

FINAL PLAT WHISPERWOOD SECOND ADDITION A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF PORTIONS OF TRACTS 197 AND 198 OF VERA
LOCATED IN THE NE 1/4 OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 44 EAST, W.M.
SPOKANE COUNTY, WASHINGTON

9409090323
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 9th DAY
OF September 1994 AT PAGE 62
IN BOOK 22 OF PLATS AT PAGE 62
AT THE REQUEST OF Randy Berg

(Signed) Januarez Plat # 5912
County Auditor

IN WITNESS WHEREOF, the said owners have affixed their signatures
Book 22
Pg. 62

AAKER & BERG/WHISPERWOOD, Limited Partnership
By: S.O. Bud Aker By: Randy Berg
S.O. "Bud" Aker Randy Berg
General Partner General Partner

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

CENTRAL VALLEY SCHOOL DISTRICT No. 356, A Municipal Corporation
By: Richard R. Seale By: D. P. Jackson

ACKNOWLEDGMENT
STATE OF WASHINGTON)
County of Spokane)
On this 24th day of August, 1994, before me personally appeared "Bud" Aker and Randy Berg, 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
J.D. Dodson
Notary Public in and for the State of Washington,
residing in Spokane
My commission expires 1/30/96

ACKNOWLEDGMENT
STATE OF WASHINGTON)
County of Spokane)
On this 24th day of August, 1994, 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
J.D. Dodson
Notary Public in and for the State of Washington,
residing in Spokane
My commission expires 1/30/96

ACKNOWLEDGMENT
STATE OF WASHINGTON)
County of Spokane)
On this 24th day of August, 1994, before me personally appeared Richard R. Seale and D. P. Jackson, to me known to be the Secretary-Treasurer and Vice President, respectively, of CENTRAL VALLEY SCHOOL DISTRICT No. 356, the Municipal 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
Mary A. Martin
Notary Public in and for the State of Washington,
residing in Spokane
My commission expires 6/30/97

SPOKANE COUNTY COMMISSIONERS
This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 7th day of September, 1994.
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 24th day of September, 1994.
Linda M. Halverson
Spokane County Treasurer

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS
Examined and approved this 29th day of August, 1994.
R.P. Stammers
Spokane County Engineer

SPOKANE COUNTY HEALTH DISTRICT
Examined and approved this 6th day of September, 1994.
Steve P. Holberg, R.S.
Spokane County Health Officer

SPOKANE COUNTY DIVISION OF UTILITIES
Examined and approved this 30th day of August, 1994.
Janet A. Rupp
Spokane County Utilities Director

SPOKANE COUNTY ASSESSOR
Examined and approved this 26th day of Sept., 1994.
S. Cooney by Connie Fisher
Spokane County Assessor

SPOKANE COUNTY PLANNING DEPARTMENT
Examined and approved this 6th day of Sept., 1994.
W.D. Hubbard
Spokane County Planning Director

SHEET 1 OF 2

NE 1/4 SEC. 26, T.25 N., R.44E. W.M.



N.E. SECTION CORNER
FD BRASS CAP MON IN CASE
FD R.P.'S PER R1
TACK IN P.P., N.39°W., 59.36
TACK & TAG L.S. 1809 IN P.P.
S.24°E., 73.15 PER R.O.S.
BOOK 40, PAGE 36
4" IN CURB, S.48°W., 43.48

VERA TRACTS BREAKDOWN
PER PLAT OF WHISPERWOOD
FIRST ADDITION BOOK 66, PAGE 20.
(R1)

E. 1/4 CORNER
FD PK NAIL
FD R.P.'S PER R1:
4" AT NORTH END CURB RETURN
N.40°E., 42.59 (42.43 REC.)
4" AT EAST END CURB RETURN
S.67°E., 50.85 (50.88 REC.)
TACK & TAG #17363 IN POWER
POLE N.48°W., 46.92 (46.92 REC.)



