

# FINAL PLAT NORTHWOOD 6th FIRST ADDITION

93022504SD

PORTIONS OF N.1/2, S.E.1/4, SEC. 36, T.26N., R.43E., W.M.  
SPOKANE COUNTY, WASHINGTON

### AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_ 19\_\_\_\_ AT \_\_\_\_\_ M.  
IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_  
AT THE REQUEST OF \_\_\_\_\_  
(Signed) \_\_\_\_\_  
County Auditor

530  
BL21 Pg 11 # 3111

The lowest building opening, including basement opening, for any building on Lots 1, 2, 3, and 4, Block 1, and Lots 1, 2, and 3, Block 2 shall be high enough to allow a minimum slope of 3 percent away from the building in 10 feet. All drainage shall be routed away from the building to natural drainages or other lawful drainage features.  
The land being platted herein is subject to:  
A) Reservations contained in the deed from the State of Washington under Auditor's File Nos. 138538 and 608571.  
B) Declaration of Protective Covenants imposed by an instrument recorded on April 8, 1988, under Auditor's File No. 8804080092.  
C) Notice to the Public No. 1 recorded on October 27, 1992, under Auditor's File No. 9210270380.  
NOTICE TO LOT PURCHASERS: Abnormal noise levels may exist within the area due to nearby light aircraft activities from Fells 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 as recorded Feb. 9, 1993, under Auditor's File No. 9302090220.  
IN WITNESS WHEREOF, the aforesaid owners have affixed their signatures.

NORTHWOOD PROPERTIES, INC.  
*Theodore G. Gunning*  
Theodore G. Gunning, President

ACKNOWLEDGEMENT  
STATE OF WASHINGTON )  
COUNTY OF SPOKANE ) ss  
On this 9th day of February, 1993, before me personally appeared Theodore G. Gunning, to me known to be the President of Northwood Properties, Inc., the Washington Corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned and stated on oath that he is authorized to execute said instrument.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

*Shirley D. DeWitt*  
Notary Public in and for the State of Washington,  
residing in Spokane. My commission expires 9-1-95.

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS that Northwood Properties, Inc., a Washington Corporation, has caused to be platted into Lots, Blocks, Drives, and Private Roads the land shown hereon to be known as NORTHWOOD 6TH, FIRST ADDITION, being those portions of the east 863 feet of the N 1/2 of the SE 1/4 of Section 36, Township 26 North, Range 43 East, W.M., Spokane County, Washington, described as follows:  
Beginning at the most northerly corner of Lot 1, Block 1 of the plat of Northwood 6th Addition, according to the plat recorded in Book 18, Page 74; being the intersection of the westerly right-of-way line of Columbia Drive with the northerly line of said plat of Northwood 6th Addition; thence N55°38'01"E, along the northerly line of said plat, 62.82 feet to the intersection of the northerly line of said plat with the easterly right-of-way line of said Columbia Drive, and a point on a non-tangent 380.00 foot radius curve to the right, the center of circle of which bears N37°03'20"E; thence along the arc of said curve, through a central angle of 1°19'55", 8.83 feet to the point of compound curve of a 15.00 foot radius curve to the right, the center of circle of which bears N38°23'15"E; thence along the arc of said curve, through a central angle of 71°24'26", 18.69 feet to the point of reverse curve of a 50.00 foot radius curve to the left, the center of circle of which bears N70°12'19"W; thence along the arc of said curve, through a central angle of 75°42'27", 66.07 feet to the point of reverse curve of a 20.00 foot radius curve to the right, the center of circle of which bears N34°05'14"E; thence along the arc of said curve, through a central angle of 48°26'13", 16.91 feet to the point of reverse curve of a 167.00 foot radius curve to the left, the center of circle of which bears S82°31'27"W; thence along the arc of said curve, through a central angle of 22°26'56", 68.43 feet to the point of reverse curve of a 133.00 foot radius curve to the right, the center of circle of which bears N60°04'31"E; thence along the arc of said curve, through a central angle of 0°55'16", 2.14 feet to a point on a non-tangent 275.00 foot radius curve to the right, the center of circle of which bears S46°53'13"E; thence along the arc of said curve, through a central angle of 35°01'41", 168.12 feet to a point on the northerly line of the easement granted to The Washington Water Power Company by Auditor's Document No. A29062; thence N55°38'01"E, along said northerly line, 458.53 feet to the north line of the said N 1/2 of the SE 1/4; thence N89°24'36"W, along said north line, 568.18 feet to the west line of said east 863 feet of the N 1/2 of the SE 1/4; thence S00°15'28"W, along said west line, 491.97 feet; thence S50°20'14"E, 74.18 feet to the Point of Beginning;

