

Final Plat of Whispering Winds

A PLANNED UNIT DEVELOPMENT
A REPLAT OF LOT 31, BLOCK 1, PAINTED HILLS 6TH ADD.
IN THE SOUTHWEST 1/4, SECTION 3, TOWNSHIP 24 NORTH,
RANGE 44 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY AUDITOR
FILED FOR RECORD BY Painted Hills LLC THIS 7th DAY OF
Dec 2006, AT 8:00 MINUTES PAST 8 O'CLOCK A.M. AND
RECORDED IN BOOK 33 OF PLATS AT PAGE 1445 RECORDS OF
SPOKANE COUNTY, WASHINGTON, AT THE REQUEST OF JIM SULLIVAN.

Michelle Monroe
SPOKANE COUNTY AUDITOR
5469685
AUDITOR'S FILE NO.

Plat #
3880

SPOKANE COUNTY DIVISION OF UTILITIES
EXAMINED AND APPROVED THIS 20th DAY OF November, 2006.

Kevin Lada
SPOKANE COUNTY UTILITIES

SPOKANE COUNTY DIVISION
OF ENGINEERING AND ROADS
EXAMINED AND APPROVED THIS 21st DAY OF November, 2006.

Robt Boussem
SPOKANE COUNTY ENGINEER

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

For Ruth W. Brod
SPOKANE COUNTY BUILDING AND PLANNING DIRECTOR

SPOKANE REGIONAL HEALTH DISTRICT
EXAMINED AND APPROVED THIS 30th DAY OF November, 2006.

Donald J. Cody
SPOKANE REGIONAL HEALTH OFFICER

SPOKANE COUNTY ASSESSOR
EXAMINED AND APPROVED THIS 14th DAY OF December, 2006.

Ralph Baker by K. Smith
SPOKANE COUNTY ASSESSOR

SPOKANE COUNTY COMMISSIONERS
EXAMINED AND APPROVED THIS ___ DAY OF ___ 2006.

John Middle
CHAIRPERSON OF SPOKANE COUNTY COMMISSIONERS

SPOKANE COUNTY TREASURER
I, TREASURER OF SPOKANE COUNTY, WASHINGTON, DO HEREBY CERTIFY
THAT ALL TAXES WHICH HAVE BEEN LEVIED AND BECOME CHARGEABLE
AGAINST THE LAND SHOWN WITHIN THIS MAP AND DESCRIBED IN THE
DEDICATION OF THIS DATE HAVE BEEN FULLY PAID, SATISFIED AND
DISCHARGED, DATED THIS 7th DAY OF December, 2006.

Linda M. Walverton
SPOKANE COUNTY TREASURER by K. Smith

SURVEYOR'S CERTIFICATE:
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY
DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPOKANE
COUNTY SUBDIVISION ORDINANCE.

EDWARD L. DAVIS, P.L.S.
CERTIFICATE NO. 35994

DATE 11/03/2006



SESTORHAUG ENGINEERING CIVIL ENGINEERING, LAND SURVEYING & PROJECT MANAGEMENT 510 EAST THIRD AVE. SPOKANE, WA 99202 PHONE 509-242-1000 FAX 509-242-1001	DATE	11/02/06	SCALE	N/A
	FIELD BOOK	BK. 5, PG. 70	DRAWN	RWH
	PROJECT NUMBER	02-073	DRAWING NO.	1 OF 2
	PE 1874-00			

DECLARATION con't.

IF THE WHISPERING WINDS HOME OWNER'S 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 WHISPERING WINDS HOME OWNER'S 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 WHISPERING WINDS HOME OWNER'S ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST.

SHOULD THE WHISPERING WINDS HOME OWNER'S 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 WHISPERING WINDS HOME OWNER'S 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.

