6528144 38-78

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WANDERMERE HEIGHTS, LLC., AS VESTED OWNER, AND BANNER BANK AS BENEFICIARY, HAVE CAUSED TO BE PLATTED INTO LOTS THE LAND SHOWN HEREON, TO BE KNOWN AS WANDERMERE HEIGHTS PHASE 5, LOCATED IN A PORTION OF THE WEST HALF OF SECTION 5, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M., COUNTY OF SPOKANE, STATE OF WASHINGTON, LYING WEST OF THE WEST RIGHT OF WAY LINE OF STATE ROUTE 395, AND EAST OF THE FINAL PLAT OF WANDERMERE HEIGHTS, RECORDED IN BOOK 31 OF PLATS, PAGES 61 AND 62, AND LYING EAST AND NORTH OF THE FINAL PLAT OF WANDERMERE HEIGHTS PHASE 2, RECORDED IN BOOK 33 OF PLATS, PAGES 46 AND 47, AND SOUTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF MILL ROAD AND THE WEST RIGHT OF WAY LINE OF STATE ROUTE 395, SAID POINT BEING A FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "LS 13775";

THENCE SOUTH 25°20'55" EAST ALONG THE WEST RIGHT OF WAY OF STATE ROUTE 395, A DISTANCE OF 452.63 FEET;

THENCE SOUTH 15°53'11" EAST CONTINUING ALONG SAID RIGHT OF WAY A DISTANCE OF 199.78 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 87°25'40" WEST A DISTANCE OF 303.83 FEET;

THENCE SOUTH 72°14'31" WEST A DISTANCE OF 325.35 FEET;

THENCE SOUTH 45°04'56" WEST A DISTANCE OF 146.30 FEET;

THENCE SOUTH 37°36'59" WEST A DISTANCE OF 145.00 FEET;

THENCE SOUTH 48°57'46" WEST A DISTANCE OF 248.00 FEET TO THE MOST NORTHERLY CORNER OF LOT 2, BLOCK 4 OF THE FINAL PLAT OF WANDERMERE HEIGHTS AND TO THE TERMINUS OF SAID LINE

CONTAINING: APPROXIMATELY 975,477 SQUARE FEET OR 22.39 ACRES OF LAND, MORE OR LESS.

THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION SHALL BE MEMBERS OF WANDERMERE HEIGHTS OWNERS ASSOCIATION, A HOMEOWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED MAY 06, 2006 BY THE SECRETARY OF STATE OF THE STATE OF WASHINGTON UNDER U.B.I. NUMBER 602 500 991 AND SUBJECT TO THE ARTICLES OF INCORPORATION AND BYLAWS THEREOF. SAID LOTS ARE ALSO SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR WANDERMERE HEIGHTS, AS RECORDED UNDER AUDITOR'S DOCUMENT NO. 5216129 REGARDING MAINTENANCE OF PRIVATE ROADS WITHIN WANDERMERE HEIGHTS AND AGREE TO TERMS OF SAID DOCUMENT.

TRACTS A (PRIVATE ROADS), C, D (OPEN SPACE), AND E (PRIVATE DRIVEWAY) ARE HEREBY DEDICATED TO WANDERMERE HEIGHTS OWNERS ASSOCIATION. WANDERMERE HEIGHTS OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF CLAIMS AND OTHER LIABILITIES WHICH MAY BECOME DUE FOR SAID TRACTS. TRACTS A (PRIVATE ROADS), C, D (OPEN SPACE), AND E (PRIVATE DRIVEWAY) MAY NOT BE SOLD OR TRANSFERRED, AND SHALL BE CONSIDERED SUBSERVIENT ESTATES FOR TAX PURPOSES TO THE OTHER LOTS CREATED HEREIN. THE STATUS OF THE AREA DESIGNATED AS SUBSERVIENT ESTATES FOR TAX PURPOSES CANNOT BE CHANGED WITHOUT FILING A REPLAT.

SHOULD THE WANDERMERE HEIGHTS OWNERS ASSOCIATION BE TERMINATED FOR ANY REASON, THE SUCCESSORS IN INTEREST FOR TRACTS A (PRIVATE ROADS), C, D (OPEN SPACE), AND E (PRIVATE DRIVEWAY) SHALL BE THE INDIVIDUAL LOT OWNERS OF LOTS WITHIN THIS PLAT, 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.

TRACT B IS HEREBY DEDICATED TO THE WHITWORTH WATER DISTRICT #2. NO RESIDENTIAL STRUCTURE SHALL BE CONSTRUCTED ON SAID TRACT.