TOGETHER WITH that portion of said east 863 feet of the N 1/2 of the SE 1/4, described as follows:  
Beginning at the southwest corner of Lot 1, Block 1 of Northwood 6th Addition, according to the plat recorded in Book 18, Page 74; thence along the southwesterly and northwesterly lines of said plat the following three (3) calls: 1) S54°58'15"E, 32.13 feet; 2) S47°03'30"E, 130.24 feet; 3) S39°44'19"W, 529.73 feet to the west line of said east 863 feet of the N 1/2 of the SE 1/4; thence N00°15'28"E, along said west line, 542.63 feet, to a point on the southerly line of the easement granted to The Washington Water Power Company by Auditor's Document No. 4255858; thence N55°38'01"E, 161.24 feet to the west line of said Lot 1, Block 1 of Northwood 6th Addition; thence S34°21'59"E, 144.32 feet to the Point of Beginning, and it does hereby dedicate to public use forever the right-of-way for Columbia Drive as shown hereon.  
Slope easements as required by Spokane County along Columbia Drive and elsewhere as shown hereon are hereby granted.  
Lots 6, 7, and 8, Block 1, are one-foot (1) strips, as shown hereon, and 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 is platted.

Lot 5, Block 1 and Lot 4, Block 2, as shown hereon, are not building sites, and no residential structures shall be constructed thereon. Use of Lot 5, Block 1 and Lot 4, Block 2 shall be restricted to private road and utility installation.  
The emergency access easement shown hereon is granted to provide emergency ingress and egress to and from Lots 2, 3, and 4, Block 1.  
Utility easements are hereby granted to the serving utility companies over all private road rights-of-way and over a ten foot (10') wide strip adjoining all public and private road rights-of-way as shown hereon.

Lots 1, 2, 3, and 4, Block 1 shall have one-fourth undivided ownership in Lot 5, Block 1. Lots 1, 2, and 3, Block 2 shall have one-third undivided ownership in Lot 4, Block 2. The respective lots having undivided ownership in Lot 5, Block 1 and Lot 4, Block 2 shall be responsible for payment of taxes, claims, or other liabilities as may become due for Lot 5, Block 1 and Lot 4, Block 2 and for the continued maintenance and operation of the private roads thereon.

Use of private wells and water systems is 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.

The owners or 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, which petition includes the owner's property and further not to object to the signing of a protest petition against the formation of a ULID by resolution method pursuant to RCW 36.94, which includes the owner's 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.

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 private roads shown hereon are subject to a separate DECLARATION OF COVENANTS recorded Feb. 9, 1993, under Auditor's File No. 9302090220, which by reference is made a part hereof.

Drainage easements, as platted and shown hereon, which are for the purpose of installing, operating, and maintaining drainage swales and drainage facilities to dispose of runoff, are hereby granted. The property owner shall maintain the drainage swale with a permanent live cover of lawn turf, with optional shrubbery and/or trees, which do not obstruct the flow and percolation of storm drainage water in the drainage swale as indicated by the approved plans.

