

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, THAT WANDERMERE HEIGHTS, LLC, AS VESTED OWNER, AND BANNER BANK AS BENEFICIARY, HAVE CAUSED TO BE PLATED INTO LOTS THE LAND SHOWN HEREON, TO BE KNOWN AS WANDERMERE HEIGHTS PHASE 4, LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M., IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF THE FINAL PLAT OF WANDERMERE HEIGHTS, RECORDED IN BOOK 31 OF PLATS, PAGE 61;  
 THENCE SOUTH 62°34'02" EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 130.00 FEET TO A POINT ON THE WEST LINE OF MAYFAIR LANE, A PRIVATE ROAD;  
 THENCE ALONG SAID PRIVATE ROAD, ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 178.00 FEET, THROUGH A CENTRAL ANGLE OF 33°58'54" (THE LONG CHORD OF WHICH BEARS NORTH 44°25'25" EAST A DISTANCE OF 104.03 FEET) WITH A RADIAL LINE IN OF SOUTH 62°34'02" EAST AND A RADIAL LINE OUT OF NORTH 28°35'13" WEST FOR AN ARC LENGTH OF 105.57 FEET;  
 THENCE NORTH 61°24'47" EAST A DISTANCE OF 17.86 FEET;  
 THENCE NORTH 28°35'13" WEST A DISTANCE OF 112.96 FEET TO A POINT ON THE EAST LINE OF TRACT B OF SAID FINAL PLAT;  
 THENCE SOUTH 60°10'11" WEST ALONG THE EAST LINE OF SAID TRACT B, A DISTANCE OF 90.60 FEET;  
 THENCE CONTINUING ALONG SAID EAST LINE SOUTH 42°44'48" WEST A DISTANCE OF 104.95 FEET TO THE TRUE POINT OF BEGINNING.  
 CONTAINING APPROXIMATELY 18,772 SQUARE FEET OR 0.43 ACRES OF LAND, MORE OR LESS.

THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION SHALL BE MEMBERS OF WANDERMERE HEIGHTS OWNERS ASSOCIATION, A HOMEOWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED MAY 06, 2006 BY THE SECRETARY OF STATE OF THE STATE OF WASHINGTON UNDER U.E.L. NUMBER 602 500 991 AND SUBJECT TO THE ARTICLES OF INCORPORATION AND BYLAWS THEREOF. SAID LOTS ARE ALSO SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR WANDERMERE HEIGHTS, AS RECORDED UNDER AUDITOR'S DOCUMENT NO. 5216129 REGARDING MAINTENANCE OF PRIVATE ROADS WITH WANDERMERE HEIGHTS AND AGREE TO TERMS OF SAID DOCUMENT.

WARNING: SPOKANE COUNTY HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVE 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 ROAD AS PROVIDED HEREIN.

DRY UTILITY EASEMENTS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED FOR THE USE OF THE 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 SAFE 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.

PUBLIC SEWER SHALL BE CONSTRUCTED TO PROVIDE FOR THE CONNECTION OF EACH PARCEL TO THE COUNTY'S SYSTEM OF SEWAGE. 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.

A PUBLIC SEWER SYSTEM WILL BE MADE AVAILABLE FOR THE PLAN AND INDIVIDUAL SERVICES WILL BE PROVIDED TO EACH LOT PRIOR TO SALE. THE USE OF INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL NOT BE AUTHORIZED.

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 DIVISION OF BUILDING AND PLANNING AND WATER PURVEYOR, SHALL BE INSTALLED WITHIN THIS SUBDIVISION AND THE APPLICANT SHALL PROVIDE FOR INDIVIDUAL DOMESTIC WATER SERVICES 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.

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 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.