THE WANDERMERE HEIGHTS OWNERS ASSOCIATION OR ITS SUCCESSORS IN INTEREST SHALL MAINTAIN ALL DRAINAGE FACILITIES, LOCATED IN TRACT A (PRIVATE ROAD) IN CONFORMANCE WITH THE ACCEPTED PLANS AND THE OPERATIONS AND MAINTENANCE MANUALS AS PREPARED BY PARAMETRIX, INC., BOTH OF WHICH ARE ON FILE AT THE SPOKANE COUNTY'S ENGINEER'S OFFICE. MAINTENANCE OF DRAINAGE FACILITIES INCLUDES, BUT IS NOT LIMITED TO, KEEPING OPEN AND CLEANING STORMWATER PIPES, STRUCTURES, AND REPLACEMENT OF DRAINAGE FACILITIES AS NEEDED.

IF WANDERMERE HEIGHTS OWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST, FAIL TO MAINTAIN THE DRAINAGE FACILITIES IN CONFORMANCE WITH THE ACCEPTED DRAINAGE PLANS AND THE OPERATIONS AND MAINTENANCE MANUAL, 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 AND SAID NOTICE, SPOKANE COUNTY HAS THE RIGHT TO CORRECT THE MAINTENANCE FAILURE, OR HAVE IT CORRECTED AND THE EXPENSE OF THE WANDERMERE HEIGHTS OWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST.

WARNING: SPOKANE COUNTY HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE THE PRIVATE ROADS CONTAINED WITHIN OR PROVIDING SERVICE TO THE PROPERTY DESCRIBED IN THIS PLAT, BY ACCEPTING THIS PLAT OR SUBSEQUENTLY BY ALLOWING A BUILDING PERMIT TO BE ISSUED ON PROPERTY ON A PRIVATE ROAD, SPOKANE COUNTY ASSUMES NO OBLIGATION FOR SAID PRIVATE ROAD AND THE OWNERS HEREBY ACKNOWLEDGE THAT THE COUNTY HAS NO OBLIGATION OF ANY KIND OR NATURE WHATSOEVER TO ESTABLISH, EXAMINE, SURVEY, CONSTRUCT, ALTER, REPAIR, IMPROVE, MAINTAIN, 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.

EASEMENTS FOR "DRY" UTILITIES (ELECTRIC, GAS, PHONE, FIBER, CABLE TV) AS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED FOR THE USE OF THE SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF THEIR RESPECTIVE DRY FACILITIES, TOGETHER WITH THE RIGHT TO PROHIBIT CHANGES IN GRADE OVER INSTALLED UNDERGROUND FACILITIES AND THE RIGHT TO PROHIBIT, TRIM AND/OR REMOVE TREES, BUSHES, LANDSCAPING WITHOUT COMPENSATION, AND TO PROHIBIT STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE, AND SAFE OPERATION OF SAME. STORM DRAIN DRYWELLS, SWALES, AND WATER METER BOXES SHALL NOT BE PLACED WITHIN THE "DRY" UTILITY EASEMENTS; HOWEVER, LATERAL CROSSING BY STORM DRAIN, WATER AND SEWER LINES ARE PERMITTED. SERVING UTILITY COMPANIES ARE ALSO GRANTED THE RIGHT TO INSTALL UTILITIES ACROSS TRACTS A AND E, HOWEVER, CROSSING TRACTS C AND D WILL REQUIRE APPROVAL FROM THE HOA.

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.

A PUBLIC SEWER SYSTEM WILL BE MADE AVAILABLE FOR THE PLAT AND INDIVIDUAL SERVICES WILL BE PROVIDED TO EACH LOT PRIOR TO SALE. THE USE OF INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL NOT BE AUTHORIZED.

USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED.

THE PUBLIC WATER SYSTEM, PURSUANT TO THE WATER PLAN APPROVED BY COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, THE COUNTY DIVISION OF BUILDING AND PLANNING AND WATER PURVEYOR, SHALL BE INSTALL WITHIN THIS SUBDIVISION AND THE APPLICANT SHALL PROVIDE FOR INDIVIDUAL DOMESTIC WATER SERVICES 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.

THE PROPERTY OWNERS 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 OWNERS 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. 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.

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 MEET THE MINIMUM REQUIREMENTS AS SET FORTH IN THE CURRENT BUILDING CODE. 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 ACCEPTED BY THE SPOKANE COUNTY ENGINEER'S OFFICE PRIOR TO CONSTRUCTION OF SAID CHANGES.

THERE MAY EXIST PROPERTIES LOCATED UPHILL AND ADJACENT TO THIS SUBDIVISION WHICH 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 THAT 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.

