

525722 3711

FINAL PLAT
WINDSOR ESTATES
A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 29, T27N, R43E, W.M.
SPOKANE COUNTY, WASHINGTON
SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Hancock Development, LLC, a Washington Limited Liability Company and Washington Trust Bank have caused to be platted the land shown hereon, to be known as WINDSOR ESTATES, being that portion of the Northeast Quarter of Section 29, Township 27 North, Range 43 East, W.M., described as follows:

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 Southwest Corner of said South Half; thence N89°17'41"E 641.30 feet along the South line of said South Half; thence N00°42'21"W 31.85 feet; thence N08°18'49"W 118.97 feet; thence N22°26'55"E 107.69 feet; thence N58°40'07"E 54.74 feet; thence N00°45'01"W 149.85 feet; thence N88°39'36"E 15.03 feet; thence N00°45'01"W 100.00 feet; thence N89°14'59"E 5.81 feet; thence N00°45'01"W 143.02 feet to the North line of said South Half; thence S89°14'37"W 724.07 feet along the North Line of said South Half to the West line of said Northeast Quarter; thence S00°16'32"W 669.16 feet along said West line to the Point of Beginning;

Except the West 30 feet thereof for Hatch Road;

Situate in the County of Spokane, State of Washington.

Silver Pine Road, as platted and shown hereon, is hereby dedicated to Spokane County and the public, forever, for road purposes.

Block A, a 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.

The Private Roads (Tract C) and Tracts A, and B as platted and shown hereon, are hereby dedicated to the Windsor Spokane Homeowners Association, created by document recorded October 13, 2006 under State UBI Number 602-659-369.

The Private Roads (Tract C) and Tracts A, and B 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 Private Roads, as platted and shown hereon, are easements which provide a means of ingress and egress for those lots within the plat having frontage thereon.

The Private Roads are subject to the separate Declaration of Covenants as recorded January 5, 2007 under Auditor's Recording No. 5481133, which by reference is made a part hereof.

The County of Spokane is hereby granted the right of ingress and egress over all private roads and the Access Easement as platted and shown hereon.

The Access Easement as platted and shown hereon is for the use of Windsor Spokane Homeowners Association and Spokane County for the exclusive purpose of maintaining drainage on Tract "A". The Access Easement shall not be used for any ingress and egress to any lot.

The "24' Private Driveway, Water and Sewer Easement" across Lots 5, 6 and 7 in Block 2, as platted and shown hereon, is limited to the use of said Lots 5, 6 and 7. No other lots may take access from said easement.

"Dry" utility easements shown on the herein described plat are hereby dedicated to 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 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. Serving utilities are also granted the right to install utilities across border and sidewalk easements as needed to access utility easements from the road right-of-way.

The Qwest Easement shown on the herein described plat is hereby dedicated to Qwest for the construction, reconstruction, maintenance, protection, inspection and operation of their 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 operation of same.

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 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.

Sidewalk easements, as platted and shown hereon, are hereby granted to the Windsor Spokane Homeowners Association.

No direct access shall be allowed from the lots to Hatch Road, until such time as authorized by the County Engineer.

WARNING: Spokane County has no responsibility to build, improve, maintain or otherwise service the private roads contained within or providing service to the property described in this plat. By accepting this plat or subsequently by allowing a building permit to be issued on property on a private road, Spokane County assumes no obligation for said private road and the owners hereby acknowledge that the County has no obligation of any kind or nature whatsoever to establish, examine, survey, construct, alter, repair, improve, maintain, 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 roads as provided herein.

Public sewers shall be constructed to provide for the connection of each parcel to the County's system of sewerage. The uses on properties within the project shall be required to connect to the sewer and pay applicable charges per the Spokane County Sanitary Sewer Ordinance. Sewer connection permits shall be required.

