6292751 37 / 48

Plat # 4175

FINAL PLAT
WINDSOR ESTATES PHASE 2

A PORTION OF THE NW 1/4 OF THE NE 1/4 SECTION 29
TOWNSHIP 27 NORTH, RANGE 43 EAST, W.M.
SPOKANE COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT HANCOCK DEVELOPMENT 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 WINDSOR ESTATES PHASE 2, BEING THAT PORTION OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 27 NORTH, RANGE 43 EAST, W.M., DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF LOT 6 BLOCK 3 OF WINDSOR ESTATES AS RECORDED IN BOOK 34 OF PLATS PAGES 1 AND 2; THENCE N89°14'37"E ALONG THE NORTH LINE OF SAID SOUTH HALF OF SAID NORTHEAST QUARTER A DISTANCE OF 589.98 FEET; THENCE S00°45'23"E A DISTANCE OF 129.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIAL BEARING IS N08°23'59"E TO THE RADIUS POINT, CONCAVE TO THE NORTH WITH A RADIUS OF 30.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 74°54'25", AN ARC DISTANCE OF 39.22 FEET; THENCE S26°24'12"W A DISTANCE OF 98.48 FEET; THENCE S23°29'35"W A DISTANCE OF 63.53 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 256.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°03'06", AN ARC DISTANCE OF 31.51 FEET; THENCE S30°32'41"W A DISTANCE OF 186.71 FEET; THENCE N60°22'25"W A DISTANCE OF 95.87 FEET; THENCE N01°05'15"W A DISTANCE OF 137.35 FEET; THENCE S89°14'59"W A DISTANCE OF 328.73 FEET; THENCE N64°53'02"W A DISTANCE OF 36.67 FEET TO THE SOUTHEAST CORNER OF LOT 15 BLOCK 4 OF SAID PLAT; THENCE N00°45'04"W ALONG SAID LOT 15 A DISTANCE OF 100.00 FEET; THENCE N89°14'59"E ALONG THE SOUTH RIGHT OF WAY OF SILVER PINES ROAD A DISTANCE OF 5.81 FEET; THENCE N00°45'01"W ALONG THE EAST LINE OF SAID PLAT A DISTANCE OF 143.02 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 4.04 ACRES

SETBACKS SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT ISSUANCE.

DEVELOPMENT WITHIN THIS SUBDIVISION SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL FLOOD INSURANCE PROGRAM AND CHAPTER 3.20 OF THE SPOKANE CODE. PURCHASERS OF THE PROPERTY WITHIN THIS SUBDIVISION ARE WARNED OF POSSIBLE FLOODING OR PONDING AND THE POTENTIAL REQUIREMENT TO PURCHASE FLOOD INSURANCE. THIS WARNING SHALL BE CARRIED IN EACH DEED DRAWN TO TRANSFER OWNERSHIP OF ANY AND ALL PROPERTY WITHIN THE PLAT IN THE AREA OF SPECIAL FLOOD HAZARD.

BLOCK A IS 1-FOOT STRIP AS PLATTED AND SHOWN HEREON, IS HEREBY DEDICATED IN FEE TO SPOKANE COUNTY TO BE HELD AS GENERAL PROPERTY UNTIL SUCH TIME AS PUBLIC RIGHT OF WAY IS EXTENDED AND/OR ADJACENT PROPERTY IS PLATTED.

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 ,HE 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.

SERVING UTILITY COMPANIES ARE ALSO GRANTED THE RIGHT TO INSTALL UTILITIES ACROSS FUTURE ACQUISITION AREAS OR BORDER EASEMENTS. IF THE DEVELOPER OR HIS SUBCONTRACTOR SHOULD DITCH BEYOND THE LIMITS OF THE PLATTED EASEMENT STRIPS SHOWN HEREIN, THE EASEMENT SHALL THEN BE IDENTIFIED BY THE ACTUAL PHYSICAL LOCATION OF THE INSTALLED UTILITIES. EXCEPTING SAID UTILITY EASEMENT SHALL NOT ENCROACH ON BORDER EASEMENTS GRANTED HEREON.

