

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HARLAN D. DOUGLASS, INC., HARLEY C. DOUGLASS, INC. AND LANZCE G. DOUGLASS AS AN INDIVIDUAL CORPORATION AND INDIVIDUAL LICENSED TO DO BUSINESS IN THE STATE OF WASHINGTON HAVE PLATTED INTO LOTS, BLOCKS AND STREETS THE LAND SHOWN HEREON TO BE KNOWN AS WELLINGTON SECOND ADDITION...

AUDITOR'S CERTIFICATE

FILED FOR RECORDING THIS 13th DAY OF December 2006 AT 11:00 AM IN BOOK 33 OF PLATS AT PAGE 52 AT THE REQUEST OF Harlan Douglass Inc. Plat # 3890 J. Pearson Deputy SPOKANE COUNTY AUDITOR

CONDITIONS

SETBACKS SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT ISSUANCE. A PUBLIC SEWER SYSTEM WILL BE MADE AVAILABLE FOR THE PLAT AND INDIVIDUAL SERVICE WILL BE PROVIDED EACH LOT PRIOR TO SALE...

"UTILITY EASEMENTS SHOWN HEREON DESCRIBED PLAT ARE HEREBY DEDICATED TO THE SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF UTILITIES TOGETHER WITH THE RIGHT TO INSPECT SAID UTILITIES AND TO TRIM AND/OR REMOVE BRUSH AND TREES WHICH MAY INTERFERE WITH THE CONSTRUCTION, MAINTENANCE AND OPERATION OF SAME."

NO DIRECT ACCESS FROM LOTS TO MIDWAY ROAD SHALL BE ALLOWED. SLOPE EASEMENTS AS NECESSARY FOR THE CONSTRUCTION OR RECONSTRUCTION OF MIDWAY ROAD ARE HEREBY GRANTED TO SPOKANE COUNTY.

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 DEPARTMENT 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.

THE OWNERS HEREBY DEDICATE FOREVER TO SPOKANE COUNTY THE ROADS SHOWN HEREON. A TEN FOOT EASEMENT FOR UTILITIES, INCLUDING CABLE TELEVISION, IS HEREBY GRANTED ALONG ALL ROAD FRONTAGE PROPERTY LINE.

USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED. PUBLIC SANITARY SEWER EASEMENTS PLATTED AND SHOWN HEREON SHALL BE PERPETUAL EASEMENTS GRANTED 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.

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 THE PURPOSES WHICH WILL NOT INTERFERE WITH THE COUNTY'S FULL ENJOYMENT OF THE RIGHTS HEREBY GRANTED...

IN WITNESS WHEREOF THE AFORESAID CORPORATIONS HAVE CAUSED THEIR NAMES, AND SUBSCRIBE THEIR CORPORATE SEALS TO BE HEREUNTO AFFIXED THIS 21st DAY OF November, 2006.

Harlan D. Douglass (President) LanZce G. Douglass, Inc. Harley C. Douglass, Inc. Harlan D. Douglass, Inc.

ACKNOWLEDGEMENT

STATE OF WASHINGTON COUNTY OF SPOKANE THIS IS TO CERTIFY THAT ON THIS 21st DAY OF November, 2006, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC PERSONALLY APPEARED HARLAN D. DOUGLASS, FOR HARLAN D. DOUGLASS, INC., HARLEY C. DOUGLASS, FOR HARLEY C. DOUGLASS, INC., LANZCE G. DOUGLASS, FOR LANZCE G. DOUGLASS, INC., THE CORPORATIONS WHICH EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATIONS AND INDIVIDUAL FOR THE USES AND PURPOSES THEREIN MENTIONED...

Clifford E. Cameron NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE MY COMMISSION EXPIRES 1-9-2008

DRAINAGE LANGUAGE: 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 INCLUDING FENCES...

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)...

THIS PLAT IS SUBSERVANT TO DRAINAGE DECLARATION OF COVENANT FILED NOVEMBER 17, 1997 UNDER AUDITOR'S DOCUMENT NO. 4181219 AFFECTING LOT 1 IN BLOCK 1 OF THIS PLAT, ALSO DRAINAGE COVENANT AND EASEMENTS FILED FOR PN-1686-92, WELLINGTON FIRST ADDITION AND PE-1686-92, WELLINGTON ADDITION.

THE DEVELOPER AND PROPERTY OWNER(S) 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.

LEGEND

- DOUBLE CIRCLE INDICATES: SET SURVEY MONUMENT 30'S.B. OR 30' SETBACK INDICATES: 30.00' BUILDING SETBACK LINE. 10' UTILITY INDICATES: 10.00' UTILITY EASEMENT. SET NO.5 REBAR WITH YELLOW PLASTIC CAP "CAMERON 20640" AT ALL LOT CORNERS. 30'-INDICATES 30.00' 25'-INDICATES 25.00'

ACCURACY STATEMENT

SURVEY PERFORMED WITH A LEITZ ST2-C2 2 SECOND TOTAL STATION WITH SDR-33 EXPERT ELECTRONIC FIELD BOOK. THIS SURVEY MEETS OR EXCEEDS WAC.332-130-090.

BASIS OF BEARING

ASSUMED BEARING N00°14'00" ON THE EAST LINE OF THE NORTH-WEST QUARTER OF SECTION 29-TOWNSHIP 27 NORTH-RANGE 43 EAST, W.M., AS PER RECORD OF SURVEY IN BOOK 47 PAGE 51.

