



7705710019  
 GUNNING BUILDERS INC.  
 Planning  
 Building Dept.  
 1500  
 Plot Book 13  
 Page 33  
 Plat # 2339

KNOW ALL MEN BY THESE PRESENTS, that Gunning Builders Inc., a corporation organized under the laws of the State of Washington, and the Lincoln Mutual Savings Bank, have caused to be plotted into lots, blocks, and streets the land shown hereon as "NORTHWOOD FIRST ADDITION" and described as follows:

The East 390 feet of the North 1/2 of the Southwest 1/4 of Section 31, Township 26 North, Range 44 East, W.M., in Spokane County, Washington.

No more than one dwelling structure be placed on any one lot, nor shall any lot be further subdivided for the purpose of creating additional lots or building sites without filing a replat.  
 A public water system as approved by County and State Health authorities and the local fire district and water supplier (purveyor) will be installed within this plat, and the subdivider will provide for individual service to each lot prior to sale of each lot.  
 The platlor does hereby dedicate forever the streets shown hereon for public road purposes.  
 A public sanitary sewer acceptable to County and State Health authorities will be provided, with individual service provided to each lot prior to sale.  
 Lots 6 and 7 block 2 and lots 8 and 9 block 5 as shown hereon are dedicated to Spokane County property to be deeded for road purposes forever at such time as full width right of way to the North, West or East is deed or dedicated.  
 The owners of lots 1, 2, 3, 4 and 5 block 5 and lots 5 and 6 block 3 shall be held responsible for obstructing, artificially collection, or discharging the drainage flow. The Subdivider shall inform each purchaser of the responsibility imposed on each property owner for obstructing, artificially collecting or discharging the drainage flow by permitting the 16 foot wide drainage easement to be platted as shown hereon, Spokane County does not accept the responsibility of maintaining the drainage course or the responsibility for any damage whatsoever including but not limited to inverse condemnation to any property due to the drainage flow.  
 A 16 foot wide utility easement is hereby provided on lot 3 block 3  
 The platlor does hereby dedicate to the public the Temporary Cul-de-sac easements, as shown hereon, over and across Lot 1 Block 3, Lot 5 Block 2, Lot 1 Block 2, and Lot 1 Block 5. These Temporary Cul-de-sac easements are granted for road purposes until such time as the road is continued as a full width right of way, at which time they will be vacated.  
 Subject to easement recorded under Auditors No. 7608020442  
 A 12 foot wide utility easement is hereby provided on lot 7 block 3

COUNTY OFFICIALS

I hereby certify that the required taxes on the herein platted land have been paid this 17 day of May, 1977

Examined and approved this 11th day of May, 1977  
 Don Brewer, Spokane County Treasurer  
 John McBride, Spokane County Assessor

Examined and approved this 11th day of May, 1977  
 Spokane County Engineer

Examined and approved this 11th day of May, 1977  
 Francis J. Schadler, Spokane County Planning Commission Chairman  
 Planning Director

Examined and approved this 11 day of May, 1977  
 Jerry C. Korot, Spokane County Commissioner  
 Chairman

Examined and approved this 11 day of May, 1977  
 Eugene C. Heather, P.S., Spokane County Health District Health Officer

The bearing of N89°52'42"W along the South line of the plat, per Northwood Addition was used for the basis of bearing for this plat.

CURVE DATA				
	"A"	"B"	"C"	"D" (TOTAL CURVE)
Δ =	16° 30' 00"	35° 30' 00"	19° 00' 00"	30° 00' 00"
R =	690.00'	312.400'	597.576'	300.000'
T =	100.045'	100.000'	100.000'	80.385'
L =	198.706'	193.560'	198.160'	157.080'

LEGEND  
 • MON. & CORNERS FOUND (AS NOTED)  
 • MON. & CORNERS SET 1/2 REBAR TAG NO. 706  
 --- SUBDIVISION BOUNDARY

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our seal this 9th day of May, 1977.

ENGINEER'S CERTIFICATE

I, Clarence E. Simpson, a licensed Civil Engineer and Land Surveyor, hereby certify that this plat represents a true copy of the official record and survey made by me, and that the lot corners and monuments have been set.

Clarence E. Simpson  
 Clarence E. Simpson  
 Professional Engineer and Land Surveyor



STATE OF WASHINGTON) SS  
 COUNTY OF SPOKANE) ACKNOWLEDGEMENT

On this 10 day of May, 1977, before me personally appeared Gary D. Crithfield, known to be vice president of the Lincoln Mutual Savings Bank, who executed the within and foregoing instrument and acknowledge 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.

Notary Public in and for the State of Washington  
 residing at \_\_\_\_\_ Washington



FINAL PLAT  
 NORTHWOOD FIRST ADDITION

A PLAT IN A PORTION OF THE N1/2 OF THE SW 1/4 OF SECTION 31, T. 26 N., R. 44 E.W.M.

SPOKANE COUNTY, WASHINGTON

CLARENCE E. SIMPSON ENGINEERS, INC.  
 SPOKANE, WASHINGTON

MAY 1977  
 SCALE 1" = 50'

Gunning Builders Inc. Lincoln Mutual Savings Bank  
 Theodore G. Gunning, M.W. Elde, Gary D. Crithfield  
 President, Secretary, Vice President

ACKNOWLEDGEMENT

STATE OF WASHINGTON) SS  
 COUNTY OF SPOKANE )  
 On this 4th day of MAY, 1977, before me personally appeared Theodore G. Gunning and M.W. Elde, known to be president and secretary of Gunning Builders Inc., who executed the within and foregoing instrument and acknowledge the same to be their free and voluntary act and deed for the uses and purposes herein mentioned. The officers of Gunning Builders Inc., each on oath stated that they were authorized to execute said instrument and the seal affixed is the corporate seal of said corporation.

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

Notary Public in and for the State of Washington  
 residing at \_\_\_\_\_ Washington