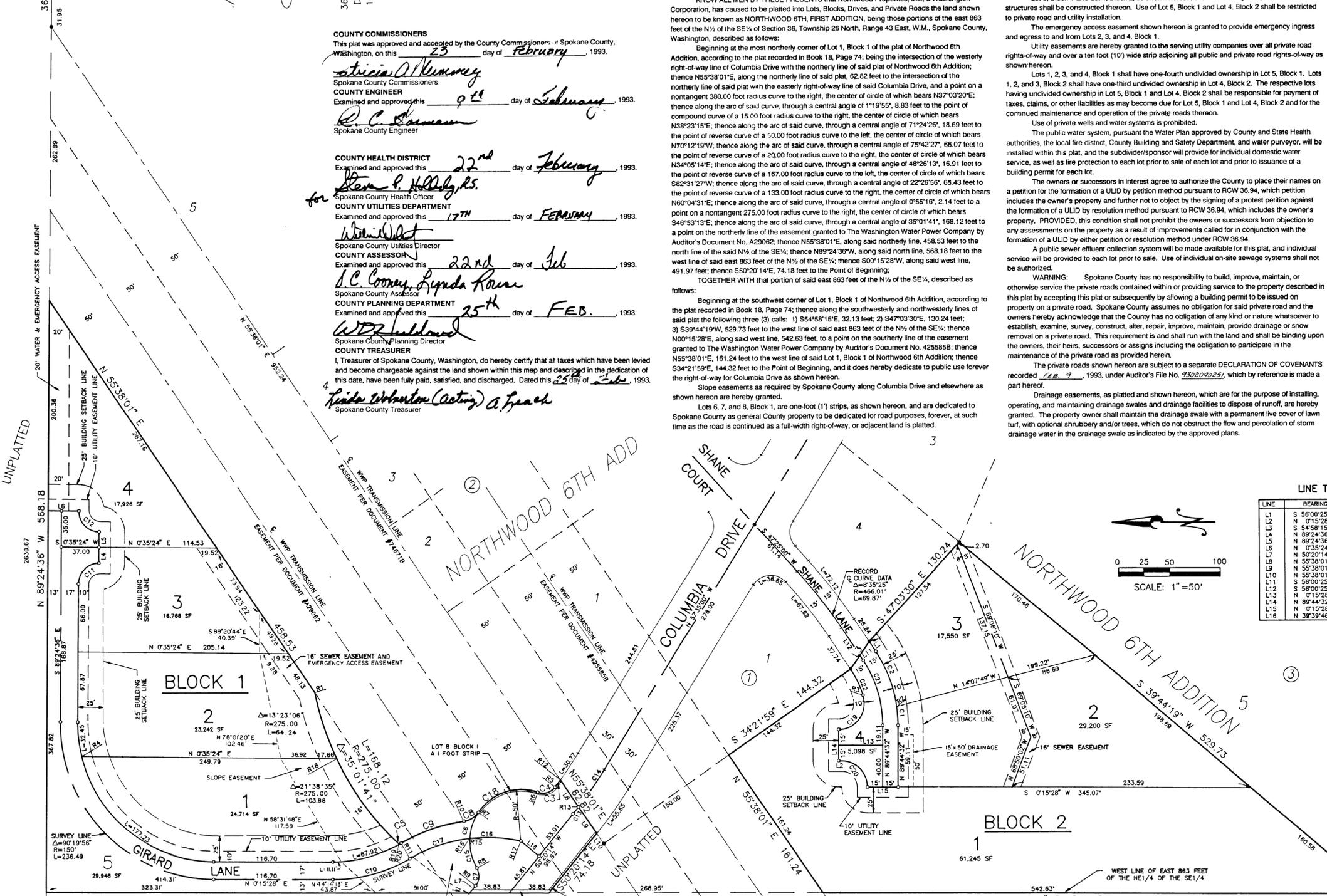
**COUNTY COMMISSIONERS**  
This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 23 day of February, 1993.  
*Patricia A. Klemm*  
Spokane County Commissioners  
**COUNTY ENGINEER**  
Examined and approved this 9th day of February, 1993.  
*R. C. ...*  
Spokane County Engineer

**COUNTY HEALTH DISTRICT**  
Examined and approved this 22nd day of February, 1993.  
*Steen P. ...*  
Spokane County Health Officer  
**COUNTY UTILITIES DEPARTMENT**  
Examined and approved this 17th day of February, 1993.  
*William ...*  
Spokane County Utilities Director

**COUNTY ASSESSOR**  
Examined and approved this 22nd day of Feb, 1993.  
*L.C. Cooney, Linda Rose*  
Spokane County Assessor  
**COUNTY PLANNING DEPARTMENT**  
Examined and approved this 25th day of FEB., 1993.  
*W.D. ...*  
Spokane County Planning Director

