

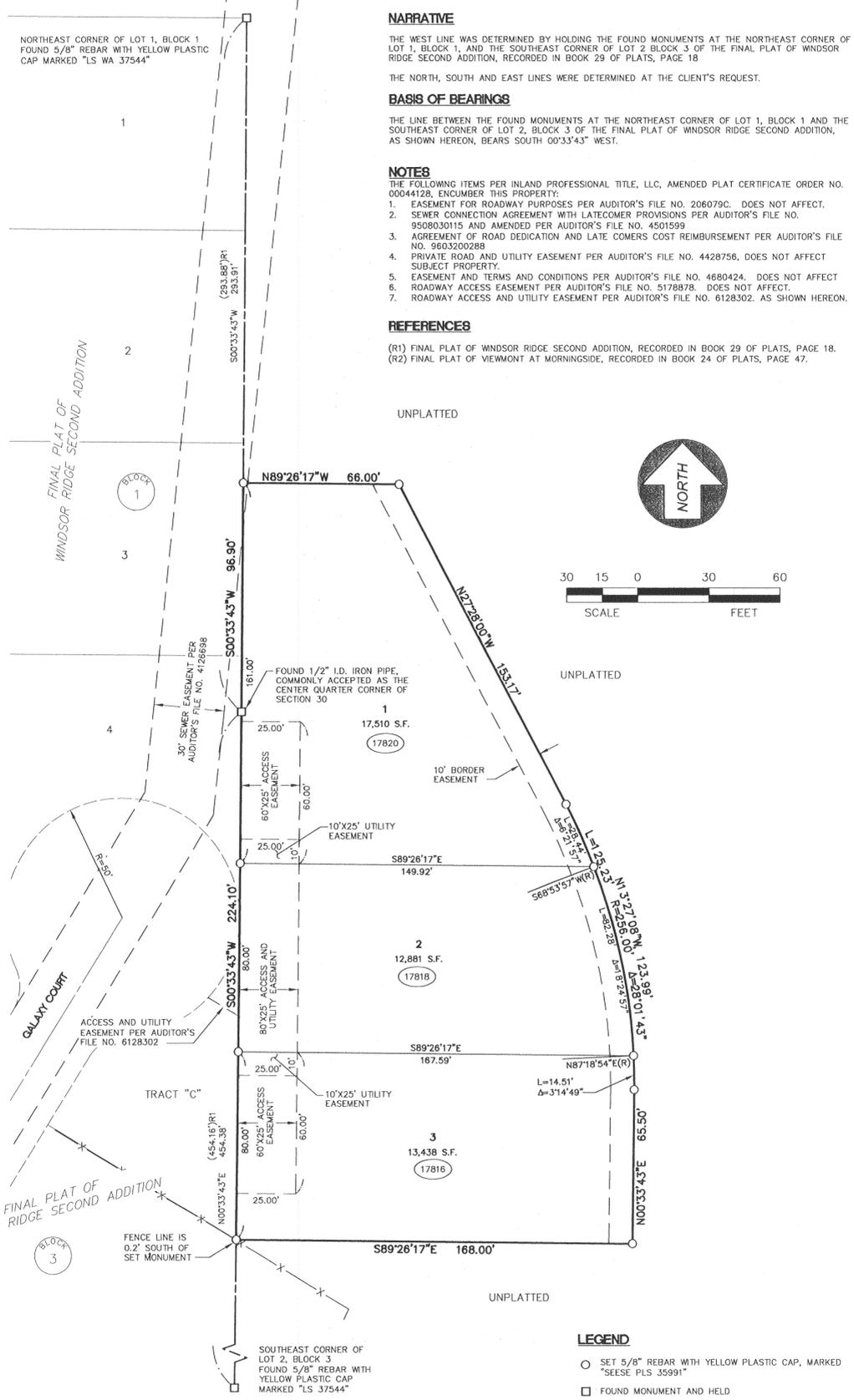
# FINAL PLAT OF WINDSOR RIDGE EAST PE-1962-05

A PORTION OF THE EAST HALF OF SECTION 30, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M.,  
SPOKANE COUNTY, WASHINGTON  
NOVEMBER 2012

6169930 36/75  
PLAT 4132

**AUDITOR'S CERTIFICATE:**

Filed for record this 23<sup>rd</sup> Day of JANUARY, 2013,  
at 3:32 P.M. in Book 36 of PLATS  
at Page 75 at the request of RICHARD T. DAHM  
TERRI L. DAHM  
VICKEY M. DALTON County Auditor  
by [Signature] Deputy



**NARRATIVE**

THE WEST LINE WAS DETERMINED BY HOLDING THE FOUND MONUMENTS AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, AND THE SOUTHWEST CORNER OF LOT 2, BLOCK 3 OF THE FINAL PLAT OF WINDSOR RIDGE SECOND ADDITION, RECORDED IN BOOK 29 OF PLATS, PAGE 18.  
THE NORTH, SOUTH AND EAST LINES WERE DETERMINED AT THE CLIENT'S REQUEST.