WARNING: SPOKANE COUNTY HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHER WISE SERVICE THE PRIVATE ROADS CONTAINED WITHIN OF PROVIDING SERVICE TO THE PROPERTY DESCRIBED IN THIS PLAT. BY ACCEPTING THIS PLAT OF 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.

THE BORDER EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TO SPOKANE COUNTY, AND IT'S 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, NOR WILL ANY OBJECTS BE PLACED IN SAID EASEMENT THAT WOULD OBSTRUCT THE SIGHT DISTANCE NECESSARY FOR THE SAFE AND EFFICIENT VEHICULAR MOVEMENT. ANY OTHER EASEMENTS 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.

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 WINDSOR SPOKANE TWO HOMEOWNERS ASSOCIATION.

DRAINAGE TRACT C IS HEREBY DEDICATED TO THE WINDSOR SPOKANE TWO HOMEOWNERS 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. THE RIGHT TO INGRESS/EGRESS IS GRANTED TO SPOKANE COUNTY OVER ALL TRACTS FOR INSPECTION AND EMERGENCY MAINTENANCE OF THE STORMWATER FACILITIES.

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 SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE WINDSOR SPOKANE TWO HOMEOWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED OCTOBER 24, 2013 UNDER STATE UBI NUMBER 603343900.

THE PRIVATE ROADS 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 WITH OUT FILLING 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/OR DRAINAGE EASEMENTS.

THE PRIVATE ROADS AND DRAINAGE EASEMENTS ARE SUBJECT TO THE SEPARATE DECLARATION OF COVENANTS AS RECORDED NOVEMBER 5, 2013 UNDER AUDITORS DOCUMENT NO 6262405 WHICH BY REFERENCE IS MADE A PART HEREOF,

TRACT A CONTAINS A WETLAND, AND THAT ANY USES OR ACTIVITIES ALLOWED WITHIN THE WETLAND AREAS AND REQUIRED BUFFER SHALL BE CONSISTENT WITH SPOKANE CRITICAL AREAS ORDINANCE, AS AMENDED.

THERE MUST BE PLACEMENT OF SIGNS SIGNIFYING THE PRESENCE OF WETLANDS ON THE SPLIT RAIL FENCES AROUND THE WETLANDS AND BUFFERS. THE SIGNS WILL SAY "PROTECTED WETLAND AREA, DO NOT DISTURB, CONTACT SPOKANE COUNTY BUILDING AND PLANNING DIVISION, REGARDING USES, RESTRICTIONS, AND OPPORTUNITIES FOR STEWARDSHIP. THERE MUST BE CONTINUED WETLAND MONITORING (AS DESCRIBED IN BSW'S 2013 LETTER) RE-STARTING IN 2014 THROUGH 2017 (3 YEARS), INCLUDING THE NEWLY CONSTRUCTED AREAS FOR WETLAND MITIGATION. MONITORING REPORTS MUST BE SENT TO SPOKANE COUNTY BUILDING AND PLANNING AND THE WASHINGTON STATE DEPARTMENT OF ECOLOGY.

SPOKANE COUNTY AND ITS AUTHORIZED AGENTS ARE HEREBY GRANTED THE RIGHT TO INGRESS AND EGRESS TO, OVER AND FROM ALL PUBLIC AND PRIVATE DRAINAGE EASEMENTS AND TRACTS FOR THE PURPOSES OF INSPECTION AND EMERGENCY MAINTENANCE OF DRAINAGE SWALES, PONDS, DITCHES, CULVERTS AND OTHER DRAINAGE FACILITIES, IF NOT PROPERLY MAINTAINED BY THE PROPERTY OWNER OR THE WINDSOR SPOKANE TWO HOMEOWNERS ASSOCIATION SPOKANE COUNTY DOES NOT ACCEPT THE RESPONSIBILITY TO INSPECT OR MAINTAIN ANY DRAINAGE FACILITIES AND/OR STRUCTURES 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) TO PROPERLY MAINTAIN SUCH AREAS.

THE PROPERTY OWNERS 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 OWNERS 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. 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.

