6257920 37 / 22

Plat # 4159

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that TD ALPHA OMEGA, LLC a Washington limited liability company, [redacted], and Inland Northwest Bank, have platted into Lots, Blocks, and private roads, the land shown hereon to be known as MATTIES ADDITION in the County of Spokane, State of Washington.

That portion of the NE 1/4 of Section 31, Township 26 North, Range 44 East, W.M., Spokane County, Washington described as follows:

Commencing at the Northeast corner of Section 31;
Thence S0°00'36"E along the East line of said Section 31 a distance of 20.00 feet to a corner of Tract "A" of the Final Plat of the Alteration of VISTA PLACE–WOODLAND ESTATES per plat thereof filed in Book 27 of Plats, Pages 67A and 68A; thence continuing S0°00'36"E along the East line of said Section 31 and the Easterly line of said final plat a distance of 1393.13 feet to the Southeast corner of said final plat ; thence along the Southerly boundary of said final plat, S89°59'24"W a distance of 300.59 feet to the Southwest corner of said final plat on the Easterly line of Vista Park Drive, and the beginning of a non–tangent curve concave to the west having a radius of 1475.00 feet from which a radial line bears S80°18'26"E; thence bearing southerly, along said Easterly line of Vista Park Drive through a central angle of 19°19'52" an arc distance of 497.66 feet to a point being on the most easterly corner of RED OAK–WOODLAND ESTATES per plat thereof filed in Book 26 of Plats, Pages 59 and 60; thence N60°58'34"W along the Northerly boundary of said plat a distance of 60.00 feet to a point on the Easterly line of Sunview Ridge – Woodland Estates, a Planned Unit Development (P.U.D.),per plat thereof filed in Book 28 of Plats, pages 40 and 41, said point also being the beginning of a non–tangent curve concave to the west having a radius of 1415.00 feet from which a radial line bears S60°58'34"E; thence northeasterly along said curve and the Westerly line of Vista Park Drive through a central angle of 10°37'53" an arc distance of 262.56 feet to the most northerly corner of said Sunview Ridge–Woodland Estates (P.U.D.) and the Point of Beginning; thence continuing northeasterly along said Westerly line of Vista Park Drive and along a curve concave to the west having a radius of 1415.00 feet through a central angle of 6°16'07" an arc distance of 154.81 feet to the beginning of a non–tangent curve concave to the northwest having a radius of 30.00 feet from which a radial line bears S77°52'34"E; thence southwesterly along said curve through a central angle of 87°31'50" an arc distance of 45.83 feet to a reverse curve concave to the south, having a radius of 314.00 feet; thence westerly along said curve through a central angle of 27°13'04" an arc distance of 149.16 feet; thence S72°26'12"W a distance of 470.40 feet to the beginning of a curve concave to the north having a radius of 286.00 feet; thence westerly along said curve through a central angle of 21°45'31" an arc distance of 108.61 feet; thence N85°48'17"W a distance of 122.36 feet; thence S20°44'45"W a distance of 22.23 feet; thence S23°50'22"W a distance of 177.81 feet to the Northerly line of RED OAK–WOODLAND ESTATES per plat thereof filed in Book 26 of Plats, Pages 59 and 60; thence along said Northerly line the following two(2) courses (1)N82°32'21"E a distance of 171.10 feet to the beginning of a curve concave to the south having a radius of 1337.00; (2) thence easterly through a central angle of 10°27'03" an arc distance of 243.87 feet to the Southwesterly corner of SUNVIEW RIDGE–WOODLAND ESTATES (P.U.D.)per plat thereof recorded in Book 28 of Plats, pages 40 and 41; thence along the Westerly and Northerly line of said Plat the following seven (7) courses; (1)N17°33'48"W a distance of 30.47 feet; (2) thence N72°26'12"E a distance of 65.00 feet;(3) thence N17°33'48"W a distance of 20.00 feet;(4) thence N84°51'32"E a distance of 102.27 feet; (5)thence N72°26'12"E a distance of 255.60 feet to the beginning of a curve concave to the south having a radius of 162.00 feet; (6) thence easterly through a central angle of 22°18'21"an arc distance of 63.07 feet to a reverse curve concave to the north having a radius of 30.00 feet; (7) thence northeasterly through a central angle of 76°21'00" an arc distance of 39.98 feet closing on the Point of Beginning.

All lot owners within this plat shall be members of The Woodland Estates Master Community Homeowner's Association created by the secretary of state of the state of washington under u.b.i. number 602 134 903 by document recorded july 12, 2001

No direct access be allowed from lots to Red Oak Drive, until such time as authorized by the County Engineer.