**BASIS OF BEARINGS**

THE LINE BETWEEN THE FOUND MONUMENTS AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1 AND THE SOUTHWEST CORNER OF LOT 2, BLOCK 3 OF THE FINAL PLAT OF WINDSOR RIDGE SECOND ADDITION, AS SHOWN HEREON, BEARS SOUTH 00°33'43" WEST.

**NOTES**

- THE FOLLOWING ITEMS PER INLAND PROFESSIONAL TITLE, LLC, AMENDED PLAT CERTIFICATE ORDER NO. 00044128, ENCUMBER THIS PROPERTY:
- EASEMENT FOR ROADWAY PURPOSES PER AUDITOR'S FILE NO. 206079C. DOES NOT AFFECT.
  - SEWER CONNECTION AGREEMENT WITH LATECOMER PROVISIONS PER AUDITOR'S FILE NO. 9508030115 AND AMENDED PER AUDITOR'S FILE NO. 4501559
  - AGREEMENT OF ROAD DEDICATION AND LATE COMERS COST REIMBURSEMENT PER AUDITOR'S FILE NO. 9603200289
  - PRIVATE ROAD AND UTILITY EASEMENT PER AUDITOR'S FILE NO. 4428756, DOES NOT AFFECT SUBJECT PROPERTY.
  - EASEMENT AND TERMS AND CONDITIONS PER AUDITOR'S FILE NO. 4680424. DOES NOT AFFECT ROADWAY ACCESS EASEMENT PER AUDITOR'S FILE NO. 5178878. DOES NOT AFFECT.
  - ROADWAY ACCESS AND UTILITY EASEMENT PER AUDITOR'S FILE NO. 6128302, AS SHOWN HEREON.

**REFERENCES**

- (R1) FINAL PLAT OF WINDSOR RIDGE SECOND ADDITION, RECORDED IN BOOK 29 OF PLATS, PAGE 18.  
(R2) FINAL PLAT OF VIEWMONT AT MORNINGSIDE, RECORDED IN BOOK 24 OF PLATS, PAGE 47.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT RICHARD T. DAHM AND TERRI L. DAHM, HUSBAND AND WIFE, AND BANNER BANK, HAVE CAUSED TO BE PLATTED INTO LOTS, THE LAND SHOWN HEREON, TO BE KNOWN AS WINDSOR RIDGE EAST, BEING A PORTION OF THE EAST HALF OF SECTION 30, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., COUNTY OF SPOKANE, STATE OF WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 30, SAID POINT ALSO BEING SOUTH 00°33'43" WEST A DISTANCE OF 293.91 FEET FROM THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF THE FINAL PLAT OF WINDSOR RIDGE SECOND ADDITION RECORDED IN BOOK 29 OF PLATS, PAGE 18;  
THENCE SOUTH 00°33'43" WEST ALONG THE EAST LINE OF SAID FINAL PLAT, A DISTANCE OF 224.10 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 3 OF SAID FINAL PLAT;  
THENCE SOUTH 89°26'17" EAST A DISTANCE OF 168.00 FEET;  
THENCE NORTH 00°33'43" EAST A DISTANCE OF 65.50 FEET;  
THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 256.00 FEET, THROUGH A CENTRAL ANGLE OF 28°01'43" (THE LONG CHORD OF WHICH BEARS NORTH 13°27'08" WEST A DISTANCE OF 123.99 FEET), FOR AN ARC LENGTH OF 125.23 FEET;  
THENCE NORTH 27°28'00" WEST A DISTANCE OF 153.17 FEET;  
THENCE NORTH 89°26'17" WEST A DISTANCE OF 66.00 FEET TO A POINT ON THE EAST LINE OF LOT 3, BLOCK 1 OF SAID FINAL PLAT OF WINDSOR RIDGE SECOND ADDITION;  
THENCE SOUTH 00°33'43" WEST ALONG THE EAST LINE OF SAID FINAL PLAT A DISTANCE OF 96.90 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: APPROXIMATELY 43,828 SQUARE FEET OR 1.01 ACRES OF LAND, MORE OR LESS.

SIDE YARD AND REAR YARD SETBACKS SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT ISSUANCE.

THE PUBLIC WATER SYSTEM, PURSUANT TO THE WATER PLAN APPROVED BY COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, 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.

USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED.  
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.

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.

THE 10-FOOT BORDER EASEMENT, AS SHOWN HEREON, IS 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 ENGINEER'S PERMIT PROCESS PRIOR TO USAGE.

THE 80'X25' ACCESS AND UTILITY EASEMENT AND THE 10'X25' UTILITY EASEMENTS SHOWN ON THE HEREIN DESCRIBED PLAT IS HEREBY GRANTED 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 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.

