

# FINAL PLAT

# WELLINGTON HEIGHTS FOURTH ADDITION

A PORTION OF THE SW 1/4 OF THE NE 1/4 SECTION 29 TOWNSHIP 27 NORTH, RANGE 43 EAST, W.M.  
(PLANNED UNIT DEVELOPMENT) SPOKANE COUNTY, WASHINGTON

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, THAT WELLINGTON 3RD LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE OWNER OF SAID PROPERTY TO BE PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER, ALL EASEMENTS, AND OTHER AREAS INTENDED FOR PUBLIC USE SHOWN HEREIN; SAID PLATTED LAND BEING DESCRIBED AS FOLLOWS TO BE KNOWN AS WELLINGTON HEIGHTS FOURTH ADDITION P.U.D., BEING THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 27 NORTH, RANGE 43 EAST W.M., BEGINNING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 26, BLOCK 1 OF WELLINGTON HEIGHTS THIRD ADDITION RECORDED IN BOOK 30 OF PLATS, PAGE(S) 84-85, RECORDS OF SPOKANE COUNTY, WASHINGTON;  
 THENCE NORTH 86°50'06" EAST ALONG THE SOUTH LINE OF SAID LOT 26, A DISTANCE OF 40.16 FEET TO THE WEST LINE OF THE EAST 660 FEET OF SAID QUARTER;  
 THENCE SOUTH 02°45'27" EAST ALONG SAID LINE A DISTANCE OF 355.26 FEET;  
 THENCE SOUTH 86°50'17" WEST A DISTANCE OF 100.15 FEET;  
 THENCE SOUTH 02°46'10" EAST A DISTANCE OF 435.15 FEET TO THE NORTH RIGHT OF WAY OF MIDWAY ROAD;  
 THENCE SOUTH 86°50'06" WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 224.69 FEET;  
 THENCE NORTH 03°29'36" WEST A DISTANCE OF 118.92 FEET;  
 THENCE NORTH 57°58'45" WEST A DISTANCE OF 51.66 FEET;  
 THENCE NORTH 02°17'12" WEST A DISTANCE OF 289.17 FEET TO THE SOUTHEAST CORNER OF LOT 7, BLOCK 4 OF SAID WELLINGTON HEIGHTS THIRD ADDITION;  
 THENCE THE NEXT 7 CALLS ALONG SAID PLAT:  
 (1) THENCE NORTH 02°17'12" WEST A DISTANCE OF 349.95 FEET;  
 (2) THENCE NORTH 87°42'48" EAST A DISTANCE OF 37.00 FEET;  
 (3) THENCE NORTH 02°17'12" WEST A DISTANCE OF 116.62 FEET;  
 (4) THENCE NORTH 86°44'13" EAST A DISTANCE OF 131.68 FEET;  
 (5) THENCE SOUTH 03°15'47" EAST A DISTANCE OF 40.00 FEET;  
 (6) THENCE NORTH 86°44'13" EAST A DISTANCE OF 153.31 FEET;  
 (7) THENCE SOUTH 02°45'31" EAST A DISTANCE OF 73.86 FEET TO THE POINT OF BEGINNING;

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON

HAVING AN AREA OF 6.1 ACRES

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

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. 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 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.

DRY 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 DRY 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 SAME. SAID PROVISION DOES NOT PROHIBIT LATERAL CROSSING OF DRY FACILITIES WITH RESIDENTIAL WATER SERVICE LINES, BUT SHALL PROHIBIT INSTALLATION OF WATER METER BOXES IN SAID EASEMENT STRIP. IN ADDITION, THE INSTALLATION OF STREET LIGHT POLES, TREES, BRICK, ROCK OR MASONRY STRUCTURE WITHIN THE AFOREMENTIONED UTILITY STRIP IS PROHIBITED, UNLESS INSTALLED BY A SERVING UTILITY.

WARNING: SPOKANE COUNTY HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE THE PRIVATE ROADS AND ASSOCIATED DRAINAGE FACILITIES CONTAINED WITHIN OR PROVIDING SERVICE TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT. BY ACCEPTING THIS PLAT OF SUBSEQUENTLY BY ALLOWING A BUILDING PERMIT TO BE ISSUED FOR 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 OR ITS ASSOCIATED DRAINAGE FACILITIES. 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.

