

0846703 4/41

# FINAL PLAT OF WINDSOR ESTATES EAST 1ST ADDITION

LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 27 N., RANGE 43 E., W.M. SPOKANE COUNTY, WASHINGTON

Plat # 4398

## SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF TRAVIS PASKE ON THIS 24th DAY OF September 2019 AT 11:28 A.M., IN BOOK 41 OF PLATS AT PAGE(S) 4142 RECORDS OF SPOKANE COUNTY, WASHINGTON.

SPOKANE COUNTY AUDITOR, BY DEPUTY

## SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING

EXAMINED AND APPROVED THIS 24th DAY OF September 2019.

Robert W. Brock  
DEPARTMENT OF BUILDING AND PLANNING

## SPOKANE COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS 24th DAY OF September 2019.

SPOKANE COUNTY ENGINEER

## SPOKANE COUNTY ENVIRONMENTAL SERVICES

EXAMINED AND APPROVED THIS 24th DAY OF September 2019.

SPOKANE COUNTY UTILITIES

## SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 24th DAY OF September 2019.

SPOKANE COUNTY REGIONAL HEALTH OFFICER

## SPOKANE COUNTY TREASURER

I, TREASURER OF SPOKANE COUNTY, 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 THE DATE HAVE BEEN FULLY PAID, SATISFIED AND DISCHARGED. DATED THIS 24th DAY OF September 2019.

SPOKANE COUNTY TREASURER, BY DEPUTY

## SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 24th DAY OF September 2019.

SPOKANE COUNTY ASSESSOR



## DEDICATION

LET IT BE KNOWN THAT HANCOCK DEVELOPMENT, LLC A WASHINGTON LIMITED LIABILITY COMPANY IS 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 TO BE KNOWN AS WINDSOR ESTATES EAST 1ST ADDITION, 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 2, BLOCK 5 OF WINDSOR ESTATES PHASE 3 AS RECORDED IN BOOK 38 OF PLATS, PAGE 31 AND 32, RECORDS OF SPOKANE COUNTY;

THENCE N89°14'37"E, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 875.81 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29;

THENCE S00°39'27"E, ALONG THE EAST LINE THEREOF, A DISTANCE OF 318.09 FEET TO THE NORTHEAST CORNER OF LOT 18, BLOCK 5 OF WINDSOR ESTATES EAST AS RECORDED IN BOOK 40 OF PLATS, PAGE 57 AND 58, RECORDS OF SPOKANE COUNTY;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID WINDSOR ESTATES EAST THE FOLLOWING FOURTEEN (14) COURSES:

1. THENCE S89°39'06"W A DISTANCE OF 109.59 FEET;
  2. THENCE S72°13'00"W A DISTANCE OF 39.86 FEET;
  3. THENCE S89°14'59"W A DISTANCE OF 110.08 FEET;
  4. THENCE S00°19'32"E A DISTANCE OF 88.59 FEET;
  5. THENCE S89°38'46"W A DISTANCE OF 367.90 FEET;
  6. THENCE N84°23'12"W A DISTANCE OF 50.28 FEET;
  7. THENCE N82°09'04"W A DISTANCE OF 39.70 FEET;
  8. THENCE N78°50'14"W A DISTANCE OF 37.97 FEET;
  9. THENCE N75°26'42"W A DISTANCE OF 37.88 FEET;
  10. THENCE N72°20'22"W A DISTANCE OF 22.63 FEET;
  11. THENCE N57°02'51"E A DISTANCE OF 120.89 FEET;
  12. THENCE N32°57'09"W A DISTANCE OF 100.00 FEET;
  13. THENCE N01°41'10"E A DISTANCE OF 46.19 FEET;
  14. THENCE N32°57'09"W A DISTANCE OF 125.00 FEET TO THE NORTHEASTERLY CORNER OF LOT 1 BLOCK 1 OF SAID WINDSOR ESTATES EAST;
- THENCE CONTINUING N32°57'09"W, ALONG THE NORTHEASTERLY BOUNDARY OF SAID WINDSOR ESTAES PHASE 3, 91.83 FEET TO THE POINT OF BEGINNING. HAVING AN AREA OF 300007 SQUARE FEET, 6.89 ACRES

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

WARNING: SPOKANE COUNTY HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE 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 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.

