

NORTHWOOD SECOND ADDITION

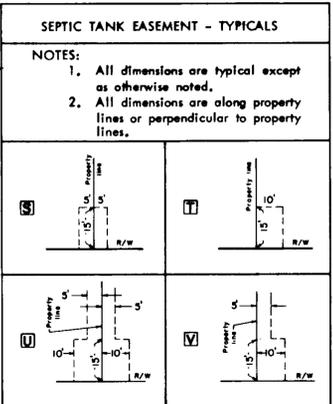
A PLAT OF A PORTION OF THE SW 1/4 OF
SECTION 31, TOWNSHIP 26 NORTH, RANGE 44 EAST W.M.
SPOKANE COUNTY, WASHINGTON

Scale 1"=100'

April, 1979

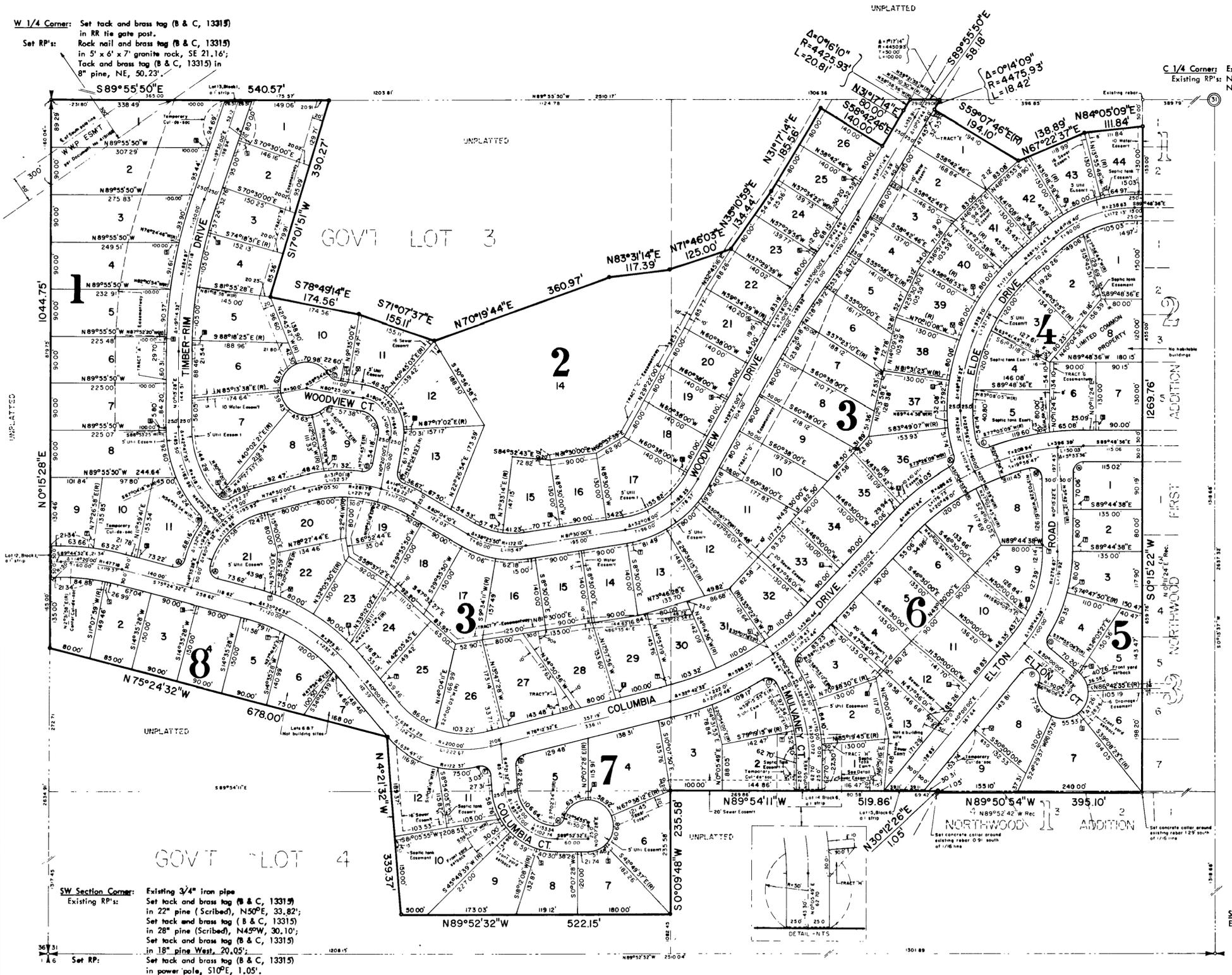
Adams, Benish & Clark, Inc.
Civil Engineers & Land Surveyors
11803 Maxwell Spokane, WA 99201
Phone 328-5853

