

307070242 Plat Book 16
FILED OR RECORDED
DEPARTMENT
JUL 7 2 27 PM 1983
WILLIAM E. BENTHIN
AND
SPOKANE COUNTY, WASH
DEPUTY

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Louis C. Mulvaney and Sheila Mulvaney, husband and wife, and Northwood Properties, Inc., a corporation organized under the laws of the State of Washington have caused to be platted into Lots, Blocks and Streets, the land shown hereon as "NORTHWOOD THIRD 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 southwest corner of said Section; thence N0°15'28"E, along the west line of said SW 1/4, 1317.45 feet, to the northwest corner of Government Lot 4; thence S89°54'11"E, along the north line of said Government Lot, 1205.98 feet, to the northeast corner of said Government Lot and the True Point of Beginning; thence S89°54'11"E, along a portion of the southerly boundary of Northwood Second Addition, 519.86 feet; thence S30°12'26"W, along the west line of Northwood Addition, 272.54 feet; thence N89°52'32"W, 383.41 feet, to the southerly most corner of Lot 6, Block 7, Northwood Second Addition; thence N0°09'48"E, along the east line of said Lot 6, 235.58 feet, to the True 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. Use of private wells and water systems is prohibited.

A storm drainage easement is provided on the easterly side of Lots 1 and 2, Block 1 as shown hereon.
A storm holding pond easement is provided over the northeast corner of Lot 1, Block 1, according to Doc. No. 8010160074 is shown hereon.

A public sewage effluent collection system will be made available for all lots as 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 Auditor's File No. 8009240183, and the approved sewer plans for this plat. Use of individual on-site disposal systems shall not be authorized.

Subject to specific application approval and issuance of permits by the Health Officer, each lot is authorized the use of an individual sewage treatment facility but not authorized individual on-site sewage disposal facilities. The owner, his heirs and successors shall join and participate in any petition or resolution which purpose is the formation of a utility local improvement district (ULID) pursuant to RCW Chapter 36.94, as amended. The owner, his heirs and successors shall further agree not to oppose or protest any legal assessments for any utility local improvement district (ULID) established pursuant to RCW Chapter 36.94, as amended.

NOTICE TO LOT PURCHASERS: Abnormal noise levels may exist within the area, due to nearby light aircraft activities from Felts Field. An aviation over-flight easement granted to the City of Spokane, Spokane County, and the United States of America exists for this plat. See Aviation Easement Document 8303220183. Prior to the release of building permits for habitable structures, the building materials and construction methods shall be reviewed by the County Building Officials, as a mitigating noise control measure.

Easements not mentioned herein, but shown on the final plat are for purposes so indicated and are subject to applicable conditions of the Protective Covenants of record.

NORTHWOOD PROPERTIES, INC.

By *Theodore G. Gunning* By *Dianna D. Gunning*
President Secretary

FOR NORTHWOOD PROPERTIES, INC. AND AS ATTORNEY IN FACT FOR LOUIS C. MULVANEY AND SHEILA MULVANEY

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF SPOKANE } SS

On this 17th day of FEBRUARY, 1983, before me personally appeared THEODORE G. GUNNING and DIANNA D. GUNNING, to me known to be president and secretary, respectively, of Northwood Properties, Inc., the corporation 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 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.

Samuel B. Clark
NOTARY PUBLIC in and for the State of Washington, residing at Spokane.

SURVEYOR'S CERTIFICATE

I, James F. Benthin, 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 JAN, 1983, 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.

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

COUNTY ENGINEER

Examined and approved this 13th day of May, 1983 *R.D. Rummel*
County Engineer

COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 17 day of MAY, 1983

Shank Peterson
Chairman, Spokane County Commissioners

COUNTY PLANNING DEPARTMENT

Examined and approved this 16th day of May, 19 83 *W.D. Shulland*
Planning Director

COUNTY HEALTH DISTRICT

Examined and approved this 16th day of May, 1983 *Donal E. May, R.S.*
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 17th day of July, 1983

Skip Chilberg by G. K. Kelen
Spokane County Treasurer

COUNTY ASSESSOR

Examined and approved this 16th day of May, 1983 *Herzog Britton, Lynne Howlett*
Spokane County Assessor

