16°46'47"W a distance of 80.00 feet; thence S09°39'33"E a distance of 125.32 feet; thence S17°35'44"E a distance of 92.80 feet; thence S16°38'44"E a distance of 103.39 feet; thence S39°59'33"E a distance of 110.00 feet; thence S30°43'19"E a distance of 92.83 feet; thence S62°18'11"W a distance of 32.00 feet; thence N83°04'25"W a distance of 167.87 feet; thence N66°58'12"W a distance of 186.01 feet; thence N63°19'34"W a distance of 32.00 feet; thence N22°49'18"W a distance of 51.98 feet; thence S80°51'57"W a distance of 75.52 feet; thence N77°32'19"W a distance of 72.00 feet; thence N41°24'11"E a distance of 153.29 feet; thence N26°48'42"W a distance of 186.60 feet to the beginning of a curve concave to the northeast the radius of which bears N63°11'18"E a distance of 374.00 feet; thence northwesterly along said curve through a central angle of 10°51'33" an arc distance of 70.88 feet; thence N55°42'36"W a distance of 178.17 feet; thence N19°01'09"W a distance of 90.00 feet; thence N19°11'46"E a distance of 660.06 feet; thence N29°03'39"E a distance of 255.98 feet; thence N34°00'42"E a distance of 161.38 feet; thence N22°08'37"W a distance of 262.57 feet; thence N35°30'56"W a distance of 204.35 feet to the North line of the Northeast Quarter of said Section; thence N86°12'17"E along the said north line a distance of 825.40 feet to the true point of beginning.

Containing 33.22 acres more or less

Setbacks are shown on this final plat (see building setback detail). 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 accross all of Tract "G" (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, repairing, 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~~ OF TRACTS A-F AND Tract "G" (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 prohibit changes in grades that will reduce the existing coverage over installed underground facilities and 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 F (Common Areas) & tract "G" (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 tracts. Said tracts 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 ore 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 April 29, 2005 under Auditors Document No. 5210527 which by reference is made a part hereof.

WARNING: Spokane County has no responsibility to build, improve, maintain or other wise 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.

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.

This plat is subject to an easement in favor of Hebert & Sandy Brown as recorded under Auditor file #8711130255. 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.

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 unprotected by a window well, or a doorway). 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 approved plans on file at the Spokane County Engineer's Office. Any proposed changes to the approved 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 have 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 and drainage easements 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 in conformance with the accepted plans and the Operations and Maintenance Manual as prepared by the design engineer, JR Bonnett Engineering, 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 Homeowner's 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 4 day of May, 2005.

WANDERMERE ESTATES, LLC
a Washington Limited Liability Company

By: ______
Its: member

BANK OF WHITMAN
a Washington Corporation

By: ______
Its: ______

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) ss
COUNTY OF SPOKANE)

I certify that I know or that I have satisfactory evidence that Lowell McKee 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 4 day of May, 2005.

______
NOTARY PUBLIC, in and for the State of Washington residing at Spokane,
My Commission expires June 10, 08

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) ss
COUNTY OF SPOKANE)

I certify that I know or that I have satisfactory evidence that Daniel Murray 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 ______ 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 4 day of May, 2005.

______
NOTARY PUBLIC, in and for the State of Washington residing at Spokane,
My Commission expires June 10, 08

JON A. GORDON COMMISSION EXPIRES NOTARY PUBLIC JUNE 10, 2008 STATE OF WASHINGTON

SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 18th DAY OF May 2005
AT 10:00 A.M IN BOOK 31 OF PLATS AT PAGE 5-7
AT THE REQUEST OF WANDERMERE ESTATES

COUNTY AUDITOR: ______ Deputy

Plat # 3725

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 10TH day of MAY, 2005

______
Spokane County Utilities

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 12th day of May, 2005

______
Spokane County Engineer

SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING

Examined and approved this 18th day of MAY, 2005

______
for Director, Spokane County Department of Building and Planning

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 18TH day of May, 2005

______
For Spokane Regional Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 18TH day of MAY, 2005

RALPH BAKER BY ______
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 17th day of May, 2005