SPOKANE COUNTY DOES NOT ACCEPT THE RESPONSIBILITY OF MAINTAINING THE DRAINAGE COURSE ON PRIVATE LOTS OR FLOODPLAIN AREAS WITHIN 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 MEET THE MINIMUM REQUIREMENTS AS SET FORTH IN THE CURRENT BUILDING CODE. 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 ACCEPTED PLANS ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE. ANY PROPOSED CHANGES TO THE ACCEPTED ROAD AND DRAINAGE PLANS MUST BE ACCEPTED BY THE SPOKANE COUNTY ENGINEER'S OFFICE PRIOR TO CONSTRUCTION OF SAID CHANGES.THERE MAY EXIST PROPERTIES LOCATED UPHILL AND ADJACENT TO THIS SUBDIVISION WHICH 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 THAT WHAT IS NORMALLY OBSERVED OR ANTICIPATED. BECAUSE STORMWATER RUNOFF FROM ADJACENT PROPERTIES HAS DISCHARGED ONTO THIS PLAT PRIOR TO DEVELOPMENT, STORMWATER RUNOFF WILL LIKELY CONTINUE TO DO SO AFTER DEVELOPMENT.

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

THE PROPERTY OWNERS WITHIN THIS PLAT SHALL MAINTAIN ALL NATURAL DRAINAGE CHANNELS, DRAINAGE DITCHES, AND WATER QUALITY SWALES ('208' SWALES) SITUATED ON THEIR RESPECTIVE PROPERTIES, AND ANY PORTION OF A '208' SWALE SITUATED IN A PUBLIC RIGHT-OF-WAY ADJACENT TO THEIR RESPECTIVE PROPERTIES, WITH A PERMANENT GROUND COVER AS SPECIFIED IN THE CURRENTLY ACCEPTED PLANS ON FILE AT SPOKANE COUNTY'S ENGINEER'S OFFICE. NO STRUCTURES, INCLUDING FENCES, SHALL BE CONSTRUCTED DIRECTLY OVER OR WITHIN A '208'SWALE 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 WINDSOR SPOKANE TWO HOMEOWNERS ASSOCIATION OR ITS SUCCESSORS IN INTEREST SHALL MAINTAIN ALL DRAINAGE FACILITIES, LOCATED IN COMMON AREAS, EASEMENTS, AND TRACTS IN CONFORMANCE WITH THE ACCEPTED PLANS AND THE STORM DRAINAGE O & M MANUAL DATED JANUARY/2008 AS PREPARED BY (WHIPPLE CONSULTING ENGINEERS), BOTH OF WHICH ARE ON FILE AT THE SPOKANE COUNTY'S 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; AND 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 ACCEPTED PLANS. THE WINDSOR SPOKANE TWO HOMEOWNERS ASSOCIATION IS ALSO RESPONSIBLE FOR REMOVING AND DISPOSING OF THE SOILS 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. THE WINDSOR SPOKANE TWO HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

IF THE WINDSOR SPOKANE TWO HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST, FAIL TO MAINTAIN THE DRAINAGE FACILITIES IN CONFORMANCE WITH THE ACCEPTED DRAINAGE PLANS AND THE OPERATIONS AND MAINTENANCE MANUAL, ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE, A NOTICE OF SUCH FAILURE MAY BE GIVEN TO THE WINDSOR SPOKANE TWO 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 WINDSOR SPOKANE TWO HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS IN INTEREST.

SHOULD THE WINDSOR SPOKANE TWO 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 WINDSOR SPOKANE TWO 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, THEIR HEIRS, SUCCESSORS AND ASSIGNS, INCLUDING THE OBLIGATION TO PARTICIPATE IN THE MAINTENANCE OF THE DRAINAGE FACILITIES AS PROVIDED HEREIN.

TRACT B IS HEREBY DEDICATED TO THE WINDSOR SPOKANE TWO HOMEOWNERS ASSOCIATION.

A AND

ACKNOWLEDGEMENT

IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED HIS/HER NAME TO BE HEREUNTO SUBSCRIBED THIS 3 DAY OF December, 2013.