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 BUILDING CODE, WITH RESPECT TO DAMP-PROOFING AND WATERPROOFING, BE IMPLEMENTED AS A PART OF THE BASEMENT FOUNDATION CONSTRUCTION.

THE LOTS WITHIN THIS PLAT ARE SUBJECT TO THE RECOMMENDATIONS REGARDING BASEMENTS FOUND IN THE GEOTECHNICAL STUDY DATED MAY 13, 2016 PREPARED BY INTERMOUNTAIN MATERIALS TESTING & GEOTECHNICAL, RECORDED UNDER AUDITOR'S DOCUMENT NUMBER 6516702, WHICH BY REFERENCE BECOMES A PART HEREOF.

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, THEIR HEIRS, SUCCESSORS AND ASSIGNS, INCLUDING THE OBLIGATION TO PARTICIPATE IN THE MAINTENANCE OF THE PRIVATE ROADS AND DRAINAGE FACILITIES AS PROVIDED HEREIN.

THIS FINAL PLAT IS APPROVED FOR SINGLE FAMILY DWELLINGS ONLY.

TRACT E, THE PRIVATE DRIVEWAY, AS SHOWN HEREON IS AN EASEMENT WHICH PROVIDES A MEANS OF INGRESS AND EGRESS, UTILITY AND PRIVATE SANITARY SEWER TO LOTS 7, 8 AND 9, BLOCK 4.

TRACT E, AS SHOWN ON THE FACE OF THIS PLAT, IS A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE MAINTENANCE OF AND FOR AN UNDERGROUND, PRIVATE SEWER LINE FOR LOTS 7, 8, AND 9, BLOCK 4. THE PARTIES/OWNERS AGREE THAT THEY SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF SAID SEWER LINE, ON A SHARED COST BASIS, EXCEPT FOR ANY REPAIRS THAT MIGHT BE NECESSARY DUE TO THE NEGLIGENCE OF EITHER PARTY OF ITS SUCCESSORS OR ASSIGNS, IN WHICH CASE SAID REPAIRS SHALL BE THE RESPONSIBILITY OF THE NEGLIGENT PARTY, THEIR SUCCESSORS OR ASSIGNS. THE PARTIES/OWNERS AGREE AND ACKNOWLEDGE THAT THE SEWER LINE TO BE USED BY ALL PARTIES THEIR SUCCESSORS OR ASSIGNS, THAT IT IS A PRIVATE SEWER LINE AND IS NOT OWNED BY, OR TO BE MAINTAINED BY, THE COUNTY OF SPOKANE. THE PARTIES/OWNERS THEIR SUCCESSORS OR ASSIGNS AGREE TO HOLD THE COUNTY OF SPOKANE HARMLESS FROM THE USE AND MAINTENANCE OF THE SEWER LINE SUBJECT TO THIS EASEMENT. THE EASEMENT SHALL RUN WITH THE LAND AND SHALL BIND THE PARTIES/OWNERS THEIR SUCCESSORS AND ASSIGNS.

