

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 17 DAY
OF JULY 1992 AT 1:30 PM
IN BOOK 20 OF PLATS AT PAGE 66
AT THE REQUEST OF County Planning

(Signed) *Janet K. Simms*
County Auditor (Deputy)

FINAL PLAT

WHISPERWOOD

FIRST ADDITION

A PLANNED UNIT DEVELOPEMENT

BEING A REPLAT OF A PORTION OF TRACT 198 OF VERA
LOCATED IN SECTION 26, TOWNSHIP 25 NORTH, RANGE 44 E., W.M.,
SPOKANE COUNTY, WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that AAKER & BERG/WHISPERWOOD, Limited Partnership,
a Washington Limited Partnership, and LANDRETH CONSTRUCTION, INC., a Washington corporation, have
caused to be platted into Lots, Blocks, Private Roads, and Streets the land shown hereon to be known as
WHISPERWOOD FIRST ADDITION, being a replat of that portion of Tract 198 of Vera, according to plat
recorded in Book O, Page 30, located in the NE 1/4 of Section 26, Township 25 North, Range 44 East, W.M.,
Spokane County, Washington, described as follows:

Beginning at the northeast corner of said Tract 198; thence South 667.07 feet to the southeast
corner of said Tract 198; thence S89°46'27"W, along the south line of said Tract 198, a distance of 30.00 feet;
thence North along a line 30.00 feet west of and parallel with the east line of said Tract 198, a distance of
216.54 feet; thence N84°13'56"W, 129.63 feet; thence N70°53'25"W, 32.00 feet to a point on a 149.00 foot
radius nontangent curve to the left, the center of circle of which bears N70°53'25"W; thence along the arc of
said curve, through a central angle of 3°01'50", a distance of 7.88 feet; thence S89°46'27"W, 228.16 feet;
thence N19°40'04"E, 153.29 feet; thence N70°19'56"W, 99.17 feet to a point on a 241.00 foot radius
nontangent curve to the left, the center of circle of which bears N72°27'28"W; thence along the arc of said
curve, through a central angle of 17°32'32", a distance of 73.79 feet to the point of tangency; thence North
167.96 feet to the north line of said Tract 198; thence N89°42'57"E, along said north line of Tract 198, a
distance of 445.58 feet to the Point of Beginning; and they do hereby dedicate for public use forever the
additional right-of-way adjoining Sullivan Road, as shown hereon.

Utility easements are granted as shown hereon, and over all private roads shown hereon.
No more than one (1) dwelling structure shall be placed on any Lot nor shall any lot be further
subdivided for the purpose of creating additional lots, ownerships, or building sites without first filing and
receiving approval of a replat.
Minimum building setbacks are twenty (20) feet from private roads, fifteen (15) feet from rear lot line,
and zero (0) feet from side yards. The setbacks indicated on this final plat may be varied from if proper
zoning approvals are obtained.

The public water system, pursuant to the WATER PLAN approved by County and State Health
authorities, the local fire protection district, County Building & Safety Department, and water purveyor, shall
be installed within this subdivision, and the subdividers/sponsor 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 private roads and/or common areas shown on this plat are hereby dedicated to the
Whisperwood Homeowners' Association created by document recorded January 19, 1990, under U.B.I.
No. 801-224-550. The private roads and/or common areas cannot be sold or transferred, regardless of any
provisions in the covenants to the contrary, and shall be considered subservient estates for tax purposes to
the other lots created herein.

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, and are subject to the separate DECLARATION OF
COVENANT as recorded April 13, 1990, under Auditor's Document No. 9004130311, which by reference is
made a part hereof.

Drainage easements, as platted and shown hereon, which are for the purpose of installing,
operating, and maintaining drainage swales and drainage facilities to dispose of runoff, are hereby granted to
the Whisperwood Homeowners' Associations or successors in interest. Drainage easements are hereby
granted over the private roads and common areas shown hereon.

The County of Spokane is hereby granted the right of ingress and egress to all private roads,
common areas, and/or drainage easements.
No direct access shall be allowed from lots to Sullivan Road.

WARNING: Spokane County has no responsibility to build, improve, maintain, or otherwise service
the private roads contained within or provide 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 or 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(s), their heirs, successors, or assigns, including the
obligation to participate in the maintenance of the private road as provided herein. The private road as
shown hereon is an easement which provides a means of ingress and egress for those lots within the plat
having frontage thereon.

The owner(s) or successor(s) in interest agree to join in any County-approved stormwater
management program and to pay such rates and charges as may be fixed through public hearings for
service or benefit obtained by the planning, design, constructing, maintaining or operation of stormwater
control facilities.

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 systems shall not be authorized.
Use of private wells and water systems is prohibited.

The owner(s) or successor(s) in interest agree to authorize the County to place their name(s) on a
petition for the formation of ULID by petition method pursuant to RCW 36.94, which the petition includes the
owner(s) property; and further not to object by the signing of a protest petition against the formation of a
ULID by resolution method pursuant to RCW Chapter 36.94 which includes the owner(s) property.
PROVIDED this condition shall not prohibit the owner(s) or successor(s) from objecting to any assessment(s)
on the property as a result of improvements called for in conjunction with the formation of a ULID by either
petition or resolution method under RCW Chapter 36.94.