HANCOCK DEVELOPMENT LLC, A WASHINGTON LIMITED LIABILITY COMPANY,

BY _____ ITS member

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) SS
COUNTY OF SPOKANE)

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT Travis Paske 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 HANCOCK DEVELOPMENT 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 3 DAY OF December, 2013.

NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE COUNTY, MY COMMISSION EXPIRES 5-16-17

STACEY L JENKIN — NOTARY PUBLIC — STATE OF WASHINGTON — COMMISSION EXPIRES 05-16-17

SPOKANE COUNTY AUDITOR'S CERTIFICATE

Filed for record this 26TH day of March, 2014 at 9:28 AM., in Book 37 of Plats at Pages 48-49 at the request of Whipple Consulting Engineering.

William D Anderson
Spokane County Auditor by Deputy

SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING

Examined and approved this 5TH day of December, 2013

John Pedersen
Department of Building and Planning

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 12TH day of March, 2014

Spokane County Engineer

SPOKANE COUNTY UTILIITIES

Examined and approved this 13TH day of MARCH, 2014

Kevin P. Cooke
Spokane County Utilities

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 11TH day of December, 2013

Donald E. Cogan
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 26 day of March, 2014.

Rob Chase by Tami Scheirman
Spokane County Treasurer, by Deputy

SPOKANE COUNTY ASSESSOR

Examined and approved this 26TH day of March, 2014

Spokane County Assessor by Deputy

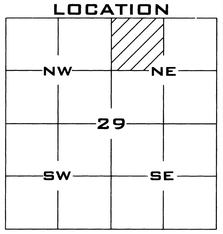
OFFICIAL SEAL — SPOKANE COUNTY WASHINGTON — ASSESSOR

SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, this 25TH day of MARCH, 2014.

Chairman, Spokane County Commissioners

LOCATION



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 11-27-13

JON A. GORDON — STATE OF WASHINGTON — 43610 — REGISTERED PROFESSIONAL LAND SURVEYOR

COUNTY OF SPOKANE
FILE NO.PN-1953-05

FIELD BK: 05-063	CIVIL	WCE — WHIPPLE CONSULTING ENGINEERS, 2528 NORTH SULLIVAN ROAD, SPOKANE VALLEY, WA 99216, PH: 509-893-2617 FAX: 509-926-0227	SHEET 1 OF 2
DATE: 11/20/13	STRUCTURAL		
DRAWN: JAG	X SURVEYING		JOB NUMBER 05-063
REVIEWED: JAG	TRAFFIC		
	PLANNING		
	LANDSCAPE		
	OTHER		