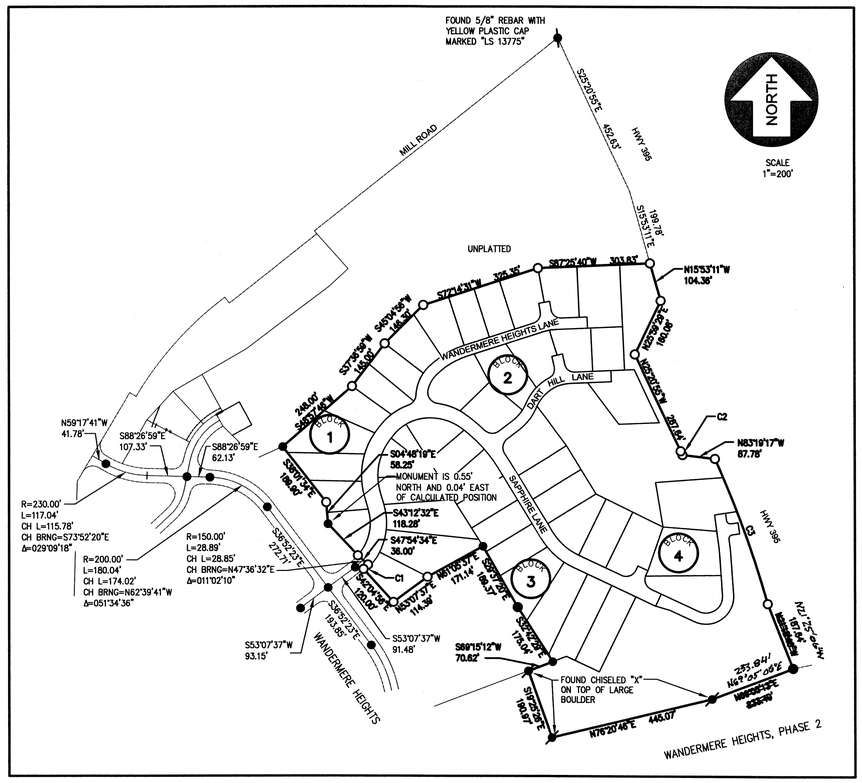
TRACT A, AS SHOWN ON THE FACE OF THIS PLAT, IS GRANTED AS A PERPETUAL EASEMENT TO SPOKANE COUNTY, ITS SUCCESSORS AND ASSIGNS FOR THE SOLE PURPOSE OF CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING, ALTERING, REPLACING, REMOVING, AND ALL OTHER USES OR PURPOSES WHICH ARE OR MAY BE RELATED TO A SEWER SYSTEM. SPOKANE COUNTY, IT'S SUCCESSORS AND ASSIGNS AT ALL TIMES HEREINAFTER, AT THEIR OWN COST AND EXPENSE, MAY REMOVE ALL CROPS, BRUSH, GRASS OR TREES THAT MAY INTERFERE WITH THE CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING, ALTERING, REPLACING, REMOVING AND ALL OTHER USES OR PURPOSES WHICH ARE MAY BE RELATED TO A SEWER SYSTEM. THE 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 PRIVATE ROAD AS SHOWN HEREON, IS AN EASEMENT WHICH PROVIDE A MEANS OF INGRESS AND EGRESS FOR THOSE LOTS WITHIN THE PLAT HAVING FRONTAGE THEREON.

THE COUNTY OF SPOKANE IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS TO ALL PRIVATE ROADS, COMMON AREAS AND/OR DRAINAGE EASEMENTS.

ALL LOTS WITHIN THIS PLAT, EXCEPT LOT 1, BLOCK 3 AND LOT 4 BLOCK 3 CONTAIN GEO-HAZARDS IN THE FORM OF SLOPES IN EXCESS OF 30%, WHETHER NATURAL OR MAN-MADE.

SPOKANE COUNTY AND ITS AUTHORIZED AGENTS ARE HEREBY GRANTED THE RIGHT TO INGRESS AND EGRESS TO, OVER AND FROM ALL PUBLIC AND PRIVATE DRAINAGE EASEMENTS AND TRACTS FOR THE PURPOSES OF INSPECTION AND EMERGENCY MAINTENANCE OF DRAINAGE SWALES, PONDS, DITCHES, CULVERTS AND OTHER DRAINAGE FACILITIES, IF NOT PROPERLY MAINTAINED BY THE PROPERTY OWNER OR THE WANDERMERE HEIGHTS OWNERS' ASSOCIATION. SPOKANE COUNTY DOES NOT ACCEPT THE RESPONSIBILITY TO INSPECT OR MAINTAIN ANY DRAINAGE FACILITIES AND/OR STRUCTURES 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.



LEGEND

- FOUND 5/8" REBAR WITH BROKEN YELLOW PLASTIC CAP, UNLESS NOTED OTHERWISE
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "MOORE LS 18091"
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "SEESE PLS 35991", OR NAIL WITH TAG MARKED "SEESE PLS 35991"

WANDERMERE HEIGHTS, LLC
A LIMITED LIABILITY COMPANY

BY: Craig C. Condron
ITS: Member

ACKNOWLEDGMENT

STATE OF WASHINGTON)
)SS
COUNTY OF SPOKANE)

ON THIS 29th DAY OF July, 2016, BEFORE ME PERSONALLY APPEARED Craig C. Condron

TO ME KNOWN TO BE THE Member OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

Ryan Moore
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT SPOKANE
MY COMMISSION EXPIRES 2/12/17

Notary Public
State of Washington
RYAN MOORE
MY COMMISSION EXPIRES
FEBRUARY 12, 2017

BANNER BANK
BY:
ITS: Vice President

ACKNOWLEDGMENT

STATE OF WASHINGTON)
)SS
COUNTY OF SPOKANE)

ON THIS 1st DAY OF August, 2016, BEFORE ME PERSONALLY APPEARED Ronald Soss

TO ME KNOWN TO BE THE Vice President OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

Summer R. Wiyrick
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT SPOKANE
MY COMMISSION EXPIRES 8/6/19

Notary Public
State of Washington
SUMMER R. WIYRICK
MY COMMISSION EXPIRES
AUGUST 06, 2019

DAVID M. SEESE
STATE OF WASHINGTON
35991
REGISTERED
PROFESSIONAL LAND SURVEYOR

7/28/16

AUDITOR'S CERTIFICATE:

Filed for record this 23rd Day of August 2016 at 2:43 p.m. in Book 38 of PLATS at Page 78-79 at the request of WANDERMERE Heights, LLC

County Auditor
Deputy

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 17TH DAY OF AUGUST 2016.

