

9109120337 Adams & Clark

A FINAL PLAT OF :

NORTHWOOD 5TH ADDITION

A PORTION OF SEC. 31, T. 26 N., R. 44 E.W.M.,
SPOKANE COUNTY, WASHINGTON.

Plat Book 20
Pg 13
3041

DEDICATION
KNOW ALL MEN BY THESE PRESENTS that Northwood Properties, Inc., a Washington Corporation, has caused to be platted into Lots, Blocks and Streets the land shown hereon to be known as **NORTHWOOD 5TH ADDITION**, being that portion of the SE¼ of the NW¼ of Section 31, Township 26 North, Range 44 East, W.M., Spokane County, Washington, described as follows:

Beginning at the Center ¼ Corner of said Section 31; thence N89°55'50"W, along the south line of said NW¼, 179.74 feet to a point on the easterly right-of-way line of Northwood Drive, according to the Plat of Northwood 4th Addition as recorded in Plat Book 16, Pages 81 and 82, said point lying on a nontangent 330.00 foot radius curve to the left, the center of circle of which bears S76°05'01"W; thence along said easterly right-of-way line and along the eastern boundary of said Northwood 4th Addition the following three (3) courses: (1) along said curve to the left, through a central angle of 1°47'48", an arc distance of 10.35 feet to the intersection with the north line of the south 10.00 feet of said NW¼, the True Point of Beginning; (2) continuing along said curve to the left, through a central angle of 14°05'49", an arc distance of 81.19 feet to the point of tangent; (3) N29°48'36"W, 17.71 feet; thence leaving said right-of-way line and said eastern boundary of Northwood 4th Addition, S89°55'50"E, 152.89 feet; thence S37°43'08"E, 113.88 feet to the intersection with the east line of said NW¼ and the north line of the south 10.00 feet of said NW¼; thence N89°55'50"W, along said north line of the south 10.00 feet, 182.42 feet to the True Point of Beginning.

TOGETHER WITH that portion of the SE¼ of the NW¼ and of the SW¼ of the NE¼ of said Section 31 described as follows:

