6466284 38 - 31

FINAL PLAT

WINDSOR ESTATES PHASE 3

A PORTION OF THE NW 1/4 AND NE 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 3, BEING THAT PORTION OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 27 NORTH, RANGE 43 EAST, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 11 BLOCK 1 OF WINDSOR ESTATES PHASE 2 AS RECORDED IN BOOK 37 OF PLATS, PAGES 48 AND 49, RECORDS OF SPOKANE COUNTY, WASHINGTON; THENCE N89°14'37"E A DISTANCE OF 447.47 FEET; THENCE S32°57'09"E A DISTANCE OF 91.83 FEET; THENCE S57°02'51"W A DISTANCE OF 106.15 FEET; THENCE S28°52'08"W A DISTANCE OF 31.76 FEET; THENCE S57°02'51"W A DISTANCE OF 161.18 FEET; THENCE N27°56'18"W A DISTANCE OF 91.35 FEET; THENCE N67°37'28"W A DISTANCE OF 50.00 FEET; THENCE S22°22'32"W A DISTANCE OF 100.00 FEET; THENCE S21°35'09"W A DISTANCE OF 47.95 FEET; THENCE S30°32'41"W A DISTANCE OF 126.65 FEET; THENCE S59°27'19"E A DISTANCE OF 50.00 FEET; THENCE S30°32'41"W A DISTANCE OF 117.37 FEET; THENCE S20°01'33"E A DISTANCE OF 40.29 FEET; THENCE S00°37'34"E A DISTANCE OF 114.60 FEET TO THE EXTENSION OF THE NORTH LINE OF WELLINGTON HEIGHTS THIRD ADDITION AS PER PLAT THEREOF RECORDED IN VOLUME 30 OF PLATS, PAGE(S) 84 AND 85, RECORDS OF SPOKANE COUNTY, WASHINGTON; THENCE S89°17'40"W ALONG SAID LINE A DISTANCE OF 723.04 FEET TO THE EAST LINE OF WINDSOR ESTATES AS RECORDED IN BOOK 34 OF PLATS, PAGE 1 AND 2, RECORDS OF SPOKANE COUNTY, WASHINGTON; THENCE THE NEXT SIX(6) CALLS ALONG SAID PLAT; THENCE N00°42'21"W A DISTANCE OF 31.85 FEET; THENCE N06°18'49"W A DISTANCE OF 118.97 FEET; THENCE N22°26'55"E A DISTANCE OF 107.69 FEET; THENCE N56°40'07"E A DISTANCE OF 54.74 FEET; THENCE N00°45'01"W A DISTANCE OF 149.85 FEET; THENCE N88°39'36"E A DISTANCE OF 15.03 FEET TO THE SOUTH LINE OF SAID WINDSOR ESTATES PHASE 2; THENNCE THE NEXT TEN(10) CALLS ALONG SAID PLAT; THENCE S84°53'02"E A DISTANCE OF 36.67 FEET; THENCE N89°14'59"E A DISTANCE OF 328.73 FEET; THENCE S01°06'15"E A DISTANCE OF 137.35 FEET; THENCE S60°22'25"E A DISTANCE OF 95.87 FEET; THENCE N30°32'41"E A DISTANCE OF 166.71 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 N23°29'35"E A DISTANCE OF 63.53 FEET; THENCE N26°24'12"E A DISTANCE OF 98.48 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 30.00 FEET, THROUGH WHICH POINT A RADIAL LINE BEARS N86°30'25"W TO THE RADIUS POINT; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 74°54'25", AN ARC DISTANCE OF 39.22 FEET; THENCE N00°45'23"W A DISTANCE OF 129.26 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON

HAVING AN AREA OF 8.4 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 AND B ARE 1-FOOT STRIPS 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 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.

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 A 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, TRACT "A" 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 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 WINDSOR SPOKANE TWO 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 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.

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.