THE BUILDING LOTS WITHIN THIS PLAT ARE SUBJECT TO SUBSURFACE INVESTIGATION AND RECOMMENDATIONS IN THE DESIGN OF BASEMENTS OR RETAINING STRUCTURES AT THE TIME OF THE RESIDENTIAL BUILDING OR GRADING PERMITS.

THE PRIVATE ROADS AND/OR COMMON AREAS AND TRACTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE WELLINGTON HEIGHTS THIRD ADDITION HOMEOWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED DECEMBER 30, 2004 UNDER STATE UBI NUMBER 602458519.

THE PRIVATE ROADS, TRACT "A", "B" & "C" 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.

NO DIRECT ACCESS SHALL BE ALLOWED FROM LOTS TO MIDWAY ROAD, UNTIL SUCH TIME AS AUTHORIZED BY THE SPOKANE COUNTY ENGINEERS.

THE SUBDIVIDER/SPONSOR WILL CONSTRUCT THE PRIVATE ROADS AND ASSOCIATED DRAINAGE FACILITIES IN CONFORMANCE WITH THE APPROVED PLANS ON FILE IN THE COUNTY ENGINEER'S OFFICE.

A LOT IS SERVED BY A PRIVATE ROAD WHEN: A. THE ONLY ROAD FRONTAGE FOR THE LOT IN THE DEVELOPMENT IS ON THE PRIVATE ROAD, OR; B. A LOT HAVING FRONTAGE ON MORE THAN ONE ROAD (PUBLIC OR PRIVATE) CONSTRUCTS AN APPROACH TO THE PRIVATE ROAD.

THE WELLINGTON HEIGHTS THIRD ADDITION HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS IN INTEREST SHALL MAINTAIN THE PRIVATE ROADS AND ASSOCIATED DRAINAGE FACILITIES IN CONFORMANCE WITH THE APPROVED PLANS ON FILE IN THE COUNTY ENGINEER'S OFFICE.

THE OWNER(S) OF ANY LOT CREATED BY THE DEVELOPMENT OR ALTERNATION THEREOF AND SERVED BY A PRIVATE ROAD SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAID PRIVATE ROAD, INCLUDING ASSOCIATED DRAINAGE FACILITIES.

MAINTENANCE FINANCING OF THE PRIVATE ROADS AND ASSOCIATED DRAINAGE FACILITIES SHALL BE IN A MANNER DETERMINED BY 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 OWNERS, OR THEIR SUCCESSORS IN INTEREST, WHO ARE MEMBERS OF THE WELLINGTON HEIGHTS THIRD ADDITION HOMEOWNERS ASSOCIATION AT THE TIME OF SAID TERMINATION.

IN THE EVENT SUCH PRIVATE ROAD INCLUDING ASSOCIATED DRAINAGE FACILITIES IS IMPROVED TO SPOKANE COUNTY STANDARDS FOR PUBLIC STREETS, AND THE COUNTY IS WILLING TO ACCEPT THE DEDICATION OF SUCH ROAD AND DRAINAGE FACILITIES, EACH LOT OWNER SHALL EXECUTE ANY DOCUMENTS NECESSARY TO ACCOMPLISH SUCH DEDICATION.

OWNERS OF LOTS WITHIN THE DEVELOPMENT WHO ARE SERVED BY SUCH ROAD, MAY SUE AND RECOVER DAMAGES AND ATTORNEYS' FEES FROM ANY OWNER OF ANY LOT WITHIN THE DEVELOPMENT WHICH IS SIMILARLY SERVED WHO REFUSES TO PARTICIPATE IN THE ROAD AND DRAINAGE FACILITIES CONSTRUCTION, FINANCING, AND MAINTENANCE.

WHENEVER THE WELLINGTON HEIGHTS THIRD ADDITION HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS IN INTEREST FAIL TO MAINTAIN THE DRAINAGE FACILITIES IN CONFORMANCE WITH THE APPROVED DRAINAGE PLAN, A NOTICE WILL BE GIVEN TO THE WELLINGTON HEIGHTS THIRD ADDITION HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS IN INTEREST BY THE COUNTY. IF NOT CORRECTED AFTER 10 DAYS, THE COUNTY HAS THE RIGHT TO CORRECT THE MAINTENANCE FAILURE OR HAVE IT CORRECTED AT THE EXPENSE OF THE WELLINGTON HEIGHTS THIRD ADDITION HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS IN INTEREST, OR LOTS IN THE DEVELOPMENT.

