

Order: OCT10 Comment: 1

Description: Spokane, WA Plat Map - DocID 5661856 Page: 1 of 2

5661856 35/1

DEDICATION
I, PAT MOORE, do hereby dedicate to the City of Spokane, Washington, the following easements, rights and interests...

Spokane County and its authorized agents are hereby granted the right to ingress and egress to, over and from all drainage easements and tracts for the purpose of inspection and emergency maintenance...

The plot is subject to an easement to The Pacific Telephone and Telegraph Company per document recorded in Book 328 of Deeds, Page 203. The exact location and width of said easement is not given of record.

SPOKANE COUNTY AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 21st DAY OF APR 2008 at 11:04 AM

IN BOOK 35 OF PLATS AT PAGE L & Z AT THE REQUEST OF WANDERMERE HEIGHTS, LLC. PLAT 3198

SPOKANE COUNTY DIVISION OF UTILITIES
Examined and approved this 6th day of March 2008

SPOKANE COUNTY DIVISION OF ENGINEERING
Examined and approved this 27th day of March 2008

SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING
Examined and approved this 9th day of April 2008

SPOKANE COUNTY REGIONAL HEALTH DISTRICT
Examined and approved this 2nd day of April 2008

SPOKANE COUNTY ASSESSOR
Examined and approved this 4th day of April 2008

THE BOARD OF COUNTY COMMISSIONERS OF SPOKANE, WASHINGTON
This plat was approved and adopted by the County Commissioners of Spokane County, Washington, on the 8th day of April 2008

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 22nd day of April 2008

SURVEYOR'S CERTIFICATE:
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.

Containing 16.87 acres more or less
WARNING: Spokane County has no responsibility to build, improve, maintain or otherwise service the private roads contained within of providing access to the property described in this plat...

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 runoff may be subjected to higher amounts of stormwater runoff than what is normally observed or anticipated.

IN WITNESS WHEREOF, the aforesaid owners have caused their names to be hereto subscribed this 21st day of February 2008.
ROSALEE BACA
NOTARY PUBLIC, in and for the State of Washington
COMMISSION EXPIRES NOVEMBER 1, 2009

A public sewer system will be made available for this plat, and individual service will be provided to each lot prior to sale. The use of individual in-house sewage disposal systems shall not be authorized.

The property owner(s) within this plat shall maintain all natural drainage channels, drainage ditches, and all water quality devices ('208' devices) situated on their respective properties, and any drainage of a 208 area or drainage discharge shall be 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 Engineer's Office.

ACKNOWLEDGMENTS
STATE OF WASHINGTON)
COUNTY OF SPOKANE)
I certify that I know or that I have satisfactory evidence that ROSALEE BACA is the person who appeared before me, and said person acknowledged that he/she signed this instrument...

Additional utility easements shown on the herein described plat are hereby dedicated for the use of sending utility companies for the construction, maintenance, operation, protection, inspection and repair of their respective facilities, together with the right to prohibit changes in grade that will reduce the existing coverage over installed underground facilities...

Should the Wandermere Heights Owners' 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, the Wandermere Heights Owners' Association shall be responsible for the maintenance, repair and replacement of drainage facilities as needed...

ACKNOWLEDGMENTS
STATE OF WASHINGTON)
COUNTY OF SPOKANE)
I certify that I know or that I have satisfactory evidence that ROSALEE BACA is the person who appeared before me, and said person acknowledged that he/she signed this instrument...

The plot is subject to an easement to The Pacific Telephone and Telegraph Company per document recorded in Book 328 of Deeds, Page 203. The exact location and width of said easement is not given of record.

The developer, property owners, and homeowners' association shall not be responsible for the maintenance, repair and replacement of drainage facilities as needed. The Wandermere Heights Owners' Association shall be responsible for the maintenance, repair and replacement of drainage facilities as needed.

ACKNOWLEDGMENTS
STATE OF WASHINGTON)
COUNTY OF SPOKANE)
I certify that I know or that I have satisfactory evidence that ROSALEE BACA is the person who appeared before me, and said person acknowledged that he/she signed this instrument...

Spokane County and its authorized agents are hereby granted the right to ingress and egress to, over and from all drainage easements and tracts for the purpose of inspection and emergency maintenance of the drainage facilities...

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 unobstructed by a window well, or a doorway). Said positive drainage shall consist of a minimum slope of .5% away from the building for a distance of at least 10 feet from the building.

ACKNOWLEDGMENTS
STATE OF WASHINGTON)
COUNTY OF SPOKANE)
I certify that I know or that I have satisfactory evidence that ROSALEE BACA is the person who appeared before me, and said person acknowledged that he/she signed this instrument...