COUNTY UTILITIES DIRECTOR

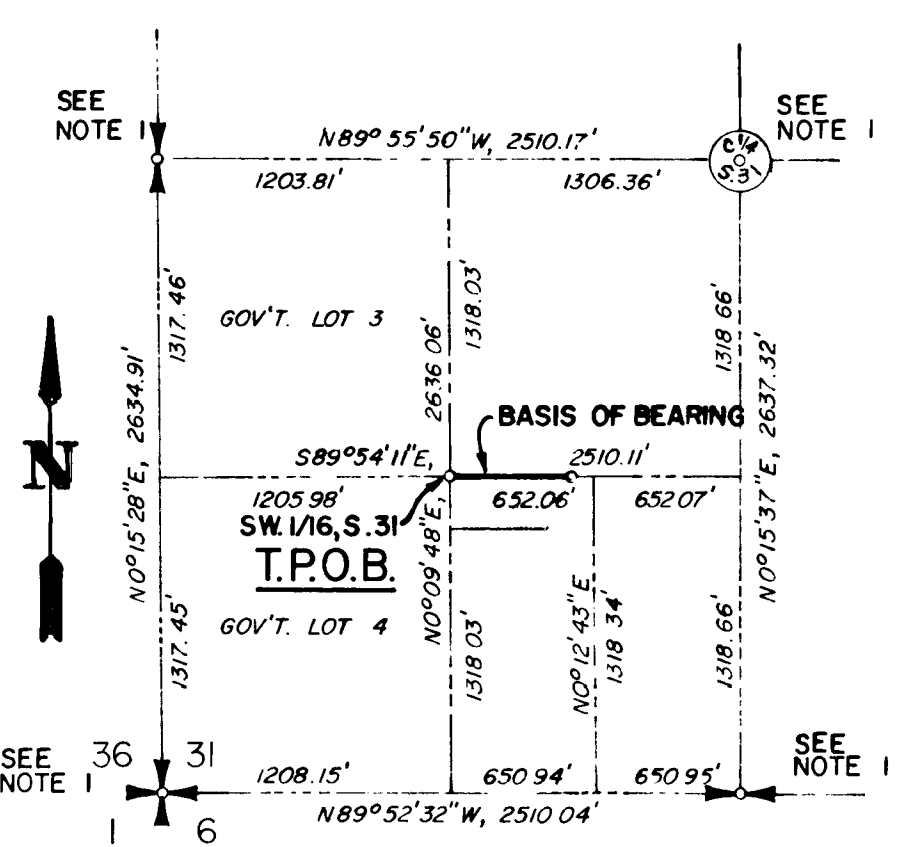
Examined and approved this 13th day of May, 1983 *William D. Doherty*
Spokane County Utilities Director

FINAL PLAT
NORTHWOOD THIRD ADDITION

LOCATED IN THE SW 1/4, SECTION 31, T.26N., R.44E., W.M.,
SPOKANE COUNTY, WASHINGTON.