SPOKANE COUNTY DOES NOT ACCEPT THE RESPONSIBILITY OF MAINTAINING THE DRAINAGE COURSE ON PRIVATE LOTS WITHIN DRAINAGE EASEMENTS OR FLOODPLAIN AREAS, NO THE RESPONSIBILITY FOR ANY DRAINAGE, 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.

A SIX FOOT WIDE SIDEWALK EASEMENT IS GRANTED TO AS INDICATED HEREON FOR SIDEWALKS.

THE PRIVATE ROADS AND TRACT "B" AS PLATTED AND SHOWN HEREON, 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 TRACTS FOR INSPECTION AND EMERGENCY MAINTENANCE OF STORMWATER FACILITIES.

SPOKANE COUNTY AND ITS AUTHORIZED AGENTS ARE HEREBY GRANTED THE RIGHT TO INGRESS AND EGRESS TO, OVER AND FROM ALL PRIVATE ROADS AND TRACT "B" FOR THE PURPOSES 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 THAT 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.

IF GROUNDWATER OR MOTTLLED 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 DAMP-PROOFING AND WATER-PROOFING 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 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 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 HAVE DISCHARGED ONTO THIS PLAT PRIOR TO DEVELOPMENT, STORMWATER RUNOFF WILL LIKELY 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 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 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 THE PUBLIC ROW 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 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, MOUNTAIN CREST ENTERPRISES, 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 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 THIRD ADDITION 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 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.

**ACKNOWLEDGEMENT**

IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED HIS/HER NAME TO BE HERETO SUBSCRIBED THIS 9th DAY OF August 2016

WELLINGTON 3RD LLC, A WASHINGTON LIMITED LIABILITY COMPANY,

BY [Signature] ITS member

**ACKNOWLEDGMENTS**

STATE OF WASHINGTON )  
 ) SS  
 COUNTY OF SPOKANE )

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT Lance E. Douglas 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 WELLINGTON 3RD 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 9th DAY OF August 2016

[Signature]  
 NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE COUNTY, MY COMMISSION EXPIRES 12/31/19



SPOKANE COUNTY AUDITOR'S CERTIFICATE  
 FILED FOR RECORD THIS 20th DAY OF September, 2016 AT 3:55 P.M., IN BOOK 38 OF PLATS AT PAGE 838 AT THE REQUEST OF WHIPPLE CONSULTING ENGINEERING.

SPOKANE COUNTY AUDITOR BY DEPUTY  
 SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING  
 EXAMINED AND APPROVED THIS 20th DAY OF September, 2016  
[Signature]  
 DEPARTMENT OF BUILDING AND PLANNING

SPOKANE COUNTY PUBLIC WORKS DEPARTMENT  
 EXAMINED AND APPROVED THIS 24th DAY OF August, 2016  
[Signature]  
 SPOKANE COUNTY ENGINEER

SPOKANE COUNTY UTILITIES  
 EXAMINED AND APPROVED THIS 26th DAY OF August, 2016  
[Signature]  
 SPOKANE COUNTY UTILITIES

SPOKANE REGIONAL HEALTH DISTRICT  
 EXAMINED AND APPROVED THIS 13th DAY OF September, 2016  
[Signature]  
 FOR SPOKANE REGIONAL HEALTH OFFICER

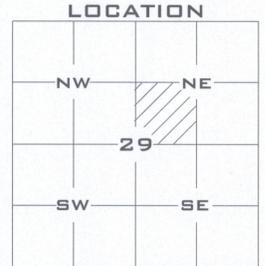
SPOKANE COUNTY TREASURER  
 I DO HEREBY CERTIFY THAT ALL TAXES WHICH HAVE BEEN LEVIED AND BECOME CHARGEABLE AGAINST THE LAND SHOWN WITHIN THIS MAP HAVE BEEN FULLY PAID THE 20th DAY OF September, 2016  
[Signature]  
 SPOKANE COUNTY TREASURER, BY DEPUTY

SPOKANE COUNTY ASSESSOR  
 EXAMINED AND APPROVED THIS 20th DAY OF SEPTEMBER, 2016  
[Signature]  
 SPOKANE COUNTY ASSESSOR BY DEPUTY

SPOKANE COUNTY COMMISSIONERS  
 THIS PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON, THIS 20th DAY OF September, 2016  
[Signature]  
 CHAIRMAN, SPOKANE COUNTY COMMISSIONERS

**SURVEYOR'S CERTIFICATE**  
 I, JON A. GORDON, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WASHINGTON; THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION; THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND ACTUALLY SURVEYED; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AS SHOWN; AND THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE COUNTY OF SPOKANE SUBDIVISION ORDINANCE.