Building setbacks shall be determined at the time of building permit issuance.

Public sewers shall be constructed to provide for the connection of each lot 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.

The perpetual easement granted to Spokane County, its successors and assigns is 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 related to a sewer system. the grantor(s) reserves the right to use and enjoy that property which is the subject of this easement for the 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 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.

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 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. 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 herin, the easement shall then be identified by the actual physical location of the installed utilities.

Maintenance and 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 the property owner(s) Spokane County and Woodland Estates Master Homeowners Association.

The private roads and drainage easements are subject to the separate DECLARATION OF COVENANT as recorded April 4th 2013 under Auditor's Document No. 6194401 which by reference is made a part hereof.

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(s) or the Woodland Estates Master 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) or the Woodland Estates Master Homeowners Association to properly maintain such areas.

The property owner(s) 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 owner(s) 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(s). 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(s).

The private roads (TRACT A) and/or common areas shown on this plat are hereby dedicated to the Woodland Estates Master Home Owners Association created by the secretary of state of the state of washington under u.b.i. number 602 134 903, by document recorded july 12, 2001.

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 that 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.

The property owner(s) within this plat shall maintain all natural drainage channels, drainage ditches, and all water quality swales ('208' swales) situated on their respective properties, and any portion of a '208' swale or drainage conveyance ditch situated in a public right–of–way adjacent to their respective properties, with a permanent ground cover such as live native–type dryland grasses or lawn turf as specified in the currently accepted plans on file at Spokane County Engineer's Office. No structures, including fences, shall be constructed directly over or within a water quality swale, natural drainage channel or drainage ditch 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.

No basements are allowed on any lot within this plat without a geotechnical report specifically for that lot stating the recommendations for basement construction.

If groundwater or mottled soil is encountered during basement excavation, it is Spokane County's recommendation that protective measures that meet the requirments or the current building code, with respect to dampproofing and waterproofing, be implemented as a part of the basement foundation construction.

Drainage easements, as platted and shown heron, 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 the Woodland Estates Master Homeowners Association.

All drainage tracts are hereby dedicated to the Woodland Estates Master Homeowners Association, for the purpose of conveying and storing stormwater runoff, and for installing, apoerating and maintaining drainage ponds and drainage facilities that dispose of and treat stormwater runoff, The right to inress/egress is granted to Spokane County over all tracts for inspection and emergency maintenance of the stormwater facilities.

The Woodland Estates Master Homeowners Association or its successors in interest shall maintain all drainage facilities located in private tracts or common areas and easements in conformance with the accepted plans and the Operations and Maintennance Manual as prepared by Landworks Engineering, Inc., both of which are on file at the Spokane County Engineer's Office. Maintenance of drainage facilities includes, but is not limited to keeping open and cleaning stormwater pipes, structures, ditches, drainage ponds, and 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 Woodland Estates Master Homeowners Association is also responsible for removing and disposing of the soil 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 Woodland Estates Master Homeowners Association shall be responsible for payment of all claims and other liabilities, which may become due for said maintenance responsibilities.

If the Woodland Estates Master Homeowners Association, or their successors in interest, fails 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 Woodland Estates Master 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 Woodland Estates Master Homeowners Association, or their successors in interest.

Should the Woodland Estates Master Homeowners Association be terminated for any reason, the successors in interest shall be the individual lot owner(s), or their successors in interest, who are members of the Woodland Estates Master 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(s), their heirs, successors and assigns, including the obligation to participate in the maintenance of the drainage facilities provided herein.

The private road (TRACT A) as shown hereon, is an easement 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.

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 maintenance of the private road as provided herein.

ACKNOWLEDGMENT

STATE OF WASHINGTON) SS
COUNTY OF SPOKANE)

On this 17TH day of September, 2013 before me personaly appeared Ted Gunning known to be President of TD ALPHA OMEGA LLC, as the individual who executed the within and foregoing instrument and acknowledged the same to be his free and voluntary act and deed for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

My commission expires 7/8/14

Duane M. Helt
Notary Public in and for the State of Washington
Residing at Spokane Valley, Washington

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 17TH day of September, 2013

Theodore H Gunning Diane D. Gunning Pres.
TD ALPHA OMEGA LLC
THEODORE G. GUNNING AND DIANE D. GUNNING PRESIDENT

Notary Public
State of Washington
DUANE M. HELT
MY COMMISSION EXPIRES
July 08, 2014

ACKNOWLEDGMENT

STATE OF WASHINGTON)SS
)

ON THIS 17 DAY OF September 2013, BEFORE ME APPEARED, Aaron Fielder, KNOWN TO BE VP Commercial Banker OF INLAND NORTHWEST BANK AS THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE HIS/HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES Aug 13, 2016

Melissa Wells
NOTARY PUBLIC IN AND FOR THE STATE OF WA
RESIDING AT Spokane

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS 17 DAY OF September, 2013.

