FINAL PLAT OF WANDERVIEW ESTATES PN-1862-99

A RE-SUBDIVISION OF SHORT PLAT SP-930-93 LYING IN THE NW 1/4 OF
SECTION 5, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON

4513716
plat # 3477
Book 26
page 68
sheet 1 of 2

DEDICATION

KNOW BY ALL THESE PRESENTS THAT JTS DEVELOPMENT, INC., A WASHINGTON CORPORATION AND FIRST SAVINGS BANK OF WASHINGTON ARE THE OWNER'S OF THE LAND HEREON DESCRIBED; HAVE WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS BY THIS FINAL PLAT HEREON TO BE KNOWN AS WANDERVIEW ESTATES PN-1862-99 AND HEREUNTO INCLUDED, SAID PLAT BEING A RE-SUBDIVISION OF TRACTS A, B, C AND D, SPOKANE COUNTY SHORT PLAT SP-930-93 AS PER PLAT RECORDED IN VOLUME 15 OF SHORT PLATS, PAGE 8, 9 AND 10, RECORDS OF SPOKANE COUNTY;

SITUATED IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

CONTAINING 3.10 ACRES MORE OR LESS.

USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED.

THE ABOVE DESCRIBED TRACT OF LAND IS TO BE KNOW AND DESIGNATED AS FINAL PLAT OF WANDERVIEW ESTATES ADDITION PN-1862-99 AND THE LANDS INCLUDED FOR EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED AND RESERVED FOR THE USES INDICATED.

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.

NO DETACHED SINGLE-FAMILY DWELLINGS OR MANUFACTURED HOMES ARE ALLOWED ON ANY LOT. THE LOT LINES BETWEEN LOTS 1 AND 2, 3 AND 4, 5 AND 6, 7 AND 8, AND 9 AND 10 ARE DESIGNATED CENTER DUPLEX LOT LINES AND INDIVIDUAL LOTS SHALL BE RESTRICTED TO ONE COMMON WALL DWELLING UNIT REPRESENTING ONE-HALF OF A DWELLING UNIT. EACH DUPLEX UNIT (HALF) SHALL BE LOCATED TOTALLY ON IT'S SIDE OF THE CENTER LOT LINE WHEN SAID LOT LINE IS EXTENDED VERTICALLY BEYOND THE ROOF LINE.

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

THE OWNERS, HEIRS OR ASSIGNS OF EACH DWELLING UNIT OF EACH DUPLEX STRUCTURE DO HEREBY AGREE TO RETAIN THE COLOR, TEXTURE AND TYPE OF MATERIALS OF THE DUPLEX EXTERIOR, AND FURTHER AGREE THAT ANY "CHANGE" TO SAID EXTERIOR SHALL HAVE THE WRITTEN MUTUAL APPROVAL OF BOTH OWNERS OF EACH HALF OF THE DUPLEX PRIOR TO INITIATING CONSTRUCTION OF ANY SUCH "CHANGE" TO THE EXTERIOR. ANY REPLACEMENT OR ADDITION TO ALL OR PART OF THE DUPLEX STRUCTURE SHALL ALSO REQUIRE MUTUAL APPROVAL. THIS AGREEMENT SHALL RUN WITH EACH ASSOCIATED LOT AND SHALL BE ENFORCED THROUGH CIVIL COURT, AND SHALL EXCLUDE SPOKANE COUNTY FROM THE TERMS AND ENFORCEMENT OF SAID AGREEMENT.

THE WATER AND SEWER SYSTEMS AGREEMENT IS A CIVIL MATTER BETWEEN THE OWNERS OF EACH DUPLEX UNIT AND IS NOT ENFORCED BY SPOKANE COUNTY.

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.

PUBLIC SEWERS SHALL BE CONSTRUCTED TO PROVIDE FOR THE CONNECTION OF EACH PARCEL TO THE COUNTY'S SYSTEM OF SEWERAGE. USES ON PROPERTIES WITHIN THE FINAL PLAT SHALL BE REQUIRED TO CONNECT TO THE SEWER AND PAY APPLICABLE CHARGES PER THE COUNTY SEWER ORDINANCE. SEWER CONNECTION PERMITS ARE REQUIRED.