Additional utility easements shown on the herein described plat are hereby dedicated for the use of sending utility companies for the construction, maintenance, operation, protection, inspection and repair of their respective facilities, together with the right to prohibit changes in grade that will reduce the existing coverage over installed underground facilities...

Should the Wandermere Heights Owners' 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, the Wandermere Heights Owners' Association shall be responsible for the maintenance, repair and replacement of drainage facilities as needed...

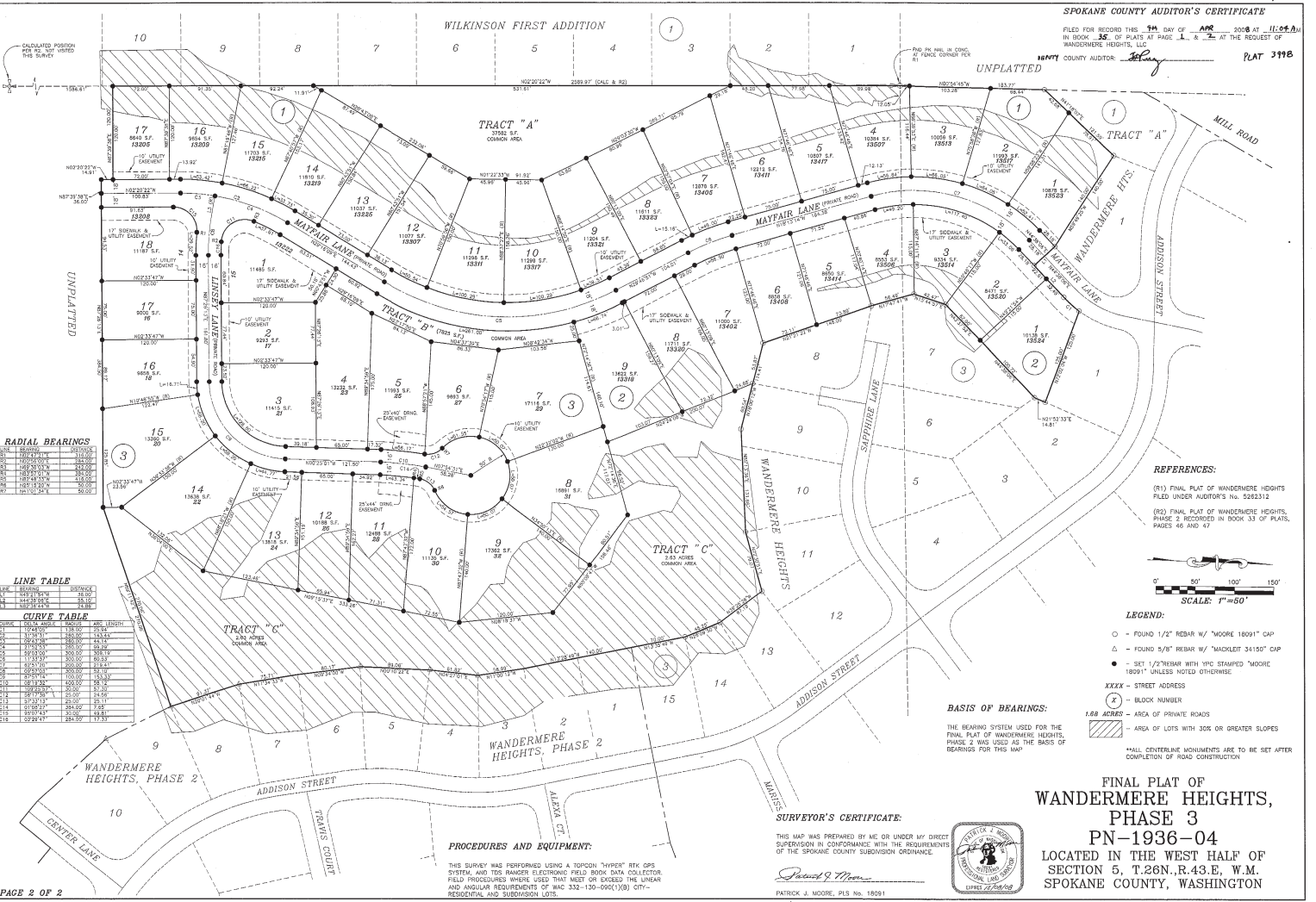
ACKNOWLEDGMENTS
STATE OF WASHINGTON)
COUNTY OF SPOKANE)
I certify that I know or that I have satisfactory evidence that ROSALEE BACA is the person who appeared before me, and said person acknowledged that he/she signed this instrument...

