

FINAL PLAT

NORTHWOOD 7TH ADDITION
A PLANNED UNIT DEVELOPMENT

A PORTION OF BLOCK 4, COLUMBIA PARK, BOOK D, PAGE 29
AND THE SE 1/4 OF SEC. 6, T.26N., R.44E., W.M.,
SPOKANE COUNTY, WASHINGTON

JUNE, 1987.

Plat # 2883

8706100387

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FILED FOR RECORD
Dm Deunmore
JUN 10 3 18 PM '87
WILLIAM W. E.
SPOKANE COUNTY, WASH.
Jruee 450

Adams & Clark, Inc.
Civil Engineers - Land Surveyors
Law Offices - 1000 W. 4th Ave.
W. 1831 Maxwell Ave.
Spokane, Wash. 99201



DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Northwood Properties, Inc., a Washington Corporation, and Theodore G. Gunning and Diane D. Gunning, husband and wife, have caused to be platted into lots, blocks and private streets the land shown hereon to be known as NORTHWOOD 7TH ADDITION, being a Planned Unit Development Plat of platted and unplatted portions of the N1/2 of the N1/2 of the SE1/4 of Section 31, Township 26 North, Range 44 East, W.M., Spokane County, Washington, lying southerly of Columbia Drive, described as follows:

COMMENCING at the east 1/4 corner of said Section 31; thence S00°12'51"E, along the east line of said section, 664.42 feet to the south line of said N1/2 of the N1/2 of the SE1/4; thence N89°51'01"W, along said south line, 396.00 feet to the west line of the east 396.00 feet of said SE1/4 and the POINT OF BEGINNING; thence continuing N89°51'01"W, along said south line, 924.39 feet to the southwest corner of the N1/2, NE1/4, of said SE1/4; thence N06°14'18"E, along the west line of said N1/2, NE1/4, SE1/4, 37.50 feet to the southeast corner of Block 4 of Columbia Park, per plat recorded in Book "D" of Plats, Page 29; thence N89°51'01"W, along the south line of said Block 4, 240.31 feet to a point on the east line of the west 90.00 feet of said Block 4; thence N00°12'59"E, along said east line, 140.00 feet; thence N89°51'01"W, 90.00 feet to a point on the west line of said Block 4; thence N00°12'59"E, along said west line, 247.72 feet to a point on the south line of Columbia Drive and the point of curve of a nontangent 520.12 foot radius curve to the right, the center of circle of which bears S18°29'17"E; thence along the south line of said Columbia Drive the following five (5) calls: (1) along the arc of said curve, through a central angle of 18°34'18", 168.59 feet; (2) S89°54'59"E, 629.65 feet to the point of curve of a 1,118.47 foot radius curve to the left; (3) along the arc of said curve, through a central angle of 10°29'54", 204.94 feet; (4) N79°35'07"E, 232.00 feet to the point of curve of a 1,779.37 foot radius curve to the left; (5) along the arc of said curve, through a central angle of 00°54'26", 28.18 feet to a point on the west line of the east 396.00 feet of said SE1/4; thence S00°12'51"W, along said west line, 520.10 feet to the POINT OF BEGINNING.

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 subdivider 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 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 first filing a replat. Individual driveway access permits are required prior to issuance of a building permit for driveway approaches to the County road system.

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 owner, their heirs, successors or assigns including the obligation to participate in the maintenance of the private road as provided herein. A DECLARATION OF COVENANTS RESERVATIONS PRIVATE CONVEYANCES AND RESTRICTIONS ON PLAT HOMEOWNERS ASSOCIATION HAS BEEN FILED FOR THE PRIVATE ROADS ON THIS PLAT UNDER RECORDER'S NO. 8706050202. Use of private wells and water systems is prohibited.

A public sewer system will be made available for the plat and individual service will be provided to each lot prior to sale. Use of individual on-site sewage systems shall not be authorized. Each lot ownership shall be a member of the on-site sewage management association until said association is dissolved.

The owners or successors in interest agree to authorize the County to place their names on a petition for the formation of ULID by petition method pursuant to RCW Chapter 36.94 which 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 Chapter 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 Chapter 36.94.

Utility, sidewalk, and drainage 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 Felts Field. An aviation overflight 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.

The plat or any portion thereof shall be restricted by the terms of the Declaration of Covenants, Conditions, Restrictions, and Reservations of Easements for NORTHWOOD 7TH ADDITION, a planned unit development, recorded under Document No. 8706050202.