A PERPETUAL EASEMENT IS GRANTED TO SPOKANE COUNTY, ITS SUCCESSORS AND ASSIGNS, OVER AND ACROSS TRACT A, TRACT B, AND TRACT C FOR THE PURPOSES OF CONSTRUCTING, INSTALLING, OPERATING, REPAIRING, ALTERING, REPLACING, REMOVING, AND ALL OTHER USES AND PURPOSES WHICH ARE OR MAY BE RELATED TO THE PUBLIC SEWER SYSTEM.

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/2006 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 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 PRIVATE ROAD AND DRAINAGE FACILITIES AS PROVIDED HEREIN.

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

DIRECT ACCESS TO SILVER PINE ROAD EAST OF NEVADA STREET IS PROHIBITED UNTIL SILVER PINE ROAD IS CONSTRUCTED TO COUNTY STANDARDS AND ESTABLISHED AS A COUNTY ROAD.

SPR 4221

ACKNOWLEDGEMENT

IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED HIS/HER NAME TO BE HEREUNTO SUBSCRIBED THIS 11th DAY OF January, 2016

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 ______ 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 ______ 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 11th DAY OF January, 2016

Kathy F. Kinnear
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE COUNTY, MY COMMISSION EXPIRES 12/8/2018

KATHY F. KINNEAR NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES DECEMBER 08, 2018

SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 19th DAY OF January, 2016 AT 2:33 p.M., IN BOOK 38 OF PLATS AT PAGE 31-32 AT THE REQUEST OF WHIPPLE CONSULTING ENGINEERING.

SPOKANE COUNTY AUDITOR BY DEPUTY

SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING

EXAMINED AND APPROVED THIS 11th DAY OF January, 2016

John Pederson
DEPARTMENT OF BUILDING AND PLANNING

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

EXAMINED AND APPROVED THIS 14th DAY OF January, 2016

SPOKANE COUNTY ENGINEER

SPOKANE COUNTY UTILIITIES

EXAMINED AND APPROVED THIS 11TH DAY OF JANUARY, 2016

SPOKANE COUNTY UTILITIES

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 14th DAY OF JANUARY, 2016

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 19 DAY OF January, 2016

Rob Chase by Tami
SPOKANE COUNTY TREASURER, BY DEPUTY

OFFICIAL SEAL TREASURER SPOKANE COUNTY WASHINGTON

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 19th DAY OF January, 2016

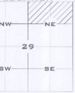
SPOKANE COUNTY ASSESSOR BY DEPUTY

SPOKANE COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON, THIS 19th DAY OF January, 2016

Shelly O'Quinn
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. 43510

DATE Jan 11, 2016

JON A. GORDON STATE OF WASHINGTON 43510 REGISTERED PROFESSIONAL LAND SURVEYOR

COUNTY OF SPOKANE
FILE NO.PN-1953-05

FIELD BK: 05-083	CIVIL	WCE	SHEET 1 OF 2
DATE: 01/11/16	STRUCTURAL		
DRAWN: JAG	X SURVEYING	WHIPPLE CONSULTING ENGINEERS	JOB NUMBER
REVIEWED: JAG	TRAFFIC	2528 NORTH SULLIVAN ROAD	05-063F
	PLANNING	SPOKANE VALLEY, WA 99216	
	LANDSCAPE		
	OTHER		