DEDICATION

KNOW ALL MEN BY THESE PRESENTS that AAKER & BERG/WHISPERWOOD, Limited Partnership, a Washington Limited Partnership, LANDRETH CONSTRUCTION, INC., a Washington corporation, and CENTRAL VALLEY SCHOOL DISTRICT No. 356, a Municipal corporation, have caused to be platted into Lots, Blocks, Private Roads, and Streets the land shown hereon to be known as WHISPERWOOD SECOND ADDITION, being a replat of those portions of Tracts 197 and 198 of Vera, per plat recorded in Volume "O" of Plats, 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:

Commencing at the northeast corner of said Tract 198, and the northeast corner of Whisperwood First Addition, PUD, according to plat recorded in Book 20, Page 66, thence along the boundary of the plat of Whisperwood First Addition, PUD, the following twelve (12) calls (1) S00°00'00"E, 267.07 feet to the southeast corner of said Tract 198, (2) S89°46'27"W, along the south line of said Tract 198, a distance of 30.00 feet to the POINT OF BEGINNING, (3) N00°00'00"E, 216.54 feet, (4) N84°13'56"W, 129.63 feet, (5) N70°53'26"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°53'26"W, (6) along the arc of said curve, through a central angle of 3°01'50", 7.88 feet, (7) S89°46'27"W, 228.16 feet, (8) N19°40'04"E, 153.29 feet, (9) 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, (10) along the arc of said curve, through a central angle of 17°32'32", 73.79 feet to the point of tangent, (11) N00°00'00"E, 167.96 feet to the north line of said Tract 198, (12) N89°42'57"E, along said north line of Tract 198, a distance of 169.57 feet to the southwest corner of the east 276.00 feet of said Tract 197, thence N00°00'00"E, along the west line of said east 276.00 feet, 646.79 feet to the north line of said Tract 197, thence S89°39'26"W, along said north line, 371.62 feet to the northwest corner of said Tract 197, thence S00°02'33"E, 1,312.81 feet to the southwest corner of said Tract 198, thence N89°46'27"E, 616.65 feet to the Point of Beginning, and they do hereby dedicate for public use forever the additional right-of-way adjoining 16th Avenue, as shown hereon.

Utility easements are hereby granted to the serving utility companies over all private roads and driveways and over a fifteen foot (15') wide strip, unless otherwise noted, adjoining all public roads and private roads and driveways, as 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 and driveways, 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 it 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, driveways, and/or common areas, Lots "A" through "S" inclusive, as shown on this plat are hereby dedicated to the Whisperwood Homeowners' Association created by document recorded January 19, 1990, under U B I No. 601-224-550. The private roads, driveways, and/or common areas cannot be sold or transferred, regardless of any provisions in the covenants to the contrary, without express approval by Spokane County, and shall be considered subservient estates for tax purposes to the other lots created herein.

The private roads and driveways, Lots "A" through "H" inclusive, and Lots "T" and "U", as shown hereon, are easements which provide a means of ingress and egress for those lots within the Plat having frontage thereon. The private roads, driveways, and drainage easements are subject to the separate DECLARATION OF COVENANT as recorded August 29, 1994, under Auditor's Document No. 9408250049.

Drainage easements across private lots, 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' Association or successors in interest. Drainage easements are hereby granted over the private roads, driveways, and common areas shown hereon.

The County of Spokane is hereby granted the right of ingress and egress to all private roads, driveways, common areas, and/or drainage easements. Easements for drainage storage and conveyance, as platted and shown hereon, which are for the purpose of installing, operating and maintaining drainage swales and drainage facilities to convey and dispose of stormwater runoff from the public streets, are hereby granted to the public. The Whisperwood Homeowners' Association shall maintain the drainage swales with a permanent live cover of lawn turf, with optional shrubbery and/or trees, which do not obstruct the flow and percolation of stormwater in the drainage swales as indicated by the approved plans. The Whisperwood Homeowners' Association shall maintain the drywells, as shown on the approved road plans, located in private drainage facilities.

No direct access shall be allowed from lots to 16th Avenue or Sullivan Road.

WARNING Spokane County has no responsibility to build, improve, maintain, or otherwise service the private roads and driveways contained within or to 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 or driveway, Spokane County assumes no obligation for said private road or driveway, 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 or driveway. 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 and driveway.

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.