6292751 37/49

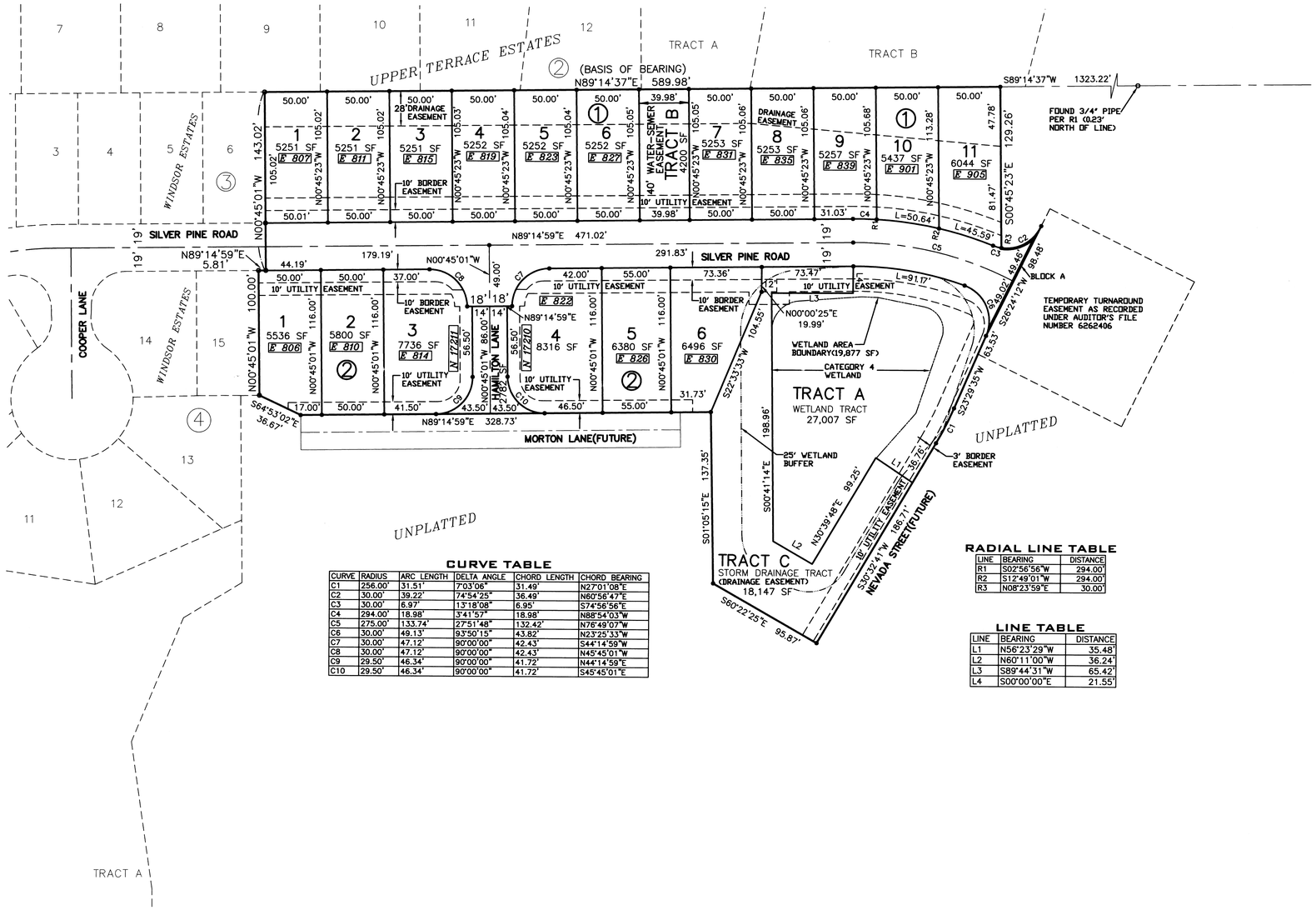
Plat #4175 SPOKANE COUNTY AUDITOR

FILED FOR RECORD BY Whipple Engineering THIS 26th DAY OF March 2014 AT 8 MINUTES PAST 9 O'CLOCK A M; AND RECORDED IN BOOK 37 OF PLATS AT PAGE(S) 48-49 RECORDS OF SPOKANE COUNTY, WASHINGTON.

Kathleen Anderson
SPOKANE COUNTY AUDITOR — Deputy

FINAL PLAT
WINDSOR ESTATES PHASE 2

A PORTION OF THE NW 1/4 OF THE NE 1/4 SECTION 29
TOWNSHIP 27 NORTH, RANGE 43 EAST, W.M.
SPOKANE COUNTY, WASHINGTON



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	256.00'	31.51'	7°03'06"	31.49'	N27°01'08"E
C2	30.00'	39.22'	74°54'25"	36.49'	N60°56'47"E
C3	30.00'	6.97'	13°18'08"	6.95'	S74°56'56"E
C4	294.00'	18.98'	3°41'57"	18.98'	N88°54'03"W
C5	275.00'	133.74'	27°51'48"	132.42'	N76°49'07"W
C6	30.00'	49.13'	93°50'15"	43.82'	N23°25'33"W
C7	30.00'	47.12'	90°00'00"	42.43'	S44°14'59"W
C8	30.00'	47.12'	90°00'00"	42.43'	N45°45'01"W
C9	29.50'	46.34'	90°00'00"	41.72'	N44°14'59"E
C10	29.50'	46.34'	90°00'00"	41.72'	S45°45'01"E