FINAL PLAT

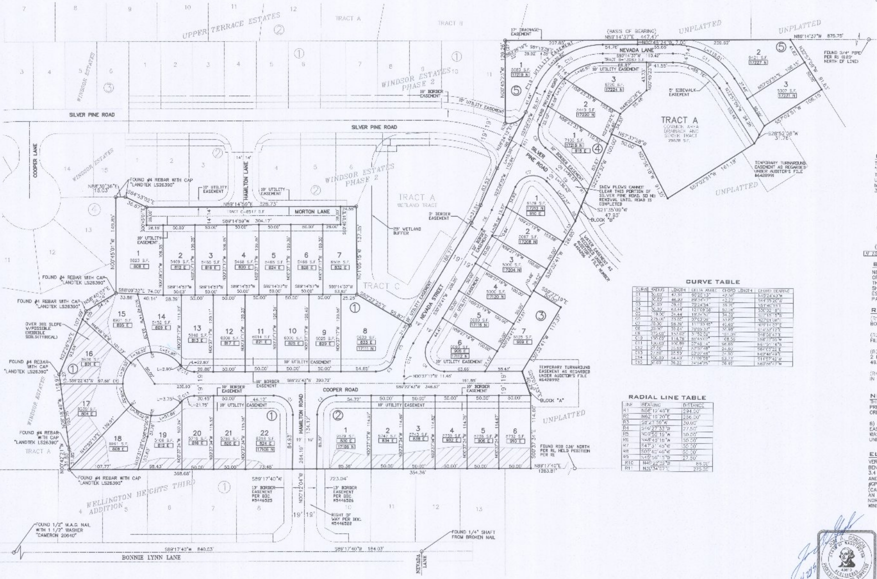
WINDSOR ESTATES PHASE 3

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

SPOKANE COUNTY AUDITOR

FILED FOR RECORD BY Whipple Consulting Engineering THIS 13th DAY OF January 2016 AT __ MINUTES PAST __ O'CLOCK P. M; AND RECORDED IN BOOK 38 OF PLATS AT PAGE(S) 31-32 RECORDS OF SPOKANE COUNTY, WASHINGTON.

SPOKANE COUNTY AUDITOR



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	30.00'	47.34'	90°20'13"	42.58'	N45°24'40"W
C2	30.00'	46.90'	89°34'47"	42.27'	S44°35'20"W
C3	30.00'	39.49'	75°24'54"	36.70'	N51°40'15"E
C4	30.00'	63.44'	121°09'58"	52.26'	S30°02'18"E
C5	119.00'	34.44'	18°34'52"	34.22'	S27°15'15"W
C6	275.00'	33.85'	07°03'06"	33.82'	N27°01'08"E
C7	30.00'	58.39'	111°30'46"	49.60'	N79°14'37"E
C8	30.00'	39.64'	75°05'33"	36.95'	S14°33'12"E
C9	275.00'	153.02'	31°52'02"	151.05'	S46°08'47"E
C10	100.00'	114.76'	65°45'07"	108.56	S56°22'05"W
C11	100.00'	100.89'	57°48'14"	96.65'	N61°51'18"W
C12	27.00'	25.59'	53°07'48"	24.60'	S64°03'22"E
C13	27.50'	25.50'	53°07'48"	24.60'	N62°48'49"E
C14	100.00'	54.40'	31°09'58"	53.73'	S14°57'42"W
C15	30.00'	39.22'	74°54'25"	36.49'	N60°56'47"W

RADIAL LINE TABLE

LINE	BEARING	DISTANCE
R1	N56°12'46"E	294.00'
R2	N62°19'20"E	256.00'
R3	S8°23'59"W	30.00'
R4	S46°27'33"W	27.50'
R5	N08°55'19"W	30.00'
R6	N48°48'18"W	30.00'
R7	S47°31'45"W	30.00'
R8	S05°40'46"W	30.00'
R9	N45°56'15"W	27.50'
R10	N46°22'32"W	88.00'
R11	N30°34'07"E	275.00'

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 "WCE LS 43610" 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 25 OF PLATS PAGES 49-50.

(R3) FINAL PLAT OF WINDSOR ESTATES PHASE 2 FILED IN BOOK 37 OF PLATS, PAGES 48 & 49.

(R4) FINAL PLAT OF WELLINGTON HEIGHTS FILED IN BOOK 30 OF PLATS, PAGES 84 & 85.