SPOKANE COUNTY DIVISION OF UTILITIES

SPOKANE COUNTY PUBLIC WORKS DEPARTMENT

EXAMINED AND APPROVED THIS 17th DAY OF August 2016.

SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

EXAMINED AND APPROVED THIS 18th DAY OF August 2016.

John Pederson
SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

SPOKANE COUNTY REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 18th DAY OF August 2016.

SPOKANE COUNTY REGIONAL HEALTH OFFICER

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 18 DAY OF August 2016.

Vicki Horton by
SPOKANE COUNTY ASSESSOR, BY DEPUTY

SPOKANE COUNTY COMMISSIONERS

THIS FINAL PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON ON THIS 23 DAY OF AUGUST 2016.

SPOKANE COUNTY COMMISSIONERS (CHAIRPERSON)

SPOKANE COUNTY TREASURER

I DO HEREBY CERTIFY THAT ALL TAXES WHICH HAVE BEEN LEVIED AND BECOME CHARGEABLE AGAINST THE LAND SHOWN WITHIN THIS MAP HAVE BEEN FULLY PAID THIS 23 DAY OF August, 2016.

Rob Chase by Tami Schiermen
SPOKANE COUNTY TREASURER BY DEPUTY

OFFICIAL SEAL
TREASURER SPOKANE COUNTY WASHINGTON

SURVEYOR'S CERTIFICATE

I, DAVID M. SEESE, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF WASHINGTON STATING THAT, THIS FINAL PLAT WAS SURVEYED AND PREPARED BY ME OR UNDER MY SUPERVISION, THAT THIS PLAT IS TRUE AND CORRECT REPRESENTATION OF THE SUBJECT LAND, AND THAT MONUMENTATION HAS BEEN ESTABLISHED AS REQUIRED BY COUNTY STANDARDS.

DAVID M. SEESE, PLS 35991

WANDERMERE HEIGHTS PHASE 5

PN-1936-04
A PORTION OF THE WEST HALF OF
SECTION 5, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON

AUGUST, 2016

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES
106 W MISSION AVENUE | SPOKANE, WA 99201
P 509.328.3371 WWW.PARAMETRIX.COM

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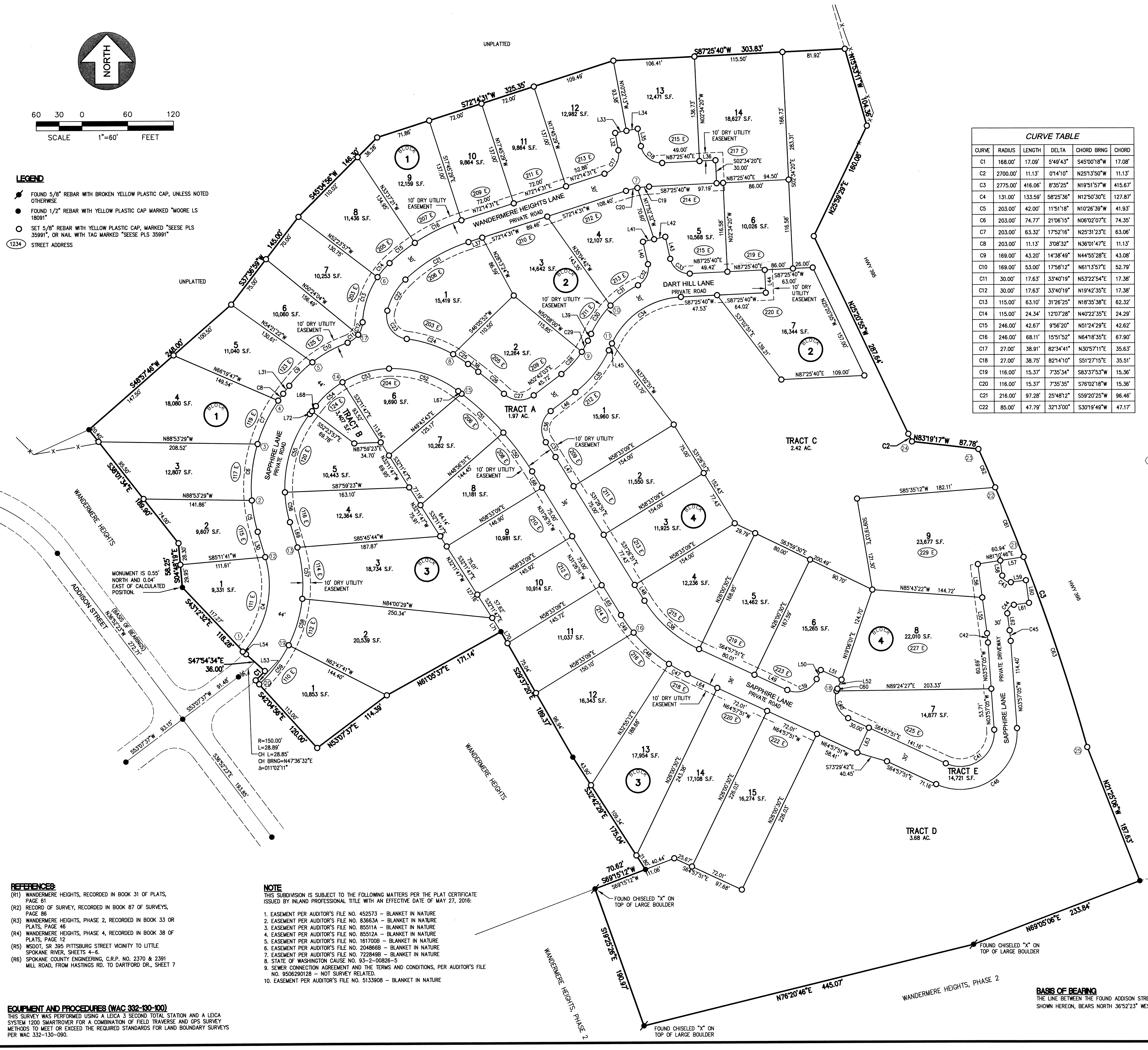
AUDITOR'S CERTIFICATE:

Filed for record this 23rd Day of August 20 16 at 2:43 P m. in Book 38 of PLATS at Page 78-79 at the request of WANDERMERE HEIGHTS LLC

County Auditor
Deputy

plat # 2/244



LEGEND

- FOUND 5/8" REBAR WITH BROKEN YELLOW PLASTIC CAP, UNLESS NOTED OTHERWISE
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "MOORE LS 18091"
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "SEESE PLS 35991", OR NAIL WITH TAG MARKED "SEESE PLS 35991"
- (1234) STREET ADDRESS

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BRNG	CHORD
C1	168.00'	17.09'	5°49'43"	S45°00'18"W	17.08'
C2	2700.00'	11.13'	0°14'10"	N25°13'50"W	11.13'
C3	2775.00'	416.06'	8°35'25"	N19°51'57"W	415.67'
C4	131.00'	133.59'	58°25'36"	N12°50'30"E	127.87'
C5	203.00'	42.00'	11°51'18"	N10°26'39"W	41.93'
C6	203.00'	74.77'	21°06'15"	N06°02'07"E	74.35'
C7	203.00'	63.32'	17°52'16"	N25°31'23"E	63.06'
C8	203.00'	11.13'	3°08'32"	N36°01'47"E	11.13'
C9	169.00'	43.20'	14°38'49"	N44°55'28"E	43.08'
C10	169.00'	53.00'	17°58'12"	N61°13'57"E	52.79'
C11	30.00'	17.63'	33°40'19"	N53°22'54"E	17.38'
C12	30.00'	17.63'	33°40'19"	N19°42'35"E	17.38'
C13	115.00'	63.10'	31°26'25"	N18°35'38"E	62.32'
C14	115.00'	24.34'	12°07'28"	N40°22'35"E	24.29'
C15	246.00'	42.67'	9°56'20"	N51°24'29"E	42.62'
C16	246.00'	68.11'	15°51'52"	N64°18'35"E	67.90'
C17	27.00'	38.91'	82°34'41"	N30°57'11"E	35.63'
C18	27.00'	38.75'	82°14'10"	S51°27'15"E	35.51'
C19	116.00'	15.37'	7°35'34"	S83°37'53"W	15.36'
C20	116.00'	15.37'	7°35'35"	S76°02'18"W	15.36'
C21	216.00'	97.28'	25°48'12"	S59°20'25"W	96.46'
C22	85.00'	47.79'	32°13'00"	S30°19'49"W	47.17'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BRNG	CHORD
C23	30.00'	50.85'	97°06'26"	S34°19'54"E	44.97'
C24	165.00'	64.44'	22°22'38"	S71°41'48"E	64.03'
C25	165.00'	23.35'	8°06'32"	S56°27'13"E	23.33'
C26	415.00'	44.29'	6°06'52"	S49°20'31"E	44.27'
C27	30.00'	42.42'	81°00'52"	S86°47'31"E	38.97'
C28	116.00'	39.62'	19°34'13"	N42°54'57"E	39.43'
C29	116.00'	16.58'	8°11'25"	N29°02'07"E	16.57'
C30	135.00'	45.19'	19°10'46"	N34°31'48"E	44.98'
