

SPOKANE COUNTY AUDITOR'S CERTIFICATE

Filed for Record this 8th day of December, 2006 at 8:48 AM IN Book 33 of Plats at Pages 46-47 at the Request of Century Survey, Inc.

County Auditor: *William D. Anderson*, Deputy

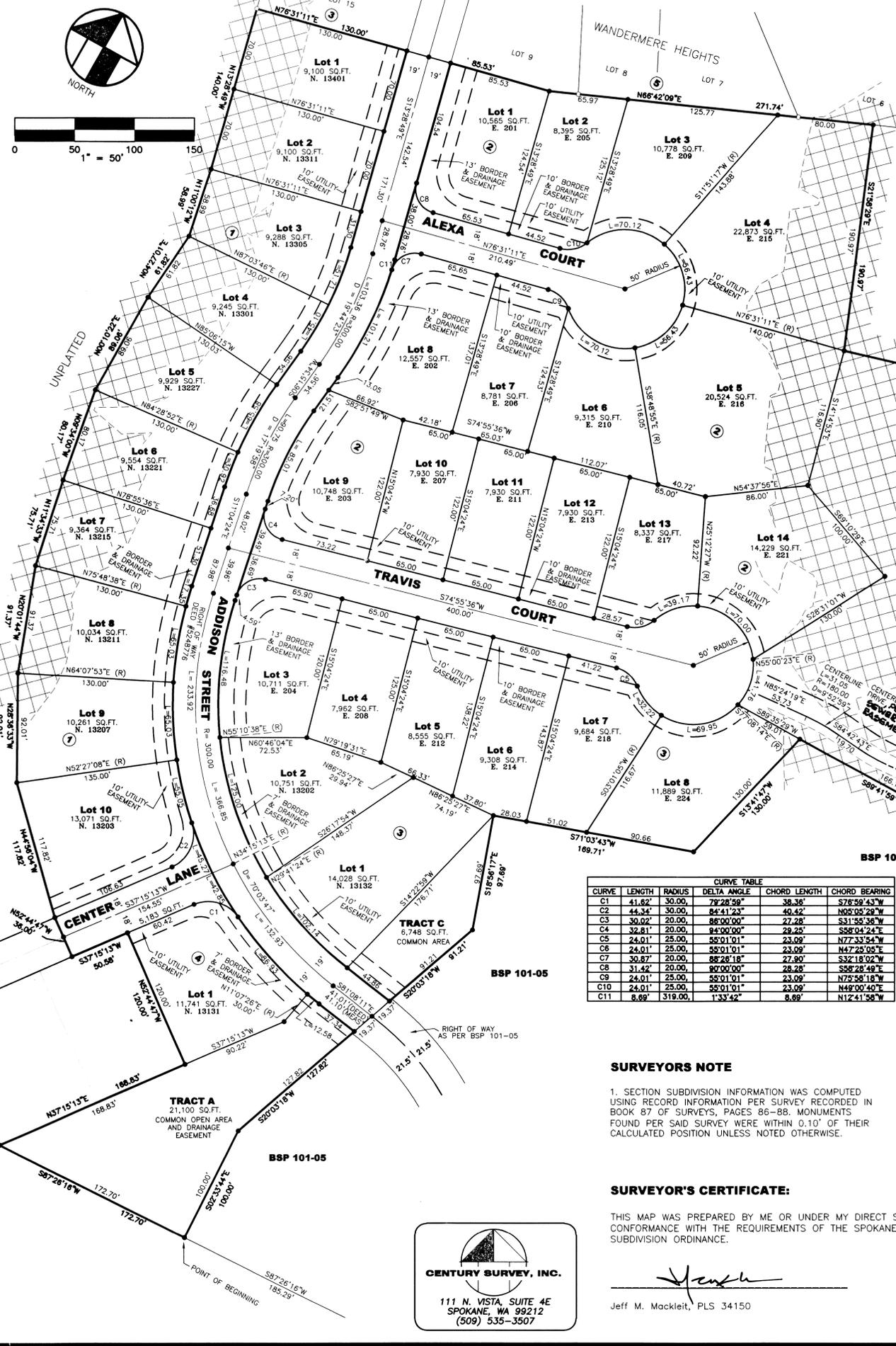
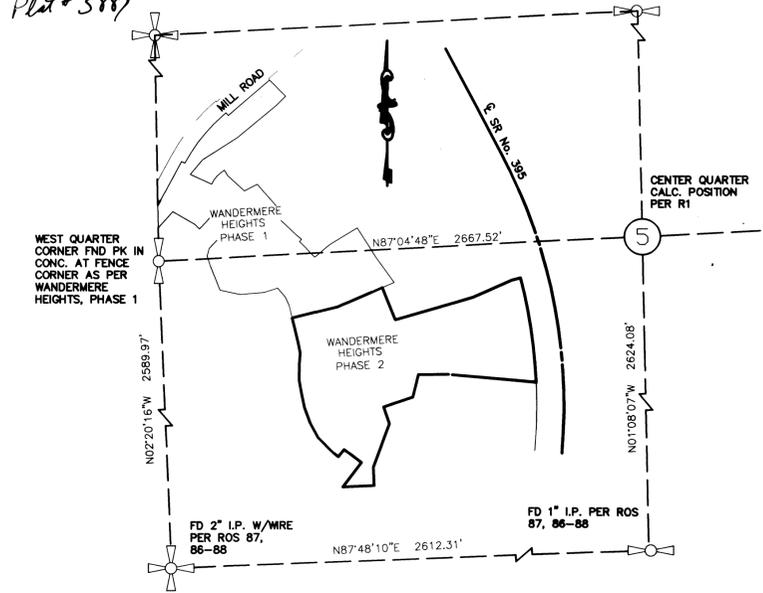
BASIS OF BEARINGS:

ASSUMED N87°48'10"E, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M.

LEGEND:

- (R) - RADIAL BEARINGS
- E. 1000 - STREET ADDRESS
- - FOUND 1/2" REBAR WITH YPC STAMPED "MOORE 18091" PER PLAT OF WANDERMERE HEIGHTS.
- - SET 5/8" REBAR WITH YPC STAMPED "MACKLEIT 34150" OR CHISELED "+" IN CONCRETE CURB, UNLESS OTHERWISE NOTED
- AREAS OF 30% SLOPES OR GREATER

Plat # 3887



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	41.62'	30.00'	79°28'59"	38.36'	S76°58'43"W
C2	44.34'	30.00'	82°41'23"	40.42'	N68°08'24"W
C3	30.02'	20.00'	88°00'00"	27.28'	S31°55'36"W
C4	32.81'	20.00'	94°00'00"	29.25'	S58°04'24"E
C5	24.01'	25.00'	55°01'01"	23.09'	N77°33'54"W
C6	24.01'	25.00'	55°01'01"	23.09'	N47°28'05"E
C7	30.87'	20.00'	88°26'18"	27.90'	S32°18'02"W
C8	31.42'	20.00'	89°00'00"	28.28'	S58°28'48"E
C9	24.01'	25.00'	55°01'01"	23.09'	N72°51'18"W
C10	24.01'	25.00'	55°01'01"	23.09'	N48°00'40"E
C11	8.89'	319.00'	1°33'42"	8.89'	N12°41'58"W

SURVEYORS NOTE

1. SECTION SUBDIVISION INFORMATION WAS COMPUTED USING RECORD INFORMATION PER SURVEY RECORDED IN BOOK 87 OF SURVEYS, PAGES 86-88. MONUMENTS FOUND PER SAID SURVEY WERE WITHIN 0.10' OF THEIR CALCULATED POSITION UNLESS NOTED OTHERWISE.

PROCEDURES AND EQUIPMENT:

THIS SURVEY WAS PERFORMED USING A TOPCON GTS 802A AND STRATUS, SINGLE FREQUENCY GPS. 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.