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 WITHOUT 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.

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.

THE 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.

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 PERPETUAL EASEMENT IS GRANTED TO SPOKANE COUNTY, ITS SUCCESSORS AND ASSIGNS, OVER AND ACROSS TRACT A, B, C, AND GALLIUM LANE 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 HEREAFTER, 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 HEREINAFOVE IS TO, AND SHALL, RUN WITH THE LAND.

LOTS 3-6, IN BLOCK 1, MAY BE AFFECTED BY SLOPES IN EXCESS OF 30% AND MAY HAVE POSSIBLE ERODIBLE SOILS.

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 ENCROUGH ON BORDER EASEMENTS GRANTED HEREON.

THE BORDER EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TO SPOKANE COUNTY, AND ITS 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.

THE PRIVATE ROADS AND TRACTS A, B, AND C SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE WINDSOR SPOKANE TWO HOMEOWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED OCTOBER 24TH, 2013 UNDER STATE UBI NUMBER 603343900, ALSO, THE SUPPLEMENTAL DECLARATION OF ANNEXATION TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WINDSOR ESTATES TWO AS RECORDED UNDER AUDITORS FILE NO. 6751693.

DRAINAGE TRACTS A, B AND C 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 AND TRACTS A, B AND C 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 FILING A REPLAT.

THE PRIVATE ROADS, AS SHOWN HEREON, ARE EASEMENTS WHICH PROVIDE A MEANS OF INGRESS AND EGRESS FOR THOSE LOTS WITHIN THE PLAT HAVING FRONTAGE THEREON.

THE COUNTY OF SPOKANE IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS TO ALL PRIVATE ROADS, TRACTS A, B, C AND 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.

THE FIVE FOOT (5') SIDEWALK EASEMENT ALONG THE NORTH AND WEST BOUNDARY OF GALLIUM LANE, AS SHOWN HEREON, IS HEREBY GRANTED TO WINDSOR SPOKANE TWO HOMEOWNERS ASSOCIATION.

- A LOT IS SERVED BY A PRIVATE ROAD WHEN:
1. THE ONLY ROAD FRONTAGE FOR THE LOT IN THE DEVELOPMENT IS ON THE PRIVATE ROAD, OR;
  2. 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.

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. THE SUCCESSORS IN INTEREST SHALL SHARE EQUALLY IN THE RESPONSIBILITY AND COST OF MAINTAINING SAID PRIVATE ROADS AND DRAINAGE FACILITIES.

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.

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 WITHIN DRAINAGE EASEMENT 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 SUBJECT 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 DAMPROOFING AND WATERPROOFING, BE IMPLEMENTED AS A PART OF THE BASEMENT FOUNDATION CONSTRUCTION.

BASEMENTS ARE PROHIBITED ON THIS PLAT WITHOUT A LOT SPECIFIC GEOTECHNICAL REPORT WITH BASEMENT DESIGN RECOMMENDATIONS ACCOMPANYING THE RESIDENTIAL BUILDING PERMIT.

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 AND UPDATED ON JUNE 26TH, 2019 TO INCORPORATE THE ENTIRE DEVELOPMENT (PHASES 1-5 OF WINDSOR ESTATES) 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.

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 PRIVATE ROAD AND DRAINAGE FACILITIES AS PROVIDED HEREIN.

THIS PLAT SHALL COMPLY WITH THE MITIGATION MEASURES FOUND IN THE ALLWEST GEOHAZARD EVALUATION DATED DECEMBER 17, 2004, PER B&P CONDITION #19.

THIS PLAT WAS APPROVED FOR A SPECIFIC DENSITY BY THE SPOKANE COUNTY HEARING EXAMINER. DUPLEXES ARE PROHIBITED.

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.