Beginning at the Center ¼ Corner of said Section 31; thence N89°55'50"W, along the south line of said NW¼, 179.74 feet to a point on the easterly right-of-way line of Northwood Drive, according to the Plat of Northwood 4th Addition as recorded in Plat Book 16, Pages 81 and 82, said point lying on a nontangent 330.00 foot radius curve to the left, the center of circle of which bears S76°05'01"W; thence along said easterly right-of-way line and along the eastern boundary of said Northwood 4th Addition the following four (4) courses: (1) along said curve to the left, through a central angle of 1°53'37", an arc distance of 91.54 feet to the point of tangent; (2) N29°48'36"W, 208.85 feet to the point of curve of a 486.15 foot radius curve to the right; (3) along said curve through a central angle of 4°33'31", an arc distance of 38.88 feet to the True Point of Beginning; (4) continuing along said curve to the right, the center of circle of which bears N64°43'55"E, through a central angle of 34°34'25"; an arc distance of 235.35 feet; thence continuing along said boundary of Northwood 4th Addition the following two (2) courses: (1) N89°40'40"W, 30.00 feet to a point on the westerly right-of-way line of said Northwood Drive; (2) thence leaving said Northwood Drive, N49°44'45"W, 150.00 feet; thence continuing N49°44'45"W, and leaving said boundary of Northwood 4th Addition 18.56 feet to a point on a nontangent 696.15 foot radius curve to the right, the center of circle of which bears S73°31'42"E; thence along said curve, through a central angle of 21°14'13", an arc distance of 258.03 feet to the point of tangent; thence N37°42'31"E, 132.00 feet; thence N33°54'14"E, 226.05 feet; thence N24°05'34"E, 108.37 feet to a point on the north line of said SE¼ of the NW¼; thence S89°48'01"E, along said north line, 200.21 feet to the northeast corner of said SE¼ of the NW¼; thence S89°52'51"E, along the north line of said SW¼ of NE¼, 29.47 feet to the point of curve of a nontangent 440.00 foot radius curve to the right, the center of circle of which bears N84°39'14"W, thence along said curve, through a central angle of 1°39'55" an arc distance of 12.79 feet to the point of reverse curve of a 20.00 foot radius curve to the left, the center of circle of which bears S82°59'19"E, thence along said curve, through a central angle of 41°16'30", an arc distance of 14.41 feet to the point of reverse curve of a 50.00 foot radius curve to the right, the center of circle of which bears S55°44'12"W; thence along said curve, through a central angle of 95°29'00" an arc distance of 83.33 feet to the point of reverse curve of a 20.00 foot radius curve to the left, the center of circle of which bears S28°46'48"E; thence along said curve, through a central angle of 41°16'30", an arc distance of 14.41 feet to the point of reverse curve of a 440.00 foot radius curve to the right, the center of circle of which bears N70°03'18"W; thence along said curve, through a central angle of 7°14'50", an arc distance of 55.66 feet to the point of reverse curve of a 20.00 foot radius curve to the left, the center of circle of which bears S62°48'27"E; thence along said curve, through a central angle of 72°55'46", an arc distance of 25.46 feet to the point of reverse curve of a 225.00 foot radius curve to the right, the center of circle of which bears S44°15'47"W; thence along said curve, through a central angle of 40°37'03", an arc distance of 159.51 feet to the point of reverse curve of a 175.00 foot radius curve to the left, the center of circle of which bears N84°52'50"E; thence along said curve, through a central angle of 25°06'04", an arc distance of 76.67 feet; thence S59°46'46"W, 50.00 feet to a point on a nontangent 20.00 foot radius curve to the left, the center of circle of which bears S59°46'46"W; thence along said curve, through a central angle of 106°10'44", an arc distance of 37.06 feet to the point of compound curve of a 135.00 foot radius curve to the left, the center of circle of which bears S46°23'58"E; thence along said curve, through a central angle of 5°53'31", an arc distance of 13.88 feet to the point of compound curve of a 465.34 foot radius curve to the left, the center of circle of which bears S52°17'29"E; thence along said curve, through a central angle of 31°10'59", an arc distance of 253.26 feet to the point of tangent; thence S69°31'32"W, 20.05 feet to the point of curve of a 20.00 foot radius curve to the left; thence along said curve, through a central angle of 60°00'00", an arc distance of 20.94 feet to the point of reverse curve of a 50.00 foot radius curve to the right, the center of circle of which bears S36°31'32"W; thence along said curve, through a central angle of 98°53'23", an arc distance of 86.30 feet; thence S44°35'04"E, 25.00 feet; thence S0°12'30"W, 231.11 feet; thence N89°55'50"W, 266.51 feet to the True Point of Beginning, and they do hereby dedicate to public use forever the streets and avenues as shown hereon.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY
OF _____ 19__ AT _____ M.
IN BOOK _____ OF _____ AT PAGE _____
AT THE REQUEST OF _____

(Signed) _____
County Auditor



Lot 4, Block 1
Lot 5, Block 1
Lot 6, Block 1
Lot 7, Block 1
Lot 8, Block 1
Lot 9, Block 1
Lot 10, Block 1
Lot 11, Block 1
Lot 12, Block 1
Lot 13, Block 1
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Lot 195, Block 1
Lot 196, Block 1
Lot 197, Block 1
Lot 198, Block 1
Lot 199, Block 1
Lot 200, Block 1

NORTHWOOD PROPERTIES, INC.
By Theodore G. Gunning
Theodore G. Gunning, President
By Gary L. Gunning
Gary L. Gunning, Vice President

ACKNOWLEDGEMENT
STATE OF WASHINGTON)
County of Spokane)
On this 29th day of August, 1991, before personally appeared Theodore G. Gunning and Gary L. Gunning, to me known to be the President and Vice President respectively of Northwood Properties, Inc. and individuals who executed the within and foregoing instrument and acknowledged the same to be their free and voluntary act and deed for the uses and purposes therein mentioned and stated on oath that they were authorized to execute said instrument.
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 in Spokane
My commission expires October 1, 1991.