SIGHT DISTANCE EASEMENTS IN LOTS 12 AND 13 OF BLOCK 1 ARE HEREBY GRANTED TO THE WHISPERING WINDS HOME OWNER'S ASSOCIATION AND ITS AUTHORIZED AGENTS FOR THE SOLE PURPOSE OF ALLOWING A CLEAR VIEW SIGHT DISTANCE TRIANGLE OVER AND ACROSS THE EASEMENTS. THE OWNERS OF SAID LOTS AGREE NOT TO OBSTRUCT OR IN ANY MANNER ALLOW ANY OBSTACLE TO BLOCK THIS CLEAR VIEW TRIANGLE BETWEEN A HEIGHT OF THREE (3) FEET AND A HEIGHT OF SEVEN (7) FEET ABOVE THE ROAD PAVEMENT ELEVATION ADJACENT TO SAID LOTS. SPOKANE COUNTY AND ITS AUTHORIZED AGENTS ARE HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS TO, OVER AND FROM SAID EASEMENTS FOR THE PURPOSE OF INSPECTION AND EMERGENCY MAINTENANCE OF THE SIGHT DISTANCE AREA. IF THE PROPERTY OWNER AND/OR THE WHISPERING WINDS HOME OWNER'S ASSOCIATION FAILS TO MAINTAIN THE SIGHT DISTANCE AREA IN REASONABLE CONFORMANCE WITH THE APPROVED PLANS ON FILE IN THE OFFICE OF THE SPOKANE COUNTY ENGINEER, A NOTICE WILL BE GIVEN TO THE PROPERTY OWNER. IF NOT CORRECTED AFTER TEN (10) DAYS, SPOKANE COUNTY HAS THE RIGHT TO RESTORE THE SIGHT DISTANCE AREA TO THAT OF THE APPROVED PLANS ON FILE, OR HAVE IT RESTORED BY OTHERS. ALL COSTS INVOLVED WILL BE CHARGED TO THE PROPERTY OWNER.

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 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.

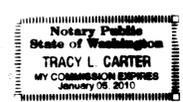
IN WITNESS WHEREOF, THE HEREUNTO SET THEIR SIGNATURES, PAINTED HILLS L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY

Jim Sullivan
SULLIVAN
SPOKANE COUNTY ENGINEER

ACKNOWLEDGMENT

STATE OF WASHINGTON) SS ON THIS 3RD DAY OF NOVEMBER, 2006
COUNTY OF SPOKANE) BEFORE ME PERSONALLY APPEARED JIM SULLIVAN, KNOWN TO BE A MEMBER/MANAGER OF PAINTED HILLS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, FOR THE USES AND PURPOSES THEREIN MENTIONED AND STATED ON OATH THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN. MY COMMISSION EXPIRES 1-5-2010



Jacqui Carter
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT SPOKANE VALLEY
MY APPOINTMENT EXPIRES: 1-5-2010

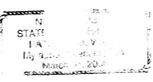


IN WITNESS WHEREOF, THE HEREUNTO SET THEIR SIGNATURES, BANK OF FAIRFIELD.

Bob Jorgensen
OFFICER/MANAGER

ACKNOWLEDGMENT

STATE OF WASHINGTON) SS ON THIS 6th DAY OF November, 2006
COUNTY OF SPOKANE) BEFORE ME PERSONALLY APPEARED Bob Jorgensen
TO ME KNOWN TO BE AN OFFICER/MANAGER OF THE BANK OF FAIRFIELD, WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, FOR THE USES AND PURPOSES THEREIN MENTIONED AND STATED ON OATH THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT.



Kerri R. Schoolcraft
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT SPOKANE
MY APPOINTMENT EXPIRES: 10/27/07

IN WITNESS WHEREOF, THE HEREUNTO SET THEIR SIGNATURES, WASHINGTON TRUST BANK.

Connie Bischoff
OFFICER/MANAGER

ACKNOWLEDGMENT

STATE OF WASHINGTON) SS ON THIS 6th DAY OF November, 2006
COUNTY OF SPOKANE) BEFORE ME PERSONALLY APPEARED Connie Bischoff
TO ME KNOWN TO BE AN OFFICER/MANAGER OF WASHINGTON TRUST BANK, WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, FOR THE USES AND PURPOSES THEREIN MENTIONED AND STATED ON OATH THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN. MY COMMISSION EXPIRES 10/27/07

Kerri R. Schoolcraft
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT SPOKANE
MY APPOINTMENT EXPIRES: 10/27/07

DECLARATION

(PER TRANSMISSION TITLE INSURANCE COMPANY, ORDER NO. 20029568, FOURTH PLAT CERTIFICATE OF WHISPERING WINDS, DATED SEPTEMBER 29, 2006, BY SEAN HEATH, TITLE OFFICER.)