BLOCK "A", BEING A ONE FOOT (1') WIDE STRIP AS SHOWN HEREON, IS HEREBY DEDICATED TO SPOKANE COUNTY AS GENERAL COUNTY PROPERTY, TO BE DEDICATED FOR ROAD PURPOSES FOREVER AT SUCH TIME AS THE ROAD IS CONTINUED AS A FULL WIDTH RIGHT OF WAY OR UNTIL ADJACENT LANDS ARE PLATTED.

## ACKNOWLEDGEMENT

IN WITNESS WHEREOF, THE AFORE SAID OWNER HAS CAUSED HIS/HER NAME TO BE HEREUNTO SUBSCRIBED THIS 18th DAY OF September 2019.

HANCOCK DEVELOPMENT, LLC

BY *[Signature]*

its member

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)

NOTARY PUBLIC)

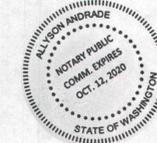
COUNTY OF SPOKANE )

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 OWNER OF HANCOCK DEVELOPMENT, LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH COMPANY, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 18th DAY OF September 2019.

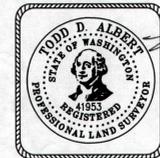
*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE COUNTY

MY COMMISSION EXPIRES 10-12-2020



## SURVEYOR'S CERTIFICATE

I, TODD ALBERT, 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.



*[Signature]*  
TODD D. ALBERT, P.L.S. CERTIFICATE NO. 41953

## ALBERT SURVEYING, LLC

14806 E. ALKI  
SPOKANE VALLEY, WA 99216  
509-926-0215

UNDER CONTRACT WITH WHIPPLE CONSULTING ENGINEERS

SPOKANE COUNTY FILE NO. PN-2058-17		 WHIPPLE CONSULTING ENGINEERS 21 S. PINES ROAD SPOKANE VALLEY, WA 99208 PH: 509-893-2617 FAX: 509-926-0227	<b>SHEET</b> 1 OF 2  <b>JOB NUMBER</b> 17-1762
FIELD BK:	17-1762		
DATE:	09/16/19		
DRAWN:	BAG		
REVIEWED:	TDA		

# FINAL PLAT OF WINDSOR ESTATES EAST 1ST ADDITION

LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 27 N., RANGE 43 E., W.M.  
SPOKANE COUNTY, WASHINGTON

