

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LANZCE G. DOUGLASS AND U.S. BANK N.A., HAVE PLATTED INTO LOTS,BLOCKS AND STREETS, THE LAND SHOWN HEREON TO BE KNOWN AS "WELLINGTON HEIGHTS THIRD ADDITION", BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 27 NORTH, RANGE 43 EAST,W.M., IN SPOKANE COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29,TOWNSHIP 27 NORTH, RANGE 43 EAST,W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE N66°44'13"E ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HATCH ROAD, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING N66°44'13"E ALONG SAID NORTHERLY LINE OF SAID SOUTHWEST QUARTER FOR A DISTANCE OF 1294.06 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER;

SAID PARCEL CONTAINS 17.21 ACRES MORE OR LESS.

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

SUBJECT TO ALL EASEMENTS OF RECORD.

CONDITIONS

THE FRONT, FLANKING, SIDE, AND REAR YARD SETBACKS SHOWN ON THIS PLAT MAY BE VARIED FROM ONLY AFTER A VARIANCE APPROVAL IS OBTAINED.

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 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 USE OF PRIVATE WELLS AND WATER SYSTEM IS PROHIBITED.

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. NO WILL ANY OBJECTS BE PLACED IN SAID EASEMENT THAT WOULD OBSTRUCT THE SIGHT DISTANCE NECESSARY FOR SAFE AND EFFICIENT VEHICULAR MOVEMENT. ANY OTHER EASEMENT 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.

"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 PROHIBIT CHANGES IN GRADE OVER INSTALLED UNDERGROUND FACILITIES, AND 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." "SERVICE UTILITY COMPANIES ARE ALSO GRANTED THE RIGHT TO INSTALL UTILITIES CROSSING THE BORDER EASEMENT AS NEEDED TO ACCESS UTILITY EASEMENTS FROM ROAD RIGHT OF WAY."THE PRIVATE ROADS,AS SHOWN HEREON, ARE ACCESS AND UTILITY EASEMENTS WHICH PROVIDE A MEANS OF INGRESS,EGRESS AND UTILITY SERVICE FOR THE LOTS WITHIN THE PLAT HAVING FRONTAGE THEREON.

"THE PRIVATE ROADS AND COMMON AREAS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE WELLINGTON HEIGHTS THIRD ADDITION HOMEOWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED #538146-001 UNDER STATE U.B.I. NO.802-458-519."

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.

A WETLAND AND WETLAND BUFFER CURRENTLY EXISTS ON COMMON AREA "TRACT-A". ANY DEVELOPMENT OR ALTERATION OF THE VEGETATION WITHIN THIS WETLAND AND BUFFER IS PROHIBITED IN PERPETUITY EXCEPT IN CONFORMANCE WITH THE SPOKANE COUNTY CRITICAL AREAS ORDINANCE. NO DIRECT ACCESS SHALL BE ALLOWED FROM LOTS TO HATCH ROAD, UNTIL SUCH TIME AS AUTHORIZED BY THE COUNTY ENGINEER.

"WARNING: SPOKANE COUNTY HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHER WISE 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."

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 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 SERVICE WILL BE PROVIDED TO EACH LOT PRIOR TO SALE. THE USE OF INDIVIDUAL ON-SITE SEWAGE SYSTEMS SHALL NOT BE AUTHORIZED.

A TEN FOOT EASEMENT FOR UTILITIES IS HEREBY GRANTED ALONG ALL ROAD FRONTAGE PROPERTY LINES.

BLANKET DRAINAGE EASEMENTS WITHIN TRACTS "A", "B", AND "F" 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 WELLINGTON HEIGHTS THIRD ADDITION HOMEOWNERS ASSOCIATION. A DRAINAGE EASEMENT IS GRANTED TO SPOKANE COUNTY OVER ALL COMMON AREA TRACTS FOR INSPECTION AND EMERGENCY MAINTENANCE OF STORMWATER FACILITIES.

SPOKANE COUNTY AND ITS AUTHORIZED AGENTS ARE HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS TO, AND FROM ALL DRAINAGE EASEMENTS AND TRACTS FOR THE PURPOSE OF INSPECTION AND EMERGENCY MAINTENANCE OF THE DRAINAGE FACILITIES, IF NOT PROPERLY MAINTAINED BY THE PROPERTY OWNER(S) OR THE WELLINGTON HEIGHTS THIRD ADDITION 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 THE RESPONSIBILITY IN WRITING. NEITHER DOES SPOKANE COUNTY ACCEPT ANY LIABILITY FOR ANY FAILURE BY THE PROPERTY OWNER(S) OR THE WELLINGTON HEIGHTS THIRD ADDITION HOMEOWNERS ASSOCIATION TO PROPERLY MAINTAIN SUCH AREAS.