JON A. GORDON, P.L.S. CERTIFICATE NO. 43610  
 DATE 8/04/16  
**COUNTY OF SPOKANE**  
**FILE NO. PN-1908-02**



<b>FIELD BK:</b> 15-1428	<input type="checkbox"/> CIVIL	<b>WCE</b> WHIPPLE CONSULTING ENGINEERS 2828 NORTH SULLIVAN ROAD SPOKANE VALLEY, WA 99216 PH: 509-893-2617 FAX: 509-826-0227	<b>SHEET</b> 1 OF 2
<b>DATE:</b> 06/14/16	<input checked="" type="checkbox"/> STRUCTURAL SURVEYING		
<b>DRAWN:</b> JAG/BAG	<input type="checkbox"/> TRAFFIC		
<b>REVIEWED:</b> JAG	<input type="checkbox"/> PLANNING		
	<input type="checkbox"/> LANDSCAPE		
	<input type="checkbox"/> OTHER	<b>JOB NUMBER</b> 15-1426	

# FINAL PLAT WELLINGTON HEIGHTS FOURTH ADDITION

A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 29,  
TOWNSHIP 27 NORTH, RANGE 43 EAST, W.M.  
(PLANNED UNIT DEVELOPMENT) SPOKANE COUNTY, WASHINGTON

6536521 38-84  
SPOKANE COUNTY AUDITOR  
FILED FOR RECORD BY Wellington Heights, Inc. THIS 20th DAY OF  
September 2016 AT MINUTES PAST 5 O'CLOCK P.M. AND  
RECORDED IN BOOK 38 OF PLATS AT PAGE(S) 88 RECORDS OF SPOKANE  
COUNTY, WASHINGTON.

*[Signature]*  
SPOKANE COUNTY AUDITOR

**BASIS OF BEARINGS**  
THE BASIS OF BEARING FOR THIS PLAT IS N86°50'06"E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 29 AS SHOWN ON THE FINAL PLAT OF WELLINGTON HEIGHTS THIRD ADDITION AS RECORDED IN BOOK 30 OF PLATS, PAGES 84 & 85.

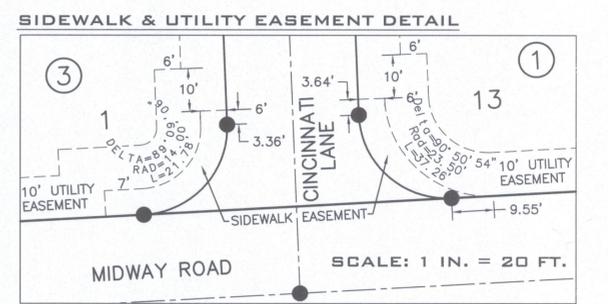
**NOTES**  
1) THIS SURVEY WAS BASED ON A TITLE REPORT PREPARED BY STEWART TITLE GUARANTY COMPANY ORDER #01271-11052, DATED JANUARY 29, 2016  
2) THIS PROPERTY MAY BE SUBJECT TO AN EASEMENT FOR SEWER IN FAVOR OF THE MEAD SCHOOL DISTRICT AS RECORDED UNDER NUMBER 6321894 & 6321895 JULY 28, 2014  
3) THE FENCE CORNER AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 4 OF WELLINGTON HEIGHTS THIRD ADDITION IS 1 FOOT EAST AND 1 FOOT SOUTH OF SAID CORNER. THE ENCLOSED PORTION MAY NOT BE A PART OF THIS PLAT.

**EQUIPMENT & PROCEDURES**  
THIS SURVEY WAS PERFORMED WITH A TOPCON "HYPER V" RTK GPS SYSTEM AND A 5-SECOND TOPCON GPT 3005LW TOTAL STATION THEODOLITE USING FIELD TRAVERSE PROCEDURES ACHIEVING MINIMUM CLOSURE STANDARDS PER WAC 332-130-090, WAC 332-130-100.