Lot 5, Block 1 is an unbuildable lot for habitable structures until replatted.

All Common Area Lots and Private Roads are under the ownership of the Northwood 7th Homeowners Association.

Utility easements are hereby granted on all Common Area lots and Private Roads.

IN WITNESS WHEREOF we have hereunto set our hand and affixed our seal this 2ND day of JUNE, 1987.

NORTHWOOD PROPERTIES, INC.

Theodore G. Gunning
By Theodore G. Gunning, President

Theodore G. Gunning
Theodore G. Gunning

Diane J. Gunning
By Diane J. Gunning, Secretary

Diane J. Gunning
Diane J. Gunning

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SPOKANE

On this 2ND day of JUNE, 1987, before me personally appeared Theodore G. Gunning, and Diane D. Gunning, to me known to be the President and Secretary of Northwood Properties, Inc., the Corporation that executed the within and foregoing instrument and acknowledged said instrument 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.

Eileen M. Walsh
Notary Public in and for the State
of Washington, residing in Spokane

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SPOKANE

On this 2ND day of JUNE, 1987, before me personally appeared Theodore G. Gunning and Diane D. Gunning, husband and wife, to me known to be the individuals who executed the within and foregoing instrument and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned.

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

Eileen M. Walsh
Notary Public in and for the State
of Washington, residing in Spokane

DEDICATION COPY
DRAINAGE EASEMENTS, AS PLATTED AND SHOWN AS "DOB HOLE" HEREON, WHICH ARE FOR THE PURPOSE OF INSTALLING, OPERATING AND MAINTAINING DRAINAGE SWALES AND DRAINAGE FACILITIES TO DISPOSE OF RUNOFF, ARE HEREBY GRANTED TO THE PROPERTY OWNER SHALL MAINTAIN THE DRAINAGE SWALE WITH A PERMANENT LINE COVER OF LAMM 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 ENGINEER

Examined and approved this 8TH day of June, 1987. *R. C. Schumann*
County Engineer

COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 10TH day of June, 1987.

Frank Shepard
Chairman, Spokane County Commissioners

COUNTY HEALTH DISTRICT

Examined and approved this 9TH day of June, 1987. *Pamela Neenan*
Health Officer

COUNTY UTILITIES DEPARTMENT

Examined and approved this 8TH day of June, 1987. *Wanda Willet*
Spokane County Utilities Director

COUNTY ASSESSOR

Examined and approved this 4TH day of June, 1987. *George Britton Lyndale Rose*
Spokane County Assessor

COUNTY PLANNING DEPARTMENT

Examined and approved this 7TH day of June, 1987. *W. B. Hubbard*
Planning Director

COUNTY TREASURER

I, *Skip Chilver*, 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 10TH day of June, 1987.

Skip Chilver by R. Don Stuber
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, L.S. #12904
Registered Professional Land Surveyor



NORTHWOOD 7TH ADD.
A PLANNED UNIT DEVELOPMENT

1 OF 2

W. 86-011

2883

FINAL PLAT

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A PORTION OF BLOCK 4, COLUMBIA PARK, BOOK D, PAGE 29
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SPOKANE COUNTY, WASHINGTON