POSITIVE DRAINAGE SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) ALONG THE NORTH PLAT BOUNDARY FROM HATCH ROAD EASTWARD TO THE MAPPED DEPRESSION AND WETLAND AFFECTING BUILDING LOTS 1-3, BLOCK 1 AND COMMON AREA TRACT "A".

THE REGULATIONS OF THE NATIONAL FLOOD INSURANCE PROGRAM SHALL BE OBSERVED AS THIS PLAT IS AFFECTED BY A FLOOD HAZARD ZONE. A FLOODPLAIN DEVELOPMENT PERMIT SHALL BE OBTAINED FROM THE COUNTY ENGINEER BEFORE CONSTRUCTION OR DEVELOPMENT BEGINS WITHIN ANY AREA OF SPECIAL FLOOD HAZARD (REF.CHAPTER 3.20 OF THE SPOKANE COUNTY CODE-FLOOD DAMAGE PROTECTION) OR WITHIN ANY LOT ALL OR A PORTION OF WHICH INCLUDES A SPECIAL HAZARD. THIS INCLUDES ANY STRUCTURES, EXCAVATION, FILL PLACEMENT, PAVING, ETC. AND IS APPLICABLE ALSO TO DRIVEWAYS, ROADS, AND APPROACHES.

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 UBC CODE WITH RESPECT TO DAMPROOFING AND WATERPROOFING BE IMPLEMENTED AS PART OF THE BASEMENT FOUNDATION CONSTRUCTION.

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 WITH 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 COURSES 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 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 THE 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 HAS BEEN DISCHARGED ONTO THIS PLAT PRIOR TO DEVELOPMENT, STORMWATER RUNOFF WILL LIKELEY CONTINUE TO DO SO AFTER DEVELOPMENT.

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 FROUND 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 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 WELLINGTON HEIGHTS THIRD ADDITION HOMEOWNERS ASSOCIATION IS RESPONSIBLE TO KEEP OPEN AND CLEAN RELATED STORMWATER 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 WELLINGTON HEIGHTS THIRD ADDITION HOMEOWNERS ASSOCIATION TO PROPERLY MAINTAIN SUCH AREAS. SPOKANE COUNTY IS ONLY RESPONSIBLE FOR MAINTAINING THE STORMWATER STRUCTURES LOCATED WITHIN PUBLIC RIGHT OF WAY AS SHOWN IN THE FINAL PLAT DOCUMENTS. THE PROPERTY OWNER(S) AND/OR WELLINGTON HEIGHTS THIRD ADDITION HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES, WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

THE PRIVATE ROADS AND DRAINAGE EASEMENTS ARE SUBJECT TO THE SEPARATE DECLARATION OF COVENANT AS RECORDED FEBRUARY 1, 2005 UNDER AUCORA DOC.#5175266 WHICH BY REFERENCE IS MADE A PART HEREOF.

THE WELLINGTON HEIGHTS THIRD ADDITION HOMEOWNERS 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, CLC ASSOCIATES, 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 STORMWATER 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 WELLINGTON HEIGHTS THIRD ADDITION HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OR OTHER LIABILITIES, WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

IF THE WELLINGTON HEIGHTS THIRD ADDITION 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 WELLINGTON HEIGHTS 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 WELLINGTON HEIGHTS THIRD ADDITION HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST.

SHOULD THE WELLINGTON HEIGHTS THIRD ADDITION 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 WELLINGTON HEIGHTS THIRD ADDITION 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 PRIVATE ROADS AND COMMON AREA TRACTS 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 HOMEOWNER'S 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 OFORESAID INDIVIDUAL AND CORPORATION HAVE CAUSED THEIR NAMES, AND SUBSCRIBE THEIR CORPORATE SEALS TO BE AFFIXED THIS 25th DAY OF January 2005

Lance G. Douglass

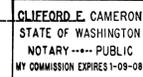
ACKNOWLEDGEMENT

STATE OF WASHINGTON COUNTY OF SPOKANE

THIS IS TO CERTIFY THAT ON THIS 25th DAY OF January 2005, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED LANZCE G. DOUGLASS AN INDIVIDUAL WHOM EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED, AND UNDER OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

Clifford E. Cameron

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE MY COMMISSION EXPIRES 7-9-08



BASIS OF BEARING

ASSUMED BEARING N02°17'12"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29-TOWNSHIP 27 NORTH-RANGE 43 EAST,W.M.