INDIVIDUAL TRACTS ARE SUBJECT TO PAYMENT OF CURRENT, APPLICABLE SEWER CONNECTION CHARGES AND/OR GENERAL FACILITIES CHARGES PRIOR TO THE ISSUANCE OF A SEWER CONNECTION PERMIT.

THE BORDER EASEMENT AS SHOWN HEREON ARE HEREBY GRANTED TO SPOKANE COUNTY AND 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 PERMISSION OF THE SPOKANE COUNTY ENGINEER, NOR WILL ANY OBJECTS BE PLACED IN SAID EASEMENT THAT WOULD OBSTRUCT THE SIGHT DISTANCE NECESSARY FOR SAFE AND EFFICIENT VEHICULAR MOVEMENT. ANY OTHER EASEMENTS GRANTED OR DEDICATED WITHIN THIS BORDER EASEMENT AREA WILL BE SUBORDINATE TO THE RIGHTS CREATED BY THIS EASEMENT AND ARE SUBJECT TO SPOKANE COUNTY ENGINEERS PERMIT PROCESS PRIOR TO USAGE.

THE PERPETUAL EASEMENT GRANTED TO SPOKANE COUNTY, IT'S 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. 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 HEREINFABOVE IS TO AND SHALL RUN WITH THE LAND.

NO DIRECT ACCESS FROM LOTS SHALL BE ALLOWED TO LITTLE SPOKANE DRIVE.

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.

ACCESS DRIVEWAY EASEMENTS DELINEATED ON SP-930-93 ARE EXTINGUISHED THROUGH THE FILING OF THE FINAL PLAT OF WANDERVIEW ESTATES.

THE PRIVATE ROADS AND/OR COMMON AREAS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE WANDERVIEW ESTATES HOMEOWNERS ASSOCIATION, A NON-PROFIT CORPORATION CREATED BY DOCUMENT RECORDED ON AUGUST 4, 2000 UNDER STATE UBI NUMBER 602056752.

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 STATUS OF THE AREAS DESIGNATED AS SUBSERVIENT ESTATES 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 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 ON AUG 16TH 2000 UNDER AUDITOR'S DOCUMENT NO. 4908199 AND ON _____ UNDER AUDITOR'S DOCUMENT NO. _____ WHICH BY REFERENCE IS MADE A PART HEREOF.

THERE MAY EXIST PROPERTIES LOCATED UPHILL AND ADJACENT TO THIS SUBDIVISION WHICH PERIODICALLY DISCHARGE STORMWATER RUNOFF ONTO INDIVIDUAL LOTS WITHIN THIS PLAT. RUNOFF FROM NEARBY UPHILL PROPERTIES SHOULD BE EXPECTED, AND DURING SNOWMELT 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. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS TO MAINTAIN EXISTING SURFACE PATHS OF RUNOFF THROUGH THEIR RESPECTIVE LOTS AND TO GRADE THE LOTS IN ACCORDANCE WITH APPLICABLE RULES AND REGULATIONS, SO AS TO PREVENT PROPERTY DAMAGE.

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DEDICATION CONTINUED

THE APPROVED DRAINAGE FACILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH ANY APPLICABLE ACCEPTED PLANS ON FILE AT THE COUNTY ENGINEER'S OFFICE. ANY REVISIONS TO THE ACCEPTED DRAINAGE PLANS MUST BE ACCEPTED BY THE COUNTY ENGINEER'S OFFICE PRIOR TO CONSTRUCTION OF SAID REVISIONS.

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.

DRAINAGE EASEMENTS, AS PLATTED AND SHOWN HEREON, WHICH ARE FOR THE PURPOSES OF INSTALLING, OPERATING AND MAINTAINING DRAINAGE PONDS AND DRAINAGE FACILITIES TO TREAT AND DISPOSE OF RUNOFF, ARE HEREBY GRANTED TO SPOKANE COUNTY AND THE WANDERVIEW ESTATES HOMEOWNERS ASSOCIATION.