______
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 18 day of May, 2005.

______
Spokane County Treasurer, by Deputy

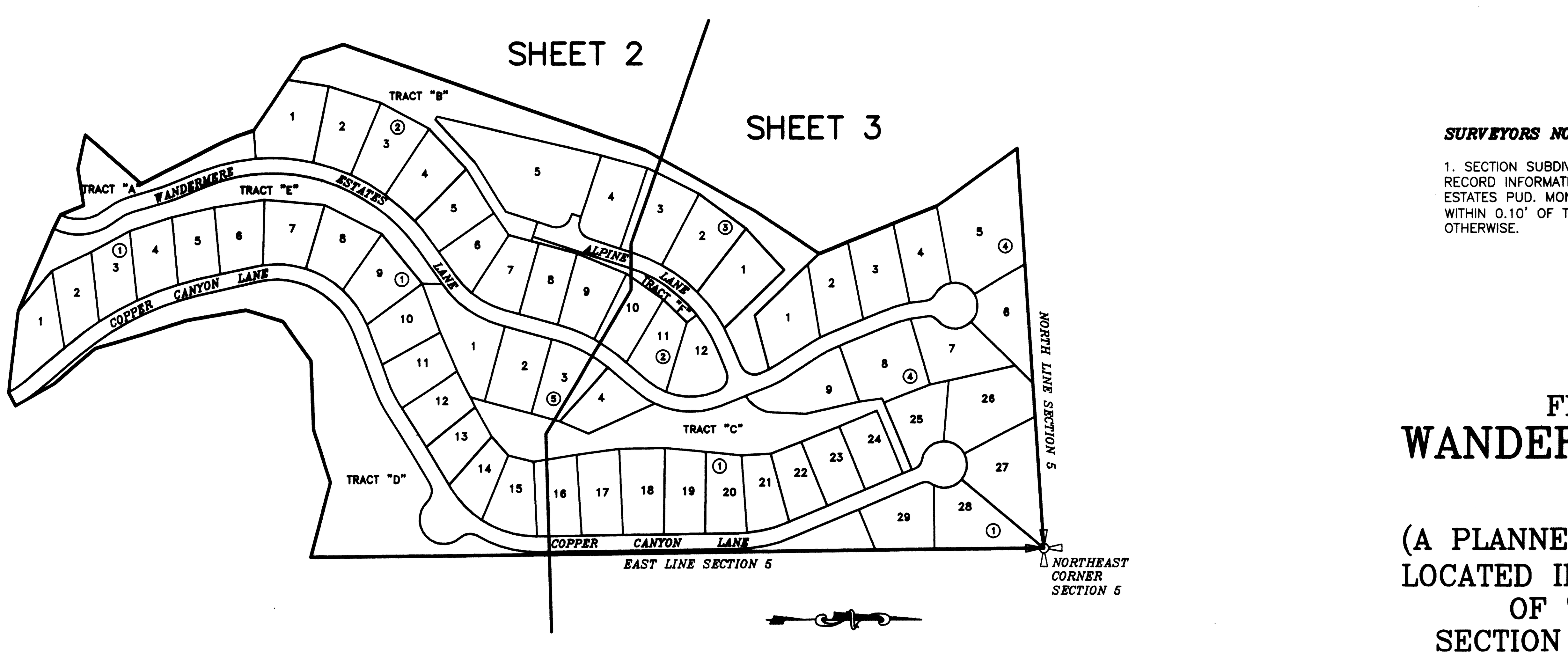
OFFICIAL SEAL SPOKANE COUNTY WASHINGTON

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, PLS No. 18091

PATRICK J. MOORE STATE OF WASHINGTON 18091 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 12-08-06