Jeff M. Mackleit
Jeff M. Mackleit, PLS 34150



FINAL PLAT OF WANDERMERE HEIGHTS Phase 2 PN-1936-04

LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, T.26N., R.43.E, W.M. SPOKANE COUNTY, WASHINGTON

PLAT #3887

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that WANDERMERE HEIGHTS LLC., a Washington Limited Liability Company and HomeStreet Bank have caused to be platted into Lots, Blocks and Streets the land shown hereon to be known as WANDERMERE HEIGHTS PHASE 2, being that portion of the North Half of the Southwest Quarter of Section 5, Township 26 North, Range 43 East, W.M. in the County of Spokane, State of Washington being more particularly described as follows:

Being a portion of the North Half of the Southwest Quarter of Section 5, Township 26 North, Range 43 East, W.M., Spokane County, Washington, being more particularly described as follows:

Commencing at the Southeast Corner of the Northwest Quarter of the Southwest Quarter of said Section 5; thence S87°26'16"W, along the southerly line of the North Half of the Southwest Quarter of said Section 5, 185.29 feet to the POINT OF BEGINNING; thence continuing S87°26'16"W, along the southerly line of the North Half of the Southwest Quarter of said Section 5, 172.70 feet; thence N37°15'13"E, 168.83 feet; thence N52°44'47"W, 120.00 feet; thence S37°15'13"W, 50.58 feet; thence N52°44'47"W, 36.00 feet; thence N44°56'04"W, 117.82 feet; thence N28°36'33"W, 92.01 feet; thence N20°01'44"W, 91.37 feet; thence N11°34'33"W, 75.71 feet; thence N09°34'00"W, 80.17 feet; thence N00°10'22"E, 89.06 feet; thence N04°27'01"E, 61.82 feet; thence N11°00'12"W, 58.99 feet; thence N13°28'49"W, 140.00 feet to the intersection with the Southwest Corner of Lot 15, Block 3, of Wandermere Heights, as recorded under Auditor's File Number 5262312, Spokane County, Washington; thence along the southerly boundary of said Wandermere Heights the following two (2) courses: (1) thence N76°31'11"E, 253.53 feet; (2) thence N66°42'09"E, 271.74 feet; thence S21°58'29"E, 190.97 feet; thence N73°47'43"E, 445.07 feet; thence N66°32'10"E, 233.86 feet; thence N75°41'53"E, 50.17 feet to the intersection with the westerly right of way line of State Route 395 as shown on right of way plans dated October 20, 2000 on file with the Washington Department of Transportation, said point being a Point on Curve of a 2850.00 feet radius curve, concave to the west, the center of said curve bearing S75°41'53"W, thence along the arc of said curve, southerly, 583.77 feet, through a central angle of 11°44'10" to the intersection with the northerly line of Wandermere Business Park Binding Site Plan No. 101-05; thence along the northerly and westerly line of said Binding Site Plan No. 101-05 the following seven (7) courses: (1) thence N84°39'37"W, 485.00 feet; (2) thence S89°41'59"W, 166.12 feet; (3) thence S13°41'47"W, 130.00 feet; (4) thence S71°03'43"W, 169.71 feet; (5) thence S18°56'17"E, 97.69 feet; (6) thence S20°03'18"W, 257.77 feet; (7) thence S02°33'44"E, 100.00 feet to the southerly line of the North half of the Southwest Quarter of said Section 5 and the POINT OF BEGINNING.

EXCEPT Addition Road as per Right of Way Deed No. 5248776, records of Spokane County, Washington. Containing 16.61 Acres, more or less.

And they do hereby dedicate for public use forever the streets and roads as shown on this plat.

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.

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

THE PUBLIC SANITARY SEWER EASEMENT SHOWN ON THE FACE OF THE PLAT IS 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 of 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 herein above is to and shall run with the land.

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

Building setbacks shall be determined at the time building permits are requested.

The Border Easements as shown hereon are hereby granted to Spokane County, its authorized agents and to the public for road purposes including but not limited to curbs, sidewalks, drainage, signage, and other usage deemed necessary by the Spokane County Engineer for the safety and welfare of the public. No fence or portion thereof will be constructed within said easement without the permission of the Spokane County Engineer, nor will any object be placed in said easement that would obstruct the sight distance necessary for the safe and efficient vehicular movement. Any other easements granted or dedicated within this Border Easement will be subordinate to the rights created by this easement and are subject to Spokane County Engineers permit process prior to usage.