SPOKANE COUNTY DIVISION OF PLANNING

EXAMINED AND APPROVED THIS 13th DAY OF December, 2006. Director Spokane County Planning Department

EXAMINED AND APPROVED THIS 13th DAY OF December, 2006. Spokane County Health Officer

EXAMINED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON, ON THIS 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 PLAT HAVE BEEN FULLY PAID THIS 18th DAY OF December, 2006.

SPOKANE COUNTY UTILITIES DEPARTMENT EXAMINED AND APPROVED THIS 6th DAY OF December, 2006.

SPOKANE COUNTY ASSESSOR EXAMINED AND APPROVED THIS 13th DAY OF December, 2006.

SPOKANE COUNTY ENGINEER EXAMINED AND APPROVED THIS 5th DAY OF December, 2006.



WELLINGTON SECOND ADDITION

AN UNPLATTED PORTION OF THE S.E.1/4 SEC.29, T27N, R43E, W.M., SPOKANE COUNTY, WASHINGTON

SURVEYOR'S CERTIFICATE

THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.

Clifford E. Cameron

CLIFFORD E. CAMERON, PLS PROFESSIONAL LAND SURVEYOR LICENSE NO. 20640.



Cameron & Associates

LAND SURVEYING SERVICE P.O. BOX 641 COLBERT, WA 99005 (509) 467-0148

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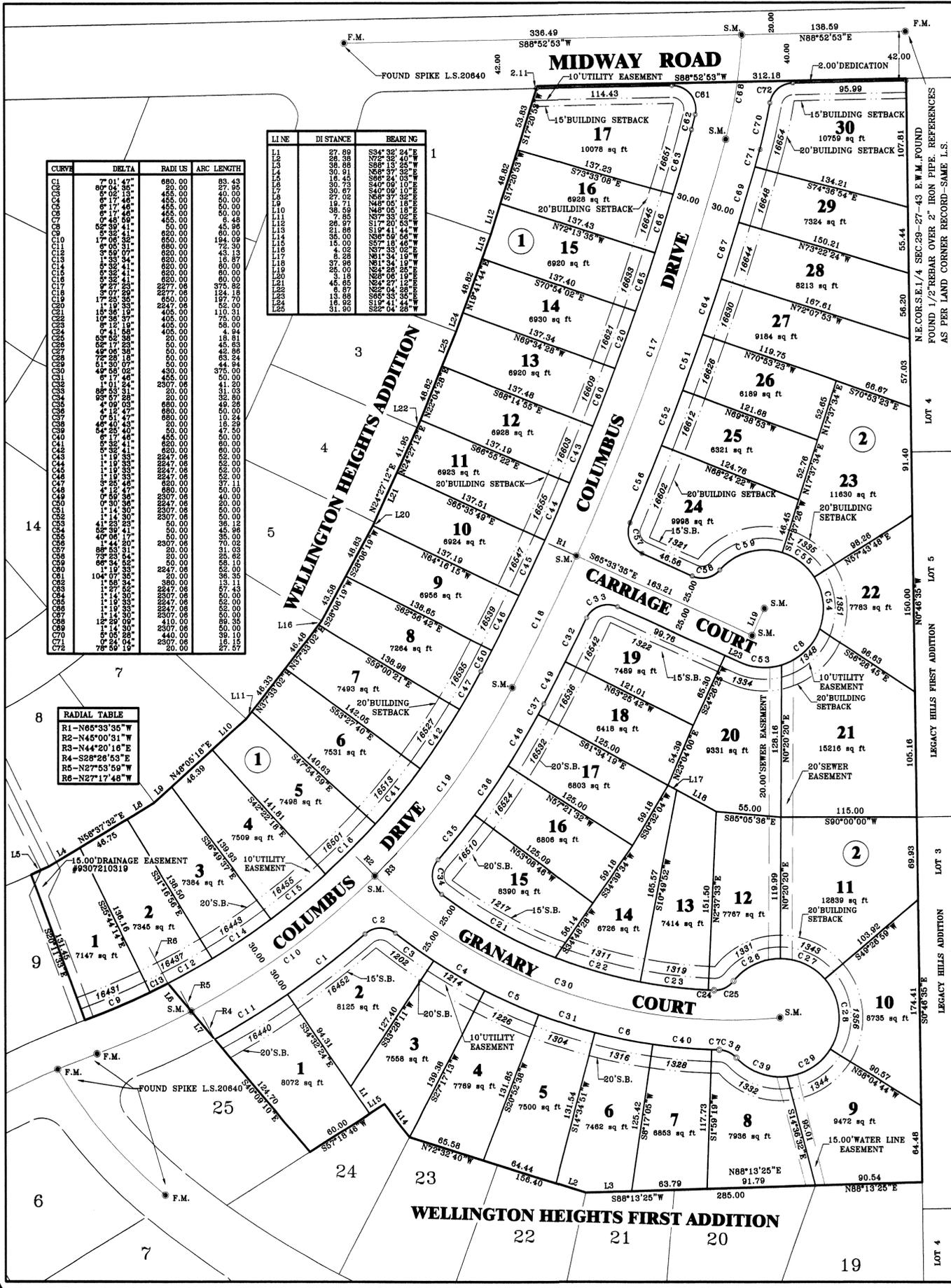


Table with columns: CURVE, DELTA, RADIUS, ARC LENGTH. Lists curve data for various lots.

Table with columns: LINE, DISTANCE, BEARING. Lists line data for various lots.

RADIAL TABLE with columns: R1, R2, R3, R4, R5, R6 and corresponding bearings.