KNOW ALL MEN BY THESE PRESENTS THAT PAINTED HILLS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE BANK OF FAIRFIELD AND WASHINGTON TRUST BANK, HAS CAUSED TO BE PLATTED INTO LOTS, BLOCKS AND STREETS THE LAND SHOWN HEREON TO BE KNOWN AS WHISPERING WINDS, A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER IN SECTION 3, TOWNSHIP 24 NORTH, RANGE 44 EAST, WILLAMETTE MERIDIAN, SAID LAND BEING DESCRIBED AS FOLLOWS:

LOT 31 IN BLOCK 1, PAINTED HILLS SIXTH ADDITION, AS PER PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE 36;

TOGETHER WITH AN EASEMENT FOR UTILITIES AND ROADWAY EASEMENT AS DISCLOSED BY EASEMENT RECORDED ON MAY 18, 1984 UNDER AUDITORS FILE NO. 8405180180 AND MODIFIED BY DOCUMENT RECORDED NOVEMBER 24, 1998 UNDER AUDITORS FILE NO. 4297451;

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

CONTAINING 8.60 ACRES.

THE PROPOSAL SHALL COMPLY WITH THE SPOKANE COUNTY CRITICAL AREAS ORDINANCE AND THE SPOKANE COUNTY SUBDIVISION ORDINANCE, AS AMENDED.

NO CLEARING, GRADING, FILLING OR CONSTRUCTION OF ANY KIND SHALL BE ALLOWED WITHIN THE DESIGNATED OPEN SPACE/Common Areas Tracts Shown Hereon EXCEPT FOR THE REMOVAL OF DISEASED OR DANGEROUS TREES (AS DETERMINED BY A PROFESSIONAL FORESTER), THE CONSTRUCTION OF REQUIRED STORM DRAINAGE FACILITIES AND UTILITY INFRASTRUCTURE, AND THE CONSTRUCTION OF APPROVED RECREATIONAL AMENITIES.

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 SAFETY DEPARTMENT AND THE WATER PURVEYOR, SHALL BE INSTALLED WITHIN THIS SUBDIVISION AND THE APPLICANT SHALL PROVIDE FOR INDIVIDUAL FIRE PROTECTION 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. USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED.

ALL WATER EASEMENT AREAS, WITHIN THE FINAL PLAT OF WHISPERING WINDS, ARE HEREBY DESIGNATED FOR USE BY SPOKANE COUNTY WATER DISTRICT NO. 3, OR ITS SUCCESSOR.

PRIVATE ROADS, PRIVATE DRIVEWAYS, AND UTILITY EASEMENTS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED TO THE SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, 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 THE SAME. SERVING UTILITY COMPANIES ARE ALSO GRANTED THE RIGHT TO INSTALL UTILITIES CROSSING ANY BORDER EASEMENT OR FUTURE ACQUISITION AREA AS NEEDED TO ACCESS UTILITY EASEMENTS FROM ROAD RIGHT-OF-WAY.

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.

INDIVIDUAL LOTS SHALL BE SUBJECT TO PAYMENT OF CURRENT APPLICABLE SEWER CONNECTION CHARGES AND/OR GENERAL FACILITIES CHARGES PRIOR TO THE ISSUANCE OF A SEWER CONNECTION PERMIT.

THE RESIDENTIAL ACCESS EASEMENT DELINEATED ACROSS LOTS 1, 2, 3 AND 4, BLOCK 1, PROVIDES EXCLUSIVE ACCESS TO LOTS 1, 2, AND 3, BLOCK 1 FROM LOCHSA LANE. ACCESS TO LOT 4, BLOCK 1, IS PROVIDED BY LOCHSA LANE AND DIRECT ACCESS TO THE RESIDENCE STRUCTURE AND GARAGE FROM THE DELINEATED RESIDENTIAL ACCESS EASEMENT IS PROHIBITED.