FINAL PLAT OF
WANDERMERE HEIGHTS,
PHASE 3
PN-1936-04
LOCATED IN THE WEST HALF OF SECTION 5, T.26N., R.43.E., W.M. SPOKANE COUNTY, WASHINGTON



SPOKANE COUNTY AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 24th DAY OF APR 2008 AT 11:24 AM
IN BOOK 35 OF PLATS AT PAGE 1 & 2 AT THE REQUEST OF
WANDERMERE HEIGHTS, LLC
SPOKANE COUNTY AUDITOR: [Signature] PLAT 3198

WILKINSON FIRST ADDITION



ORDER: OCT10 Comment: Spokane, WA Plat Map - DocId 5661856 Page: 2 of 2

RADIAL BEARINGS

1	100°00'00.00"
2	100°00'00.00"
3	100°00'00.00"
4	100°00'00.00"
5	100°00'00.00"
6	100°00'00.00"
7	100°00'00.00"
8	100°00'00.00"
9	100°00'00.00"
10	100°00'00.00"
11	100°00'00.00"
12	100°00'00.00"
13	100°00'00.00"
14	100°00'00.00"
15	100°00'00.00"
16	100°00'00.00"
17	100°00'00.00"

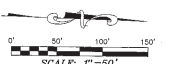
LINE TABLE

LINE NO.	BEARING	DISTANCE
1	100°00'00.00"	100.00
2	100°00'00.00"	100.00
3	100°00'00.00"	100.00
4	100°00'00.00"	100.00
5	100°00'00.00"	100.00
6	100°00'00.00"	100.00
7	100°00'00.00"	100.00
8	100°00'00.00"	100.00
9	100°00'00.00"	100.00
10	100°00'00.00"	100.00
11	100°00'00.00"	100.00
12	100°00'00.00"	100.00
13	100°00'00.00"	100.00
14	100°00'00.00"	100.00
15	100°00'00.00"	100.00
16	100°00'00.00"	100.00
17	100°00'00.00"	100.00

CURVE TABLE

STATION	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE
1	100°00'00.00"	100.00	100.00
2	100°00'00.00"	100.00	100.00
3	100°00'00.00"	100.00	100.00
4	100°00'00.00"	100.00	100.00
5	100°00'00.00"	100.00	100.00
6	100°00'00.00"	100.00	100.00
7	100°00'00.00"	100.00	100.00
8	100°00'00.00"	100.00	100.00
9	100°00'00.00"	100.00	100.00
10	100°00'00.00"	100.00	100.00
11	100°00'00.00"	100.00	100.00
12	100°00'00.00"	100.00	100.00
13	100°00'00.00"	100.00	100.00
14	100°00'00.00"	100.00	100.00
15	100°00'00.00"	100.00	100.00
16	100°00'00.00"	100.00	100.00
17	100°00'00.00"	100.00	100.00

REFERENCES:
(1) FINAL PLAT OF WANDERMERE HEIGHTS
FILED UNDER AUDITOR'S No. 5262312
(2) FINAL PLAT OF WANDERMERE HEIGHTS,
PHASE 2 RECORDED IN BOOK 33 OF PLATS,
PAGES 46 AND 47



- LEGEND:
- - FOUND 1/2" REBAR W/ "MOORE 18091" CAP
 - △ - FOUND 5/8" REBAR W/ "MACKLETT 34150" CAP
 - - SET 1/2" REBAR WITH "PC STAMPED" MOORE 18091 UNLESS NOTED OTHERWISE
 - XXXX - STREET ADDRESS
 - ② - BLOCK NUMBER
 - - AREA OF PRIVATE ROADS
 - ▨ - AREA OF LOTS WITH 30% OR GREATER SLOPES
 - **ALL CENTERLINE MONUMENTS ARE TO BE SET AFTER COMPLETION OF ROAD CONSTRUCTION

BASIS OF BEARINGS:
THE BEARING SYSTEM USED FOR THE FINAL PLAT OF WANDERMERE HEIGHTS, PHASE 2 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

SURVEYOR'S CERTIFICATE:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.
Patrick J. Moore
PATRICK J. MOORE, PLS No. 19091



FINAL PLAT OF
WANDERMERE HEIGHTS,
PHASE 3
PN-1936-04
LOCATED IN THE WEST HALF OF
SECTION 5, T.26N., R.43E., W.M.
SPOKANE COUNTY, WASHINGTON

PROCEDURES AND EQUIPMENT:

THIS SURVEY WAS PERFORMED USING A TOPCON TRIPRO RTK GPS SYSTEM AND TDS BANNER ELECTRONIC FIELD BOOK DATA COLLECTOR. FIELD PROCEDURES WERE USED THAT MEET OR EXCEED THE LINEAR AND ANGULAR REQUIREMENTS OF BAC 332-150-600K(10) CITY-RESIDENTIAL AND SUBDIVISION LOTS.