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 3

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

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

JAG 04049

Plat 1915-B

31/5

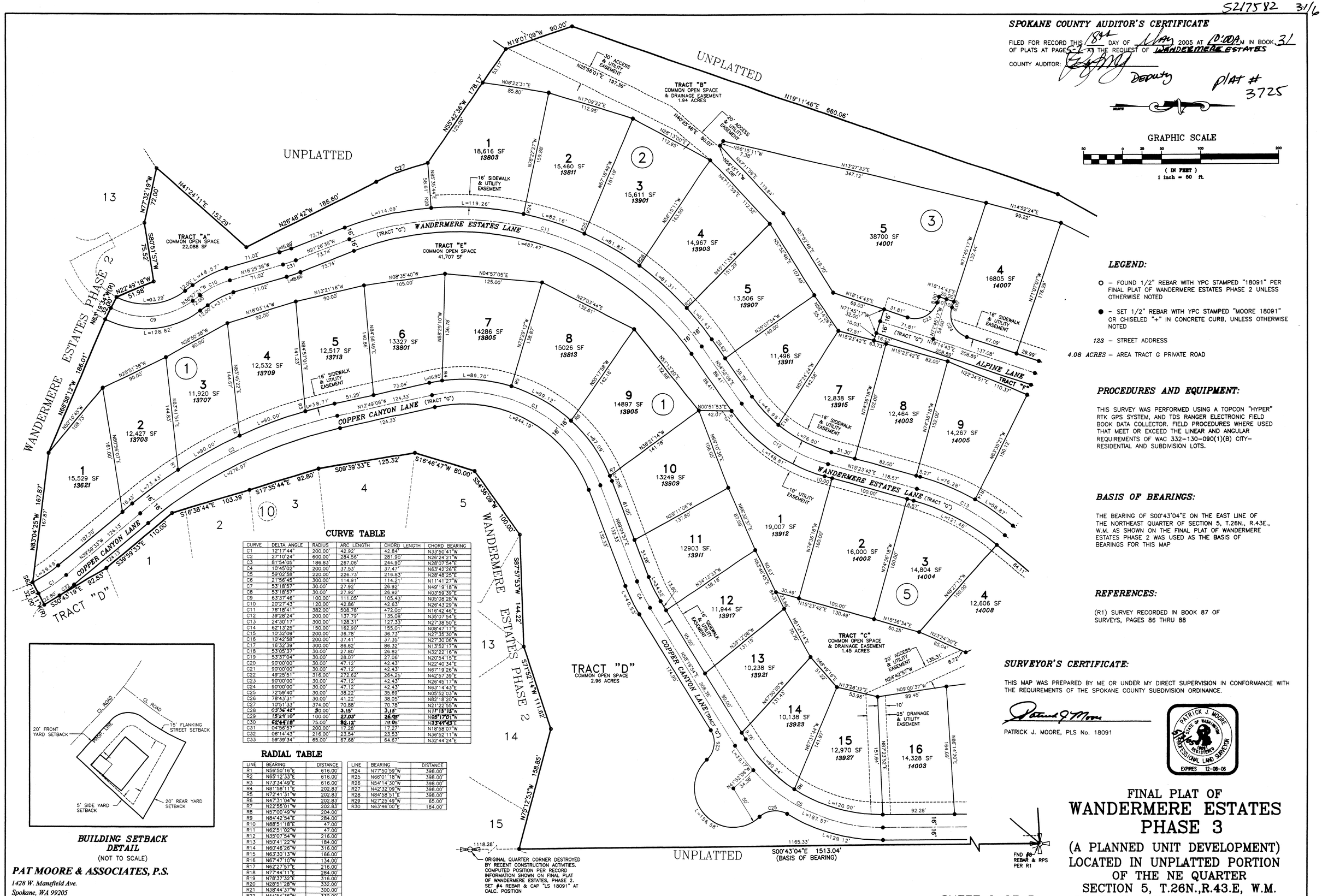
5217582 31/6

SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 8th DAY OF May 2005 AT 10:00 AM IN BOOK 31 OF PLATS AT PAGES 27 AT THE REQUEST OF WANDERMERE ESTATES

COUNTY AUDITOR: Deputy

plat # 3725



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

LEGEND:

- ○ – FOUND 1/2" REBAR WITH YPC STAMPED "18091" PER FINAL PLAT OF WANDERMERE ESTATES PHASE 2 UNLESS OTHERWISE NOTED
- ● – SET 1/2" REBAR WITH YPC STAMPED "MOORE 18091" OR CHISELED "+" IN CONCRETE CURB, UNLESS OTHERWISE NOTED
- *123* – STREET ADDRESS
- *4.08 ACRES* – AREA TRACT G PRIVATE ROAD

PROCEDURES AND EQUIPMENT:

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

BASIS OF BEARINGS:

THE BEARING OF S00°43'04"E ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 5, T.26N., R.43E., W.M. AS SHOWN ON THE FINAL PLAT OF WANDERMERE ESTATES PHASE 2 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP

REFERENCES:

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

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, PLS No. 18091

PATRICK J. MOORE STATE OF WASHINGTON 18091 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 12-08-06