THE PRIVATE ROADS, OPEN SPACE/Common Area Tracts and Sidewalk Easements Shown on this Plat are hereby dedicated to the Whispering Winds Home Owner's Association as created by document recorded 10-03-2006 under state ubi number 602-656-301. THE PRIVATE ROADS, OPEN SPACE/Common Areas CANNOT BE SOLD OR TRANSFERRED, AND SHALL BE CONSIDERED SUBSERVIENT ESTATES FOR TAX PURPOSES TO THE OTHER LOTS CREATED HEREON. 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 DRAINAGE EASEMENTS. THE PRIVATE ROADS AND DRAINAGE EASEMENTS ARE SUBJECT TO THE SEPARATE DECLARATION OF COVENANT AS RECORDED 11-09-2006 UNDER AUDITOR'S FILE NO. 5458562, WHICH BY REFERENCE IS MADE A PART HEREOF.

THE LOTS AND OPEN SPACE/Common Area Tracts INCLUDED WITHIN THIS SUBDIVISION ARE SUBJECT TO A VARIETY OF SPECIAL CONDITIONS IMPOSED AS A RESULT OF APPROVAL OF A LAND USE ACTION. THIS TITLE NOTICE SHALL SERVE AS PUBLIC NOTICE OF THE CONDITIONS OF APPROVAL EFFECTING THE PROPERTY IN QUESTION. FILE NOS. PE-1874-00 AND PUDE-3-00 ARE AVAILABLE FOR INSPECTION AND COPYING IN THE OFFICES OF THE SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING.

BUILDING SETBACKS ARE SHOWN ON THE FACE OF THIS PLAT. FRONT YARD SETBACKS SHALL BE 20 FEET FROM PROPERTY LINE, REAR YARD SETBACKS SHALL BE 20 FEET FROM PRIMARY STRUCTURES, SIDE YARD SETBACKS SHALL BE 5 FEET, FLANKING YARD SETBACK SHALL BE 20 FEET AND PRIVATE DRIVEWAY EASEMENTS SHALL HAVE A 5 FOOT SETBACK.

DRAINAGE EASEMENTS 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 WHISPERING WINDS HOME OWNER'S ASSOCIATION. TRACT A IS HEREBY DEDICATED TO THE WHISPERING WINDS HOME OWNER'S ASSOCIATION FOR THE PURPOSE OF CONVEYING AND STORING STORMWATER RUNOFF, AND FOR INSTALLING, OPERATING AND MAINTAINING DRAINAGE PONDS AND DRAINAGE FACILITIES THAT DISPOSE OF AND TREAT STORMWATER RUNOFF. A DRAINAGE EASEMENT IS GRANTED TO SPOKANE COUNTY OVER TRACT A 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 DRAINAGE EASEMENTS AND TRACTS FOR THE PURPOSES OF INSPECTION AND EMERGENCY MAINTENANCE OF THE DRAINAGE SWALES, PONDS, DITCHES, CULVERTS AND OTHER DRAINAGE FACILITIES, IF NOT PROPERLY MAINTAINED BY THE PROPERTY OWNER(S) OR THE WHISPERING WINDS HOME OWNER'S 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 WHISPERING WINDS HOME OWNER'S ASSOCIATION TO PROPERLY MAINTAIN SUCH AREAS.

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 20" 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 AND WET SEASONS THE LOTS MAY BE SUBJECT 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.

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

THE PROPERTY OWNER(S) WITHIN THIS PLAT SHALL MAINTAIN ALL NATURAL DRAINAGE CHANNELS, DRAINAGE DITCHES, AND ALL WATER QUALITY SWALES ("20" SWALES) SITUATED ON THEIR RESPECTIVE PROPERTIES, AND ANY PORTION OF A 20" SWALE OR DRAINAGE CONVEYANCE DITCH SITUATED IN A PUBLIC RIGHTS-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 WHISPERING WINDS HOME OWNER'S 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 WHISPERING WINDS HOME OWNER'S 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 WHISPERING WINDS HOME OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES, WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

