

PEND OREILLE COUNTY PLANNING COMMISSION

EXAMINED AND APPROVED THIS 15 DAY OF SEPTEMBER 2018.

N/A

CHAIRMAN, PEND OREILLE COUNTY PLANNING COMMISSION
PEND OREILLE COUNTY, WASHINGTON.

PEND OREILLE COUNTY SUBDIVISION ADMINISTRATOR

I CERTIFY THAT THE RECORDS IN MY OFFICE ESTABLISH THAT SUFFICIENT NOTICE OF THE SUBDIVISION WAS GIVEN AS REQUIRED BY LAW. I FURTHER CERTIFY THAT ALL FEES FOR FILING THIS PLAT HAVE BEEN PAID IN FULL. SIGNED THIS 22 DAY OF JUNE 2018.

Subdivision Administrator, Pend Oreille County, WA.

NORTHEAST TRI-COUNTY HEALTH DISTRICT

THIS SUBDIVISION HAS BEEN APPROVED WITH CONNECTION TO PUBLIC SEWER SERVICE AS PROVIDED BY PONDORAY SHORES WATER AND SEWER DISTRICT. NO PERMITS TO INSTALL INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS WILL BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION. A COMMUNITY WATER SYSTEM HAS BEEN APPROVED FOR USE WITHIN THIS PLAT AND SAID SYSTEM IS TO BE OPERATED IN ACCORDANCE WITH THE REGULATIONS GOVERNING PUBLIC/COMMUNITY WATER SYSTEMS AS PROVIDED BY WAC 246290. THE DRILLING OF INDIVIDUAL PRIVATE WELLS ON ANY LOT WITHIN THIS SUBDIVISION IS PROHIBITED.

DATED THIS 15th DAY OF SEPTEMBER 2018.

PEND OREILLE COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE PLATTERS OF THIS PLAT ARE THE APPARENT OWNERS OF THE HEREIN DESCRIBED PROPERTY ACCORDING TO OUR RECORDS. DATED THIS 26 DAY OF JUNE 2018.

Assessor, Pend Oreille County, Washington.

PEND OREILLE COUNTY TREASURER

I HEREBY CERTIFY THAT ALL TAXES ON THE HEREIN DESCRIBED PROPERTY ARE FULLY PAID UP TO AND INCLUDING THE YEAR 2017. DATED THIS 27 DAY OF JULY 2018.

Treasurer, Pend Oreille County, Washington.

PEND OREILLE COUNTY ENGINEER

EXAMINED AND APPROVED THIS 26 DAY OF JUNE 2018.

Engineer, Pend Oreille County, Washington.

PEND OREILLE COUNTY COMMISSIONERS

IN ACCORDANCE WITH THE ACTION OF THE BOARD OF COUNTY COMMISSIONERS AT A MEETING HELD THIS 21 DAY OF JUNE 2018, TAKEN AFTER A HEARING OPEN TO THE PUBLIC, AND AFTER INQUIRY INTO PUBLIC USE AND INTERESTS PROPOSED TO BE SERVED BY ESTABLISHMENT OF THIS PLAT, SUBDIVISION, AND DEDICATION, AND AFTER DUE NOTICE ACCORDING TO LAW, THIS PLAT, SUBDIVISION, AND DEDICATION IS NOW APPROVED. SIGNED AND OFFICIALLY SEALED THIS 26 DAY OF JUNE 2018.

Attest: Rhonda Carus, Clerk of the Board; Chairman; Commissioner.