SPOKANE COUNTY AND ITS AUTHORIZED AGENTS ARE HEREBY GRANTED THE RIGHT TO INGRESS AND EGRESS TO, OVER AND FROM ALL PUBLIC DRAINAGE EASEMENTS 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 WANDERVIEW ESTATES HOMEOWNERS ASSOCIATION. 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 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 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 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 HAVE DISCHARGED ONTO THIS PLAT PRIOR TO DEVELOPMENT, STORMWATER RUNOFF WILL LIKELY CONTINUE TO DO SO AFTER DEVELOPMENT.

THE PROPERTY OWNERS WITHIN THIS PLAT SHALL MAINTAIN ALL WATER QUALITY SWALES ("208" SWALES) AND DRAINAGE DITCHES SITUATED ON THEIR RESPECTIVE PROPERTIES, AND ANY PORTION OF A '208' GRASSY SWALE SITUATED IN A PUBLIC RIGHT-OF-WAY ADJACENT TO THEIR RESPECTIVE PROPERTIES, WITH A PERMANENT GROUND COVER AS SPECIFIED IN THE CURRENTLY APPROVED AND ACCEPTED PLANS ON FILE AT THE SPOKANE COUNTY ENGINEERING OFFICE IN THE EVENT THE WANDERVIEW ESTATES HOMEOWNERS ASSOCIATION DISSOLVES FOR ANY REASON. NO STRUCTURES, INCLUDING FENCES, SHALL BE CONSTRUCTED DIRECTLY OVER OR WITHIN DRAINAGE EASEMENT 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 OR DRAINAGE SWALES, NOR DOES SPOKANE COUNTY ACCEPT ANY LIABILITY FOR ANY FAILURE BY THE LOT OWNER(S) TO PROPERLY MAINTAIN SUCH AREAS.

THE WANDERVIEW ESTATES HOMEOWNERS ASSOCIATION OR ITS SUCCESSORS IN INTEREST SHALL MAINTAIN ALL THE DRAINAGE FACILITIES, LOCATED IN THE DEDICATED DRAINAGE EASEMENTS, WITH A PERMANENT LIVE COVER OF LAWN TURF, WITH OPTIONAL SHRUBBERY AND/OR TREES, WHICH DO NOT OBSTRUCT THE FLOW AND PERCOLATION OF STORM DRAINAGE WATER IN CONFORMANCE WITH THE APPROVED PLANS ON FILE AT THE SPOKANE COUNTY'S ENGINEER'S OFFICE. MAINTENANCE OF DRAINAGE FACILITIES ALSO INCLUDES, BUT IS NOT LIMITED TO, KEEPING OPEN AND CLEANING STORM PIPES, DRYWELLS, DITCHES, DRAINAGE PONDS, SWALES, ETC. AND REPLACEMENT OF DRAINAGE FACILITIES AS NEEDED. THE WANDERVIEW ESTATES HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS: SUCH AS WATER FEES, MOWING, ELECTRICAL CHARGES AND OTHER LIABILITIES WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

IF THE WANDERVIEW ESTATES HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST, FAIL TO MAINTAIN THE DRAINAGE FACILITIES IN CONFORMANCE WITH THE ACCEPTED DRAINAGE PLAN ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE, A NOTICE OF SUCH FAILURE MAY BE GIVEN TO THE WANDERVIEW 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 WANDERVIEW ESTATES HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST.

SHOULD THE WANDERVIEW ESTATES HOMEOWNERS 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 WANDERVIEW 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.

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE HEREUNTO SET THEIR HANDS UPON THE DATES SHOWN.

Gerald M Stolp — 8/14/2000
JTS DEVELOPMENT INC., A WASHINGTON CORPORATION, GERALD M. STOLP, SECRETARY — DATE

ACKNOWLEDGMENT

STATE OF WASHINGTON)SS
COUNTY OF SPOKANE)

ON THIS 14TH DAY OF August, 2000, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED GERALD M. STOLP, SECRETARY OF JTS DEVELOPMENT INC., A WASHINGTON CORPORATION, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID INDIVIDUALS, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND TO OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN. MY COMMISSION EXPIRES 2/12/2003.

Richard E. Waltrip
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Spokane, WA

RICHARD E. WALTRIP — COMMISSION EXPIRES FEBRUARY 12, 2003 — NOTARY PUBLIC — STATE OF WASHINGTON

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE HEREUNTO SET THEIR HANDS UPON THE DATES SHOWN.