Aaron Fielder
INLAND NORTHWEST BANK

Notary Public
State of Washington
MELISSA A. WELLS
MY COMMISSION EXPIRES
August 13, 2016

AUDITOR'S CERTIFICATE

Filed for record this 18th day of October 2013,
at 8:58 AM. in Book 37 of Plats on Pages 22-23
at the request of SIMPSON ENGINEERS.

William D Anderson
Spokane County Auditor - Deputy

COUNTY OFFICIALS

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 18 day of OCTOBER, 2013

Spokane County Engineer

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 16TH day of OCTOBER, 2013

Spokane County Utilities

SPOKANE COUNTY ASSESSOR

Examined and approved this 18th day of October, 2013

Spokane County Assessor

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 17TH day of OCTOBER, 2013

Spokane Regional Health Officer

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

Examined and approved this 8th day of October, 2013

John Pederson
Spokane County Department of Building and Planning

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 18th day of October, 2013

Rob Chase by MParker
Spokane County Treasurer

SPOKANE COUNTY COMMISSIONERS

This Plat was approved and accepted by the County Commissioners of Spokane County, Washington on this 21 day of October, 2013

Commissioners Chairperson

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.

Charles E. Simpson
Charles E. Simpson P.E. & P.L.S. #9967
Professional Engineer and Land Surveyor

CHARLES E. SIMPSON STATE OF WASHINGTON 9967 REGISTERED PROFESSIONAL LAND SURVEYOR 5/16/13

MATTIES ADDITION

PE–1947–04

A PLAT IN A PORTION OF

THE NE1/4 OF SECTION 31, T.26 N., R.44 E.W.M.

SPOKANE COUNTY, WASHINGTON

SHEET 1 OF 2

Founded 1946
Simpson Engineers, Inc.
CIVIL ENGINEERS & LAND SURVEYORS
N. 909 ARGONNE ROAD, SPOKANE VALLEY WA., 99212-2789
PHONE (509) 926-1322 FAX (509) 926-1323

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6257920

37 / 23

Plat #4159

EQUIPMENT & PROCEDURE

This survey was performed using a Nikon DTM–520 Total Station and EPOCH 50 RTK Global Positioning System. The Field Traverse methods used are in conformance with WAC 332–130–090 and RCW 58.09.