The land being replatted hereon is subject to Agreement and the terms and conditions thereof
with Vera Electric Water Company as recorded April 25, 1908, as Auditor's Document No. 200528, which by
reference is made a part hereof.

The land being replatted hereon is subject to Easement and the terms and conditions thereof
granted to the United States of America and recorded August 18, 1958, as Auditor's Document No. 557303B,
and an affidavit and terms and conditions thereof made by Bonneville Power Administration and recorded
September 6, 1989, as Auditor's Document No. 8909060005, which by reference are made a part hereof.

The land being replatted hereon is subject to a title notice and the terms and conditions thereof
given by the Spokane County Planning Department and recorded June 19, 1989, under Auditor's Document
No. 8906190322, which by reference is made a part hereof.

The land being replatted hereon is subject to an easement and the terms and conditions thereof
granted to Spokane County and recorded April 13, 1990, under Auditor's Document No. 9004130308, which
by reference is made a part hereof.

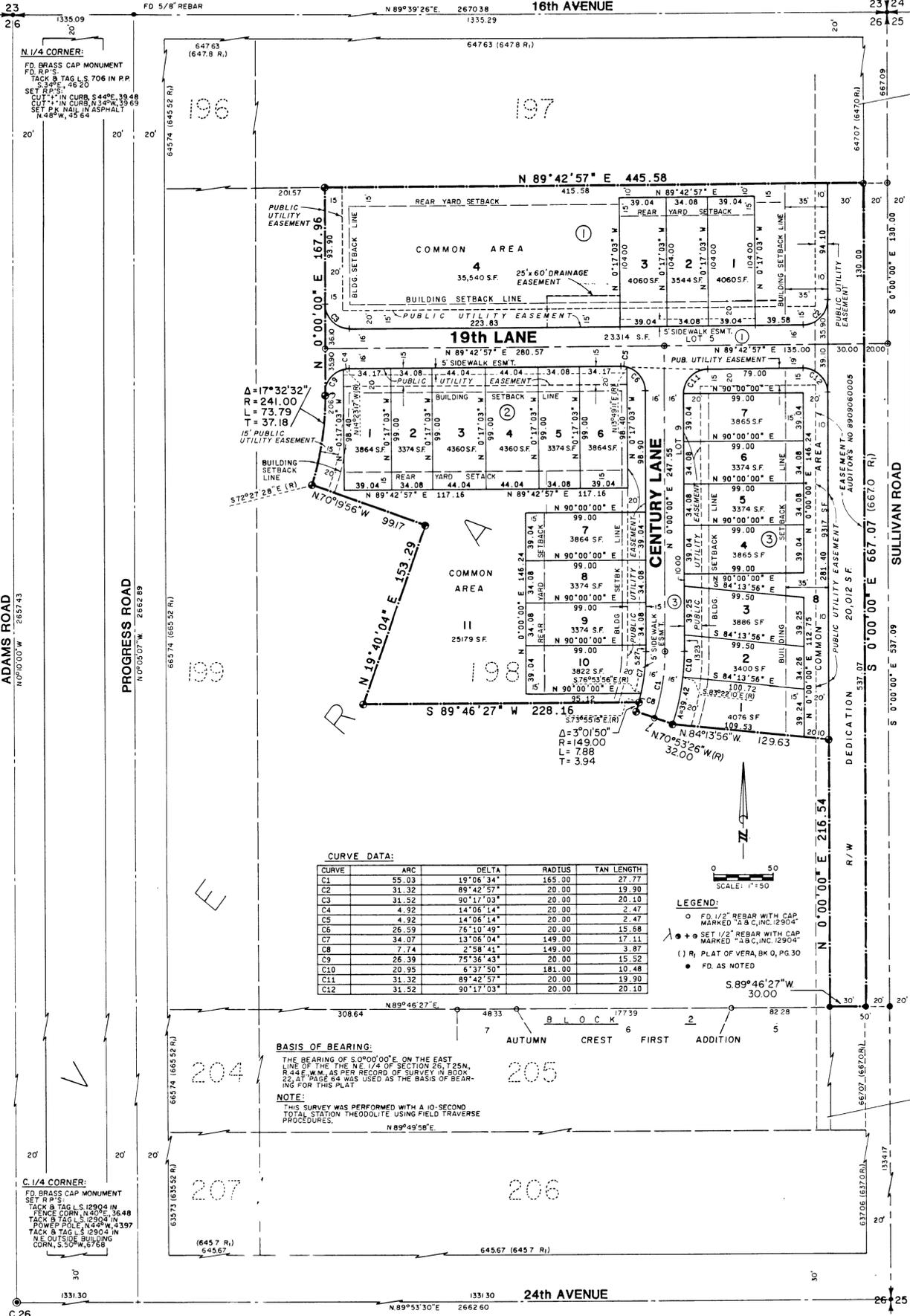
The land being replatted hereon is subject to an easement and the terms and conditions thereof
granted to the Whisperwood Homeowners' Association and recorded April 13, 1990, under Auditor's
Document No. 9004130209, which by reference is made a part hereof.