**COUNTY TREASURER**  
I, 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 25th day of Feb, 1993.  
*Travis ...*  
Spokane County Treasurer

FND. TACK/TAG B & C #13315  
IN TOP OF R.R. THE FENCE POST  
FND. R.P.'S PER R.O.S. BOOK 51, PAGE 87.  
TACK/TAG B&C #13315 IN 12" PINE N88°E, 50.45'  
TACK/TAG B&C #13315 IN 12" PINE S30°W, 33.81'  
S 0°15'28" W



### LINE TABLE

LINE	BEARING	LENGTH
L1	S 56°00'25" W	11.50
L2	N 0°15'28" E	3.19
L3	S 54°58'15" E	32.13
L4	N 89°24'36" W	15.00
L5	N 89°24'36" W	13.00
L6	N 73°52'4" E	30.00
L7	N 50°20'14" W	9.30
L8	N 55°38'01" E	31.52
L9	N 55°38'01" E	167.00
L10	N 55°38'01" E	11.98
L11	S 56°00'25" W	5.75
L12	S 56°00'25" W	31.99
L13	N 71°24'26" E	43.19
L14	N 89°24'36" W	30.00
L15	N 71°24'26" E	30.00
L16	N 39°39'46" E	23.00

### CURVE TABLE

CURVE	DELTA	RADIUS	ARC
C1	8°08'47"	125.00	17.77
C2	28°01'16"	125.00	56.95
C3	1°19'55"	380.00	8.83
C4	71°24'26"	15.00	18.69
C5	0°55'16"	133.00	2.14
C6	30°43'14"	50.00	26.81
C7	70°13'01"	15.00	18.38
C8	48°26'13"	20.00	16.91
C9	22°26'56"	167.00	65.43
C10	39°10'57"	150.00	79.02
C11	80°00'00"	20.00	31.42
C12	80°00'00"	20.00	31.42
C13	11°21'3"	410.00	8.61
C14	60°23'3"	410.00	43.24
C15	33°55'15"	50.00	29.60
C16	19°11'7"	150.00	50.23
C17	23°41'11"	150.00	62.04
C18	75°42'27"	50.00	66.07
C19	107°21'37"	25.00	46.84
C20	90°00'00"	25.00	39.27
C21	34°15'03"	110.00	65.76
C22	16°53'26"	95.00	28.01

### RADIAL LINE TABLE

LINE	BEARING
R1	N 11°51'32" W
R2	S 73°31'0" E
R3	S 17°08'09" E
R4	N 13°23'27" W
R5	S 38°31'5" W
R6	N 70°12'19" W
R7	N 34°05'14" E
R8	N 30°33'15" W
R9	N 39°39'46" E
R10	N 82°31'27" E
R11	N 60°04'31" E
R12	N 37°03'20" E
R13	N 38°27'33" E
R14	N 37°03'20" E
R15	N 3°22'00" E
R16	N 83°46'22" E
R17	S 77°02'1" E
R18	N 25°14'38" W
R19	N 60°59'47" E
R20	N 46°53'13" W

BLOCK 1 = 2.81 ACRES  
BLOCK 2 = 2.60 ACRES  
TOTAL PLAT AREA = 5.41 ACRES  
TOTAL R/W DEDICATION = 9,725 SF

### LEGEND

NOTE: 1/2" REBAR W/CAP MARKED "A&C INC. 12904" WERE SET AT ALL LOT CORNERS WITHIN THIS SUBDIVISION.  
○ = SET 1/2" REBAR MARKED "A&C 12904"  
● = FOUND 1/2" REBAR W/CAP MARKED "A&C INC. 7317/12904" PER PLAT OF NORTHWOOD 6TH ADDITION, UNLESS OTHERWISE NOTED.  
+ = CALCULATED POSITION—NOTHING FOUND OR SET  
I.P. = IRON PIPE  
RB = REBAR  
(R) = RADIAL BEARING  
R1 = PLAT OF NORTHWOOD 6TH ADDITION BOOK 18 PAGE 74.



**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, P.L.S. #12904  
Registered Professional Land Surveyor



N1/2, SE1/4, SEC 36, T26N, R43E, WM