COUNTY ENGINEER
Examined and approved this 29th day of August, 1991.
P. J. ...
County Engineer

COUNTY COMMISSIONERS
This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 3 day of September, 1991.
...
County Commissioners

COUNTY HEALTH DISTRICT
Examined and approved this 26th day of August, 1991.
...
Health Officer

COUNTY UTILITIES DEPARTMENT
Examined and approved this 26th day of August, 1991.
...
Spokane County Utilities Director

COUNTY ASSESSOR
Examined and approved this 26th day of Aug, 1991.
...
Spokane County Assessor

COUNTY PLANNING DEPARTMENT
Examined and approved this 4th day of SEPTEMBER, 1991.
...
Planning Director

COUNTY TREASURER
I, Daniel B. Clark, 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 plat, have been fully paid, satisfied, and discharged. Dated this 12th day of Sept, 1991.
Daniel B. Clark
Spokane County Treasurer

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Spokane County Subdivision Ordinance.
Daniel B. Clark
DANIEL B. CLARK, PLS # 12904
Registered Professional Land Surveyor



Lot 4, Block 1, 1-foot strips 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.

Lot 9, Block 3, as shown hereon, is not a building site and no residential structures shall be constructed thereon. Use of Lot 9 shall be restricted to private road and utility installation and is hereby designated as a road and utility easement. Lots 2 through 8, Block 3 shall have 1/7th undivided ownership in Lot 9, Block 3, and shall be responsible for payment of taxes, claims or other liabilities as may become due for Lot 9 and for the continued maintenance and operation of the private road thereon. Use of private wells and water systems are prohibited.

The public water system, pursuant to the Water Plan approved by County and State Health authorities, the local fire district, County Building and Safety Department, and water purveyor, will be installed within this plat, and the subdividers/sponsor will provide for individual domestic water service 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.

No more than one dwelling unit 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 first filing a replat.

Individual driveway access permits shall be required prior to issuance of a building permit for driveway approached to the County road system.

Slope easement as required by Spokane County along Northwood Drive are hereby granted.

The owners of successors in interest agree to authorize the County to place their names on a petition for the formation of a ULID by petition method pursuant to RCW 36.94 when the petition includes the owners property and further not to object by the signing of a protest petition against the formation of a ULID by resolution method pursuant to RCW 36.94 which includes the owners property. Provided, this condition shall not prohibit the owners or successors from objection to any assessments on the property as a result of improvements called for in conjunction with the formation of a ULID by either petition or resolution method under RCW 36.94.

A public sewer effluent collection system will be made available for this plat and individual service will be provided to each lot prior to sale. Use of individual on-site sewage systems shall not be authorized.

Utility easements are granted as shown hereon.

NOTICE TO LOT PURCHASERS, abnormal noise levels may exist within the area, due to nearby light aircraft activities from Fats Field. An aviation over-flight easement granted to the City of Spokane, Spokane County, and the United States of America exists for the plat and is recorded under Auditors Document No. 8303220183.

WARNING: Spokane County has no responsibility to build, improve, maintain, or otherwise service 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 owners, their heirs, successors or assigns including the obligation to participate in the maintenance of the private road as provided herein.

The Platters do hereby provide Tract "X" as shown herein for future public right-of-way subject to subdividers' agreement recorded B-22-91 under Auditor's document number 9108220244 which by reference is made apart hereof.

The Tract "X" private road, Lot 10, Block 3, contained within this plat is for the sole use of Lots 2 through 8, Block 3, until such time as the roadway is improved and established as a public road.

The private roads, Lot 9 and Lot 10, Block 3, as shown hereon, are easements which provide a means of ingress and egress for lots 2 through 8, Block 3, shown hereon, and is subject to the separate **DECLARATION OF COVENANTS** as recorded B-22-91 under Auditor's document number 9108220244 which by reference is made apart hereof.