ACCURACY STATEMENT

THIS SURVEY WAS PERFORMED USING A LIETZ SETCG 2 SECOND TOTAL STATION WITH SDR EXPERT ELECTRONIC FIELD BOOK. THIS SURVEY MEETS OR EXCEEDS WAC 332-130-090-PART "C"

ACKNOWLEDGEMENT

STATE OF WASHINGTON COUNTY OF SPOKANE

THIS IS TO CERTIFY THAT ON THIS 25th DAY OF January 2005, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED THOMAS A.MC LAUGHLIN REPRESENTING U.S.BANK NATIONAL ASSOCIATION, WHICH EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATIONS FOR THE USES AND PURPOSES THEREIN MENTIONED, AND UNDER OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEALS AFFIXED ARE THE CORPORATE SEALS OF SAID CORPORATIONS GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

Ana M. Hesperin

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE MY COMMISSION EXPIRES 12-29-08

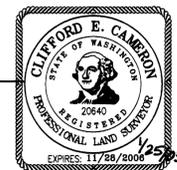


SURVEYOR'S CERTIFICATE

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

Clifford E. Cameron

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



AUDITOR'S CERTIFICATE

FILED FOR RECORDING THIS 8 DAY OF February 2005. AT 2:52 PM IN BOOK 88 OF PLATS AT PAGE 3714 AT THE REQUEST OF Lance G. Douglass & U.S. Bank

PLAT # 3714

RDyer Deputy SPOKANE COUNTY AUDITOR

SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING

EXAMINED AND APPROVED THIS 9th DAY OF February 2005.

Jammy Jones in Director SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 8th DAY OF February 2005.

P. H. H. R. S. SPOKANE REGIONAL HEALTH OFFICER

SPOKANE COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON, ON THIS 24th DAY OF February 2005.

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 7th DAY OF Feb 2005.

Linda M. Delantero Speech SPOKANE COUNTY TREASURER, BY DEPUTY

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 15th DAY OF February 2005.

SPOKANE COUNTY UTILITIES DEPARTMENT.

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 24th DAY OF February 2005.

Ralph Baker by M.K. Wolf SPOKANE COUNTY ASSESSOR, BY DEPUTY

SPOKANE COUNTY DIVISION OF ENGINEERING

EXAMINED AND APPROVED THIS 24th DAY OF February 2005.

SPOKANE COUNTY ENGINEER

FINAL PLAT OF

Wellington Heights Third Addition

(A PLANNED UNIT DEVELOPMENT)- PHASE ONE

AN UNPLATTED PORTION OF THE N.E.1/4 SEC.29,T27N,R43E.W.M.,

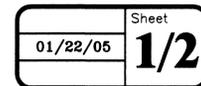
SPOKANE COUNTY, WASHINGTON

PAGE 1 OF 2

JANUARY, 2005

Cameron & Associates

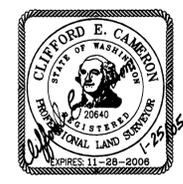
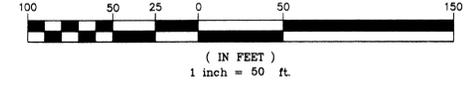
8419 N NORTHVIEW COURT SPOKANE, WA. 99208 509/ 467-0148