The public water system, pursuant to the Water Plan approved by the county and state health authorities, the local fire protection district, the 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 shown on the herein described plat are hereby dedicated for the use of serving utility companies for the construction, reconstruction, maintenance, protection, inspection and operation of their respective facilities, together with the right to prohibit changes in grade that will reduce the existing coverage over installed underground facilities and the right 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. Serving Utility companies are also granted the right to install utilities across border easements. Storm drain drywells and water meter boxes shall not be placed within the utility easements, however, lateral crossings by storm drain, water, and sewer lines are permitted.

The Private Roads as shown hereon are dedicated for utility purposes in addition to ingress and egress as stated. ALL OF CENTER LANE AS PLATTED IS A PUBLIC SANITARY SEWER EASEMENT.

The private driveway shown through Tract B and Lot 1, Lot 2, and Lot 3 of Block 5 is for ingress and egress for Lot 1, Lot 2 and Lot 3 of Block 5 only. No other lots or tracts or subdivisions of existing Lot 1, Lot 2, Lot 3 or Tract B of Block 5 will be allowed access to said private driveway until road plans are submitted and accepted by the Spokane County Engineer.

This plat is subject to an easement in favor of Comcast of Pennsylvania /Washington/West Virginia, L.P., a Colorado Limited Partnership as recorded under Auditor file #5133908. The exact location is not disclosed of record.

The private roads and/or common areas shown on this plat are hereby dedicated to the Wandermere Heights Owners' Association created by document recorded May 06, 2005 under U.B.I. No. 602-500-991.

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 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 status of the areas designated as subservient estates for tax purposes cannot be changed without filing a replat.

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

The private roads and drainage easements are subject to the separate Declaration of Covenant as recorded May 13, 2005 under Auditors Document No. 5216129 which by reference is made a part hereof.

Drainage easements as platted and shown hereon, which are for the purpose of conveying and storing storm water runoff, and for installing, operating and maintaining drainage ponds and drainage facilities which dispose of and treat storm water runoff, are hereby granted to Spokane County and the Wandermere Heights Owners' Association. Tracts A, B, and C are hereby dedicated to the Wandermere Heights Owners' Association for the purpose of conveying and storing storm water runoff, and for installing, operating and maintaining drainage ponds and drainage facilities that dispose of and treat storm water runoff. A drainage easement is granted to Spokane County over Tract B for inspection and emergency maintenance of storm water 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 emergency maintenance of the drainage facilities, if not properly maintained by the property owner(s) or the Wandermere Heights Owners' Association. Spokane County does not accept the responsibility to inspect or maintain drainage facilities located outside of public right-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) or the Wandermere Heights Owners' Association 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 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 5% 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 storm water runoff onto individual lots within this plat. Storm water 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 storm water runoff than what is normally observed or anticipated. Because storm water runoff from adjacent properties have discharged onto this plat prior to development, storm water runoff will likely continue to do so after development.

If groundwater or mottled soil is encountered during basement excavation, it is Spokane County's recommendation that protective measures that meet the requirements of the current IBC code with respect to dampproofing and waterproofing be implemented as part of the basement foundation construction.

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 such as live native-type dryland grasses or lawn turf 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 water quality swale, natural drainage channel or drainage ditch without the expressed written consent of the Spokane County Engineer. Property owner(s) maintenance responsibilities shall include, but is not limited to mowing, irrigating and keeping the area free of debris. The Wandermere Heights Owners' Association is responsible to keep open and clean related storm water pipes and/or structures; replacement of drainage facilities as needed; removing and disposing of the soil and grass sod located in drainage facilities situated within easements on private lots at such time Spokane County deems necessary, and replacing the soil and grass sod. 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) or the Wandermere Heights Owners' Association to properly maintain such areas. Spokane County is only responsible for maintaining the storm water structures located within the public ROW as shown in the final plat documents. The property owner(s) and/or Wandermere Heights Owners' Association shall be responsible for payment of all claims and other liabilities, which may become due for said maintenance responsibilities.