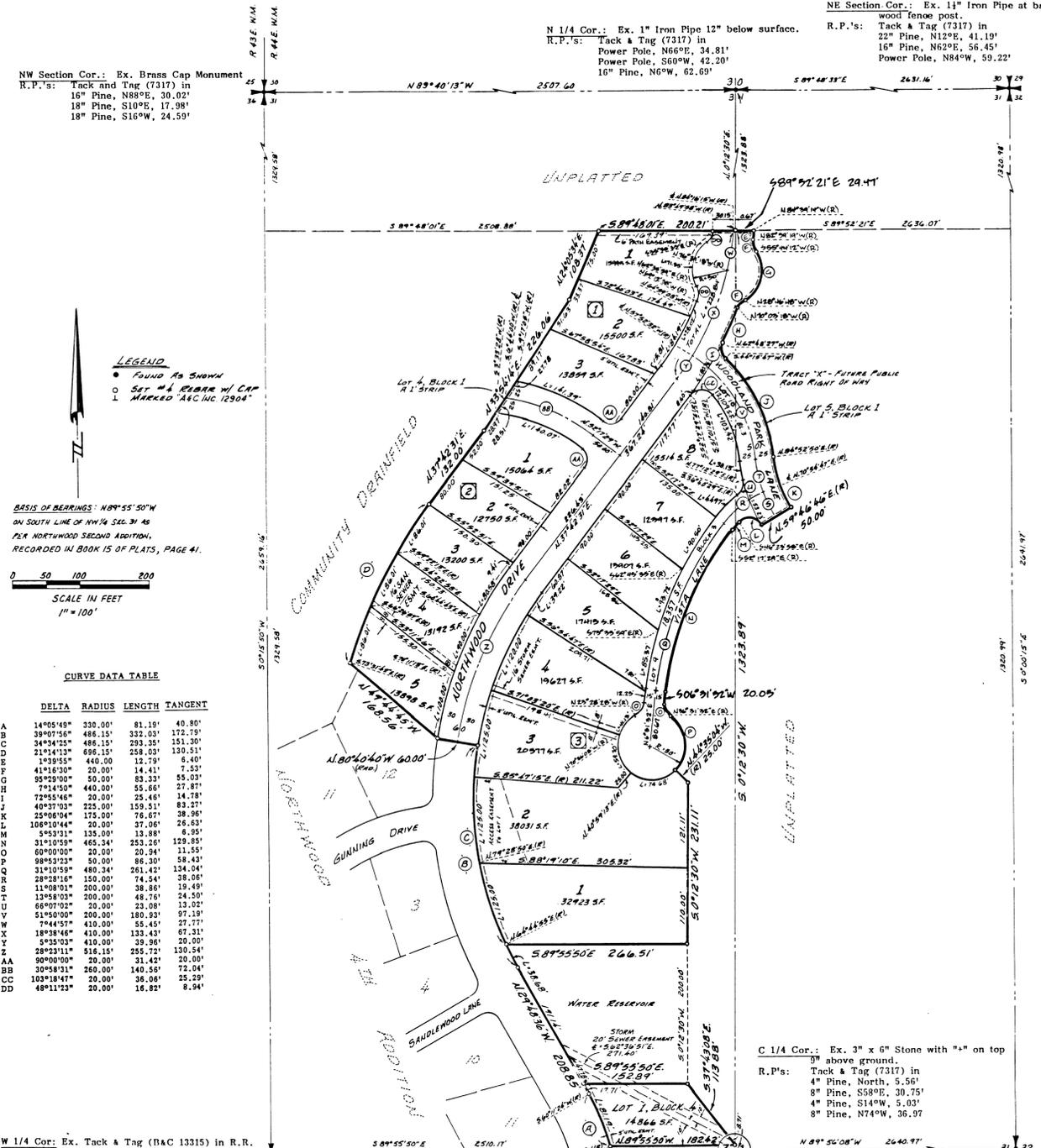
Lots 2 through 8, Block 3 shall have 1/7 undivided ownership in Lot 10, Block 3 and shall be responsible for payment of taxes, claims or other liabilities as may become due for Lot 10 and for the continued maintenance and operation of the Tract "X" private road thereon, until such time as the roadway is improved and established as a public road.

This **PLAT** is included in a stormwater management service area within which Spokane County will provide perpetual maintenance of certain stormwater facilities and appurtenances. Owners, or their successors in interest agree and shall be responsible to pay such rates and charges to the County as may be fixed through public hearings for service or benefit obtained by the maintenance, operation and replacement of such stormwater facilities and appurtenances.

Drainage easements between Lots 3 & 4, Blk. 3, as platted and shown hereon, which is for the purpose of installing, operating, and maintaining drainage facilities to dispose of runoff, is hereby granted to the owners of Lots 2 through 8 inclusive, Block 3 or successors in interest.