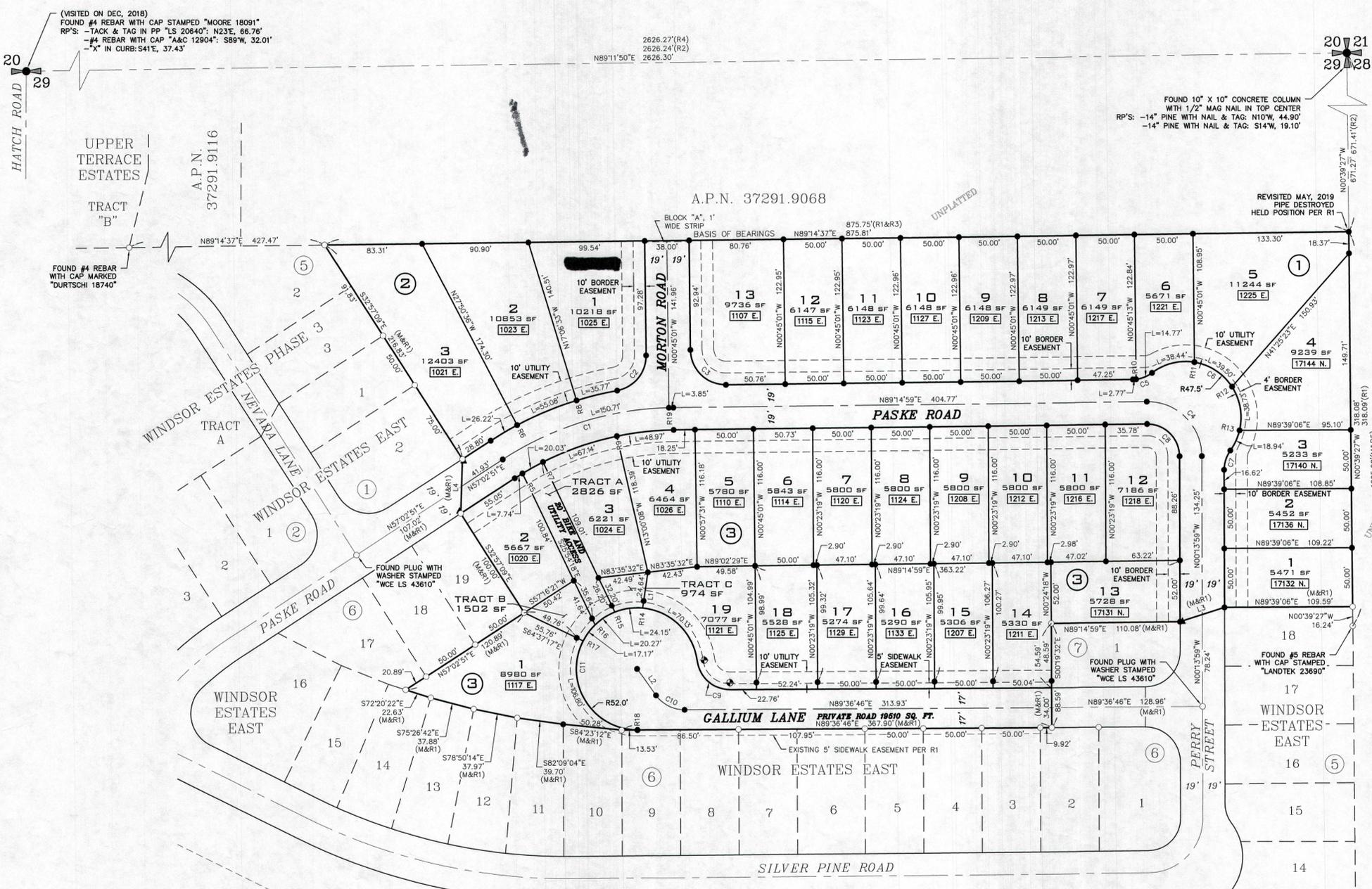
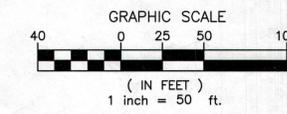
6845703 4/14

**SPOKANE COUNTY AUDITOR'S CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF TRAVIS PASKE ON THIS 20th DAY OF SEPTEMBER 2019 AT 11:24 A.M., IN BOOK 4 OF PLATS AT PAGE(S) 1122 RECORDS OF SPOKANE COUNTY, WASHINGTON.

SPOKANE COUNTY AUDITOR, BY DEPUTY

Plot #  
4398



**BASIS OF BEARING**  
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 WINDSOR ESTATES AS RECORDED IN BOOK 34 OF PLAT, PAGES 1-2.

**PLAT DATA**  
TOTAL PLAT AREA 6.89 AC  
NUMBER OF LOTS AND TRACTS 38 LOTS

- SYMBOLS LEGEND**
- FOUND #4 REBAR WITH YPC STAMPED "WCE LS 43610," UNLESS NOTED OTHERWISE
  - SET #4 REBAR WITH PLASTIC CAP OR NAIL AND WASHER, STAMPED "ALBERT 41953," UNLESS NOTED OTHERWISE
  - ▲ FOUND SLASH MARK IN CONCRETE CURB
  - ⊕ SECTION CORNER
  - ⊙ SECTION QUARTER CORNER
  - (R) RADIAL
  - XXXXX ADDRESSES
  - ◆ SET #4 REBAR WITH YPC STAMPED "ALBERT 41953," ON RADIAL LINE, 6.00' OFFSET FROM PC OR PT.