C31	135.00'	44.99'	19°05'36"	N53°39'59"E	44.78'
C32	25.00'	32.97'	75°33'34"	N25°26'00"E	30.63'
C33	25.00'	35.01'	80°13'33"	S52°27'33"E	32.21'
C34	105.00'	114.51'	62°29'15"	S56°11'03"W	108.92'
C35	146.00'	70.74'	27°45'38"	S38°49'14"W	70.05'
C36	30.00'	45.74'	87°21'36"	S09°01'15"W	41.44'
C37	415.00'	23.26'	3°12'42"	S33°03'12"E	23.26'
C38	166.00'	97.11'	33°31'00"	S48°12'21"E	95.73'
C39	29.00'	45.55'	90°00'00"	N70°02'09"E	41.01'
C40	29.00'	42.40'	83°45'41"	S23°05'01"E	38.72'
C41	45.00'	93.45'	118°59'14"	S55°32'32"W	77.54'
C42	200.00'	12.11'	3°28'11"	S05°41'11"E	12.11'
C43	10.00'	15.71'	90°00'00"	N52°25'16"W	14.14'
C44	10.00'	15.71'	90°00'00"	N37°34'44"E	14.14'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BRNG	CHORD
C45	230.00'	13.93'	3°28'11"	N05°41'11"W	13.93'
C46	75.00'	155.75'	118°59'14"	N55°32'32"E	129.24'
C47	202.00'	27.80'	7°53'03"	N61°01'20"W	27.77'
C48	202.00'	62.04'	17°35'54"	N48°16'51"W	61.80'
C49	202.00'	28.32'	8°02'03"	N35°27'52"W	28.30'
C50	379.00'	63.53'	9°36'18"	N36°15'00"W	63.46'
C51	379.00'	75.06'	11°20'48"	N46°43'33"W	74.93'
C52	143.00'	97.19'	38°56'33"	N71°52'13"W	95.33'
C53	125.00'	64.35'	29°29'49"	S73°54'36"W	63.64'
C54	125.00'	47.04'	21°33'38"	S48°22'52"W	46.76'
C55	159.00'	109.92'	39°36'40"	S17°47'43"W	107.75'
C56	159.00'	39.85'	14°21'41"	S09°11'27"E	39.75'
C57	175.00'	68.31'	22°21'48"	S05°11'23"E	67.87'
C58	175.00'	63.78'	20°52'51"	S16°25'56"W	63.42'
C59	175.00'	64.28'	21°02'48"	S37°23'45"W	63.92'
C60	29.00'	3.16'	6°14'19"	S21°54'59"W	3.16'
C61	2775.00'	98.44'	2°01'57"	N22°00'31"W	98.44'
C62	2775.00'	55.02'	1°08'10"	N23°35'35"W	55.02'
C63	2775.00'	262.59'	5°25'18"	N18°16'54"W	262.49'

RADIAL BEARINGS

LINE	BEARING
1	N47°56'42"W
2	N85°29'00"E
3	S73°24'45"E
4	N55°32'29"W
5	N37°45'09"W
6	S55°41'09"E
7	S10°09'54"E
8	S29°29'31"W
9	N56°52'10"W
10	S45°52'49"E
11	S65°03'35"E
12	N73°37'42"E
13	N73°37'42"E
14	S30°50'19"E
15	S37°36'03"W
16	N50°31'06"E
17	N53°27'16"W
18	S71°12'10"E
19	N63°07'39"W
20	N42°04'51"W
21	S69°00'27"W
22	S66°58'30"W
23	S65°50'20"W
24	S64°53'15"W
25	S74°25'45"W