The land being replatted hereon is subject to an easement and the terms and conditions thereof
granted to the Whisperwood Homeowners' Association and recorded April 13, 1990, under Auditor's
Document No. 9004130310, which by reference is made a part hereof.

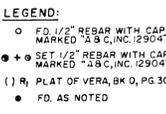
The land being replatted hereon is subject to Declaration of Covenants, Conditions, and Restrictions
for Whisperwood, a Planned Unit Development, recorded May 14, 1990, under Auditor's Document
No. 9005140112, which by reference is made a part hereof.

NE SECTION CORNER:
FD BRASS CAP MON. IN CASE
FD R.P.S.
TACK & TAG L.S. 139°W, 53.36
TACK & TAG L.S. 180°E IN P.P.
S 56°E, 73.5 PER ROW BK. 40, PG. 36
SET R.P.S.
CUT * IN CURB, S 48°W, 43.48

E 1/4 CORNER:
FD BK NAIL
FD R.P.S.
* AT EAST END CURB RETURN
N 70°E, 53.36
* AT EAST END CURB RETURN
S 66°E, 20.95
TACK & TAG #17363 IN POWER
POLE N 48°W, 46.33



CURVE DATA table with columns: CURVE, ARC, DELTA, RADIUS, TAN LENGTH. Includes curves C1 through C12.



BASIS OF BEARING:
THE BEARING OF S 0°00'00"E ON THE EAST
LINE OF THE NE 1/4 OF SECTION 26, T25N,
R.44E, W.M., AS PER RECORD OF SURVEY IN BOOK
22 AT PAGE 64 WAS USED AS THE BASIS OF BEAR-
ING FOR THIS PLAT.
NOTE:
THIS SURVEY WAS PERFORMED WITH A 10-SECOND
TOTAL STATION THEODOLITE USING FIELD TRAVERSE
PROCEDURES.

N 1/4 CORNER:
FD BRASS CAP MONUMENT
FD R.P.S.
TACK & TAG L.S. 706 IN P.P.
S 34°E, 46.20
SET R.P.S.
CUT * IN CURB, S 44°E, 39.48
CUT * IN CURB, N 34°W, 39.69
SET PK NAIL IN ASPHALT
N 48°W, 45.64

C 1/4 CORNER:
FD BRASS CAP MONUMENT
SET R.P.S.
TACK & TAG L.S. 129°04' IN
FENCE CORN. IN SPOKE 16.48
TACK & TAG L.S. 129°04' IN
TOWER POLE, N 40°W, 4.397
TACK & TAG L.S. 129°04' IN
N.E. OUTSIDE BUILDING
CORN. S 30°W, 45.78

Adams & Clark, Inc. 6/87

IN WITNESS WHEREOF, the said owners have affixed their signatures.
AAKER & BERG/WHISPERWOOD
By: *Scott Landreth* By: *Nancy J. Simms*

LANDRETH CONSTRUCTION, INC.
By: *Scott Landreth* By: *Nancy J. Simms*
Scott Landreth Secretary-Treasurer Nancy J. Simms Vice President

ACKNOWLEDGEMENT
STATE OF WASHINGTON
County of Spokane
On this 29th day of June, 1992, before me personally
appeared *Scott Landreth and Nancy J. Simms*, to me known to be the OWNERS and
PARTNERS, respectively, of Aaker & Berg/Whisperwood, the Limited Partnership that executed the
within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and
deed of said corporation for the uses and purposes therein mentioned and stated on oath that they were
authorized to execute said instrument.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first
above written.

K.D. Hoodwin
Notary Public in and for the State of Washington,
residing in Spokane
My commission expires 1/30/96

ACKNOWLEDGEMENT
STATE OF WASHINGTON
County of Spokane
On this 29th day of June, 1992, before me personally
appeared *Scott Landreth and Nancy J. Simms*, to me known to be the Secretary-Treasurer and Vice
President, respectively, of Landreth Construction, Inc., the Corporation that executed the within and
foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said
corporation for the uses and purposes therein mentioned and stated on oath that they were authorized to
execute said instrument.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first
above written.

K.D. Hoodwin
Notary Public in and for the State of Washington,
residing in Spokane
My commission expires 1/30/96

COUNTY COMMISSIONERS
This plat was approved and accepted
by the County Commissioners of Spokane
County, Washington, on this 17
day of July, 1992.
John R. McBride
Spokane County Commissioners

COUNTY HEALTH DISTRICT
Examined and approved this 9th
day of July, 1992.
Steven P. Holbeck, P.S.
Health Officer

COUNTY ASSESSOR
Examined and approved this 9 day of July, 1992.
George Britton by Connie Fischer
Spokane County Assessor

COUNTY PLANNING DEPARTMENT
Examined and approved this 14th day of July, 1992.
W.D. Hubbard
Planning Director

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 17th day of July, 1992.
Debbie Chiberg by Aspaak
Spokane County Treasurer

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.
David B. Clark
David B. Clark, P.L.S., #12304
Registered Professional Land Surveyor