Tract C, as platted and shown hereon is hereby granted as a perpetual easement to Spokane County, its successors and assigns for the sole purpose of constructing, installing, operating, maintaining, repairing, altering, replacing, removing, and all other uses or purposes which are or may be related to a sewer system. Spokane County, its successors and assigns at all times hereinafter, at their own cost and expense, may 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) reserve the right to use and enjoy that property which is the subject of this easement for purposes which will not interfere with the County's full enjoyment of the rights hereby granted; provided, the Grantor(s) shall not erect or construct any building or other 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.

A public sewer system will be made available for the plat and individual service will be provided to each lot prior to sale. The 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.

NOTICE - Tract A contains wetlands and wetland buffer areas. Any uses or activities allowed within the wetlands areas and required buffers shall be consistent with the Spokane County Critical Areas Ordinance, as amended.

NOTICE - Lots 5, 6, 7, 8, 11, and 12, Block 4 contain wetland buffer areas. Any uses or activities allowed within the required buffers shall be consistent with the Spokane County Critical Areas Ordinance, as amended.

Portions of lots within this plat may be affected by geo-hazards as identified by the geotechnical evaluation report dated December 17, 2004, on file under Spokane County Department of Building and Planning File No. PN-1953-05. This Final plat shall comply with the mitigating measures of said geotechnical evaluation report.

Development within this subdivision shall conform to the requirements of the National Flood Insurance Program and Chapter 3.20 of the Spokane County 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 and every deed drawn to transfer ownership of any and all property within the plat in the area of Special Flood Hazard.

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 Homeowners Association or their successors in interest.

All drainage tracts are hereby dedicated to the Windsor Spokane Homeowners Association or their successors in interest 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 lots within this plat are subject to the recommendations regarding basements found in the geotechnical study dated December 19, 2006, prepared by Allwest Testing and Engineering, recorded under Auditors Document Number 5483373 which by reference becomes part of.

The drainage easements, lots, common areas and tracts are subject to the separate Drainage Declaration of Covenant as recorded January 12, 2007 under Auditor's Document No. 5484580 that by reference is made a part hereof.

The herein described property is subject to the following, which by reference are made a part hereof:

Easement and the terms and conditions thereof recorded June 11, 1971 under Auditor's File No. 554966C.

IN WITNESS WHEREOF, the aforesaid owners have hereunto set their hands.

ACKNOWLEDGMENT

State of Washington) ss.
County of Spokane)

On this 31st day of January, 2007, before me personally appeared Travis Paske

Member of HANCOCK DEVELOPMENT, LLC that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of HANCOCK DEVELOPMENT, LLC, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed is the seal of HANCOCK DEVELOPMENT, LLC.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public in and for the State of Washington,

residing at Spokane, WA

My commission expires 5/15/09

HANCOCK DEVELOPMENT, LLC

Travis Paske as member



ACKNOWLEDGMENT

State of Washington) ss.
County of Spokane)

On this 31st day of January, 2007, before me personally appeared Connie Bischoff

of Washington Trust Bank that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of Washington Trust Bank, for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute said instrument and that the seal affixed is the seal of Washington Trust Bank.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

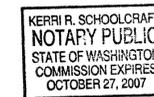
Notary Public in and for the State of Washington,

residing at Spokane WA

My commission expires 10-27-07

WASHINGTON TRUST BANK

Connie Bischoff



SPOKANE COUNTY AUDITOR

Filed for record by Whipple Consulting this 23rd day of April, 2007, at 10 minutes past 2 o'clock P.M. and recorded in Book 21 of Plats at Page(s) 1-6 Records of Spokane County, Washington.

Spokane County Auditor

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

Examined and approved this 11th day of April, 2007.

Department of Building and Planning

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 20th day of March, 2007.

Spokane County Engineer

SPOKANE COUNTY UTILITIES

Examined and approved this 16th day of March, 2007.

Spokane County Utilities

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 11th day of April, 2007.

Spokane Regional Health Officer

SPOKANE COUNTY TREASURER

I, Treasurer of Spokane County, Washington, do hereby certify that all taxes which have been levied and become chargeable against the land shown within this map and described in the dedication of this date have been fully paid, satisfied and discharged. Dated this 23rd day of April, 2007.