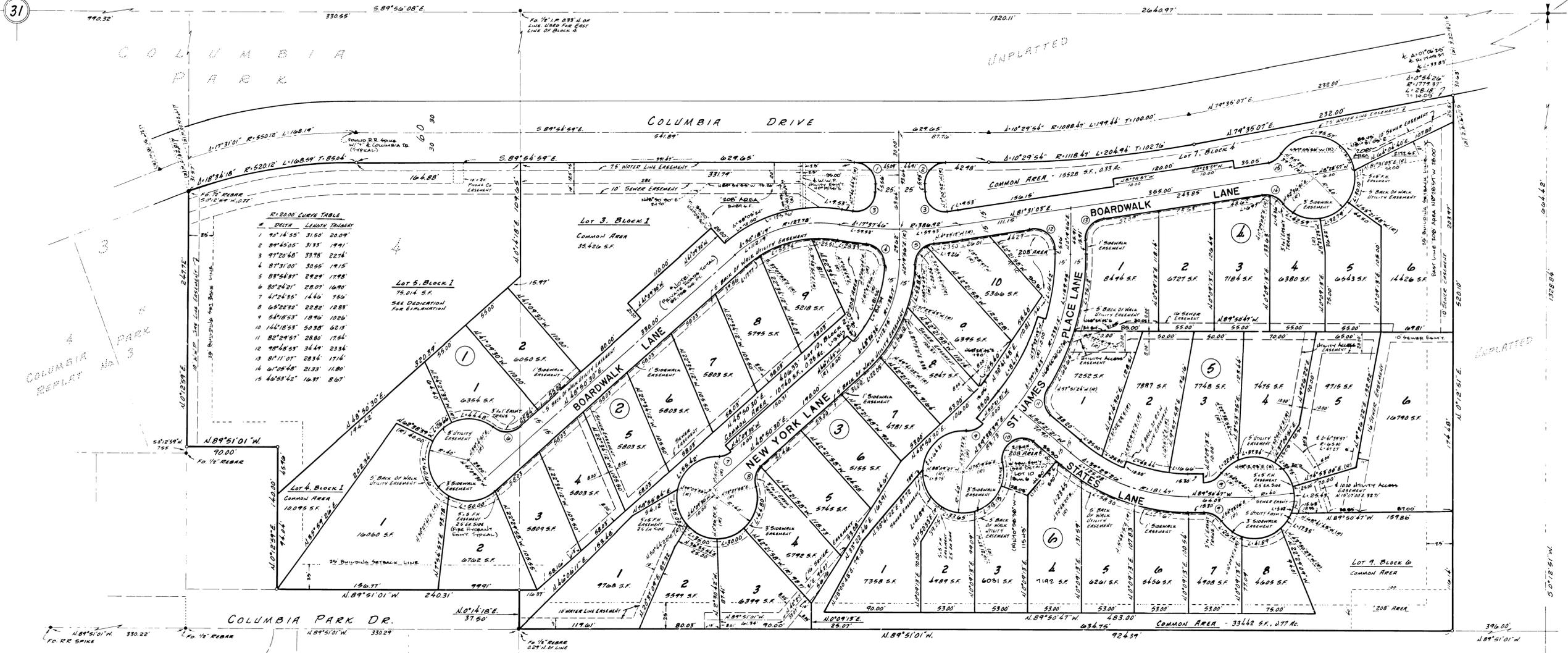
JUNE, 1987.

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1/4 COR.
To 1/4 Sec 6, T.26N., R.44E., W.M.
To 1/4 Block 4, Columbia Park, Book D, Page 29
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To 1/4 Block 4, Columbia Park, Book D, Page 29

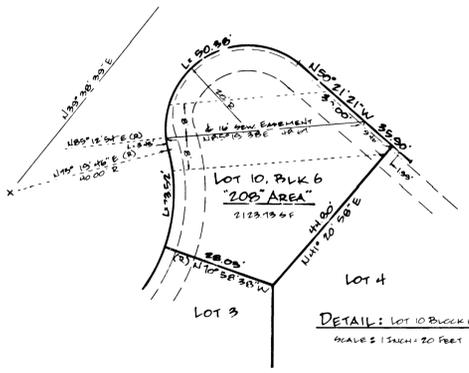


R.1200 CURVE TABLE

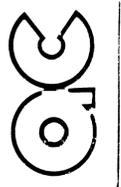
DELTA	LENGTH TANGENT
1	90°14'55" 3150 2009'
2	89°46'05" 3193 1991'
3	88°26'48" 3278 2274'
4	87°13'00" 3365 1915'
5	85°54'57" 3429 1998'
6	84°24'21" 3487 1690'
7	82°52'55" 3446 750'
8	81°22'33" 2282 1289'
9	80°05'53" 1876 1026'
10	78°52'53" 5035 6213'
11	80°24'55" 2880 1764'
12	78°48'55" 3449 2354'
13	81°11'07" 2834 1716'
14	81°05'48" 2133 1180'
15	80°53'42" 1437 807'

LEGEND:
 • FOUND AS SHOWN
 ⊥ SET 1/2" REBAR WITH CAP MARKED AS IN 1990
BASIS OF BEARING:
 THE NORTH LINE OF THE SE 1/4 OF SEC 31, T.26N., R.44E., W.M. IS 89°54'08"E. THIS BEARING OF COLUMBIA PARK DR. IS 89°54'08"E.

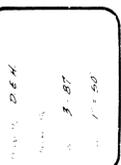
0 25 50 75 100
SCALE 1" = 50'



Adams & Clark, Inc.



James B. Clark



NORTHWOOD 7TH ADD.
PLANNED UNIT DEVELOPMENT

2 OF 2

2783