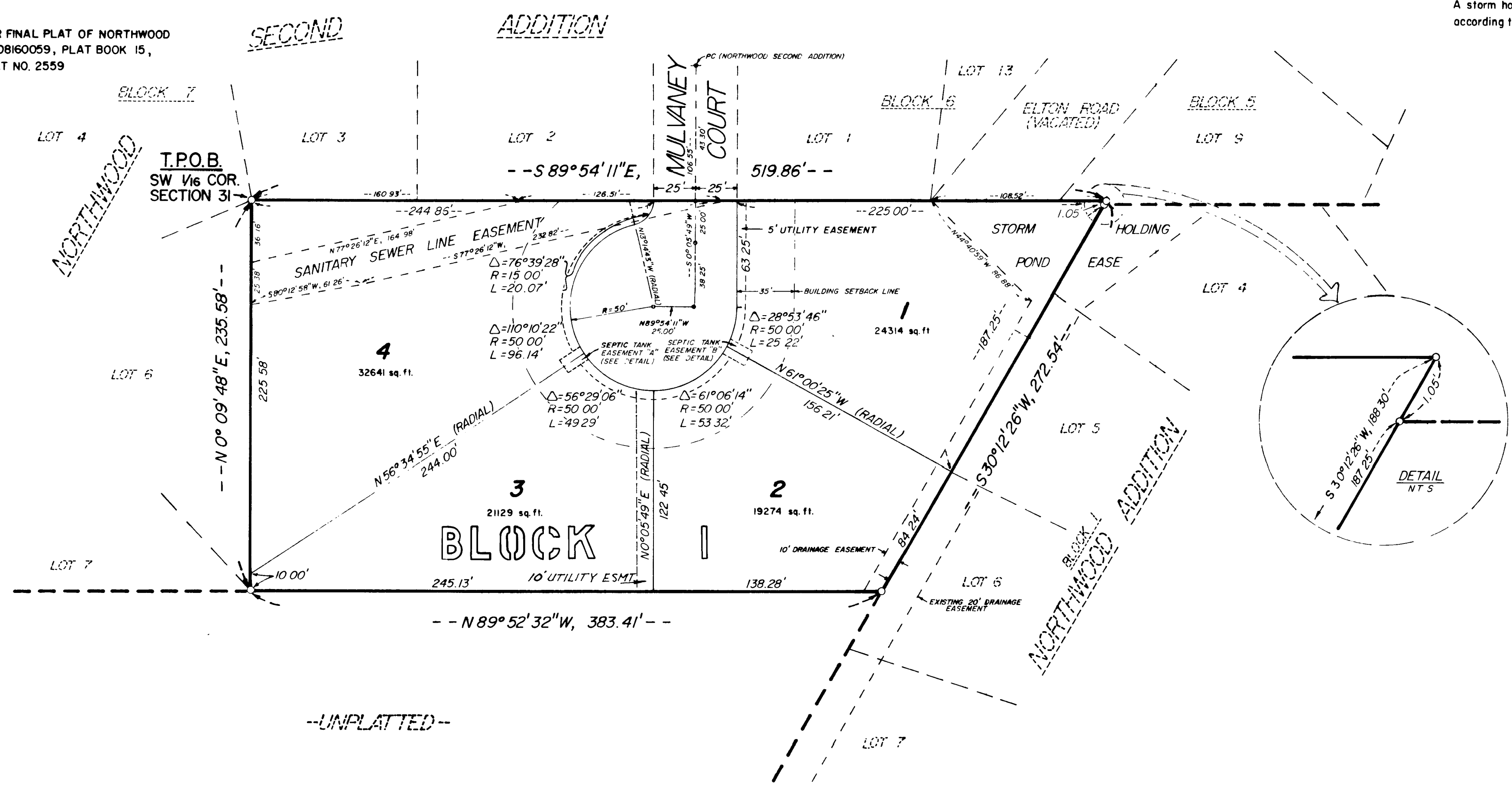
Adams, Benthin & Clark, Inc.
Civil Engineers & Land Surveyors
1803 Maxwell, Spokane, WA 99201
Phone 328-5853
FEBRUARY, 1983

SCALE: 1"=50'



BREAKDOWN DETAIL
SW 1/4, SEC. 31
N.T.S.

NOTE 1: CORNERS AS PER FINAL PLAT OF NORTHWOOD 2ND ADD. NO. 7908160059, PLAT BOOK 15, PAGES 41-42, PLAT NO. 2559



LEGEND:

- BOUNDARY MONUMENT: Set No.4 rebar with plastic cap marked A.B.C. Inc. 7317/13315 with concrete collar. --- O
- CENTERLINE MONUMENT: Set No.4 rebar with plastic cap marked A.B.C. Inc. 7317/13315 --- o
- PROPERTY CORNERS: Set No.4 rebar with plastic cap marked A.B.C. Inc. 7317/13315 --- L
- PLAT BOUNDARY: --- - - - - -

BASIS OF BEARINGS:

1/16 LINE, as per South Boundary of Northwood Second Addition, S89°54'11"E and Breakdown of SW 1/4, Section 31 (See Detail).