All or part of the land being replatted hereon is subject to:
An agreement and the terms and conditions thereof with Vera Electric Water Company as recorded April 25, 1908, as Auditor's Document No. 200528.
Reservations contained in deed recorded on June 24, 1953, under Auditor's Document No. 179518B.
An easement and the terms and conditions thereof granted to The United States of America recorded August 18, 1958, under Auditor's Document No. 557303B, and an affidavit and the terms and conditions thereof recorded September 6, 1989, under Auditor's Document No. 8909060005.
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.
An easement and the terms and conditions thereof granted to Spokane County and recorded April 13, 1990 under Auditor's Document No. 9004130308.
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.
The land being replatted hereon is subject to Declaration of Covenants, Conditions, and Restrictions for Whisperwood, a Planned Unit Development, recorded #B 26 93 under Auditor's Document No. 9302260680.
An easement and the terms and conditions thereof granted to U.S. West Communications, Inc. and recorded August 5, 1992, under Auditor's Document No. 9208050206.
An easement and the terms and conditions thereof granted to U.S. West Communications, Inc. and recorded February 11, 1993 under Auditor's Document No. 9302110315.

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

WHISPERWOOD (REV. 1) 7-8-94



3212 22/62

EQUIPMENT AND PROCEDURES

THIS SURVEY WAS PERFORMED WITH A 6 SECOND
 TOTAL STATION THEODOLITE USING FIELD
 TRAVERSE PROCEDURES.

BASIS OF BEARING

THE BEARING OF S 0°00'00" E ALONG THE EAST LINE OF THE N.E. 1/4 OF SECTION 26,
 T.25N., R.44E., W.M., AS SHOWN ON THE PLAT OF WHISPERWOOD FIRST ADDITION, WAS USED
 AS THE BASIS OF BEARINGS FOR THIS PLAT.