The County of Spokane is hereby granted the right of ingress and egress to all private roads, and drainage easements.

Subject to provisions contained in Order Including Lands and Redefining the Boundaries of Pasadena Park Irrigation District No. 17, recorded December 2, 1982, under Recording No. 8212060067, and re-recorded June 28, 1984, under Recording No. 8406280219.



NW Section Cor.: Ex. Brass Cap Monument
R.P.'s: Tack and Tag (7317) in
16" Pine, N88°E, 30.02'
18" Pine, S10°E, 17.38'
18" Pine, S16°W, 24.50'

NE Section Cor.: Ex. 1 1/2" Iron Pipe at base of wood fence post.
R.P.'s: Tack & Tag (7317) in
22" Pine, N12°E, 41.19'
16" Pine, N62°E, 56.45'
Power Pole, N84°W, 59.22'

LEGEND
● FOUND AS SHOWN
○ SPERKED RECORD W/ CAP
□ SPERKED REC. NO. 12904

BASIS OF BEARINGS: N0°55'50"W
ON SOUTH LINE OF NW¼ SEC. 31-48
PER NORTHWOOD SECOND ADDITION,
RECORDED IN BOOK 15 OF PLATS, PAGE 41.

SCALE IN FEET
1" = 100'

CURVE DATA TABLE

LETTER	DELTA	RADIUS	LENGTH	TANGENT
A	14°05'49"	330.00'	81.15'	40.80'
B	39°07'16"	486.15'	322.03'	172.75'
C	34°24'25"	486.15'	293.35'	151.30'
D	21°41'13"	696.15'	258.03'	130.51'
E	14°39'55"	440.00'	12.79'	6.40'
F	41°16'30"	20.00'	14.41'	7.53'
G	89°29'00"	50.00'	83.33'	55.00'
H	74°14'50"	440.00'	55.66'	27.87'
I	72°55'46"	20.00'	25.46'	14.78'
J	40°37'03"	225.00'	159.51'	83.27'
K	25°06'04"	175.00'	76.67'	38.98'
L	106°10'44"	20.00'	37.06'	26.63'
M	5°53'31"	135.00'	13.88'	6.95'
N	31°10'59"	465.34'	253.26'	129.85'
O	60°00'00"	20.00'	20.94'	11.55'
P	88°53'23"	50.00'	86.30'	58.43'
Q	31°10'59"	465.34'	261.42'	124.04'
R	28°28'16"	159.00'	74.54'	38.06'
S	11°08'01"	200.00'	38.86'	19.49'
T	13°58'03"	200.00'	48.76'	24.50'
U	66°07'02"	50.00'	23.08'	13.02'
V	51°50'00"	200.00'	180.93'	97.19'
W	74°44'57"	410.00'	55.45'	27.77'
X	18°38'46"	410.00'	135.43'	67.31'
Y	5°35'03"	410.00'	39.98'	20.00'
Z	28°23'11"	516.15'	255.72'	130.54'
AA	90°00'00"	20.00'	31.42'	20.00'
BB	30°58'31"	260.00'	140.56'	72.04'
CC	103°18'47"	20.00'	36.06'	25.29'
DD	48°11'33"	20.00'	16.82'	8.84'

W 1/4 Cor.: Ex. Tack & Tag (DAC 13315) in R.R.
He gate post.
R.P.'s: Rock nail & tag (DAC, 13315) in
5'x6'x1' granite rock S29°E, 21.12'
Tack and Tag (DAC, 13315) in 8"
Pine, N88°E, 50.45'
Tack and Tag (7317) in 6" Pine,
N50°W, 10.35'

EQUIPMENT AND PROCEDURES
THIS SURVEY WAS PERFORMED WITH A 3 SECOND TOTAL
STATION THEODOLITE USING FIELD TRAVERSE PROCEDURES.

Drawn By: E. A. M.
Checked By: D. J.
Date: 5-28-90
Scale: 1" = 100'

NORTHWOOD 5TH ADDITION
A PORTION OF THE N 1/2, SECTION 31,
TOWNSHIP 26 NORTH, RANGE 44 EAST W.M.,
SPOKANE COUNTY, WASHINGTON

SHEET
1 of 1
WO # 90-817

SEC 31, T 26 N, R 44 E.W.M.