SILVER PINES

CURVE	DELTA	RADIUS	ARC LENGTH
1	90°00'00"	20.00	31.42
2	90°00'00"	20.00	31.42
3	90°00'00"	20.00	31.42
4	90°00'00"	20.00	31.42
5	90°00'00"	20.00	31.42
6	90°00'00"	20.00	31.42
7	90°00'00"	20.00	31.42
8	90°00'00"	20.00	31.42
9	90°00'00"	20.00	31.42
10	90°00'00"	20.00	31.42
11	90°00'00"	20.00	31.42
12	90°00'00"	20.00	31.42
13	90°00'00"	20.00	31.42
14	90°00'00"	20.00	31.42
15	90°00'00"	20.00	31.42
16	90°00'00"	20.00	31.42
17	90°00'00"	20.00	31.42
18	90°00'00"	20.00	31.42
19	90°00'00"	20.00	31.42
20	90°00'00"	20.00	31.42
21	90°00'00"	20.00	31.42
22	90°00'00"	20.00	31.42
23	90°00'00"	20.00	31.42
24	90°00'00"	20.00	31.42
25	90°00'00"	20.00	31.42
26	90°00'00"	20.00	31.42
27	90°00'00"	20.00	31.42
28	90°00'00"	20.00	31.42
29	90°00'00"	20.00	31.42
30	90°00'00"	20.00	31.42
31	90°00'00"	20.00	31.42
32	90°00'00"	20.00	31.42
33	90°00'00"	20.00	31.42
34	90°00'00"	20.00	31.42
35	90°00'00"	20.00	31.42
36	90°00'00"	20.00	31.42
37	90°00'00"	20.00	31.42
38	90°00'00"	20.00	31.42
39	90°00'00"	20.00	31.42
40	90°00'00"	20.00	31.42
41	90°00'00"	20.00	31.42
42	90°00'00"	20.00	31.42
43	90°00'00"	20.00	31.42
44	90°00'00"	20.00	31.42
45	90°00'00"	20.00	31.42
46	90°00'00"	20.00	31.42
47	90°00'00"	20.00	31.42
48	90°00'00"	20.00	31.42
49	90°00'00"	20.00	31.42
50	90°00'00"	20.00	31.42
51	90°00'00"	20.00	31.42
52	90°00'00"	20.00	31.42
53	90°00'00"	20.00	31.42
54	90°00'00"	20.00	31.42
55	90°00'00"	20.00	31.42
56	90°00'00"	20.00	31.42
57	90°00'00"	20.00	31.42
58	90°00'00"	20.00	31.42
59	90°00'00"	20.00	31.42
60	90°00'00"	20.00	31.42
61	90°00'00"	20.00	31.42
62	90°00'00"	20.00	31.42
63	90°00'00"	20.00	31.42
64	90°00'00"	20.00	31.42
65	90°00'00"	20.00	31.42
66	90°00'00"	20.00	31.42
67	90°00'00"	20.00	31.42
68	90°00'00"	20.00	31.42
69	90°00'00"	20.00	31.42
70	90°00'00"	20.00	31.42
71	90°00'00"	20.00	31.42
72	90°00'00"	20.00	31.42
73	90°00'00"	20.00	31.42
74	90°00'00"	20.00	31.42
75	90°00'00"	20.00	31.42
76	90°00'00"	20.00	31.42
77	90°00'00"	20.00	31.42
78	90°00'00"	20.00	31.42
79	90°00'00"	20.00	31.42
80	90°00'00"	20.00	31.42
81	90°00'00"	20.00	31.42
82	90°00'00"	20.00	31.42
83	90°00'00"	20.00	31.42
84	90°00'00"	20.00	31.42
85	90°00'00"	20.00	31.42
86	90°00'00"	20.00	31.42
87	90°00'00"	20.00	31.42
88	90°00'00"	20.00	31.42
89	90°00'00"	20.00	31.42
90	90°00'00"	20.00	31.42