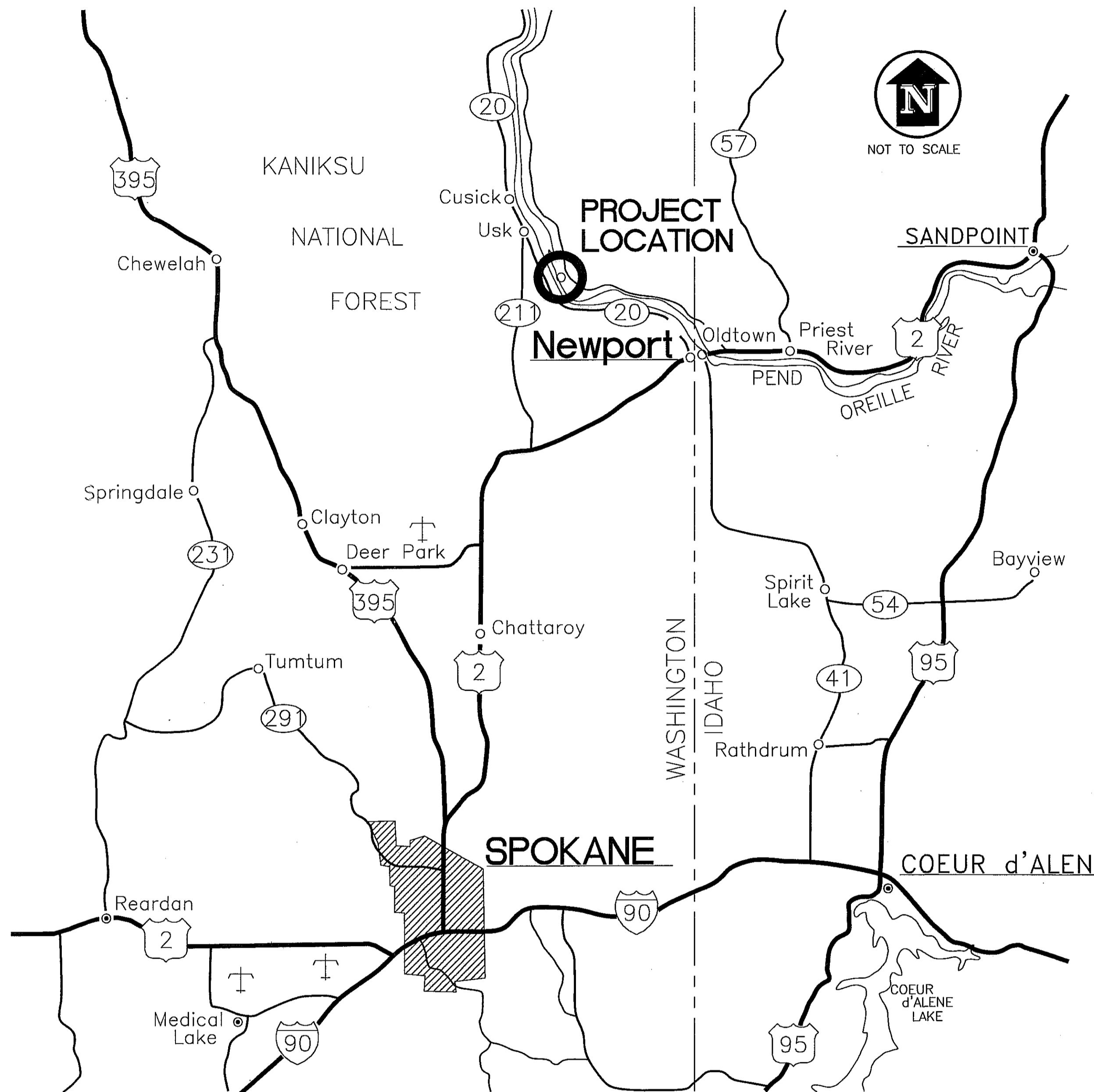
COMMISSIONER
CONSTITUTING THE BOARD OF COUNTY COMMISSIONERS OF PEND OREILLE COUNTY, WASHINGTON.

PEND OREILLE COUNTY AUDITOR

I CERTIFY THAT ALL FEES FOR RECORDING THIS PLAT, SUBDIVISION, AND DEDICATION HAVE BEEN PAID IN FULL. SIGNED THIS 11 DAY OF JUNE 2018. RECORDED IN BK. 4 OF PLATS AT PAGE 5659 INSTRUMENT NO. 2018029110.

Marianne Nichols by Linda Blom, Deputy
Pend Oreille County Auditor

"WHISPER POINT DEVELOPMENT"
SECTIONS 22 and 27, TWP. 32N., RNG. 44E., W.M.



ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF PEND OREILLE
ON THIS 16th DAY OF August, IN THE YEAR OF 2018, BEFORE ME PERSONALLY APPEARED ROBERT C. SAMUEL, MEMBER, WHISPER POINT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, KNOWN OR IDENTIFIED TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, and ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.
NOTARY PUBLIC FOR THE STATE OF WASHINGTON
RESIDING AT: Spokane, MY COMMISSION EXPIRES: 2/01/2021

Melinda J. Marigny
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, BRAD ALLEN DIESEN, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED UPON AN ACTUAL SURVEY OF LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION, DURING THE PERIOD OF JUNE, 2010, THROUGH JULY, 2016; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECT; AND THAT MONUMENTS OTHER THAN THOSE APPROVED FOR SETTING AT A LATER DATE, HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THIS PLAT.

Brad Allen Diesen - 9-07-16
BRAD ALLEN DIESEN, PLS No. 45156

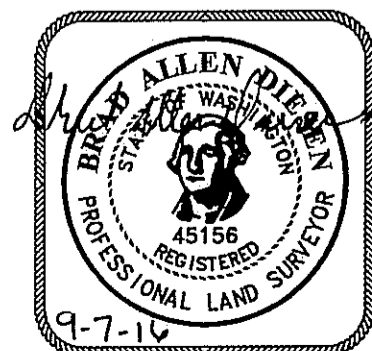
ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF PEND OREILLE
ON THIS 16th DAY OF August, IN THE YEAR OF 2018, BEFORE ME PERSONALLY APPEARED WILLIAM M. FANNING, MEMBER, WHISPER POINT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, KNOWN OR IDENTIFIED TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, and ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.
NOTARY PUBLIC FOR THE STATE OF WASHINGTON
RESIDING AT: Spokane, MY COMMISSION EXPIRES: 2/01/2021

Melinda J. Marigny
NOTARY PUBLIC

Notary Public
State of Washington
Melinda J Marigny
Commission Expires 02-01-21



PLATTORS' DECLARATION

KNOW ALL MEN BY THESE PRESENCE, THAT WE THE UNDERSIGNED, WILLIAM M. FANNING, MEMBER, WHISPER POINT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND ROBERT C. SAMUEL, MEMBER, WHISPER POINT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, IN FEE SIMPLE OF THE LAND HEREBY PLATTED AS SHOWN IN THE TITLE INSURANCE REPORT, HEREBY DEDICATE TO THE PUBLIC THE ROAD AS SHOWN, TO BE KNOWN AS BALD EAGLE DRIVE. WE AND OUR SUCCESSORS HEREBY GRANT A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF ANY PUBLIC FACILITIES AND ANY PUBLIC PROPERTY WITHIN THIS SUBDIVISION. THE FOLLOWING COVENANTS SHALL ALSO APPLY TO THIS PLAT:

- A. PROPERTY LINES FENCES OR SCREENS MUST BE OF REASONABLE HEIGHT AND MAY NOT UNDULY OBSCURE THE VIEW OR DETRACT MATERIALLY FROM THE USE AND ENJOYMENT OF ADJACENT PROPERTY OWNERS.
B. CONSTRUCTION OF THE EXTERIOR OF ALL BUILDINGS SHALL BE COMPLETED WITHIN (5) FIVE YEARS OF THE START OF CONSTRUCTION.
C. CAMPERS, TRAILERS AND MOBILE HOMES, WHEN PERMITTED, SHALL BE OF GOOD CONSTRUCTION AND IN GOOD CONDITION AND APPEARANCE.
D. ALL LOTS, BUILDINGS, FENCES, CAMPERS, TRAILERS AND MOBILE HOMES MUST BE PROPERLY MAINTAINED AND IN GOOD EXTERIOR APPEARANCE. THERE SHALL BE NO ACCUMULATION OF JUNK, WRECKED OR ABANDONED CARS, GARBAGE CANS OR OTHER UNSIGHTLY ITEMS.
E. NO ROADS OR STREETS WILL BE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS AS PART OF THE COUNTY ROAD MAINTENANCE SYSTEM, OR OTHER WORK UNTIL IT HAS BEEN CONSTRUCTED BY THE ADJOINING PROPERTY OWNERS TO MINIMUM COUNTY ROAD STANDARDS AND UNTIL THE AMOUNT OF USE, CONDITION OF THE ROADS, TAXABLE PROPERTY INVOLVED, AVAILABILITY OF MAINTENANCE AND CONSTRUCTION FUNDS AND OTHER SIMILAR CONDITIONS, WARRANT THE MAKING OF THE ROAD INTO THE MAINTENANCE SYSTEM. BY APPROVAL OF THIS PLAT, THE BOARD DOES NOT WARRANT, PROMISE OR IMPLY THAT ANY PARTICULAR SUBDIVISION OR ACCESS ROAD WILL BE TAKEN INTO THE COUNTY ROAD SYSTEM WITHIN THE FORESEEABLE FUTURE OR EVER. IF THE ROADS ARE PRIVATE THEN PUBLIC AND OTHER SERVICES, SUCH AS MAIL DELIVERY AND SCHOOL BUS SERVICE, MAY NOT BE AVAILABLE.
F. NO DWELLING MAY BE CONSTRUCTED OR LOCATED ON A LOT OR TRACT PRIOR TO THE APPROVAL OF DOMESTIC WATER SOURCE BY THE JURISDICTIONAL HEALTH DEPARTMENT.
G. NO DWELLING MAY BE CONSTRUCTED OR LOCATED ON A LOT OR TRACT PRIOR TO THE APPROVAL OF A SEWAGE DISPOSAL METHOD ACCEPTABLE TO THE JURISDICTIONAL HEALTH DEPARTMENT.
H. A 10' WIDE UTILITY EASEMENT IS GRANTED TO PUBLIC UTILITY DISTRICT No. 1, SAID EASEMENT BEGINS AT LOT 1 AND ENDS IN LOT 25 AS SHOWN ON SHEET 2.
I. ALL PROPERTY OWNERS WITHIN THIS SUBDIVISION OF PROPERTY RECOGNIZE THAT DESIGNATED OR ALL PROPERTIES ARE WITHIN PROXIMITY OF RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE AND THAT COMMERCIAL USES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT, THEREFORE, ANY CLAIM OF PUBLIC NUISANCE AGAINST ANY PERMITTED USE IS INVALID, PROVIDED THE PRACTICE CONFORMS WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS. RESIDENTIAL LOT OWNERS SHALL NOT INTERFERE WITH ANY NEARBY, LAWFUL NATURAL RESOURCE OPERATION.
J. DRAINAGE EASEMENTS, AS PLATTED AND SHOWN HEREON, WHICH ARE FOR THE PURPOSES OF CONVEYING AND STORING STORMWATER RUNOFF AND FOR INSTALLING, OPERATING AND MAINTAINING DRAINAGE PONDAS AND DRAINAGE FACILITIES WHICH DISPOSE OF AND TREAT STORMWATER RUNOFF, ARE HEREBY GRANTED TO PEND OREILLE COUNTY, TOGETHER WITH THE RIGHT TO INGRESS AND EGRESS OVER SAID DRAINAGE EASEMENTS FOR INSPECTION AND EMERGENCY MAINTENANCE OF THE STORMWATER FACILITIES.

THIS PLAT BEING PART OF SECTION 22 & 27, TOWNSHIP 32 NORTH, RANGE 44 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1: GOVERNMENT LOT 4 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 32 NORTH, RANGE 44 EAST, W.M., PEND OREILLE COUNTY, WASHINGTON,

LESS THAT PORTION OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22 LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PONDORAY SHORES ROAD, WHICH BEARS S86°10'56"W, 1858.65 FEET FROM THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 32 NORTH, RANGE 44 EAST, W.M., PEND OREILLE COUNTY, WASHINGTON AND N38°19'24"W, 2420.06 FEET FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (EAST QUARTER CORNER) OF SAID SECTION 27; THENCE N4°20'37"W, TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22;

TOGETHER WITH A PORTION OF GOVERNMENT LOT 1 AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 27, MORE PARTICULARLY DESCRIBED AS FOLLOWS: GOVERNMENT LOT 1 AND THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 27 LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PONDORAY SHORES ROAD, WHICH BEARS S86°10'56"W, 1858.65 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 27 AND N38°19'24"W, 2420.06 FEET FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (EAST QUARTER CORNER) OF SAID SECTION 27; THENCE N4°20'37"W, TO THE NORTH LINE OF SAID SECTION 27;