Spokane County Treasurer

SPOKANE COUNTY ASSESSOR

Examined and approved this 12th day of April, 2007.

Spokane County Assessor

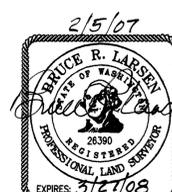
SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington this 31st day of January, 2007.

Chairperson
Spokane County Commissioners

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.



BRUCE R. LARSEN, P.L.S.
CERTIFICATE NO. 26390



29-27-43

PN-1953-05

LandTek, LLC
PROFESSIONAL LAND SURVEYORS
619 N. MADEIRA STREET
SPOKANE, WASHINGTON 99202
PHONE (509)926-2821 FAX (509)926-2736
FILE: 06-0913\WINDSOR-FPL.dwg 10/19/2006 9:04:29 AM PST

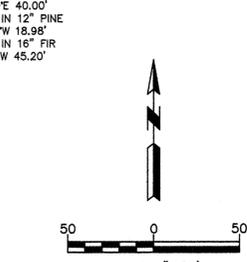
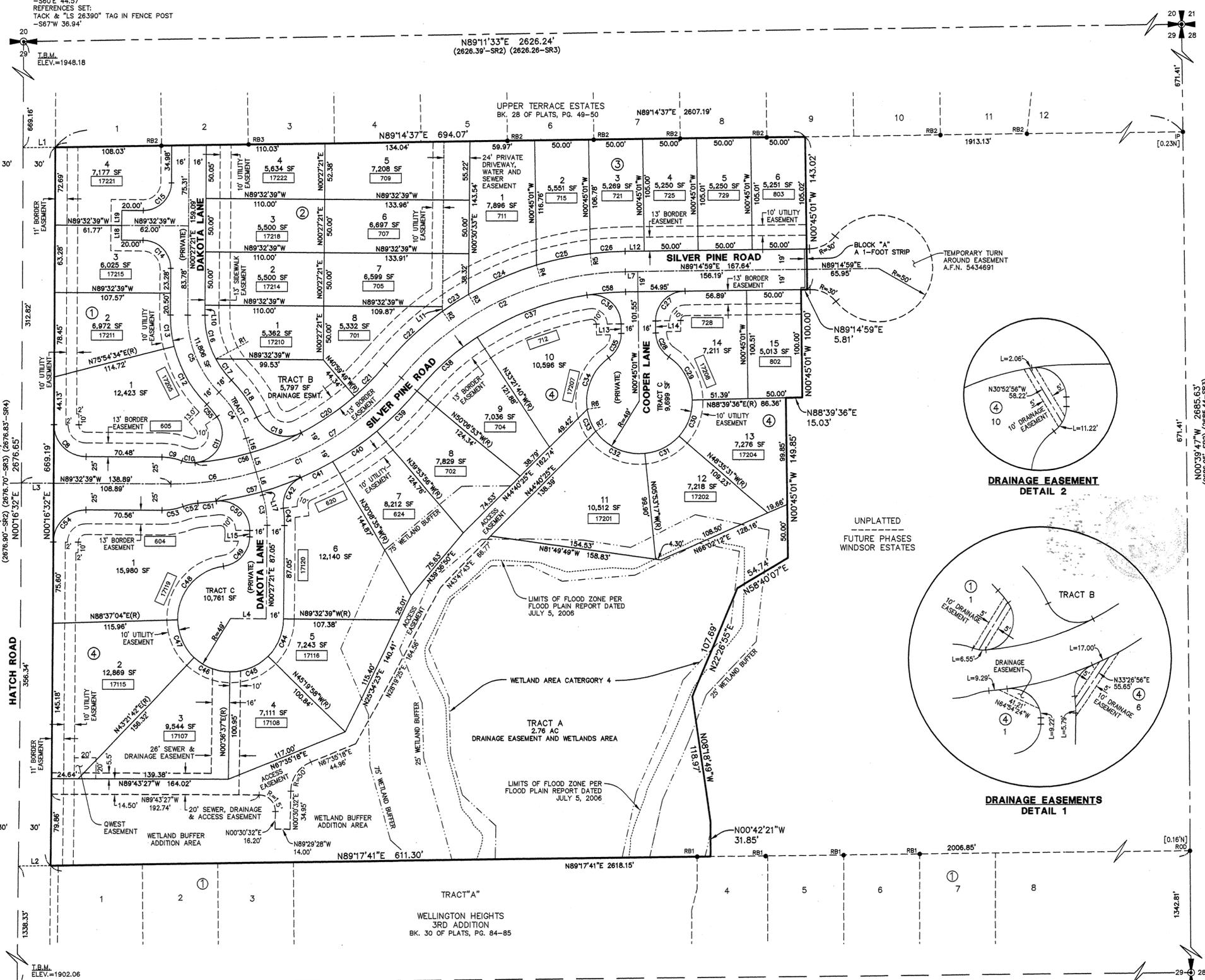
285122 372