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	12°17'44"	200.00'	42.92'	42.84'	N33°50'41"W
C2	27°10'24"	600.00'	284.56'	281.90'	N26°24'21"W
C3	81°54'05"	186.83'	267.06'	244.90'	N28°07'54"E
C4	10°45'02"	200.00'	37.53'	37.47'	N63°42'26"E
C5	59°02'58"	220.00'	226.73'	216.83'	N28°48'25"E
C6	21°56'45"	300.00'	114.91'	114.21'	N11°41'29"W
C7	53°18'57"	30.00'	27.92'	26.92'	N49°19'18"W
C8	53°18'57"	30.00'	27.92'	26.92'	N03°59'39"E
C9	63°37'46"	100.00'	111.05'	105.43'	N05°08'28"W
C10	20°27'43"	120.00'	42.86'	42.63'	N26°43'29"W
C11	76°18'41"	382.00'	508.78'	472.00'	N16°42'46"E
C12	39°28'24"	200.00'	137.79'	135.08'	N35°07'54"E
C13	24°30'17"	300.00'	128.31'	127.33'	N27°38'50"E
C14	62°13'25"	150.00'	162.90'	155.01'	N08°47'17"E
C15	10°32'09"	200.00'	36.78'	36.73'	N27°35'30"W
C16	10°42'58"	200.00'	37.41'	37.35'	N27°30'06"W
C17	16°32'39"	300.00'	86.62'	86.32'	N13°52'17"W
C18	53°05'37"	30.00'	27.80'	26.82'	N32°22'16"W
C19	53°37'04"	30.00'	28.07'	27.06'	N20°54'15"E
C20	90°00'00"	30.00'	47.12'	42.43'	N22°40'34"E
C21	90°00'00"	30.00'	47.12'	42.43'	N67°19'26"W
C22	49°25'51"	316.00'	272.62'	264.25'	N42°57'39"E
C23	90°00'00"	30.00'	47.12'	42.43'	N26°45'17"W
C24	90°00'00"	30.00'	47.12'	42.43'	N63°14'43"E
C25	72°59'40"	30.00'	38.22'	35.69'	N05°52'03"W
C26	78°43'31"	30.00'	41.22'	38.05'	N82°18'20"W
C27	10°51'33"	374.00'	70.88'	70.78'	N21°22'55"W
C28	03°36'42"	50.00'	3.15'	3.15'	N11°13'15"W
C29	15°28'10"	100.00'	27.03'	26.95'	N05°17'01"W
C30	62°44'18"	75.00'	82.12'	78.06'	N33°44'43"E
C31	04°56'57"	200.00'	17.28'	17.27'	N18°58'07"W
C32	06°14'43"	216.00'	23.54'	23.53'	N36°52'11"W
C33	59°39'34"	65.00'	67.68'	64.67'	N32°44'24"E

RADIAL TABLE

LINE	BEARING	DISTANCE
R1	N56°50'16"E	616.00'
R2	N85°12'33"E	616.00'
R3	N73°34'49"E	616.00'
R4	N81°58'11"E	202.83'
R5	N72°41'31"W	202.83'
R6	N47°31'04"W	202.83'
R7	N22°55'01"W	202.83'
R8	N57°00'49"W	204.00'
R9	N84°42'54"E	284.00'
R10	N88°51'18"E	47.00'
R11	N62°51'02"W	47.00'
R12	N35°07'54"W	216.00'
R13	N50°41'22"W	184.00'
R14	N60°46'26"W	316.00'
R15	N63°30'13"W	166.00'
R16	N67°47'10"W	134.00'
R17	N62°27'57"E	216.00'
R18	N77°44'11"E	284.00'
R19	N78°37'32"E	316.00'
R20	N28°51'28"W	332.00'
R21	N38°44'37"W	300.00'
R22	N44°54'36"W	332.00'
R23	N60°53'12"W	332.00'

LINE	BEARING	DISTANCE
R24	N77°50'59"W	398.00'
R25	N66°01'18"W	398.00'
R26	N54°14'30"W	398.00'
R27	N42°32'09"W	398.00'
R28	N84°58'51"E	398.00'
R29	N27°25'49"W	65.00'
R30	N63°46'00"E	184.00'

BUILDING SETBACK DETAIL
(NOT TO SCALE)

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JAC 04049

SHEET 2 OF 3

FINAL PLAT OF WANDERMERE ESTATES PHASE 3

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

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