CURVE TABLE

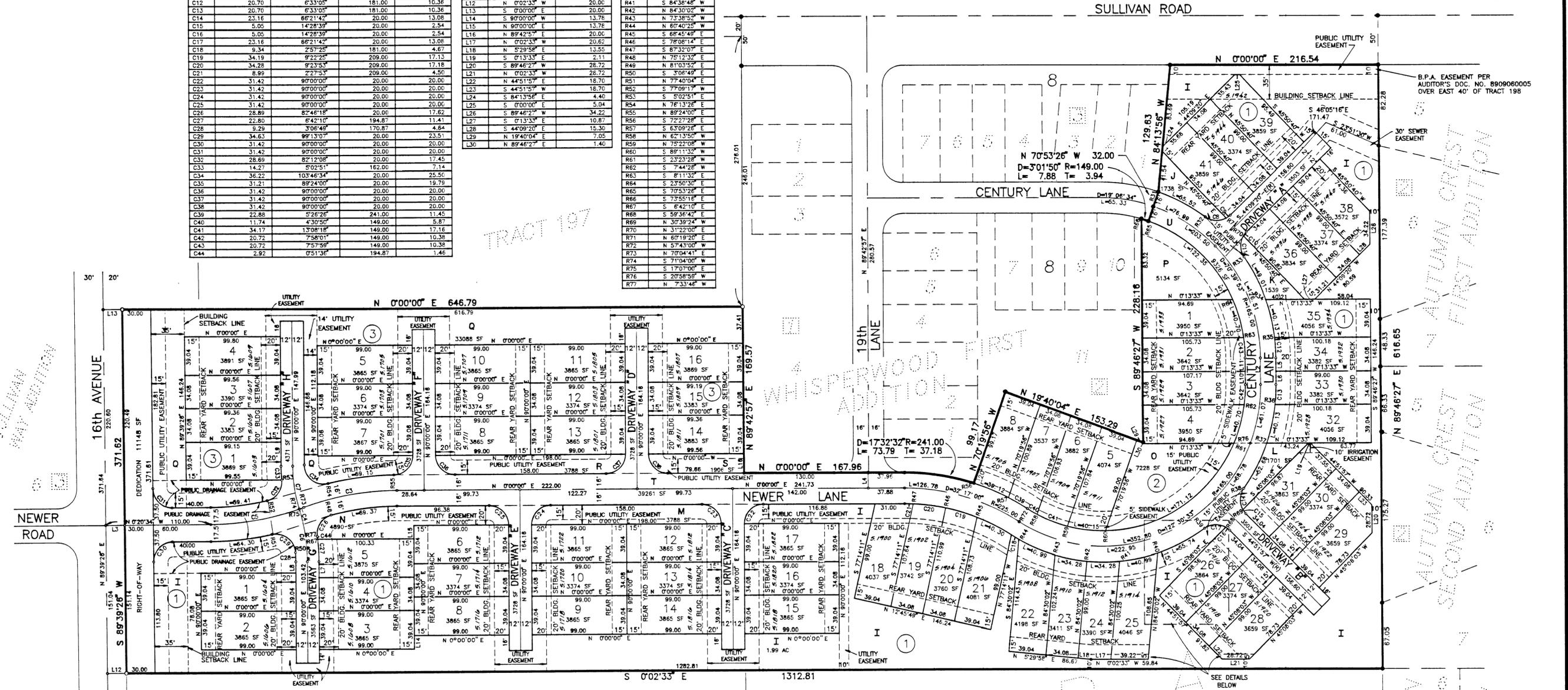
CURVE	ARC	DELTA	RADIUS	TAN LENGTH
C2	73.79	17°32'32"	241.00	37.18
C3	98.99	19°55'19"	284.70	50.00
C4	5.00	0°59'19"	289.78	2.54
C5	84.02	18°35'26"	289.78	47.43
C6	54.63	17°07'00"	182.87	27.52
C7	44.81	17°07'00"	150.00	22.57
C8	23.16	8°21'42"	20.00	13.08
C9	5.05	14°28'39"	20.00	2.54
C10	5.05	14°28'39"	20.00	2.54
C11	23.16	8°21'42"	20.00	13.08
C12	20.70	6°33'05"	181.00	10.36
C13	20.70	6°33'05"	181.00	10.36
C14	23.16	8°21'42"	20.00	13.08
C15	5.05	14°28'39"	20.00	2.54
C16	5.05	14°28'39"	20.00	2.54
C17	23.16	8°21'42"	20.00	13.08
C18	9.34	2°57'25"	181.00	4.67
C19	34.19	9°22'25"	209.00	17.13
C20	34.28	9°22'53"	209.00	17.18
C21	8.99	2°27'53"	209.00	4.50
C22	31.42	9°00'00"	20.00	20.00
C23	31.42	9°00'00"	20.00	20.00
C24	31.42	9°00'00"	20.00	20.00
C25	31.42	9°00'00"	20.00	20.00
C26	28.89	8°42'18"	20.00	17.62
C27	22.80	6°42'11"	194.87	11.41
C28	9.29	3°08'49"	170.87	5.64
C29	34.63	89°13'37"	20.00	23.51
C30	31.42	9°00'00"	20.00	20.00
C31	31.42	9°00'00"	20.00	20.00
C32	28.89	8°42'18"	20.00	17.45
C33	14.27	5°02'51"	162.00	7.14
C34	36.22	10°54'34"	20.00	25.50
C35	31.21	89°24'00"	20.00	19.79
C36	31.42	9°00'00"	20.00	20.00
C37	31.42	9°00'00"	20.00	20.00
C38	31.42	9°00'00"	20.00	20.00
C39	22.88	5°28'26"	241.00	11.45
C40	11.74	4°39'55"	149.00	5.87
C41	34.17	13°08'18"	149.00	17.16
C42	20.72	7°58'01"	149.00	10.38
C43	20.72	7°57'59"	149.00	10.38
C44	2.92	0°51'36"	194.87	1.46

LINE TABLE

LINE	BEARING	DISTANCE
L2	S 89°46'27" W	26.86
L3	N 0°20'34" W	20.00
L4	N 89°42'57" E	16.00
L5	S 89°48'27" W	13.43
L6	S 89°46'27" W	13.43
L7	S 90°00'00" E	16.30
L8	N 90°00'00" E	11.34
L9	N 90°00'00" E	24.79
L10	N 89°48'27" E	13.43
L11	N 89°48'27" E	13.43
L12	N 0°02'33" W	20.00
L13	S 0°00'00" E	20.00
L14	S 90°00'00" W	13.78
L15	N 90°00'00" E	13.78
L16	N 89°42'57" E	20.00
L17	N 89°48'27" E	20.62
L18	N 5°29'58" E	13.55
L19	S 0°13'33" E	2.11
L20	S 89°46'27" W	26.72
L21	N 0°02'33" W	26.72
L22	N 44°51'57" E	18.70
L23	S 44°51'57" W	18.70
L24	S 84°13'56" E	4.40
L25	S 0°00'00" E	5.04
L26	S 89°46'27" W	34.22
L27	S 0°13'33" E	10.87
L28	S 44°09'20" E	15.30
L29	N 19°40'04" E	7.05
L30	N 89°46'27" E	1.40