**LEGEND**  
● SET #4 REBAR & PLASTIC CAP OR NAIL & WASHER, AS APPLICABLE, MARKED "WCE LS 43610"  
○ FOUND #5 REBAR WITH PLASTIC CAP MARKED "CAMERON 20640," UNLESS OTHERWISE NOTED

**RECORD DOCUMENTS**  
(R1) FINAL PLAT OF WELLINGTON HEIGHTS FILED IN BOOK 30 OF PLATS, PAGES 84 & 85.  
(R2) RECORD OF SURVEY FILED IN BOOK 101 OF SURVEYS PAGE 49.  
(R3) RECORD OF SURVEY FILED IN BOOK 17 OF SURVEYS PAGE 36.

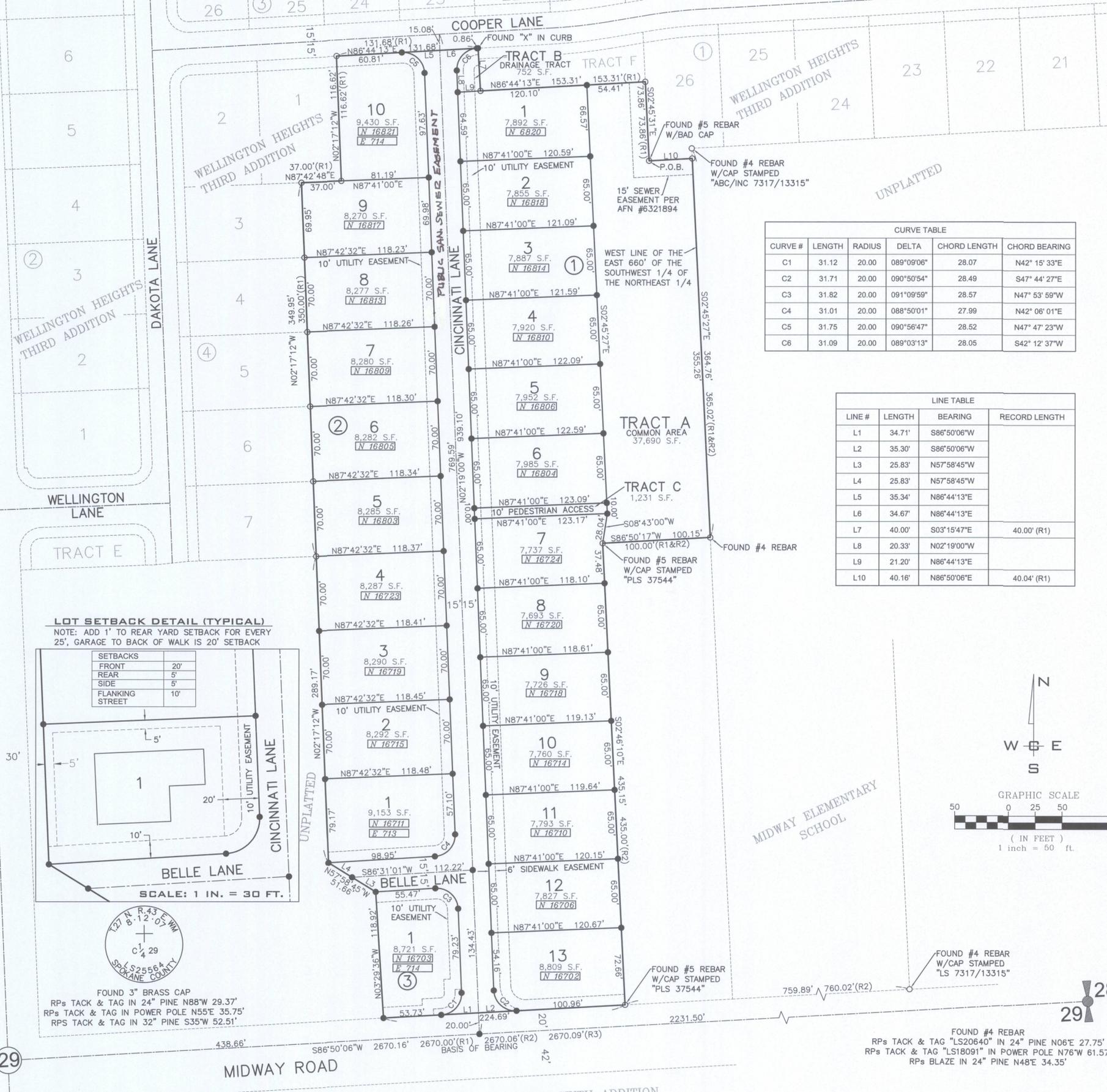
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(R2) RECORD OF SURVEY FILED IN BOOK 101 OF SURVEYS PAGE 49.  
(R3) RECORD OF SURVEY FILED IN BOOK 17 OF SURVEYS PAGE 36.