FINAL PLAT WINDSOR ESTATES A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 29, T27N, R43E, W.M. SPOKANE COUNTY, WASHINGTON SHEET 2 OF 2

NORTH 1/4 CORNER SECTION 29;
FOUND 1/2" REBAR & "MOORE 18091" CAP
REFERENCES FOUND:
TACK & "LS 20640" TAG IN UTILITY POLE
-N21°E 66.62'
-S80°E 44.57'
REFERENCES SET:
TACK & "LS 26390" TAG IN FENCE POST
-S67°W 36.94'

NE CORNER SECTION 29;
FOUND PK IN TOP OF CONCRETE
FENCE CORNER POST
REFERENCES FOUND:
SIGN IN 18" FIR
-S60°E 40.00'
SIGN IN 12" PINE
-S10°W 18.98'
SIGN IN 16" FIR
-N10W 45.20'

SPOKANE COUNTY AUDITOR
Filed for record by *Whipple Consulting*
this 23rd day of *April* 2007, at 10
minutes past 4 o'clock P.M.; and recorded
in Book 34 of Plats at Page(s) 1-2
Records of Spokane County, Washington.
[Signature]
Spokane County Auditor
Plot # 3929

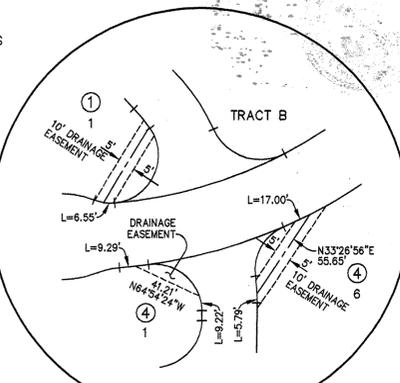
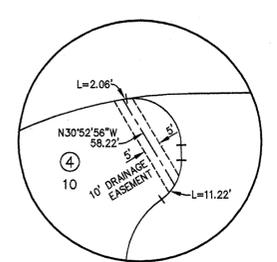


- LEGEND**
- RB1 • FOUND 5/8" REBAR & "LS 20640" CAP
 - RB2 • FOUND 1/2" REBAR & "DURTSCHI 18740" CAP
 - RB3 • FOUND 1/2" REBAR, NO CAP
 - ROD • FOUND 1" IRON ROD
 - IP • FOUND 3/4" IRON PIPE
 - [###] DEVIATION FROM COMPUTED POSITION
 - #### LOT ADDRESS
 - BEARING(R) DENOTES RADIAL BEARING
 - ESMT. EASEMENT
 - T.B.M. TEMPORARY BENCH MARK