RADIAL LINE TABLE

LINE	BEARING	DISTANCE
R1	S02°56'56"W	294.00'
R2	S12°49'01"W	294.00'
R3	N08°23'59"E	30.00'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N56°23'29"W	35.48'
L2	N60°11'00"W	36.24'
L3	S89°44'31"W	65.42'
L4	S00°00'00"E	21.55'

N
W E
S

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

EQUIPMENT & PROCEDURES

THIS SURVEY WAS PERFORMED WITH A TOPCON "HYPER" 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 AND SHINER AS APPLICABLE MARKED "WCE LS 43610"
- ○ FOUND #4 REBAR W/CAP MARKED "LANDTEK LS 26390" UNLESS OTHERWISE NOTED
- (R) RADIAL BEARING
- N 12345 LOT ADDRESS

BASIS OF BEARINGS

N89°14'37"E LOCATED ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 29 AS SHOWN ON THE FINAL PLAT OF WINSOR ESTATES AS RECORDED IN BOOK 34 OF PLAT, PAGES 1-2.

RECORD DOCUMENTS

(R1) FINAL PLAT OF WINDSOR ESTATES FILED IN BOOK 34 OF PLATS PAGES 1-2.

(R2) FINAL PLAT OF UPPER TERRACE ESTATES FILED IN BOOK 28 OF PLATS PAGES 49-50.

NOTES

THIS SURVEY WAS BASED ON A TITLE REPORT PREPARED BY STEWART TITLE GARANTY COMPANY ORDER #01271-6363, DATED AUGUST 29, 2013

3) THIS PROPERTY MAY BE SUBJECT TO AN EASEMENT FOR A POLE ANCHOR IN FAVOR OF THE WASHINGTON WATER POWER COMPANY AS RECORDED UNDER NUMBER 554966C JUNE 11, 1952

ELEVATION DATUM

VERTICAL DATUM BASED ON FOUND TEMPORARY BENCH MARK LOCATED AT (GENERAL LOCATION) 3.4 MILES NORTH OF THE JUNCTION OF SR 395 AND SR 002 TBM - (WSDOT BRASS DISK IN CONC. #GP32395-202 & 523.24 M - NAVD88 (CALCULATED 1716.67 FT).
AN ELEVATION WAS ESTABLISHED ON THE NORTHWEST CORNER OF LOT 1 BLOCK 1 OF WINSDOR ESTATES PHASE 2 OF 1885.13

DEDICATION

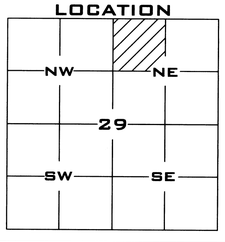
FOR EACH LOT WITHIN THE PLAT BOUNDARY OF WINDSOR ESTATES - PHASE 2, (1) GRAVITY SIDE SEWER AND (1) INTERIM PRESSURE SIDE SEWER HAS BEEN PROVIDED. AT A FUTURE DATE WHEN THE WINDSOR ESTATES PUMP STATION IS OPERATIONAL, EACH PROPERTY WITH AN INTERIM PRESSURE SIDE SEWER IS REQUIRED TO EXCAVATE, CONNECT THE GRAVITY SIDE SEWER FROM THE HOUSE TO THE GRAVITY SIDE SEWER STUB AND ABANDON THE PRESSURE CONNECTION PER THE APPROVED SEWER PLANS. A SEWER CONNECTION PERMIT AND INSPECTION ARE REQUIRED.

11-27-13

JON A. GORDON
STATE OF WASHINGTON
43610
REGISTERED
PROFESSIONAL LAND SURVEYOR

COUNTY OF SPOKANE
FILE NO.PN-1953-05

LOCATION



FIELD BK: 05-063	CIVIL	WCE	SHEET 2 OF 2
DATE: 11/20/13	X STRUCTURAL	WHIPPLE CONSULTING ENGINEERS	
DRAWN: JAG	X SURVEYING	2528 NORTH SULLIVAN ROAD	JOB NUMBER
REVIEWED: JAG	TRAFFIC	SPOKANE VALLEY, WA 99216	05-063
	PLANNING	PH: 509-893-2617 FAX: 509-926-0227	
	LANDSCAPE		
	OTHER		