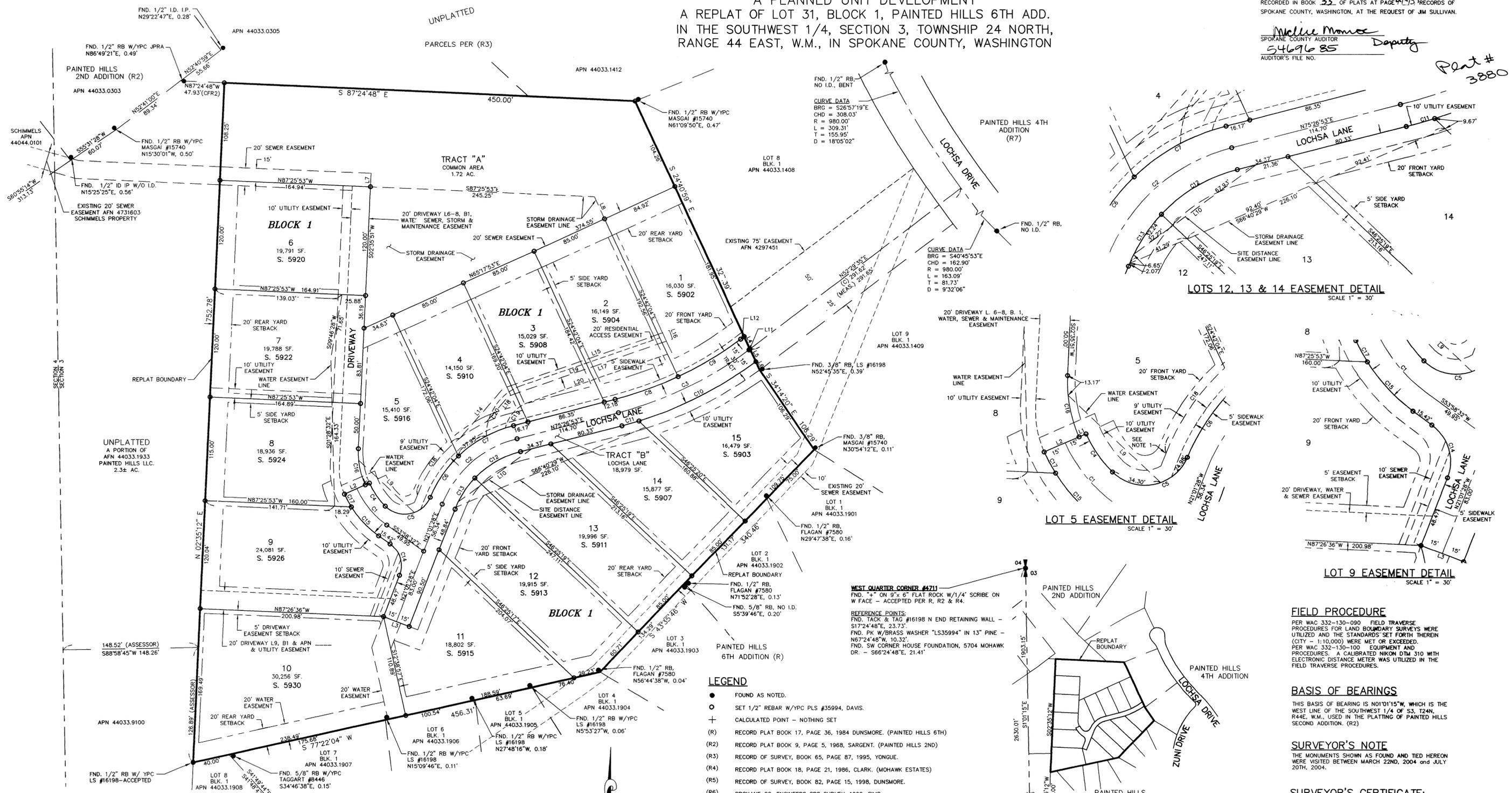
THE WHISPERING WINDS HOME OWNER'S ASSOCIATION OR ITS SUCCESSORS IN INTEREST SHALL MAINTAIN ALL DRAINAGE FACILITIES, LOCATED IN THE PRIVATE TRACTS OR COMMON AREAS IN CONFORMANCE WITH THE ACCEPTED PLANS AND THE OPERATIONS AND MAINTENANCE MANUAL AS PREPARED BY THE DESIGN ENGINEER, STORHAUG ENGINEERING INC., 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 SWALES 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 WHISPERING WINDS HOME OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES, WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

Final Plat of Whispering Winds

A PLANNED UNIT DEVELOPMENT
 A REPLAT OF LOT 31, BLOCK 1, PAINTED HILLS 6TH ADD.
 IN THE SOUTHWEST 1/4, SECTION 3, TOWNSHIP 24 NORTH,
 RANGE 44 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY AUDITOR
 FILED FOR RECORD BY Painted Hills LLC THIS 7th DAY OF
Dec 2006, AT 10 MINUTES PAST 8 O'CLOCK AM; AND
 RECORDED IN BOOK 33 OF PLATS AT PAGE 4415 RECORDS OF
 SPOKANE COUNTY, WASHINGTON, AT THE REQUEST OF JIM SULLIVAN.
Melanie Monroe
 SPOKANE COUNTY AUDITOR
5469685 Deputy
 AUDITOR'S FILE NO.