ELEVATION DATUM
ELEVATION DATUM IS NAVD-88, BASED ON
WSDOT GPS CONTROL NO. GP32395-202. A
BRASS CAP MONUMENT LOCATED ON THE
WEST SIDE OF SR 395 AT THE
NORTHWESTERLY END OF THE BRIDGE OVER
THE LITTLE SPOKANE RIVER.
ELEVATION = 1716.66 FEET (523.240 METERS)
TEMPORARY BENCH MARKS ESTABLISHED AT
N1/4 CORNER AND C1/4 CORNER OF SECTION
29 AS SHOWN HEREON.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	50°34'14"	275.00	242.72
C2	49°21'52"	275.00	236.93
C3	16°39'42"	100.00	29.08
C4	28°39'47"	100.00	50.03
C5	45°19'27"	100.00	79.11
C6	16°39'40"	275.00	79.97
C7	33°54'34"	275.00	162.76
C8	89°49'11"	30.00	47.03
C9	20°40'38"	52.50	18.95
C10	25°38'42"	27.50	12.29
C11	120°17'07"	27.50	57.73
C12	30°46'40"	116.00	62.31
C13	14°32'47"	116.00	29.46
C14	90°00'00"	26.00	40.84
C15	90°00'00"	26.00	40.84
C16	28°58'09"	84.00	42.40
C17	16°24'18"	84.00	24.05
C18	20°43'35"	116.00	41.98
C19	93°28'44"	30.00	48.93
C20	13°24'34"	256.00	59.91
C21	9°07'04"	256.00	40.74
C22	14°04'47"	294.00	73.25
C23	5°37'35"	294.00	28.87
C24	13°23'28"	294.00	68.71
C25	9°56'56"	294.00	51.05
C26	6°19'08"	294.00	32.42
C27	90°00'00"	27.50	43.20
C28	55°20'44"	27.50	26.56
C29	54°45'21"	49.00	46.83
C30	42°44'53"	49.00	38.56
C31	42°42'14"	49.00	36.52
C32	61°24'28"	49.00	52.52
C33	25°45'43"	49.00	22.03
C34	63°18'49"	49.00	54.15
C35	55°20'44"	27.50	26.56
C36	98°03'46"	27.50	47.07
C37	24°32'53"	256.00	108.68
C38	16°45'13"	256.00	74.85
C39	10°12'57"	294.00	52.42
C40	9°45'21"	294.00	50.08
C41	6°27'22"	294.00	33.13
C42	7°51'27"	27.50	35.45
C43	8°00'01"	116.00	16.20
C44	44°12'41"	49.00	37.81
C45	45°56'35"	49.00	39.29
C46	42°45'05"	49.00	36.56
C47	45°15'22"	49.00	38.70
C48	83°37'29"	49.00	71.52
C49	81°47'12"	29.00	39.97
C50	98°12'28"	27.50	47.14
C51	3°17'53"	294.00	16.92
C52	17°02'48"	47.50	14.13
C53	21°57'21"	52.50	20.12
C54	90°10'49"	30.00	47.22
C55	10°06'14"	84.00	14.81
C56	23°08'30"	256.00	103.25
C57	15°56'08"	294.00	81.77
C58	8°03'46"	256.00	36.03



- SURVEY REFERENCES**
- (SR1) SHORT PLAT SP-1235-00 FILED IN
BOOK 17 OF SHORT PLATS, PAGE 2 BY
WILEY, AUGUST 2000
 - (SR2) FINAL PLAT OF CANTERBURY
TERRACE PHASE I FILED IN BOOK 25 OF
PLATS, PAGE 73 BY MOORE, JANUARY 1999
 - (SR3) FINAL PLAT OF WELLINGTON HEIGHTS
THIRD ADDITION FILED IN BOOK 30 OF
PLATS, PAGES 84-85 BY CAMERON,
FEBRUARY 2005
 - (SR4) FINAL PLAT OF UPPER TERRACE
ESTATES FILED IN BOOK 28 OF PLATS,
PAGES 49-50 BY SANDERS, JANUARY 2003

BASIS OF BEARINGS
THE ASSUMED BEARING OF N00°16'32"E ALONG
THE WEST LINE OF THE NORTHEAST QUARTER
OF SECTION 29, T27N, R43E, W.M. IS THE
BASIS OF BEARINGS FOR THIS SURVEY.