The Wandermere Heights Owners' Association or its successors in interest shall maintain all drainage facilities, located in the private tracts or common areas 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. Maintenance of drainage facilities includes, but is not limited to, keeping open and cleaning storm water pipes, structures, ditches, drainage ponds, swales; replacement of drainage facilities as needed; maintaining live native-type dryland grasses or lawn turf in the pond facilities located in common areas or tracts, with optional shrubbery and/or trees which do not obstruct the flow and percolation of storm drainage water in the drainage swale as indicated by the approved plans; mowing, irrigating and keeping the area free of debris; removing and disposing of the soil and grass sod located in drainage facilities situated within tracts or common areas at such time Spokane County deems necessary, and replacing the soil and grass sod. The Wandermere Heights Owners' Association shall be responsible for payment of all claims and other liabilities, which may become due for said maintenance responsibilities.

If the Wandermere Heights Owners' 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 Heights Owners' 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 Heights Owners' Association, or their successors in interest.

Should the Wandermere Heights Owners' 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 Heights Owners' 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.

According to the Geological Hazards Evaluation Report dated April 26, 2004 by STI Northwest Inc. and the approved grading plans dated November 23, 2004 for Wandermere Heights, portions of Lots 1-9, Block 1 and lots 4,5 and 14, Block 2 and Lot 8, Block 3 and Lots 1-3 and tract "B" Block 5 will have 30% slopes or greater.

IN WITNESS WHEREOF, the aforesaid owners have caused their names to be hereunto subscribed this 13th day of October, 2006.

WANDERMERE HEIGHTS LLC. HomeStreet Bank

By: James Dieter By: Gayle Johnson

Its: Mace Its: Vice Pres.

ACKNOWLEDGMENTS

STATE OF WASHINGTON)

COUNTY OF SPOKANE)

I certify that I know or that I have satisfactory evidence that James Dieter 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 HEIGHTS LLC., a Washington Limited Liability Company to be the free and voluntary act of such corporation, for the uses and purposes stated in the instrument.

DATED this 13th day of October, 2006.

James S. Mellings Notary Public, in and for the State of Washington residing at Spokane, My Commission expires 12-18-08

ACKNOWLEDGMENTS

STATE OF WASHINGTON)

COUNTY OF SPOKANE)

I certify that I know or that I have satisfactory evidence that Gayle Johnson 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 Vice President of HomeStreet Bank to be the free and voluntary act of such National Bank, for the uses and purposes stated in the instrument.

DATED this 13th day of October, 2006.

James S. Mellings Notary Public, in and for the State of Washington residing at Spokane, My Commission expires 12-18-08

SPOKANE COUNTY AUDITOR'S CERTIFICATE

Filed for Record this 8th day of December 2006 at 8:48 AM IN Book 33 of Plats at Pages 46-47 at the Request of CENTURY SURVEY INC.

County Auditor: William Anderson Deputy

Examined and approved this 28th day of November 2006

Spokane County Utilities

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 28th day of November 2006

Spokane County Engineer

SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING

Examined and approved this 6th day of December 2006

Spokane County Department of Building and Planning

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 3rd day of November 2006

For Spokane Regional Health Office

SPOKANE COUNTY ASSESSOR

Examined and approved this 29th day of November 2006

Spokane County Assessor Deputy

THE BOARD OF COUNTY COMMISSIONERS OF SPOKANE, WASHINGTON

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, this 5th day of December 2006

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 27th day of December, 2006.

Spokane County Treasurer, by Deputy

Spokane County Auditor's Seal

Spokane County Engineer's Seal

Spokane County Department of Building & Planning Seal

Spokane Regional Health District Seal

Spokane County Assessor Seal

Spokane County Treasurer Seal

Spokane County Commissioners Seal

Spokane County Treasurer Seal

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.

Jeff M. Mackleit, PLS 34150

Professional Surveyor Seal

FINAL PLAT OF WANDERMERE HEIGHTS Phase 2 PN-1936-04

LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, T.26N., R.43E, W.M. SPOKANE COUNTY, WASHINGTON