LESS THAT PORTION OF GOVERNMENT LOT 1 AND THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 27 LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT THAT BEARS N4°20'37"W, 386.81 FEET FROM A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PONDORAY SHORES ROAD (SAID POINT BEARS S66°10'56"W, 1858.65 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 27 AND N38°19'24"W, 2420.06 FEET FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (EAST QUARTER CORNER) OF SAID SECTION 27; THENCE S86°03'57"W, 471.08 FEET; THENCE N48°06'52"W, 61.20 FEET; THENCE N82°38'56"W, 300.56 FEET; THENCE S5°55'07"E, 364.77 FEET; THENCE S87°30'21"W, 223.92 FEET; THENCE N88°08'37"W, TO ITS INTERSECTION WITH THE NATURAL ORDINARY HIGH WATER LINE ON THE RIGHT BANK OF THE PEND OREILLE RIVER, SAID INTERSECTION BEING THE TERMINUS OF THIS DESCRIPTION;

TOGETHER WITH A TRACT OF LAND LOCATED IN SECTION 27, TOWNSHIP 32 NORTH, RANGE 44 EAST, W.M., PEND OREILLE COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PONDORAY SHORES ROAD, SAID POINT BEARS S86°58'58"W, 100.78 FEET; S84°00'58"W, 10.85 FEET; S84°00'58"W, 244.58 FEET AND S85°01'12"W, 470.75 FEET FROM A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PONDORAY SHORES ROAD WHICH BEARS S86°10'56"W, 1858.65 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 27 AND N38°19'24"W, 2420.06 FEET FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (EAST QUARTER CORNER) OF SAID SECTION 27; THENCE ALONG A NON-TANGENT CURVE, 40.85 (DELTA = 93°09'16", RADIUS = 25.00 FEET, CHORD = N4°22'20"E, 36.32 FEET); THENCE N6°12'18"W, 89.57 FEET; THENCE ALONG A CURVE TO THE LEFT, 26.00 FEET (DELTA = 6°48'12", RADIUS = 220.00 FEET, CHORD = N8°35'24"W, 25.98 FEET); THENCE N87°30'21"E, 8.75 FEET; THENCE N85°07'37"W, 198.09 FEET; THENCE ALONG A NON-TANGENT CURVE, 94.68 FEET (DELTA = 24°39'30", RADIUS = 220.00 FEET, CHORD = S18°14'52"E, 93.95 FEET); THENCE S30°34'37"E, 17.58 FEET; THENCE ALONG A CURVE TO THE RIGHT, 119.10 FEET (DELTA = 24°22'20", RADIUS = 280.00 FEET, CHORD = S18°23'28"E, 118.21 FEET); THENCE S6°12'18"E, 95.12 FEET; THENCE ALONG A CURVE TO THE LEFT 39.17 FEET TO ITS INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY LINE (DELTA = 89°46'44", RADIUS = 25.00 FEET, CHORD = S5°05'40"E, 35.29 FEET); THENCE S84°00'58"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 10.85 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, S86°58'58"W, 100.78 FEET TO THE POINT OF BEGINNING.

THE ABOVE LEGAL DESCRIPTION PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. 56W08002009.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEALS THE DAY AND YEAR AS SHOWN IN THE ACKNOWLEDGEMENT BELOW:

Signatures of William M. Fanning and Robert C. Samuel, members of Whisper Point, LLC.

BASIS OF BEARING

INFORMATION AS SHOWN ON BOUNDARY LINE ADJUSTMENT BY PLS No. 24220. INSTRUMENT NO. 20010309553

SURVEYOR'S NOTE:

THIS SURVEY WAS PERFORMED USING A 3 SECOND THEODOLITE WITH ELECTRONIC DISTANCE METER. THE LINEAR ERROR OF CLOSURE OF THE RANDOM TRAVERSE, PRIOR TO ANY ADJUSTMENTS MEETS OR EXCEEDS STATE REQUIREMENTS.

Map grid showing sections 22 and 27. SHEET TITLE: FINAL PLAT FOR "WHISPER POINT DEVELOPMENT". James A. Sewell and Associates, LLC CONSULTING ENGINEERS. NEWPORT, WASHINGTON, 99156, (509)447-3626. SHT. 1 OF 2.