LINE TABLE

LINE	BEARING	LENGTH
L30	N16°22'18"W	34.56'
L31	N37°36'03"E	13.13'
L32	N10°20'10"W	23.00'
L33	N79°37'47"E	15.00'
L34	N79°37'47"E	15.00'
L35	S10°20'10"E	23.10'
L36	N87°25'40"E	21.00'
L37	S72°14'31"W	18.94'
L38	S52°23'57"E	16.88'
L39	N24°56'25"E	9.91'
L40	N12°20'47"W	30.19'
L41	N77°39'13"E	15.00'
L42	N77°39'13"E	15.00'
L43	S12°20'47"E	29.68'
L44	S02°34'20"E	30.00'
L45	S24°56'25"W	9.91'
L46	S52°42'03"W	40.73'
L47	S31°26'51"E	45.00'
L48	S31°26'51"E	24.33'
L49	S64°57'51"E	47.42'
L50	N25°02'09"E	13.00'
L51	S64°57'51"E	30.00'
L52	S25°02'09"W	13.00'
L53	S42°04'56"E	7.00'
L54	S43°12'32"E	1.01'

LINE TABLE

LINE	BEARING	LENGTH
L55	S07°25'16"E	47.45'
L56	S07°25'16"E	44.27'
L57	S81°10'46"W	30.93'
L58	N07°25'16"W	20.00'
L59	S82°34'44"W	20.00'
L60	N07°25'16"W	30.00'
L61	N82°34'44"E	20.00'
L62	N07°25'16"W	22.45'
L63	S25°02'09"W	36.00'
L64	N64°57'51"W	43.01'
L65	N31°26'51"W	46.76"
L66	N31°26'51"W	25.00'
L67	N52°23'57"W	5.57'
L68	S37°36'03"W	8.48'
L69	S16°22'18"E	34.56'
L70	S29°37'20"E	17.39'
L71	N32°11'47"W	21.26'
L72	S37°36'03"W	4.65'

DAVID M. SEESE
STATE OF WASHINGTON
35991
REGISTERED
PROFESSIONAL LAND SURVEYOR
7/28/16

REFERENCES:

(R1) WANDERMERE HEIGHTS, RECORDED IN BOOK 31 OF PLATS, PAGE 61
(R2) RECORD OF SURVEY, RECORDED IN BOOK 87 OF SURVEYS, PAGE 86
(R3) WANDERMERE HEIGHTS, PHASE 2, RECORDED IN BOOK 33 OR PLATS, PAGE 46
(R4) WANDERMERE HEIGHTS, PHASE 4, RECORDED IN BOOK 38 OF PLATS, PAGE 12
(R5) WSDOT, SR 395 PITTSBURG STREET VICINITY TO LITTLE SPOKANE RIVER, SHEETS 4-6.
(R6) SPOKANE COUNTY ENGINEERING, C.R.P. NO. 2370 & 2391 MILL ROAD, FROM HASTINGS RD. TO DARTFORD DR., SHEET 7

NOTE

THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING MATTERS PER THE PLAT CERTIFICATE ISSUED BY INLAND PROFESSIONAL TITLE WITH AN EFFECTIVE DATE OF MAY 27, 2016:

1. EASEMENT PER AUDITOR'S FILE NO. 452573 – BLANKET IN NATURE
2. EASEMENT PER AUDITOR'S FILE NO. 83663A – BLANKET IN NATURE
3. EASEMENT PER AUDITOR'S FILE NO. 85511A – BLANKET IN NATURE
4. EASEMENT PER AUDITOR'S FILE NO. 85512A – BLANKET IN NATURE
5. EASEMENT PER AUDITOR'S FILE NO. 161700B – BLANKET IN NATURE
6. EASEMENT PER AUDITOR'S FILE NO. 204866B – BLANKET IN NATURE
7. EASEMENT PER AUDITOR'S FILE NO. 722849B – BLANKET IN NATURE
8. STATE OF WASHINGTON CAUSE NO. 93-2-00826-5
9. SEWER CONNECTION AGREEMENT AND THE TERMS AND CONDITIONS, PER AUDITOR'S FILE NO. 9506290128 – NOT SURVEY RELATED.
10. EASEMENT PER AUDITOR'S FILE NO. 5133908 – BLANKET IN NATURE

EQUIPMENT AND PROCEDURES (WAC 332-130-100)

THIS SURVEY WAS PERFORMED USING A LEICA 3 SECOND TOTAL STATION AND A LEICA SYSTEM 1200 SMARTROVER FOR A COMBINATION OF FIELD TRAVERSE AND GPS SURVEY METHODS TO MEET OR EXCEED THE REQUIRED STANDARDS FOR LAND BOUNDARY SURVEYS PER WAC 332-130-090.

BASIS OF BEARING

THE LINE BETWEEN THE FOUND ADDISON STREET CENTERLINE MONUMENTS, AS SHOWN HEREON, BEARS NORTH 36°52'23" WEST

WANDERMERE HEIGHTS PHASE 5

PN-1936-04
A PORTION OF THE WEST HALF OF
SECTION 5, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON

AUGUST, 2016

Parametrix
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