Robert A. Olson VICE PRESIDENT — 8/14/00
FIRST SAVINGS BANK OF WASHINGTON — DATE

ACKNOWLEDGMENT

STATE OF WASHINGTON)SS
COUNTY OF SPOKANE)

ON THIS 14th DAY OF August, 2000, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Robert A. Olson OF FIRST SAVINGS BANK OF WASHINGTON, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID INDIVIDUALS, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND TO OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN. MY COMMISSION EXPIRES 2/12/2003.

Richard E. Waltrip
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Spokane, WA

RICHARD E. WALTRIP — COMMISSION EXPIRES FEBRUARY 12, 2003 — NOTARY PUBLIC — STATE OF WASHINGTON

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 5TH DAY OF Sept., 2000 AT 2:53 p.m IN BOOK 26 OF PLATS AT PAGE 68-69 AT THE REQUEST OF JTS DEVELOPMENT INC.

DEPUTY

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 5TH DAY OF Sept., 2000.

SPOKANE COUNTY TREASURER BY DEPUTY

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 18th DAY OF August, 2000.

Sadie Charlene Conry by M.K. Wentz
SPOKANE COUNTY ASSESSOR BY DEPUTY

SPOKANE COUNTY ENGINEER

EXAMINED AND APPROVED THIS 17TH DAY OF August, 2000.

SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 15TH DAY OF AUGUST, 2000.

SPOKANE COUNTY UTILITIES

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 18th DAY OF August, 2000.

FOR SPOKANE COUNTY REGIONAL HEALTH

SPOKANE COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON, ON THIS 5th DAY OF September, 2000.

CHAIRMAN SPOKANE COUNTY COMMISSIONERS

SPOKANE COUNTY DIVISION OF PLANNING

EXAMINED AND APPROVED THIS 18TH DAY OF August, 2000.

James Richardson for
SPOKANE COUNTY DIRECTOR OF PLANNING

SURVEYORS CERTIFICATE

I, RICHARD E. WALTRIP, WASHINGTON PROFESSIONAL LAND SURVEYOR REGISTRATION NUMBER 35141, CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND MEETS SPOKANE COUNTY PLATTING REQUIREMENTS AND IS IN CONFORMANCE WITH THE STATE OF WASHINGTON PLATTING REQUIREMENTS, FILED AT THE REQUEST OF JTS DEVELOPMENT INC., AUGUST _____, 2000.

Richard E. Waltrip — DATE 8/14/2000
RICHARD E. WALTRIP, REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF WASHINGTON LICENSE NO. 35141

RICHARD E. WALTRIP — 35141 — STATE OF WASHINGTON — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 11/10/2000