Plat #
3880



LOTS 12, 13 & 14 EASEMENT DETAIL
 SCALE 1" = 30'

LOT 5 EASEMENT DETAIL
 SCALE 1" = 30'

LOT 9 EASEMENT DETAIL
 SCALE 1" = 30'

FIELD PROCEDURE
 PER WAC 332-130-090 FIELD TRAVERSE PROCEDURES FOR LAND BOUNDARY SURVEYS WERE UTILIZED AND THE STANDARDS SET FORTH THEREIN (CITY - 1:10,000) WERE MET OR EXCEEDED. PER WAC 332-130-100 EQUIPMENT AND PROCEDURES - A CALIBRATED NIKON DTM 310 WITH ELECTRONIC DISTANCE METER WAS UTILIZED IN THE FIELD TRAVERSE PROCEDURES.

BASIS OF BEARINGS
 THIS BASIS OF BEARING IS N01°01'15"W, WHICH IS THE WEST LINE OF THE SOUTHWEST 1/4 OF S3, T24N, R44E, W.M., USED IN THE PLATING OF PAINTED HILLS SECOND ADDITION. (R2)

SURVEYOR'S NOTE
 THE MONUMENTS SHOWN AS FOUND AND TIED HEREOIN WERE VISITED BETWEEN MARCH 22ND, 2004 AND JULY 20TH, 2004.

SURVEYOR'S CERTIFICATE:
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.

EDWARD L. DAVIS, P.L.S.
 CERTIFICATE NO. 35994
11/03/2006
 DATE

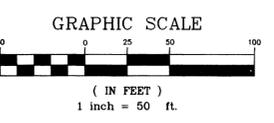


CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	52.65	100.00	30°09'48"	26.95	52.04	S38°53'38"E
C2	113.98	120.00	54°25'25"	61.70	109.75	N48°14'10"E
C3	160.26	400.00	22°57'18"	81.22	159.19	N63°58'14"E
C4	31.00	85.00	20°33'48"	15.67	30.83	S34°15'37"E
C5	59.28	30.00	11°31'42"	45.51	50.09	S78°41'08"W
C6	55.65	135.00	23°37'02"	28.22	55.25	S33°31'17"W
C7	70.10	135.00	28°45'05"	35.86	69.31	S60°34'20"W
C8	73.37	385.00	10°55'09"	36.80	73.26	S69°58'18"W
C9	80.88	385.00	12°02'09"	40.59	80.73	S58°30'40"W
C10	144.78	415.00	18°59'18"	73.13	144.04	N62°45'51"E
C11	19.48	415.00	2°41'21"	9.74	19.48	N74°06'12"E
C12	58.78	105.00	32°04'26"	30.18	58.01	N59°24'40"E
C13	40.96	105.00	22°20'59"	20.74	40.70	N32°11'57"E
C14	39.27	30.00	75°00'00"	23.02	36.53	S16°28'32"E
C15	44.47	115.00	22°09'21"	22.52	44.19	S42°53'51"E
C16	41.48	90.00	28°24'35"	21.12	41.12	S10°36'21"E
C17	16.07	115.00	8°00'27"	8.05	16.06	N27°48'57"W
C18	79.28	149.00	30°09'08"	40.60	78.35	N36°16'02"E
C19	38.73	38.00	58°23'44"	21.24	37.07	N41°22'52"E
C20	72.44	58.00	71°33'27"	41.80	67.82	N34°48'01"E