FILED OR RECORDED
REQUIRE NORTHWOOD PROPERTIES INC
15 9 58 411 170
SPokane, WASH.
June 77
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W 1/4 Corner: Set tack and brass tag (B & C, 13315) in RR tie gate post.
Set RP's: Rock nail and brass tag (B & C, 13315) in 5' x 6' x 7' granite rock, SE 21.16'; Tack and brass tag (B & C, 13315) in 8" pine, NE, 50.23'

C 1/4 Corner: Existing granite stone with "4" on top.
Existing RP's: Nail in 12" pine, NW, 35.06'; Nail in 10" pine SW, 30.35'.



CURVE DATA TABLE

	DELTA	RADIUS	TANGENT	LENGTH
A	90°00'00"	20.00'	20.00'	31.42'
B	77°38'53"	20.00'	16.09'	27.10'
C	49°59'41"	20.00'	9.33'	17.45'
D	86°51'45"	20.00'	18.93'	30.32'
E	77°15'05"	20.00'	15.98'	26.97'
F	99°25'56"	20.00'	23.60'	34.71'
G	80°34'04"	20.00'	16.95'	28.12'
H	79°57'27"	20.00'	16.77'	27.91'
I	90°09'07"	20.00'	20.05'	31.47'
J	82°55'22"	20.00'	17.67'	28.95'
K	76°28'58"	20.00'	15.76'	26.70'
L	97°23'07"	20.00'	22.76'	33.99'
M	103°18'50"	20.00'	25.29'	36.06'
N	89°56'02"	20.00'	19.98'	31.39'
O	82°04'56"	20.00'	17.41'	28.65'
P	163°23'54"	20.00'	137.08'	57.04'

Basis of Bearings: East-west centerline of Section 31, N89°55'50"W per plat of Northwood First Addition.

LEGEND

- Boundary Monument: Set #4 rebar with plastic cap marked ABC, Inc. 7317/13315 with concrete collar.
- Centerline Monument: Set #4 rebar with plastic cap marked ABC, Inc. 7317/13315.
- Property Corners: Set #4 rebar with plastic cap marked ABC, Inc. 7317/13315.
- Plat Boundary: ---

S 1/4 Corner: Existing 1" iron pipe.
Existing RP's: "4" on concrete weir, SE, 45.31'; "4" on concrete weir, SE, 47.58'; 1" square iron bolt at angle point in road, E, 10.19'; #4 rebar north line Lot 14, 53.91'.

NORTHWOOD SECOND ADDITION

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SECTION 31, TOWNSHIP 26 NORTH, RANGE 44 EAST WM.
SPOKANE COUNTY, WASHINGTON

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REQUIREMENT - Northwood Prop. Inc.
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DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Northwood Properties, Inc., a corporation organized under the laws of the State of Washington and Lincoln Mutual Savings Bank of Opportunity, have caused to be platted into Lots, Blocks, and Streets; the land shown hereon as "NORTHWOOD SECOND ADDITION", said plat being that portion of the SW 1/4 of Section 31, Township 26 North, Range 44 East, W.M., Spokane County, Washington, described as follows:

Beginning at the W 1/4 corner of said Section 31; thence S89°55'50"E, along the east-west centerline of said Section 31, 540.57 feet; thence S17°01'51"W, 390.27 feet; thence S78°49'14"E, 174.56 feet; thence S71°07'37"E, 155.11 feet; thence N70°19'44"E, 360.97 feet; thence N83°31'14"E, 117.39 feet; thence N71°46'03"E, 125.00 feet; thence N35°10'59"E, 134.44 feet; thence N31°17'14"E, 185.56 feet; thence S58°42'46"E, 140.00 feet; thence N31°17'14"E, 80.00 feet to a point of curve of a 4425.93 foot radius curve to the left; thence along the arc of said curve, through a central angle of 0°16'10", 20.81 feet to a point on said east-west centerline of Section 31; thence S89°55'50"E, along said east-west centerline, 58.18 feet to a point of curve of a non-tangent 4475.93 foot radius curve to the right whose center of circle bears N59°21'55"W; thence southwesterly along the arc of said curve, through a central angle of 0°14'09", 18.42 feet; thence S59°07'46"E, 194.10 feet; thence N67°22'37"E, 138.89 feet; thence N84°05'09"E, 111.84 feet to a point on the west line of Northwood First Addition; thence S0°15'22"W, along said west line, 1269.76 feet to the southwest corner of said plat of Northwood First Addition, said point also being a point on the north line of Northwood Addition per plat recorded in Book 12 of Plats, page 38; thence N89°50'54"W, along said north line of Northwood Addition 395.10 feet to the northwest corner of said plat of Northwood Addition; thence N30°12'26"E, along the extended west line of said Northwood Addition, 1.05 feet to a point on the south line of the NE 1/4 of said SW 1/4; thence N89°54'11"W, along said south line of the NE 1/4 of the SW 1/4, 519.86 feet to the northeast corner of Gov't Lot 4 of said Section 31; thence S0°09'48"W, along the east line of said Gov't Lot 4, 235.58 feet to the north line of the south 30 acres of said Gov't Lot 4; thence N89°52'32"W, along said north line of the south 30 acres, 522.15 feet; thence N4°21'32"W, 339.37 feet; thence N75°24'32"W, 678.00 feet to a point on the west line of said SW 1/4; thence N0°15'28"E, along said west line of the SW 1/4, 1044.75 feet to the point of beginning; and they do hereby dedicate to public use forever the roads, streets and avenues shown hereon.

No more than one dwelling structure shall be placed on any one Lot, nor shall any Lot be further subdivided for the purposes 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 domestic water service as well as fire protection to each Lot, prior to sale of each Lot.

Lots 12 and 13 Block 1, Lots 14 and 15 Block 6, as shown hereon are dedicated to Spokane County as general County property to be dedicated for road purposes, forever, at such time as the road is continued as a full width right of way, or adjacent land platted.

The Plattee does hereby dedicate to the public, the temporary, cul-de-sac easements, as shown hereon, over and across Lot 1 Block 1, Lot 1 and 2 Block 2, and Lot 9, Block 5, Lot 12 and 13 Block 6, and Lot 1 Block 6, Lot 2 Block 7 and Lot 9 Block 1 and Lot 1 Block 8. These temporary cul-de-sac easements are granted for road purposes until such time as the road is continued as a full width rights-of-way, at which time they will be vacated.

A public sewage effluent collection system and connections to said system, will be made available for all Lots prior to their individual sale. Individual or common septic tank hookups, to said "effluent system," shall be in full compliance with the Protective Covenants' sub-section pertaining to sewage management systems, as approved by applicable authorities of Spokane County, and of record under Auditors File No. _____, and the approved sewer plans for this plat.

Lot 8, Block 4, is hereby dedicated as "limited common property" for the exclusive use of owners of Lots 1-7, Block 8, Northwood Second Addition, and Lots 1-5, Block 2, Northwood First Addition. Said Lot is to be the mutual responsibility of the above described Lot owners, their heirs and assigns; and its use, improvements and maintenance shall be in full compliance with the applicable conditions of the Protective Covenants' of record for Northwood Second Addition and similar conditions of record for Lot owners of Lots 1-5, Block 2, Northwood First Addition.