GRAPHIC SCALE

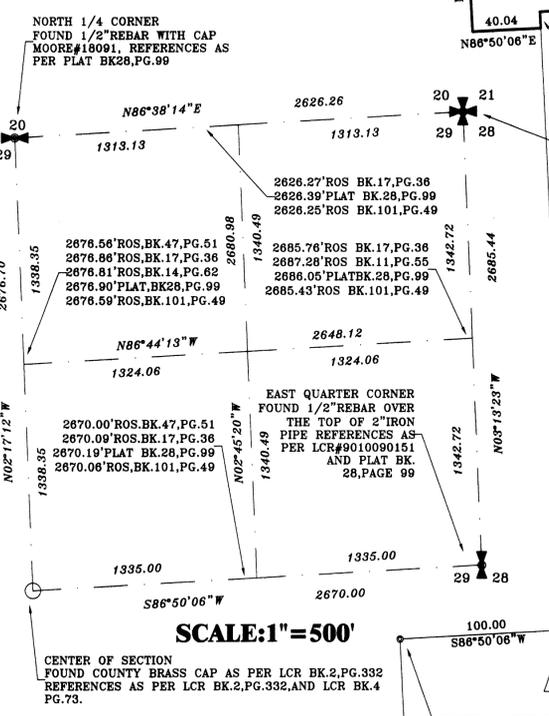
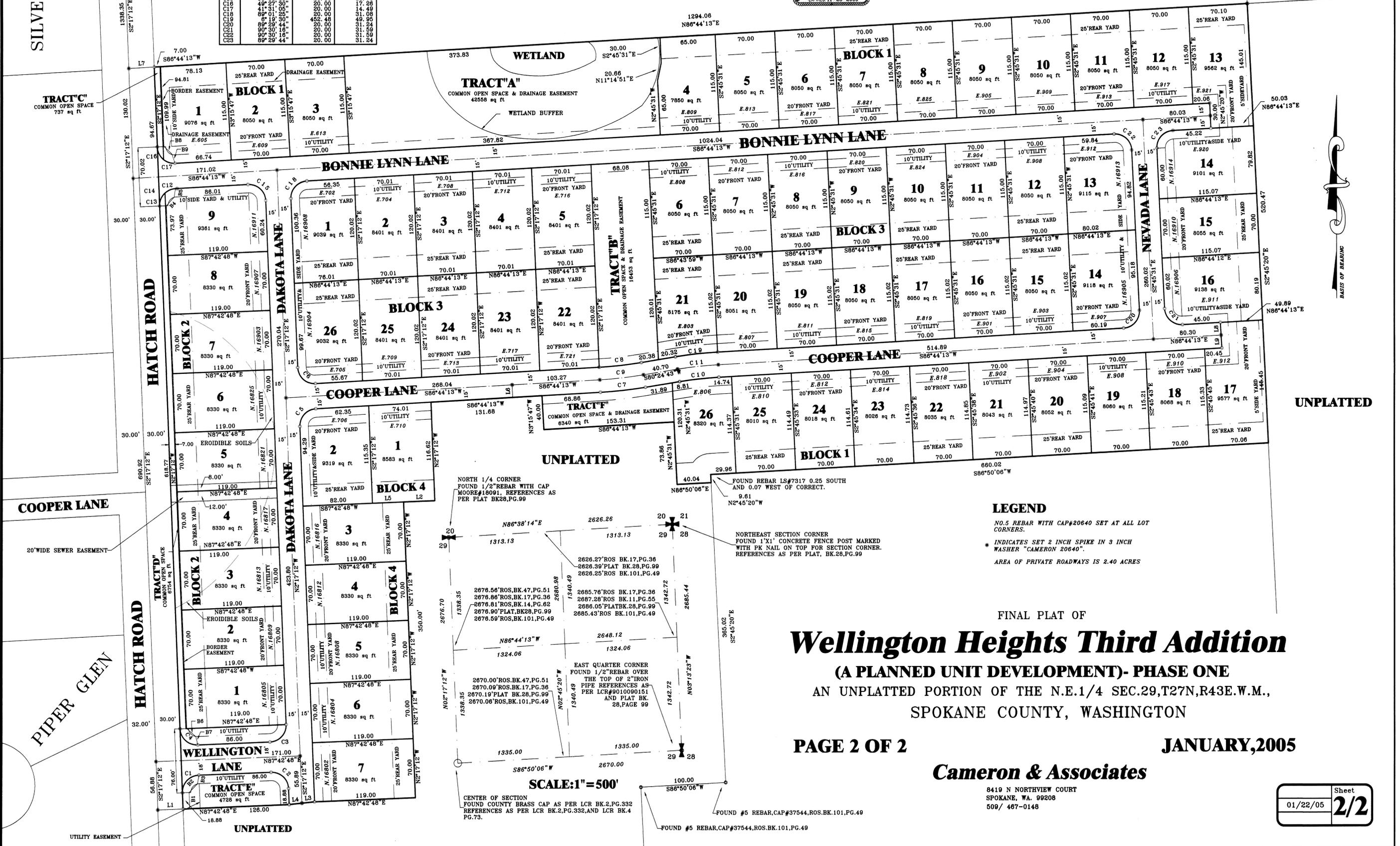