NOTES

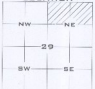
THIS SURVEY WAS BASED ON A TITLE REPORT PREPARED BY STEWART TITLE GUARANTY COMPANY ORDER #01271-10064, DATED JULY 16, 2015

8) THIS PROPERTY MAY BE SUBJECT TO AN EASEMENT FOR A POLE ANCHOR IN FAVOR OF THE WASHINGTON WATER POWER COMPANY AS RECORDED UNDER NUMBER 554968C 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 WINDSOR ESTATES PHASE 2 OF 1885.13

LOCATION



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

Nov 24, 2015

COUNTY OF SPOKANE
FILE NO.PN-1953-05

FIELD BK: 05-063F	CIVIL	WCE	SHEET 2 OF 2
DATE: 11/24/15	STRUCTURAL	WHIPPLE CONSULTING ENGINEERS	
DRAWN: CEL	X SURVEYING	2528 NORTH SULLIVAN ROAD	JOB NUMBER
REVIEWED: JAG	TRAFFIC / PLANNING / LANDSCAPE / OTHER	SPOKANE VALLEY, WA 99216 PH. 509-893-2617 FAX 509-926-0227	05-063F

6743402 BK 40 PG 57

FINAL PLAT

WINDSOR ESTATES EAST

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

Plat # 4352

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT BIG SKY HOMES DEVELOPMENT LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AND HANCOCK DEVELOPMENT LLC 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 EAST, BEING THAT PORTION OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 27 NORTH, RANGE 43 EAST, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 6 BLOCK 2 OF WINDSOR ESTATES PHASE 3 AS RECORDED IN BOOK 37 OF PLATS, PAGES 31 AND 32, RECORDS OF SPOKANE COUNTY; THENCE N89°17'40"E ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER A DISTANCE OF 1283.89 FEET TO THE EAST LINE OF SAID QUARTER; THENCE N00°39'47"W ALONG SAID LINE A DISTANCE OF 383.32 FEET;THENCE S89°39'06"W A DISTANCE OF 109.56 FEET; THENCE S76°13'00"W A DISTANCE OF 39.86 FEET; THENCE S89°14'59"W A DISTANCE OF 110.06 FEET; THENCE S00°15'32"E A DISTANCE OF 88.58 FEET; THENCE S89°38'46"W A DISTANCE OF 387.90 FEET; THENCE N84°23'12"W A DISTANCE OF 53.38 FEET; THENCE N82°09'04"W A DISTANCE OF 39.70 FEET; THENCE N78°50'14"W A DISTANCE OF 37.97 FEET; THENCE N75°25'42"W A DISTANCE OF 37.68 FEET; THENCE N72°20'22"W A DISTANCE OF 22.83 FEET; THENCE N57°02'51"E A DISTANCE OF 120.89 FEET; THENCE N32°57'09"W A DISTANCE OF 100.00 FEET; THENCE N01°41'10"E A DISTANCE OF 46.19 FEET; THENCE N32°57'09"W A DISTANCE OF 125.00 FEET TO THE SOUTH EAST CORNER OF LOT 3, BLOCK 5 OF SAID PLAT; THENCE THE NEXT 8 CALLS ALONG SAID PLAT; (1)THENCE S57°02'51"W A DISTANCE OF 108.15 FEET; (2)THENCE S28°52'08"W A DISTANCE OF 31.75 FEET; (3)THENCE S57°02'51"W A DISTANCE OF 181.19 FEET; (4)THENCE N27°36'15"W A DISTANCE OF 81.36 FEET; (5)THENCE N67°37'28"W A DISTANCE OF 50.00 FEET; (6)THENCE S22°22'32"W A DISTANCE OF 100.00 FEET; (7)THENCE S21°35'00"W A DISTANCE OF 47.95 FEET; (8)THENCE S30°32'41"W A DISTANCE OF 126.65 FEET; (9)THENCE S59°27'19"E A DISTANCE OF 61.00 FEET; THENCE S30°32'41"W A DISTANCE OF 116.77 FEET; THENCE S89°22'42"W A DISTANCE OF 1.17 FEET TO THE EAST LINE OF SAID PLAT; THENCE S20°01'23"E ALONG SAID PLAT A DISTANCE OF 40.29 FEET; THENCE S00°37'34"E ALONG SAID PLAT A DISTANCE OF 114.60 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 10.8 ACRES.