VEHICULAR ACCESS TO THE LOTS WITHIN THIS PLAT SHALL BE FROM GALAXY COURT, WITHIN WINDSOR RIDGE SECOND ADDITION, VIA THE ACCESS AND UTILITY EASEMENT RECORDED WITH THE SPOKANE COUNTY AUDITOR UNDER FILE NO 6128302

THE 25' WIDE ACCESS EASEMENTS ON LOTS 1, 2, AND 3 ARE HEREBY RESERVED FOR THE BENEFIT OF ACCESS TO SAID LOTS 1, 2, AND 3. MAINTENANCE OF DRIVEWAY IMPROVEMENTS CONSTRUCTED THEREON SHALL BE THE EQUAL RESPONSIBILITY OF THE OWNERS OF SAID LOTS.

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 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 THAN 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.

NO BASEMENTS SHALL BE ALLOWED ON ANY RESIDENCE WITHIN THIS PLAT UNTIL SUCH TIME AS A BASEMENT STUDY PREPARED BY A GEOTECHNICAL ENGINEER IS APPROVED BY THE SPOKANE COUNTY ENGINEER.

**ACKNOWLEDGMENT**  
STATE OF Washington )  
COUNTY OF Spokane ) SS  
ON THIS DAY PERSONALLY APPEARED BEFORE ME Richard T. Dahm and Terri L. Dahm TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGE THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.  
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 13<sup>th</sup> DAY OF December, 20 12.

Cathy L. Mason  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
RESIDING AT SPOKANE,  
MY COMMISSION EXPIRES May 24<sup>th</sup> 2016

BANNER BANK  
BY: [Signature]  
ITS: Vice President

**ACKNOWLEDGMENT**  
STATE OF Washington )  
COUNTY OF Spokane ) SS  
ON THIS 12<sup>th</sup> DAY OF December, 2012, PERSONALLY APPEARED BEFORE ME Ron Soss TO ME KNOWN TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.  
Cathy L. Mason  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
RESIDING AT SPOKANE,  
MY COMMISSION EXPIRES May 24<sup>th</sup> 2016

**EQUIPMENT AND PROCEDURES (WAC 332-130-100)**  
THIS SURVEY WAS PERFORMED USING A LEICA 3-SECOND TOTAL STATION AND A LEICA SYSTEM 1200 SMARTROVER FOR A COMBINATION OF FIELD TRAVERSE AND GPS SURVEY METHODS TO MEET OR EXCEED THE REQUIRED STANDARDS FOR LAND BOUNDARY SURVEYS PER WAC 332-130-090.

- LEGEND**
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "SESE PLS 35991"
  - FOUND MONUMENT AND HELD
  - (R) DENOTES RADIAL BEARING
  - (17816) STREET ADDRESS PROVIDED BY SPOKANE COUNTY

**SPOKANE COUNTY ENGINEER**  
EXAMINED AND APPROVED THIS 26 DAY OF DECEMBER, 20 12.  
[Signature]  
SPOKANE COUNTY ENGINEER

**SPOKANE COUNTY DIVISION OF UTILITIES**  
EXAMINED AND APPROVED THIS 30<sup>th</sup> DAY OF JANUARY, 20 13.  
[Signature]  
SPOKANE COUNTY UTILITIES

**SPOKANE REGIONAL HEALTH DISTRICT**  
EXAMINED AND APPROVED THIS 22<sup>nd</sup> DAY OF JANUARY, 20 13.  
[Signature]  
SPOKANE REGIONAL HEALTH OFFICER

**SPOKANE COUNTY BUILDING AND PLANNING**  
EXAMINED AND APPROVED THIS 15<sup>th</sup> DAY OF JANUARY, 20 13.  
[Signature]  
SPOKANE COUNTY BUILDING AND PLANNING DIRECTOR

**SPOKANE COUNTY COMMISSIONERS**  
THIS FINAL PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON ON THIS 15<sup>th</sup> DAY OF JANUARY, 20 13.  
[Signature]  
CHAIRMAN, SPOKANE COUNTY COMMISSIONERS

**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 THIS 22 DAY OF JANUARY, 20 13.  
[Signature]  
SPOKANE COUNTY TREASURER BY DEPUTY

**SPOKANE COUNTY ASSESSOR**  
EXAMINED AND APPROVED THIS 22<sup>nd</sup> DAY OF JANUARY, 20 13.  
[Signature]  
SPOKANE COUNTY ASSESSOR BY DEPUTY

**SURVEYOR'S CERTIFICATE**  
I, DAVID M. SEESE, LICENSED PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS FINAL PLAT WAS SURVEYED AND PREPARED BY ME OR UNDER MY SUPERVISION, THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SUBJECT LAND, AND THAT MONUMENTATION HAS BEEN ESTABLISHED AS REQUIRED BY SPOKANE COUNTY STANDARDS.  
DAVID M. SEESE, PLS 35991



<b>Taylor Engineering, Inc.</b> Civil Design and Land Planning W. 106 Mission Ave. Spokane, Washington 99201 (509) 328-3371 FAX (509) 328-8224	DATE: DECEMBER 6, 2012
	FIELD: KCS
	DWN: DAN CKD: DMS
	PROJ: 12-001
DWG: 12001 PLAT.DWG	SHEET
FINAL PLAT OF <b>WINDSOR RIDGE EAST</b>	
1 OF 1	

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