Lots 6 and 7, Block 8, as shown hereon are not building sites and shall be reserved for a drainage pond. If not used for a drainage pond, said Lots may be sold as one combined building site, subject to easements where applicable.

Lot 13, Block 6, is hereby reserved for sewer and shall not be sold as a building site for habitable purposes.

NOTICE TO LOT PURCHASERS, abnormal noise levels may exist within the area, due to nearby light aircraft activities from Feltz Field. An aviation over-flight easement granted to the City of Spokane, Spokane County, and the United States of America exist for this plat. See Aviation Easement Doc. # 7907020137. Prior to the release of building permits for habitable structures, the building materials and methods of construction shall be reviewed by the County Building officials, as a mitigating noise-control measure.

Due to topographic contours and conditions, Tracts A, B, C, D, E, F, G, and H, as shown hereon, may be used by the Developer, in whole or in part, for the purpose of providing an easement for ingress, egress and utilities to the Lots upon which said tracts are located. Upon the recording of a survey with the Auditor of Spokane County, of the easement way for ingress, egress and utility purposes, as constructed and established, the balance of said tracts not utilized from said easement way for ingress, egress and utility purposes, shall be free and clear of said easement way as delineated on this plat. Additional rights and responsibilities relative to said road are defined in the Protective Covenants for Northwood 2nd Addition, of record with Spokane County. None of the above described private access roads shall be dedicated as public roads to Spokane County unless in full compliance with the then current county regulations and standards.

Additional easements not mentioned above but shown on the final plat are for purposes so indicated and are subject to applicable conditions of the Protective Covenants of record.

All lots served by Tracts A-H are prohibited from having direct access to the public rights of way adjoining their respective lots.

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our seal this 11th day of July, 1979.

NORTHWOOD PROPERTIES, INC.

By: Theodore G. Gunning
President

By: M. W. Elder
Secretary

LINCOLN MUTUAL SAVINGS BANK
OF OPPORTUNITY

By: Carlynn Griffith
Vice President

ACKNOWLEDGEMENT

STATE OF WASHINGTON) On this 11th day of July, 1979, before me personally appeared Theodore G. Gunning
COUNTY OF SPOKANE) and M. W. Elder, to me known to be president and secretary, respectively, of Northwood Properties, Inc., and Carlynn Griffith to me known to be the vice president of Lincoln Mutual Savings Bank of Opportunity, the corporations that executed the within and foregoing instrument and acknowledged the same to be their free and voluntary act and deed for the uses and purposes herein mentioned and each officer stated on oath that they were authorized to execute said instrument and the seals affixed are the corporate seals of said corporations.

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

Ruth D. Jewell
Notary Public in and for the State of Washington, residing in Spokane

SURVEYOR'S CERTIFICATE

I, James F. Bentin, a Registered Professional Land Surveyor, hereby certify that the map shown hereon was prepared by me subsequent to an actual survey on the ground in July, 1979, and that the same conforms in all respects to the provisions of the ordinances of Spokane County, now in effect, and that the lot corners and monuments have been properly set. Front property corners will be set not later than 6 months following recording of final plat.

James F. Bentin
James F. Bentin, Registered Professional Land Surveyor



COUNTY ENGINEER

Examined and approved this 15th day of August, 1979.

Robert D. ...
County Engineer

COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this _____ day of _____, 1979.

Russ Christensen
Chairman, Spokane County Commissioners

COUNTY PLANNING DEPARTMENT

Examined and approved this 15th day of August, 1979.

Fred L. Doughter
Planning Director

SPOKANE COUNTY HEALTH DISTRICT

Examined and approved this 11th day of July, 1979.

Janis Kroll
Health Officer

COUNTY TREASURER

I, Don W. Brown, 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 16th day of August, 1979.

Don W. Brown - J. M. Newell
Spokane County Treasurer Deputy

COUNTY ASSESSOR

Examined and approved this 10th day of July, 1979.

John McBride - Lynda Doudlitt
Spokane County Assessor

COUNTY UTILITIES DIRECTOR

Examined and approved this 13th day of AUGUST, 1979.

William A. ...
Spokane County Utilities Director