BUILDING SETBACKS SHALL BE DETERMINED AT THE TIME OF 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, B AND C ARE 1-FOOT STRIPS 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 WITH IN 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. ALL EXISTING USES, NOT CURRENTLY CONNECTED TO THE SANITARY SEWER SYSTEM, ARE REQUIRED TO BE CONNECTED.

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.

TEN FOOT (10') UTILITY EASEMENTS FOR "DRY" UTILITIES (ELECTRIC, GAS, PHONE,FIBER, CABLE TV) AS 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 FACILITIES, TOGETHER WITH THE RIGHT TO PROHIBIT CHANGES IN GRADE OVER INSTALLED UNDERGROUND FACILITIES, THE RIGHT TO TRIM AND/OR REMOVE TREES, BUSHES, LANDSCAPING WITH OUT COMPENSATION, AND THE RIGHT TO PROHIBIT STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY AND SAFE OPERATION OF ALL SUCH FACILITIES. STORM DRAIN DRY WELLS, DRAINAGE SWALES AND WATER METER BOXES SHALL NOT BE PLACED WITHIN THE "DRY" EASEMENTS; HOWEVER, LATERAL CROSSINGS BY STORM DRAIN, WATER AND SEWER LINES ARE PERMITTED. SERVING UTILITY COMPANIES ARE ALSO GRANTED THE RIGHT TO INSTALL UTILITIES ACROSS FUTURE ACQUISITION AREAS, BORDER EASEMENTS, TRACTS AND COMMON AREAS.

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 A AND B ARE 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 PRIVATE ROADS, PRIVATE DRIVEWAY 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 603342900.

THE PRIVATE ROADS, TRACT "A" "B" AND "E" 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 AND PRIVATE DRIVEWAY, 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, PRIVATE DRIVWAY, COMMON AREAS AND/OR DRAINAGE EASEMENTS.

THE SUBDIVIDER/SPONSOR WILL CONSTRUCT THE PRIVATE ROADS, PRIVATE DRIVEWAY 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 AND PRIVATE DRIVEWAY 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 WINDSOR SPOKANE TWO HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS IN INTEREST SHALL MAINTAIN THE PRIVATE ROADS, PRIVATE DRIVWAY 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 AND PRIVATE DRIVEWAY SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAID PRIVATE ROAD AND PRIVATE DRIVEWAY, INCLUDING ASSOCIATED DRAINAGE FACILITIES.

MAINTENANCE FINANCING OF THE PRIVATE ROADS, PRIVATE DRIVEWAY AND ASSOCIATED DRAINAGE FACILITIES SHALL BE IN A MANNER DETERMINED BY 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.

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 AND PRIVATE DRIVEWAY, 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.

A PERPETUAL EASEMENT IS GRANTED TO SPOKANE COUNTY, ITS SUCCESSORS AND ASSIGNS, OVER AND ACROSS TRACT A, B AND TRACT E FOR THE PURPOSES OF CONSTRUCTING, INSTALLING, OPERATING, REPAIRING, ALTERING, REPLACING, REMOVING, AND ALL OTHER USES AND PURPOSES WHICH ARE OR MAY BE RELATED TO THE PUBLIC SEWER SYSTEM.