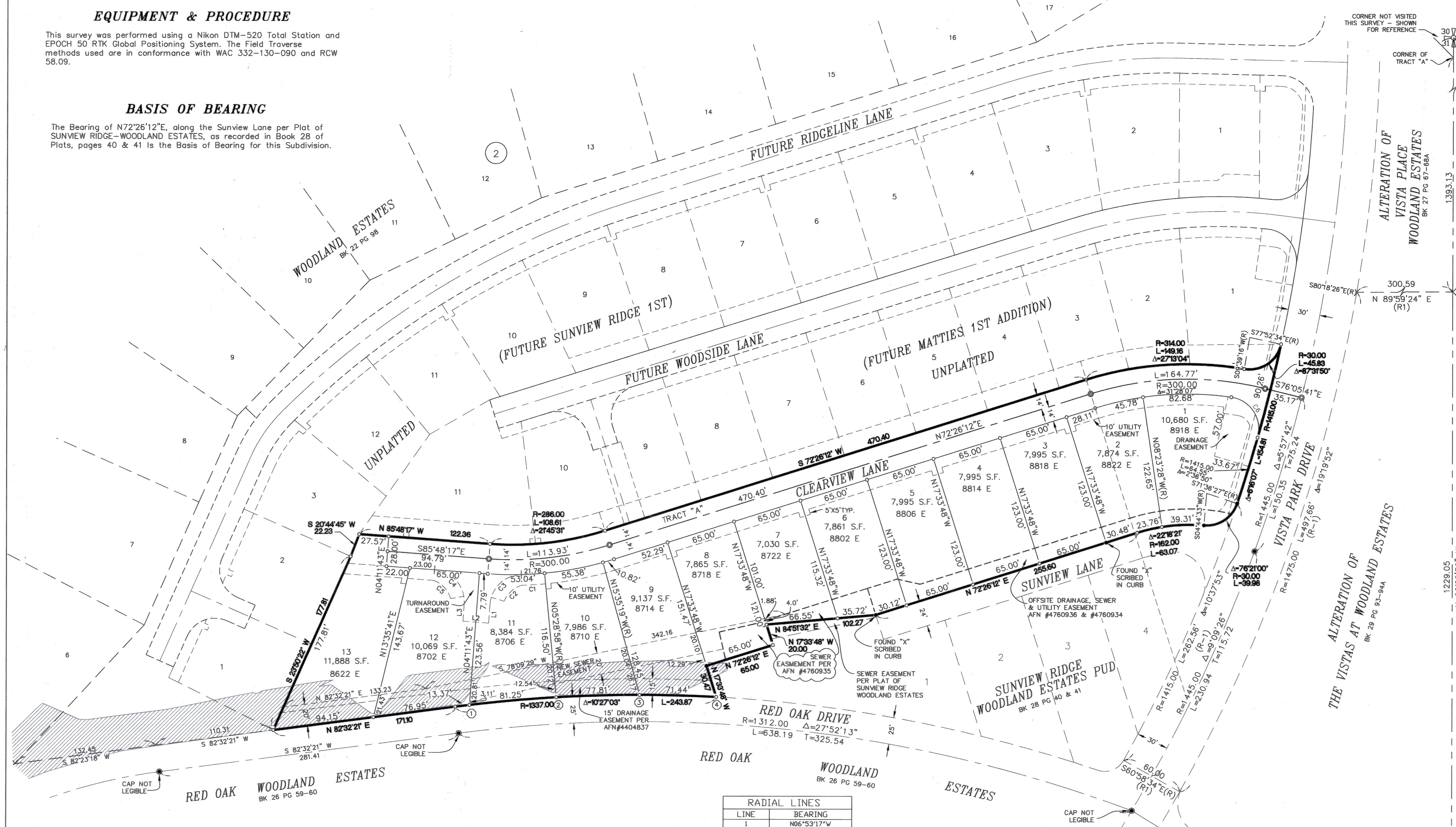
BASIS OF BEARING

The Bearing of N72°26'12"E, along the Sunview Lane per Plat of SUNVIEW RIDGE–WOODLAND ESTATES, as recorded in Book 28 of Plats, pages 40 & 41 Is the Basis of Bearing for this Subdivision.

AUDITOR'S CERTIFICATE

Filed for record this 18th day of October 2013.
at 11:53 AM. in Book 37 of Plats on Pages 22-23
at the request of Simpson Engineers.

William D Anderson
Spokane County Auditor – Deputy



RADIAL LINES	
LINE	BEARING
1	N06°53'17"W
2	N03°24'21"W
3	N00°04'17"W
4	N02°59'24"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	17.71	N04°11'43"E
L2	24.00	N85°48'17"W
L3	16.00	N04°11'43"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	22.45	324.00	3°58'15"
C2	22.73	26.89	48°25'31"
C3	44.14	30.00	84°17'34"
C4	47.12	30.00	90°00'00"
C5	24.03	25.50	53°59'56"
C6	51.11	30.00	97°36'21"

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.

Charles E. Simpson
Charles E. Simpson P.E. & P.L.S. #9967
Professional Engineer and Land Surveyor

CHARLES E. SIMPSON STATE OF WASHINGTON 9967 REGISTERED PROFESSIONAL LAND SURVEYOR 10/11/13

SURVEYOR'S NOTES

- THE AREA OF THE SUBDIVISION IS 3.14 ACRES
- THE AREA OF THE PRIVATE ROAD TRACT "A" IS 0.56 ACRES

LEGEND

- ○ = Set 1/2" rebar & YPC No. 9967 or Rock Nail/Tag #9967
- ◎ = Set 1/2" rebar & YPC No. 9967
- • ◉ = Found 1/2" rebar & cap No. 29286 or as noted
- (R–1) = Per Plat of Sunview Ridge–Woodland Estates PUD Bk 28 Pg 40 & 41
- (#) = Radial Bearing – See Radial Line Table
- (heavy line) = Subdivision Boundary
- (dashed line) = Sewer, Maintenance & Utility Easements
- (thin line) = Property Line
- (hatching) = 30% Slopes

GRAPHIC SCALE (IN FEET)
0 25 50 100
1" = 50'

NORTH

MATTIES ADDITION

PE–1947–04

A PLAT IN A PORTION OF
THE NE1/4 OF SECTION 31, T.26 N., R.44 E.W.M.
SPOKANE COUNTY, WASHINGTON
SHEET 2 OF 2

Founded 1946
Simpson Engineers, Inc.
CIVIL ENGINEERS & LAND SURVEYORS
N. 909 ARGONNE ROAD, SPOKANE VALLEY WA., 99212–2789
PHONE (509) 926–1322 FAX (509) 926–1323

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