LINE	DI STANCE	BEARING
L1	30.00	N87°42'48" E
L2	15.00	S87°42'48" W
L3	15.00	S87°42'48" W
L4	15.00	S87°42'48" W
L5	15.00	S87°42'48" W
L6	15.00	S87°42'48" W
L7	15.00	S87°42'48" W
L8	15.00	S87°42'48" W
L9	15.00	S87°42'48" W
L10	15.00	S87°42'48" W
L11	15.00	S87°42'48" W
L12	15.00	S87°42'48" W
L13	15.00	S87°42'48" W
L14	15.00	S87°42'48" W
L15	15.00	S87°42'48" W
L16	15.00	S87°42'48" W
L17	15.00	S87°42'48" W
L18	15.00	S87°42'48" W
L19	15.00	S87°42'48" W
L20	15.00	S87°42'48" W
L21	15.00	S87°42'48" W
L22	15.00	S87°42'48" W
L23	15.00	S87°42'48" W
L24	15.00	S87°42'48" W
L25	15.00	S87°42'48" W
L26	15.00	S87°42'48" W
L27	15.00	S87°42'48" W
L28	15.00	S87°42'48" W
L29	15.00	S87°42'48" W
L30	15.00	S87°42'48" W
L31	15.00	S87°42'48" W
L32	15.00	S87°42'48" W
L33	15.00	S87°42'48" W
L34	15.00	S87°42'48" W
L35	15.00	S87°42'48" W
L36	15.00	S87°42'48" W
L37	15.00	S87°42'48" W
L38	15.00	S87°42'48" W
L39	15.00	S87°42'48" W
L40	15.00	S87°42'48" W
L41	15.00	S87°42'48" W
L42	15.00	S87°42'48" W
L43	15.00	S87°42'48" W
L44	15.00	S87°42'48" W
L45	15.00	S87°42'48" W
L46	15.00	S87°42'48" W
L47	15.00	S87°42'48" W
L48	15.00	S87°42'48" W
L49	15.00	S87°42'48" W
L50	15.00	S87°42'48" W
L51	15.00	S87°42'48" W
L52	15.00	S87°42'48" W
L53	15.00	S87°42'48" W
L54	15.00	S87°42'48" W
L55	15.00	S87°42'48" W
L56	15.00	S87°42'48" W
L57	15.00	S87°42'48" W
L58	15.00	S87°42'48" W
L59	15.00	S87°42'48" W
L60	15.00	S87°42'48" W
L61	15.00	S87°42'48" W
L62	15.00	S87°42'48" W
L63	15.00	S87°42'48" W
L64	15.00	S87°42'48" W
L65	15.00	S87°42'48" W
L66	15.00	S87°42'48" W
L67	15.00	S87°42'48" W
L68	15.00	S87°42'48" W
L69	15.00	S87°42'48" W
L70	15.00	S87°42'48" W
L71	15.00	S87°42'48" W
L72	15.00	S87°42'48" W
L73	15.00	S87°42'48" W
L74	15.00	S87°42'48" W
L75	15.00	S87°42'48" W
L76	15.00	S87°42'48" W
L77	15.00	S87°42'48" W
L78	15.00	S87°42'48" W
L79	15.00	S87°42'48" W
L80	15.00	S87°42'48" W
L81	15.00	S87°42'48" W
L82	15.00	S87°42'48" W
L83	15.00	S87°42'48" W
L84	15.00	S87°42'48" W
L85	15.00	S87°42'48" W
L86	15.00	S87°42'48" W
L87	15.00	S87°42'48" W
L88	15.00	S87°42'48" W
L89	15.00	S87°42'48" W
L90	15.00	S87°42'48" W
L91	15.00	S87°42'48" W
L92	15.00	S87°42'48" W
L93	15.00	S87°42'48" W
L94	15.00	S87°42'48" W
L95	15.00	S87°42'48" W
L96	15.00	S87°42'48" W
L97	15.00	S87°42'48" W
L98	15.00	S87°42'48" W
L99	15.00	S87°42'48" W
L100	15.00	S87°42'48" W

BORDER EASEMENT TABLE

LINE	DI STANCE	BEARING
B1	18.88	N87°17'12" W
B2	14.14	N87°42'48" W
B3	14.14	N87°42'48" W
B4	13.97	N87°13'30" E
B5	10.20	S87°42'48" W
B6	14.14	S87°42'48" W
B7	10.20	S87°13'30" E
B8	14.14	S87°42'48" W
B9	11.64	S87°08'04" W
B10	11.64	S87°08'04" W

PLAT # 3714



LEGEND

- NO.5 REBAR WITH CAP#20640 SET AT ALL LOT CORNERS.
- INDICATES SET 2 INCH SPIKE IN 3 INCH WASHER "CAMERON 20640".
- AREA OF PRIVATE ROADWAYS IS 2.40 ACRES

Wellington Heights Third Addition

(A PLANNED UNIT DEVELOPMENT)- PHASE ONE

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

PAGE 2 OF 2

JANUARY, 2005

Cameron & Associates

8419 N NORTHVIEW COURT
SPOKANE, WA. 99208
509/ 487-0148

Sheet	2/2
01/22/05	