THE PERPETUAL EASEMENT GRANTED TO SPOKANE COUNTY, ITS SUCCESSORS AND ASSIGNS IS FOR THE SOLE PURPOSE OF CONSTRUCTION,INSTALLING, OPERATION, MAINTAINING, REPAIRING, ALTERING, REPLACING, REMOVING, AND ALL OTHER USES OR PURPOSES WHICH ARE OR MAY BE RELATED TO A SEWER SYSTEM. SPOKANE COUNTY, AND ITS SUCCESSORS AND ASSIGNS, MAY AT ANY AND ALL TIMES HEREINAFTER, AT THEIR OWN COST AND EXPENSE, REMOVE ALL CROPS, BRUSH, GRASS OR TREES THAT MAY INTERFERE WITH THE CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING, ALTERING, REPLACING REMOVING AND ALL OTHER USES OR PURPOSES WHICH ARE/OR MAY BE RELATED TO A SEWER SYSTEM. THE GRANTOR(S) RESERVES THE RIGHT TO USE AND ENJOY THE PROPERTY WHICH IS THE SUBJECT OF THIS EASEMENT FOR PURPOSES WHICH WILL NOT INTERFERE WITH THE COUNTY'S FULL ENJOYMENT OF THE STRUCTURE, OR DRILL ON THE EASEMENT, OR DIMINISH OR SUBSTANTIALLY ADD TO THE GROUND COVER OVER THE EASEMENT. THE EASEMENT DESCRIBED HEREINABOVE IS TO, AND SHALL, RUN WITH THE LAND.

THE PLAT CONTAINS A WETLAND, AND THAT ANY USES OR ACTIVITIES ALLOWED WITHIN THE WETLAND AREA SHALL BE CONSISTENT WITH THE SPOKANE COUNTY CRITICAL AREAS ORDINANCE (CAO), AS AMENDED.

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 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 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 OPERATIONS & MAINTENANCE 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 DRAINAGE FACILITIES AS PROVIDED HEREIN.

TRACT A AND B ARE HEREBY DEDICATED TO THE WINDSOR SPOKANE TWO HOMEOWNERS ASSOCIATION.

DIRECT ACCESS TO SILVER PINE ROAD NORTH OF NEVADA LANE IS PROHIBITED UNTIL SILVER PINE ROAD IS CONSTRUCTED TO COUNTY STANDARDS AND ESTABLISHED AS A COUNTY ROAD.

DIRECT ACCESS TO PERRY STREET NORTH OF GALLIUM LANE IS PROHIBITED UNTIL PERRY STREET IS CONSTRUCTED TO COUNTY STANDARDS AND ESTABLISHED AS A COUNTY ROAD.

THE PRIVATE DRIVEWAY(TRACT E) IS FOR INGRESS AND EGRESS TO TRACT B, LOT 13 AND WHITWORTH WATER DISTRICT #2. THE PRIVATE DRIVEWAY IS HEREBY OWNED AND DEDICATED TO THE WINDSOR SPOKANE TWO HOMEOWNERS ASSOCIATION FOR MAINTENANCE IN CONFORMANCE WITH THE APPROVED PLANS ON FILE IN THE COUNTY ENGINEERS OFFICE.

LOTS 13-18, IN BLOCK 5 MAY BE AFFECTED BY SLOPES IN EXCESS OF 30% AND MAY HAVE POSSIBLE ERODIBLE SOILS.

OFFICIAL SEAL — TREASURER SPOKANE COUNTY WASHINGTON

ACKNOWLEDGEMENT

IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED HIS/HER NAME TO BE HEREUNTO SUBSCRIBED THIS 5th DAY OF September, 2018.

BIG SKY HOMES 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 BIG SKY HOMES 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 5th DAY OF September, 2018.

NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE COUNTY. MY COMMISSION EXPIRES 10-12-2020

ALLYSON ANDRADE — NOTARY PUBLIC — COMM. EXPIRES OCT. 12, 2020 — STATE OF WASHINGTON

SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 13 DAY OF SEPT, 2018 AT [illegible] .M., IN BOOK 40 OF PLATS AT PAGE 57-58 AT THE REQUEST OF WHIPPLE CONSULTING ENGINEERING.