DAVID EVANS AND ASSOCIATES, INC.
WEST 110 CATALDO
SPOKANE, WA. 99201 (509) 327-8697

PROJECT NO. JTSD0002
SHEET 1 OF 2 SHEETS

26/68

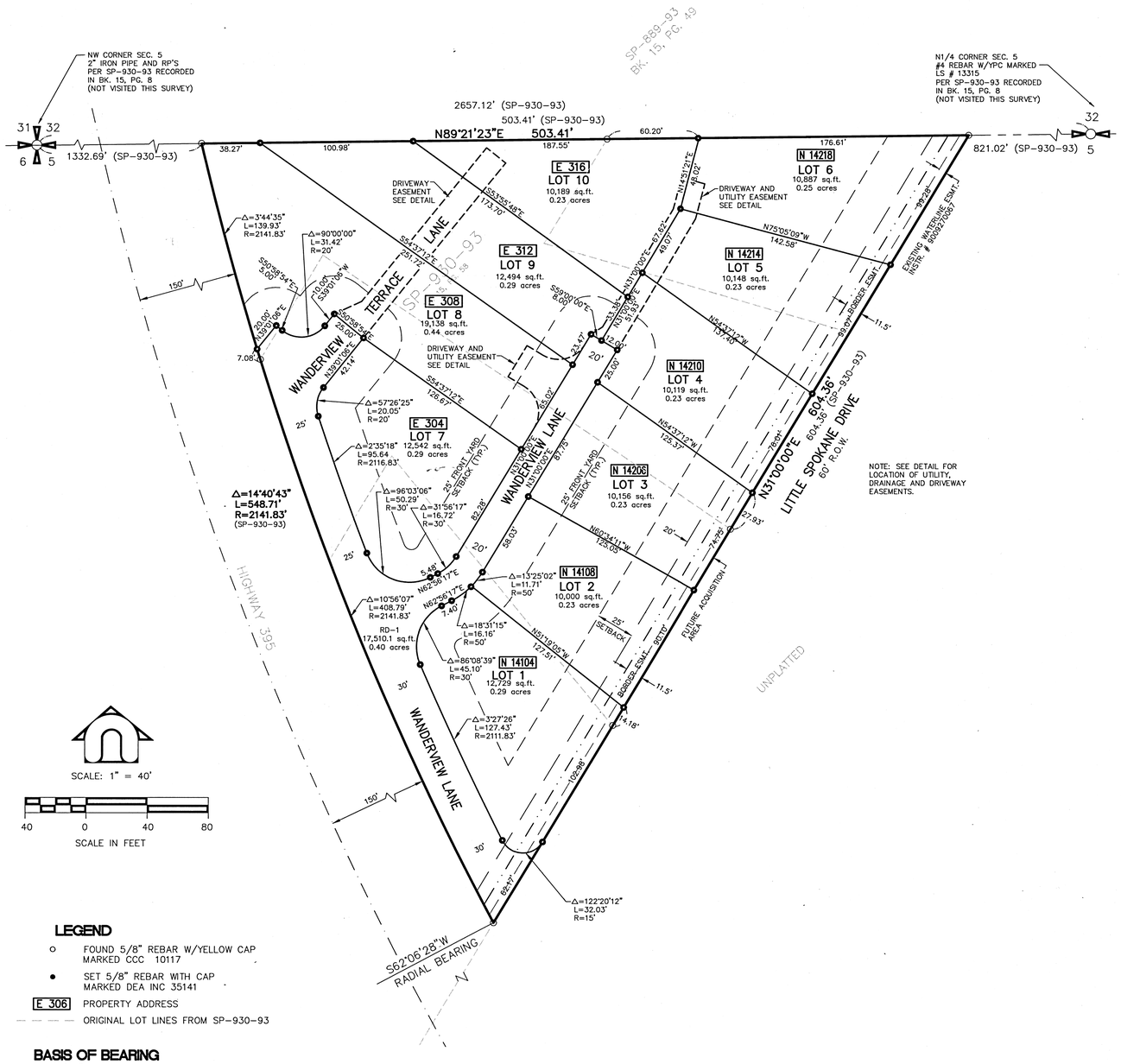
FINAL PLAT OF WANDERVIEW ESTATES PN-1862-99

A RE-SUBDIVISION OF SHORT PLAT SP-930-93 LYING IN THE NW 1/4 OF
SECTION 5, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON

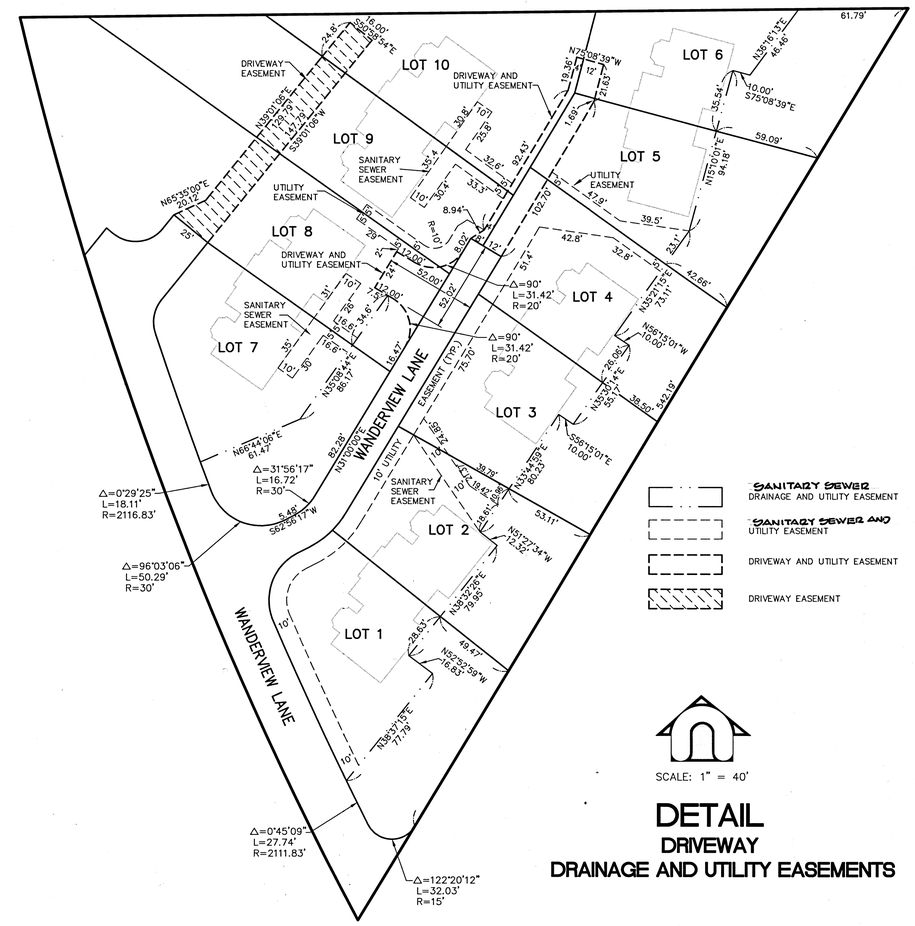
4513716
plat # 3477

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 5th DAY OF Sept. 2000
AT 2:53 P.M. IN BOOK 26 OF PLATS AT PAGE 68-69
AT THE REQUEST OF JTS DEVELOPMENT, INC.
DEPUTY

Book 26
page 69
sheet 2 of 2



NOTE: SEE DETAIL FOR LOCATION OF UTILITY, DRAINAGE AND DRIVEWAY EASEMENTS.



DETAIL
DRIVEWAY
DRAINAGE AND UTILITY EASEMENTS

LEGEND

- ○ FOUND 5/8" REBAR W/YELLOW CAP MARKED CCC 10117
- ● SET 5/8" REBAR WITH CAP MARKED DEA INC 35141
- E 306 PROPERTY ADDRESS
- — — — — ORIGINAL LOT LINES FROM SP-930-93

BASIS OF BEARING

N31°00'00"E ALONG THE NORTHWEST RIGHT-OF-WAY OF LITTLE SPOKANE DRIVE PER SHORT PLAT SP-930-93 RECORDED IN BOOK 15 OF SHORT PLATS AT PAGE 8.

SURVEYOR'S NOTES

THIS PLAT IS A RE-SUBDIVISION OF SHORT PLAT SP-930-93.

EQUIPMENT AND PROCEDURES

A LEICA TCA-1800 TOTAL STATION WAS USED ON A FIELD TRAVERSE. A LINEAR CLOSURE OF 1:10,000 WAS ACCOMPLISHED.

AREAS

LOTS	118,400 sq.ft.	2.7 acres
PRIVATE ROADS	17,510 sq.ft.	0.4 acres
PLAT	135,910 sq.ft.	3.1 acres

RICHARD E. WALTRIP
STATE OF WASHINGTON
35141
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 11/10/2000

SURVEYORS CERTIFICATE

I, RICHARD E. WALTRIP, WASHINGTON PROFESSIONAL LAND SURVEYOR REGISTRATION NUMBER 35141, CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND MEETS SPOKANE COUNTY PLATTING REQUIREMENTS AND IS IN CONFORMANCE WITH THE STATE OF WASHINGTON PLATTING REQUIREMENTS, FILED AT THE REQUEST OF JTS DEVELOPMENT INC., 2000.

Richard E. Waltrip DATE 8/14/00
RICHARD E. WALTRIP, REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF WASHINGTON LICENSE NO. 35141

DAVID EVANS AND ASSOCIATES, INC.
WEST 110 CATALDO
SPOKANE, WA. 99201 (509) 327-8697

PROJECT NO. JTSD0002
SHEET 2 OF 2 SHEETS

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26/69