**COUNTY OF SPOKANE  
FILE NO. PN-1908-02**

FIELD BK: 15-1426	CIVIL	<b>WCE</b> WHIPPLE CONSULTING ENGINEERS 2528 NORTH SULLIVAN ROAD SPOKANE VALLEY, WA 99216 PH: 509-893-2617 FAX: 509-926-0227	<b>SHEET 2 OF 2</b>
DATE: 08/04/16	STRUCTURAL		
DRAWN: BAG/JAG	SURVEYING		
REVIEWED: JAG	TRAFFIC		
	PLANNING		
	LANDSCAPE		
	OTHER	JOB NUMBER <b>15-1426</b>	

SHORT PLAT  
SP 85-358

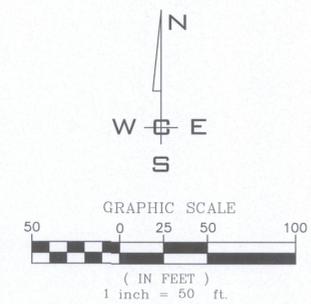


**CURVE TABLE**

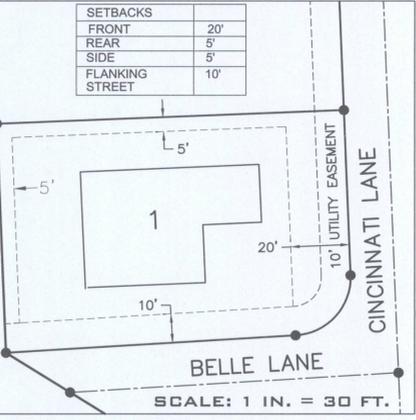
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	31.12	20.00	089°09'06"	28.07	N42° 15' 33"E
C2	31.71	20.00	090°50'54"	28.49	S47° 44' 27"E
C3	31.82	20.00	091°09'59"	28.57	N47° 53' 59"W
C4	31.01	20.00	088°50'01"	27.99	N42° 06' 01"E
C5	31.75	20.00	090°56'47"	28.52	N47° 47' 23"W
C6	31.09	20.00	089°03'13"	28.05	S42° 12' 37"W

**LINE TABLE**

LINE #	LENGTH	BEARING	RECORD LENGTH
L1	34.71'	S86°50'06"W	
L2	35.30'	S86°50'06"W	
L3	25.83'	N57°58'45"W	
L4	25.83'	N57°58'45"W	
L5	35.34'	N86°44'13"E	
L6	34.67'	N86°44'13"E	
L7	40.00'	S03°15'47"E	40.00' (R1)
L8	20.33'	N02°19'00"W	
L9	21.20'	N86°44'13"E	
L10	40.16'	N86°50'06"E	40.04' (R1)



**LOT SETBACK DETAIL (TYPICAL)**  
NOTE: ADD 1' TO REAR YARD SETBACK FOR EVERY 25', GARAGE TO BACK OF WALK IS 20' SETBACK



FOUND 3" BRASS CAP  
RPs TACK & TAG IN 24" PINE N88°W 29.37'  
RPs TACK & TAG IN POWER POLE N55°E 35.75'  
RPs TACK & TAG IN 32" PINE S35°W 52.51'

FOUND #4 REBAR  
RPs TACK & TAG "LS20640" IN 24" PINE N06°E 27.75'  
RPs TACK & TAG "LS18091" IN POWER POLE N76°W 61.57'  
RPs BLAZE IN 24" PINE N48°E 34.35'

FOREST VIEW  
ESTATES ADDITION

29

28

GLENEDEN SIXTH ADDITION