______________ Deputy
SPOKANE COUNTY AUDITOR BY DEPUTY

SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING

EXAMINED AND APPROVED THIS 13TH DAY OF September, 2018

RWB
DEPARTMENT OF BUILDING AND PLANNING

SPOKANE COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS 12TH DAY OF September, 2018

SPOKANE COUNTY ENGINEER

SPOKANE COUNTY ENVIRONMENTAL SERVICES

EXAMINED AND APPROVED THIS 7TH DAY OF SEPTEMBER, 2018

SPOKANE COUNTY UTILITIES

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 13th DAY OF September, 2018

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 13th DAY OF September, 2018.

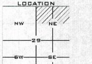
SPOKANE COUNTY TREASURER, BY DEPUTY

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 13th DAY OF September, 2018.

Vicki Horton by
SPOKANE COUNTY ASSESSOR BY DEPUTY

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 9/06/18

COUNTY OF SPOKANE
FILE NO.PN-2058-17

FIELD BK: 063	CIVIL	IWCE	SHEET 1 OF 2
DATE: 09/01/18	STRUCTURAL X PLATTING		
DRAWN: JAG/EJW	TRAFFIC PLANNING	WHIPPLE CONSULTING ENGINEERS 21 SOUTH PINES ROAD SPOKANE VALLEY, WA 99206 PH: 509-893-2617 FAX: 509-926-0227	JOB NUMBER 16-1762
REVIEWED: JAG	LANDSCAPE OTHER		

6743402 BK 40 PG 58

FINAL PLAT

WINDSOR ESTATES EAST

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

SPOKANE COUNTY AUDITOR

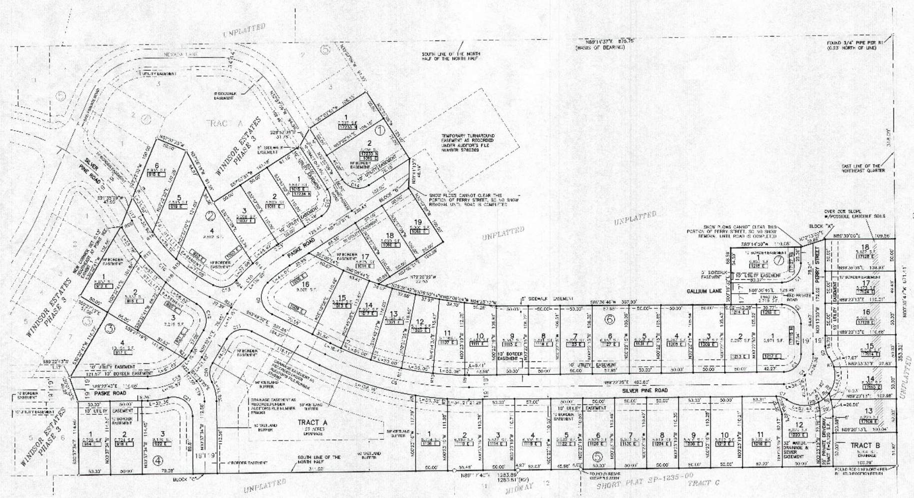
FILED FOR RECORD THIS 13 DAY OF Sept 2018, AT 19 MINUTES PAST 11:00 O'CLOCK A M; AND RECORDED IN BOOK 40 OF PLATS AT PAGE(S) 57-58 AT THE REQUEST OF WHIPPLE CONSULTING ENGINEERS.

(Deputy) SPOKANE COUNTY AUDITOR

PLAT 4352

N
W E
S

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



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	47.04'	30.00'	89°50'45"
C2	47.20'	30.00'	90°09'15"
C3	43.01'	27.50'	89°35'24"
C4	72.72'	48.50'	85°38'24"
C5	17.69'	27.50'	36°51'40"
C6	22.42'	90.00'	14°13'25"
C7	17.69'	27.50'	36°51'40"
C8	233.83'	500.00'	26°47'43"
C9	58.13'	30.00'	111°01'44"
C10	127.20'	275.00'	26°30'10"
C11	44.83'	30.00'	85°37'27"
C12	47.95'	30.00'	91°35'53"
C13	39.95'	30.00'	76°18'15"
C14	47.12'	30.00'	90°00'00"
C15	47.12'	30.00'	90°00'00"
C16	173.37'	275.00'	36°11'00"
C17	18.12'	275.00'	3°21'29"
C18	102.58'	100.00'	58°50'02"
C19	34.81'	47.50'	42°01'51"
C20	30.42'	30.00'	58°06'07"
C21	55.28'	30.00'	105°34'37"