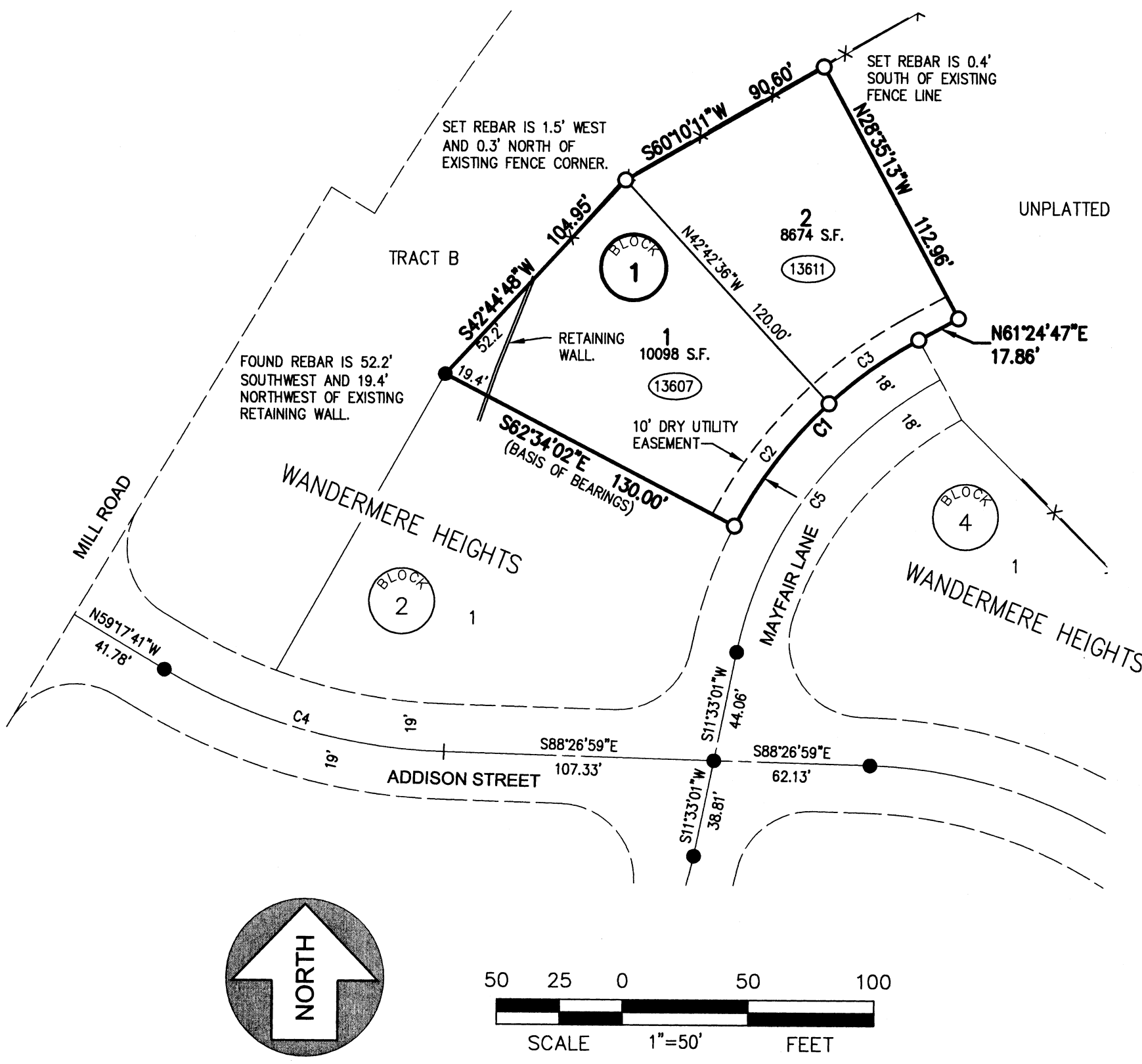
THERE MAY EXIST PROPERTIES LOCATED UPHILL AND ADJACENT TO THIS SUBDIVISION WHICH PERIODICALLY DISCHARGE STORMWATER RUNOFF ONTO INDIVIDUAL LOTS WITHIN THIS PLAT. STORMWATER RUNOFF FROM NEARBY UPHILL PROPERTIES SHOULD BE EXPECTED, AND DURING SNOW MELT PERIODS OR WET SEASONS THE LOTS MAY BE SUBJECTED TO 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.