RADIAL LINE TABLE

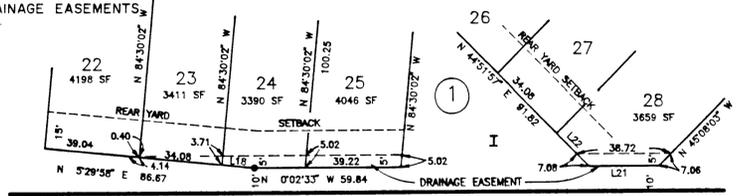
LINE	BEARING
R31	S 70°53'26" E
R32	S 53°18'58" E
R33	S 34°59'42" E
R34	S 19°25'31" E
R35	S 6°48'38" E
R36	S 6°19'32" W
R37	S 19°01'48" W
R38	S 35°42'18" W
R39	S 54°01'36" W
R40	S 71°40'20" W
R41	S 84°38'48" W
R42	N 84°30'02" W
R43	N 73°38'52" W
R44	N 60°40'25" W
R45	S 65°45'48" E
R46	S 78°06'14" E
R47	S 87°32'07" E
R48	N 75°12'32" E
R49	N 81°03'52" E
R50	S 3°06'49" E
R51	N 77°40'04" E
R52	S 77°05'50" E
R53	S 5°02'51" E
R54	N 76°13'26" E
R55	N 89°24'00" E
R56	S 72°27'28" E
R57	S 63°09'26" E
R58	N 87°35'00" W
R59	N 75°22'08" W
R60	S 89°11'32" W
R61	S 23°23'28" W
R62	S 7°44'28" W
R63	S 8°11'32" E
R64	S 23°30'30" E
R65	S 70°53'26" E
R66	S 73°55'16" E
R67	S 6°42'10" E
R68	S 59°36'42" E
R69	N 30°39'24" W
R70	N 31°32'00" E
R71	N 60°19'20" E
R72	N 57°43'00" W
R73	N 70°04'41" E
R74	S 71°04'00" W
R75	S 17°07'00" E
R76	S 20°58'58" E
R77	N 7°33'48" W



TOTAL PLAT AREA = 482,928 SF, 11.087 AC.
 TOTAL LOT AREA = 241,809 SF
 TOTAL R/W DEDICATION = 11,148 SF
 PRIVATE ROADS, LOTS T & U = 48,587 SF
 DRIVEWAYS A,B,C,D,E,F,G,H = 29,852 SF
 OTHER COMMON AREAS:
 LOTS O - N = 100,388 SF
 LOTS P = 12,362 SF
 LOTS Q - S = 38,782 SF
 TOTAL COMMON AREA = 229,971 SF
 PRIVATE ROADS & DRIVEWAYS

ALL COMMON AREAS, LOTS I THROUGH S INCLUSIVE, ARE DRAINAGE EASEMENTS (SEE DEDICATIONS)

- LEGEND
- NOTE: 1/2" REBAR WITH CAP MARKED "ABC INC. 12904" OR POINT IN CONCRETE WERE SET AT ALL LOT CORNERS WITHIN THIS SUBDIVISION EXCEPT AS OTHERWISE NOTED
 - = SET 1/2" REBAR WITH CAP MARKED "ABC 12904"
 - = FOUND 1/2" REBAR WITH CAP MARKED "ABC 12904" PER R₁, R₂ OR R₃ UNLESS OTHERWISE NOTED
 - X = CALCULATED POSITION--NOTHING FOUND OR SET
 - (R) = RADIAL BEARING
 - R₁ = PLAT OF WHISPERWOOD FIRST ADDITION BOOK 20 PAGE 86
 - R₂ = PLAT OF AUTUMN CREST FIRST ADDITION BOOK 19 PAGE 31
 - R₃ = PLAT OF AUTUMN CREST SECOND ADDITION BOOK 20 PAGE 27



DRAINAGE EASEMENT DETAIL - LOT 26, BLOCK 1



FINAL PLAT
WHISPERWOOD
 SECOND ADDITION
 A PLANNED UNIT DEVELOPMENT
 SHEET 2 OF 2



NE 1/4 SEC. 26, T.25 N., R.44E. W.M.