RADIAL LINE TABLE

LINE	BEARING	DISTANCE
R1	N74°12'50"E	47.50'
R2	S53°23'44"E	47.50'
R3	S26°39'26"E	47.50'
R4	N70°27'07"E	110.00'
R5	N75°20'16"E	90.00'
R6	N79°46'40"E	110.00'
R7	S03°09'00"W	519.00'
R8	S08°42'21"W	519.00'
R9	S00°08'13"W	481.00'
R10	S06°08'02"W	481.00'
R11	S12°03'24"W	481.00'
R12	S18°00'45"W	481.00'
R13	S23°58'07"W	481.00'
R14	N42°06'10"W	294.00'
R15	S42°52'21"W	258.00'
R16	N53°26'07"E	258.00'
R17	N51°29'04"E	294.00'
R18	N40°21'03"E	294.00'
R19	N58°12'48"E	294.00'
R20	S82°21'08"W	294.00'
R21	S46°27'14"E	61.00'
R22	S41°11'28"E	100.00'
R23	N57°07'56"W	275.00'
R24	N49°19'54"W	294.00'

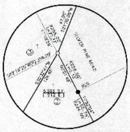


EXHIBIT 1, NOT TO SCALE

ACKNOWLEDGEMENT

IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED HIS/HER NAME TO BE HEREUNTO SUBSCRIBED THIS 5th DAY OF September, 2018.

HANCOCK DEVELOPMENT LLC, A WASHINGTON LIMITED LIABILITY COMPANY,

BY ________________ ITS member

ACKNOWLEDGEMENTS

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 5th DAY OF September, 2018.

NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE COUNTY, MY COMMISSION EXPIRES 10-12-2020

ALLYSON ANDRADE NOTARY PUBLIC COMM. EXPIRES OCT. 12, 2020 STATE OF WASHINGTON

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 "WCE LS 43610" UNLESS OTHERWISE NOTED
- (R) RADIAL BEARING
- N 12345 LOT ADDRESS

BASIS OF BEARINGS

N89°14'37"W 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 WINDSOR PHASE 3 FILED IN BOOK 38 OF PLATS PAGES 31-32.

(R3) FINAL PLAT OF WINDSOR ESTATES PHASE 2 FILED IN BOOK 37 OF PLATS, PAGES 48 & 49.

(R4) FINAL PLAT OF WELLINGTON HEIGHTS THIRD ADDITION FILED IN BOOK 30 OF PLATS, PAGES 84 & 85.

(R5) RECORD OF SURVEY AS RECORDED IN BOOK 168 OF SURVEYS, PAGE 40.

NOTES

THIS SURVEY WAS BASED ON A TITLE REPORT PREPARED BY STEWART TITLE GUARANTY COMPANY ORDER #181936, DATED JUNE 18, 2018

4) 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, 1971

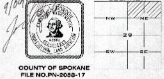
ELEVATION DATUM

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 WINSOR ESTATES PHASE 2 OF 1885.13

9/04/18

RON J. GORDON STATE OF WASHINGTON 43610 REGISTERED PROFESSIONAL LAND SURVEYOR

LOCATION



COUNTY OF SPOKANE
FILE NO.PN-2058-17

FIELD BK: 63	CIVIL / STRUCTURAL / X SURVEYING / TRAFFIC / PLANNING / LANDSCAPE / OTHER	WCE WHIPPLE CONSULTING ENGINEERS, SPOKANE VALLEY, WA	SHEET 2 OF 2
DATE: 9/01/18			
DRAWN: EJW/JAG			JOB NUMBER 17-1762
REVIEWED: JAG			