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 DAMP-PROOFING AND WATERPROOFING, BE IMPLEMENTED AS A PART OF THE BASEMENT FOUNDATION CONSTRUCTION.

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.

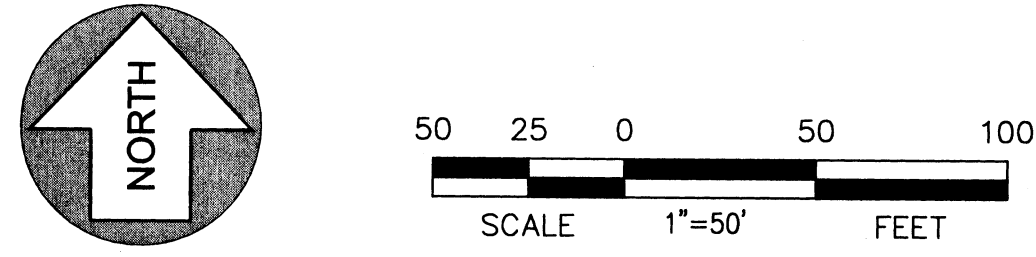
THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND IN PERPETUITY, AND SHALL BE BINDING UPON THE OWNER, THEIR HEIRS, SUCCESSORS AND ASSIGNS, INCLUDING THE OBLIGATION TO PARTICIPATE IN THE MAINTENANCE OF THE DRAINAGE FACILITIES AS PROVIDED HEREIN.

THIS FINAL PLAT IS APPROVED FOR SINGLE FAMILY DWELLINGS ONLY.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRNG	CHORD
C1	178.00'	105.57'	33°58'49"	S44°25'23"W	104.03'
C2	178.00'	61.69'	19°51'26"	N37°21'41"E	61.38'
C3	178.00'	43.88'	14°07'23"	N54°21'06"E	43.77'
C4	230.00'	117.04'	29°09'18"	S73°52'20"E	115.78'
C5	160.00'	139.24'	49°51'48"	S36°28'54"W	134.89'

- REFERENCES:**
- (R1) WANDERMERE HEIGHTS, RECORDED IN BOOK 31 OF PLATS, PAGE 61
  - (R2) RECORD OF SURVEY, RECORDED IN BOOK 87 OF SURVEYS, PAGE 86
  - (R3) WSDOT, SR 395 PITTSBURG STREET VICINITY TO LITTLE SPOKANE RIVER, SHEETS 4-6.
  - (R4) SPOKANE COUNTY ENGINEERING, C.R.P. NO. 2370 & 2391 MILL ROAD, FROM HASTINGS RD. TO DARTFORD DR., SHEET 7



- LEGEND**
- FOUND 5/8" REBAR WITH BROKEN YELLOW PLASTIC CAP, UNLESS NOTED OTHERWISE
  - SET 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "SESEE PLS 35991", OR NAIL WITH TAG MARKED "SESEE PLS 35991"
  - ⑬ STREET ADDRESS

**BASIS OF BEARING**  
 THE ASSUMED BEARING OF S62°34'02"E ON THE NORTH LINE OF LOT 1, BLOCK 2 OF THE FINAL PLAT OF WANDERMERE HEIGHTS, RECORDED IN BOOK 31 OF PLATS, PAGE 61.