**SURVEYOR'S NOTES**

- DATE OF SURVEY OCTOBER, 2015. FOUND MONUMENTS REVISITED MAY, 2019.
- MATTERS OF RECORD PER STEWART TITLE, SUBDIVISION GUARANTEE NO. G-0000084921428, ORDER NUMBER 19-6748, DATED APRIL 30, 2019.
- PROPERTY CORNERS ON THE NORTH RIGHT OF WAY OF GALLIUM LANE FALL IN CONCRETE. PROPERTY CORNERS WERE SET ON THE PROPERTY LINE AND 6.00' THEREFROM, AS SHOWN.

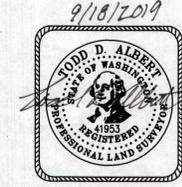
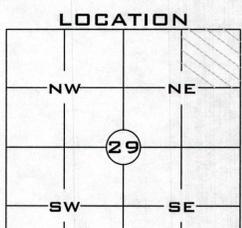
**REFERENCES**

(R1) PLAT - WINDSOR ESTATES EAST, BK. 40, PG. 57-58.  
 (R2) PLAT - WINDSOR ESTATES, BK. 34, PG. 1-2.  
 (R3) PLAT - WINDSOR ESTATES PHASE 3, BK. 38, PG. 31-32.  
 (R4) PLAT - UPPER TERRACE ESTATES, BK. 28, PG. 49-50.  
 (R5) ROS - LANDTEK, BK. 168, PG. 35-36.

**EQUIPMENT AND PROCEDURES**  
THIS SURVEY WAS PERFORMED USING 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, MY RELATIVE ACCURACY ACHIEVED HAS A 95% CONFIDENCE VALUE, ACHIEVING A MAXIMUM VALUE OF 0.07 FEET IN THE MONUMENTS FOUND UNLESS NOTED ON THE MAP, PER 332-130-080 AND WAC 332-130-085.

**CURVE, LINE & RADIAL TABLES**

Curve Table				Line Table			Line Table			Line Table			Line Table		
Curve #	Length	Radius	Delta	Line #	Length	Direction									
C1	154.66	275.00	032°12'08"	L1	30.64	S08°22'40"W	R5	256.00	S31°13'13"E	R12	47.50	S56°43'55"W	R19	275.00	S01°33'06"E
C2	42.21	30.00	080°36'46"	L2	27.60	S35°57'40"E	R6	294.00	S27°50'36"E	R13	47.50	N76°32'56"W			
C3	47.12	30.00	090°00'00"	L3	39.88	N72°13'00"E	R7	256.00	S26°44'11"E	R14	52.00	S05°09'35"W			
C4	73.46	46.50	090°31'03"	L4	46.19	S01°41'10"W	R8	294.00	S17°06'33"E	R15	52.00	S21°27'15"E			
C5	17.53	27.50	036°31'37"				R9	256.00	S11°42'35"E	R16	52.00	S43°47'03"E			
C6	135.61	47.50	163°34'16"				R10	27.50	N06°30'51"W	R17	52.00	S62°42'24"E			
C7	17.53	27.50	036°31'37"				R11	47.50	S09°05'09"W	R18	52.00	N00°23'14"W			
C8	43.45	27.50	090°31'02"												
C9	40.47	28.00	082°49'09"												
C10	28.50	30.00	054°25'34"												
C11	238.53	52.00	262°49'09"												



**ALBERT SURVEYING, LLC**  
14806 E. ALKI  
SPOKANE VALLEY, WA 99216  
509-926-0215  
UNDER CONTRACT WITH WHIPPLE CONSULTING ENGINEERS

<b>SPOKANE COUNTY</b>		<b>WCE</b>	<b>SHEET 2 OF 2</b>
FILE NO. PN-2058-17			
FIELD BK:	17-1762	CIVIL	WHIPPLE CONSULTING ENGINEERS 21 S. PINES ROAD SPOKANE VALLEY, WA 99206 PH: 509-893-2617 FAX: 509-926-0227
DATE:	09/16/19	STRUCTURAL	
DRAWN:	BAG	SURVEYING	
REVIEWED:	TDA	TRAFFIC	
		PLANNING	JOB NUMBER
		LANDSCAPE	<b>17-1762</b>
		OTHER	