LINE TABLE

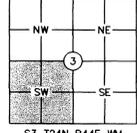
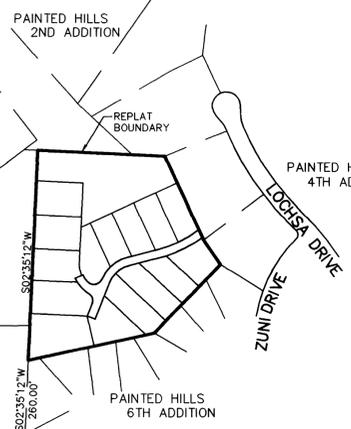
LINE	LENGTH	BEARING
L1	5.00'	N66°11'16"E
L2	25.00'	N68°11'16"E
L3	30.00'	S68°58'32"E
L4	15.38'	S24°40'59"E
L5	15.38'	N02°34'07"E
L6	10.42'	S24°40'59"E
L7	15.00'	N02°34'07"E
L8	26.43'	S24°42'04"E
L9	83.89'	S46°28'32"E
L10	100.15'	S53°44'30"W
L11	1.40'	N52°29'35"E
L12	4.82'	N52°29'35"E
L13	105.39'	N87°24'47"E
L14	72.65'	N40°53'48"E
L15	192.71'	N70°28'28"E
L16	10.00'	S19°31'32"E
L17	190.07'	S70°28'28"W
L18	37.60'	S40°53'48"W
L19	160.19'	N70°34'44"E
L20	162.04'	S70°34'44"W



LEGEND

- FOUND AS NOTED.
- SET 1/2" REBAR W/ YPC PLS #35994, DAVIS.
- + CALCULATED POINT - NOTHING SET
- (R) RECORD PLAT BOOK 17, PAGE 36, 1984 DUNSMORE. (PAINTED HILLS 6TH)
- (R2) RECORD PLAT BOOK 9, PAGE 5, 1968, SARGENT. (PAINTED HILLS 2ND)
- (R3) RECORD OF SURVEY, BOOK 65, PAGE 87, 1995, YONGUE.
- (R4) RECORD PLAT BOOK 18, PAGE 21, 1986, CLARK. (MOHAWK ESTATES)
- (R5) RECORD OF SURVEY, BOOK 82, PAGE 15, 1998, DUNSMORE.
- (R6) SPOKANE CO. ENGINEERS OPS SURVEY, 1999, SIMS.
 NOTE: (R6) APPEARS TO HAVE MEASURED TO THE WRONG MONUMENT AT THE SW CORNER OF SECTION 3.
- (R7) RECORD PLAT AFN 7809270240, PLAT #2455, 1978, MASGAI. (PAINTED HILLS 4TH)
- (C) CALCULATED DISTANCE OR BEARING
- FND FOUND
- I.P. IRON PIPE
- RB REBAR
- YPC YELLOW PLASTIC CAP
- W/ WITH
- W/O WITHOUT
- AFN AUDITOR'S FILE NUMBER
- APN ASSESSOR'S PARCEL NUMBER
- LCR LAND CORNER RECORD - SPOKANE CO.
- I.D. IDENTIFICATION
- ID INSIDE DIAMETER

SOUTHWEST SECTION CORNER #3538
 RESTORED SW CORNER OF SECTION 3, PER RP'S OF LCR 7601090115-R, MAIN
 REFERENCE POINTS:
 FND, TACK & TAG #10401 IN 16" FIR - S58°30'20"W, 52.66'; (LCR - HELD)
 FND, TACK & TAG #16198 IN 16" PINE - N34°36'13"W, 50.50'; (LCR - HELD)
 FND, SCRIBING IN 34" PINE STUMP - S85°19'03"W, 126.61'
 FND, TACK & TAG #16198 IN 16" PINE - S6°26'02"W, 57.51'
 FND, 5/8" RB, NO CAP/I.D. - S45°37'49"W, 2.34'
 FND, 60 PENNY NAIL - S42°17'12"W, 2.56'



SESTORHAUG ENGINEERING
 CIVIL ENGINEERING, LAND SURVEYING & PROJECT MANAGEMENT
 510 EAST THIRD AVE., SPOKANE, WA 99202
 PHONE 509-242-1000 FAX 509-242-1001

DATE	11/02/06	SCALE	1" = 50'
FIELD BOOK	BK.5, PG. 70	DRAWN	RWH
PROJECT NUMBER	02-073	DRAWING NO.	2 OF 2