- NOTE**  
 THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING MATTERS PER THE PLAT CERTIFICATE ISSUED BY INLAND PROFESSIONAL TITLE WITH AN EFFECTIVE DATE OF JUNE 1, 2015:
1. DECLARATION OF COVENANT PER AUDITOR'S FILE NO. 5216129 - NOT SURVEY RELATED
  2. EASEMENT PER AUDITOR'S FILE NO. 452573 - BLANKET IN NATURE
  3. EASEMENT PER AUDITOR'S FILE NO. 83663A - BLANKET IN NATURE
  4. EASEMENT PER AUDITOR'S FILE NO. 85511A - BLANKET IN NATURE
  5. DECLARATION OF COVENANT AND PER AUDITOR'S FILE NO. 5218819 & 6401936 - NOT SURVEY RELATED

WANDERMERE HEIGHTS, LLC  
 A LIMITED LIABILITY COMPANY  
 BY: Craig C. Condron  
 ITS: Member

BANNER BANK  
 BY: [Signature]  
 ITS: Vice President

**ACKNOWLEDGMENT**  
 STATE OF WASHINGTON )  
 COUNTY OF SPOKANE )  
 ON THIS 7<sup>th</sup> DAY OF July, 2015 BEFORE ME PERSONALLY APPEARED Craig C. Condron  
 TO ME KNOWN TO BE THE member OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, 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 AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

**ACKNOWLEDGMENT**  
 STATE OF WASHINGTON )  
 COUNTY OF SPOKANE )  
 ON THIS 10 DAY OF July, 2015 BEFORE ME PERSONALLY APPEARED Ronald Soss  
 TO ME KNOWN TO BE THE Vice President OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, 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 AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

Susan K. Gustafson  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
 RESIDING AT SPOKANE,  
 MY COMMISSION EXPIRES 8/31/2017

Debbie Froewiss  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
 RESIDING AT SPOKANE,  
 MY COMMISSION EXPIRES 2/12/17



**AUDITOR'S CERTIFICATE**  
 FILED FOR RECORD THIS 20<sup>th</sup> DAY OF July 2015, AT 3:56 P.M. IN BOOK 38 OF Plats AT PAGE 12 AT THE REQUEST OF WANDERMERE HEIGHTS LLC  
Vicky M. Dalton COUNTY AUDITOR  
[Signature] DEPUTY

**SPOKANE COUNTY DIVISION OF UTILITIES**  
 EXAMINED AND APPROVED THIS 17<sup>th</sup> DAY OF July, 2015.  
[Signature]  
 SPOKANE COUNTY DIVISION OF UTILITIES

**SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS**  
 EXAMINED AND APPROVED THIS 16<sup>th</sup> DAY OF July, 2015.  
[Signature]  
 SPOKANE COUNTY ENGINEER

**SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING**  
 EXAMINED AND APPROVED THIS 20<sup>th</sup> DAY OF July, 2015.  
[Signature]  
 SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

**SPOKANE COUNTY REGIONAL HEALTH DISTRICT**  
 EXAMINED AND APPROVED THIS 20<sup>th</sup> DAY OF July, 2015.  
[Signature]  
 SPOKANE COUNTY REGIONAL HEALTH OFFICER FOR

**SPOKANE COUNTY ASSESSOR**  
 EXAMINED AND APPROVED THIS 20<sup>th</sup> DAY OF July, 2015.  
[Signature]  
 SPOKANE COUNTY ASSESSOR BY DEPUTY

**SPOKANE COUNTY COMMISSIONERS**  
 THIS FINAL PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON ON THIS 20<sup>th</sup> DAY OF July, 2015.  
[Signature]  
 SPOKANE COUNTY COMMISSIONERS (CHAIRPERSON)

**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 20<sup>th</sup> DAY OF July, 2015.  
[Signature]  
 SPOKANE COUNTY TREASURER BY DEPUTY

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

**WANDERMERE HEIGHTS PHASE 4**  
 PN-1936-04  
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON  
 JUNE 2015

Taylor Engineering, Inc.  
 Civil Design and Land Planning  
 W. 106 Mission Ave.  
 Spokane, Washington 99201  
 (509) 328-3371 FAX (509) 328-8224  
 L:\15003 WANDERMERE HEIGHTS PH 4.DWG\15003 PLAT.DWG

SHEET  
1 OF 1

**EQUIPMENT PROCEDURES (WAC 832-130-100)**  
 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.