EQUIPMENT AND PROCEDURES
THIS SURVEY WAS PERFORMED WITH A GLOBAL
POSITIONING SYSTEM USING REAL TIME
KINEMATIC SURVEY PROCEDURES IN
CONJUNCTION WITH FIELD TRAVERSE
PROCEDURES USING 5-SECOND TOTAL
STATION THEODOLITE.

PLAT MONUMENTATION
SET 1/2" REBAR WITH PLASTIC CAP MARKED
"LANDTEK LS 26390" AT ALL PLAT CORNERS, LOT
CORNERS, TRACT CORNERS, AND STREET
CENTERLINE POINTS UNLESS SHOWN OTHERWISE.

LINE TABLE

LINE	BEARING	LENGTH
L1	N89°14'37"E	30.00
L2	N89°17'41"E	30.00
L3	N89°32'39"W	30.00
L4	N89°32'39"W	33.00
L5	N16°12'19"W	19.00
L6	N16°12'19"W	19.00
L7	N89°14'59"E	11.45
L10	N00°27'21"E	9.38
L11	N00°30'33"E	4.32
L12	N89°14'59"E	17.64
L13	N00°45'01"W	8.86
L14	N00°45'01"W	11.12
L15	N00°27'21"E	5.99
L16	N16°12'19"W	14.29
L17	N16°12'19"W	3.15
L18	N00°27'21"E	14.00
L19	N00°27'21"E	14.00

RADIAL BEARING TABLE

LINE	BEARING
R1	N61°32'12"E
R2	S36°02'06"E
R3	S30°24'31"E
R4	S17°01'05"E
R5	S07°04'09"E
R6	N81°16'54"E
R7	N55°31'11"E

SURVEYOR'S NOTE
FLOOD ZONE SHOWN PER FLOOD PLAIN REPORT DATED JULY 5,
2006 AFFECTS PORTIONS OF THIS PLAT. THE FLOOD ZONE
INFORMATION SHOWN ON THIS PLAT IS BASED SOLELY ON SAID
REPORT. FURTHER INVESTIGATION WOULD BE NEEDED TO
DETERMINE THE EXACT LOCATION OF THIS FLOOD ZONE
BOUNDARY.



LandTek, LLC
PROFESSIONAL LAND SURVEYORS
619 N. MADEJA STREET
SPOKANE, WASHINGTON 99202
PHONE (509)926-2821 FAX (509)926-2736



CENTER SECTION 29;
FOUND BRASS CAP WITH "+" MARKED
C1/4, 29
REFERENCES FOUND:
TACK & "SPO CO" TAG IN 24" PINE
-S29°W 52.54'
-N89°W 29.35'
PK NAIL & "29286" TAG IN UTILITY POLE
-N54°E 35.95'
ALSO FOUND IN SAME POLE A TACK
WITH FLAGGING (DID NOT USE)

EAST 1/4 CORNER SECTION 29;
FOUND 1/2" REBAR, NO CAP
REFERENCES FOUND:
3/4" IRON PIPE
-NORTH 20.00'
TACK & "LS 20640" TAG IN
20" PINE
-N04°E 27.78'
TACK & "18091" TAG IN
UTILITY POLE
-N78°W 61.52'

N89°23'43"E 2670.08'
(2670.19'-SR2) (2670.00-SR3)

T.B.M.
ELEV.=1902.06

T.B.M.
ELEV.=1948.18

GOLDEN EAGLE ESTATES
BK. 30 OF PLATS, PG. 62-63

TRACT B

TRACT "A"
WELLINGTON HEIGHTS
3RD ADDITION
BK. 30 OF PLATS, PG. 84-85

SILVER PINES ESTATES
BK. 15 OF PLATS, PG. 17

SILVER PINE COURT

SILVER PINES ESTATES
BK. 15 OF PLATS, PG. 17

TRACT 29