

FINAL P.U.D. PLAT OF

NORTHWOOD TERRACE

A PLAT IN A PORTION OF THE NW 1/4 OF SECTION 31, T.26N., R.44E.W.M. SPOKANE COUNTY, WASHINGTON

KNOW ALL THESE MEN BY THESE PRESENTS that Northwood Properties, Inc., a Washington corporation, and Key Bank of Washington has caused to be platted into lots, blocks and streets, the land shown hereon as "Northwood Terrace", being Tract "D" of Short Plat SP-900-93, as recorded in Book 11 of Short Plats, page 59 and an adjacent parcel, both being a portion of the NW 1/4 of Section 31, Township 26 North, Range 44 East, W.M., Spokane County, Washington, described as follows:

Commencing at the northwest corner of Lot 1 Block 1, Northwood 5th Addition as recorded in Book 20 of Plats, page 13, thence S24°05'34"W, along the west line of said Lot 1 and Lot 2 of said Northwood 5th Addition, 108.37 feet to the Point of Beginning, thence along the west line of said Northwood 5th Addition the following four (4) calls: 1) S33°54'14"W, 226.06 feet; 2) S37°42'32"W, 132.00 feet to the beginning of a 696.15 foot radius curve to the left; 3) thence southwesterly along said curve through a central angle of 21°14'13", 258.03 feet; 4) S49°44'45"E, 18.56 feet to the most northerly corner of Lot 12, Block 2, Northwood 4th Addition as recorded in Book 15 of Plats, pages 81 and 82, thence along the north line of said Northwood 4th Addition the following two (2) calls: 1) S24°47'17"W, 80.00 feet; 2) S65°00'00"W, 285.00 feet to the northeast corner of Lot 6 Block 2, Amendment to Northwood 4th Addition as recorded in Book 16 of Plats, page 82a, thence along the north and east lines of said Amendment to Northwood 4th Addition the following two (2) calls: 1) continuing on the S65°00'00"W, 326.09 feet; 2) N25°00'00"W, 145.17 feet to a point on the southerly right-of-way line Ella Street as shown on Woodland Ridge P.U.D. as recorded in Book 20 of Plats, pages 88 and 89, thence along the said southerly line of Ella Street and said Woodland Ridge P.U.D. the following five (5) calls: 1) N65°00'00"E, 90.00 feet; 2) N25°00'00"W, 50.00 feet to the beginning of a non-tangent 20.00 foot radius curve to the right, the center of which bears N25°00'00"W; 3) thence northwesterly along said curve through a central angle of 90°00'00", 31.42 feet; 4) N25°00'00"W, 90.56 feet to the beginning of a 475.00 foot radius curve to the right; 5) thence northwesterly along said curve through a central angle of 6°53'11", 57.09 feet to the southwest corner of said Tract "D" of Short Plat SP-900-93; thence continuing along said easterly line of Ella Street and said Woodland Ridge P.U.D. and the westerly line of said Tract "D" the following two (2) calls: 1) continuing along said 475.00 foot radius curve to the right, northwesterly along said curve through a central angle of 6°06'49", 50.68 feet; 2) N12°00'00"W, 272.50 feet to the northwesterly corner of said Tract "D"; thence along the northerly line of said Tract "D" through the following two (2) calls: 1) N55°39'34"E, 299.94 feet; 2) S89°47'40"E, 529.16 feet; thence N55°40'21"E, 59.30 feet; thence S89°47'41"E, 112.28; thence S83°57'53"E, 116.00 feet to the Point of Beginning; containing 12.43 acres.

The common areas shown on this plat are hereby dedicated to the Northwood Terrace Homeowners Association created by a document recorded under State U.B.I. No 601-806-667.

The common areas cannot be sold or transferred, regardless of any provision in the covenants to the contrary, and shall be considered subservient estates for tax purposes to the other lots created herein. The status of the areas designated as subservient estates for tax purposes cannot be changed without filing a replat.

Slope easements, as necessary for construction and maintenance of Ella Street are hereby granted to Spokane County.

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 disposal systems shall not be authorized.

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 protection district, County Building and Safety Department, and water purveyor, shall be installed within this plat, and the applicant shall 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.

Utility easements shown on the herein described plat are hereby dedicated to the serving utility companies for the construction, reconstruction, maintenance and operation of utilities. Together with the right to inspect said utilities and to trim and/or remove brush and trees that may interfere with the construction, maintenance and operation of same.

Side yard and rear yard setbacks shall be determined at the time building permits are requested unless these setbacks are specifically drafted on this final plat. The setbacks indicated on this plat may be varied from if proper zoning approvals are obtained.

A Covenant Agreement shall be signed stating: The name(s) on a petition for the formation of a ULID by petition method pursuant to RCW 36.94 which the petition includes the Owner(s) property and further not to object by 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 Owner(s) or Successor(s) from objection to any assessment(s) on the property as a result of improvements called for in the conjunction with the formation of a ULID by either petition or resolution under RCW 36.94.

The plattee does hereby dedicate forever the street shown hereon as "Woodland Park Drive" for public road purposes.

The County of Spokane is hereby granted the Right of Ingress and Egress to Tract "B" and drainage easements as shown and platted hereon. Access to Tract "A" shall only be allowed through the easement shown on SP-900-93. Alternate routes may be approved by the Spokane County Engineer.

Drainage easements, as platted and shown hereon, which are for the purposes of installing, operating and maintaining drainage ponds and drainage facilities as conditions of plat approval, are hereby granted to Spokane County and the Northwood Terrace Homeowners Association.

Maintenance of the drainage facilities are subject to separate STORMWATER MAINTENANCE AGREEMENT as recorded SEPTEMBER 1997 under Auditor's Document No. 4143370 which by reference is made a part hereof.

The plat, drainage easements and tracts are subject to the separate DECLARATION OF COVENANT as recorded SEPT 23 1997 under Auditor's Document No. 4143375 which by reference is made a part hereof.

This plat, or portions thereof, is subject to the following easements, agreements, and the terms and conditions of each; which by reference are made a part hereof:

Easement granted to The Washington Water Power Company to operate and maintain an electric transmission line and telephone system, recorded December 26, 1951 under Auditor's file 73020B.

Easement granted to the Washington Water Power Company for electrical distribution line and fixtures, with rights to inspect line and remove brush and trees. Recorded July 31, 1956 under Auditor's File No. 404142B.

Easement granted to City of Spokane and County of Spokane for aviation purposes, recorded March 22, 1983 under Auditor's File No. 8303220183.

Easement granted to Northwood Homeowner's Association, and its successors and assigns for storm drainage facilities, recorded May 4, 1983 under Auditor's File No. 8305040056.

Agreement and terms of conditions regarding users of water main contributing towards cost of construction, recorded April 30, 1991 under Auditor's File No. 9104300249.

Easement and terms of conditions granted to Washington Water Power Company for electrical distribution line and fixtures; with rights to inspect line and to remove brush and trees, recorded December 2, 1991 under Auditor's File No. 9112020019.

Easement granted to Spokane County for drainage, recorded April 10, 1995 under Auditor's File No. 9504100288.

Easement granted to U.S. West Communications Inc. For telecommunications facilities, recorded August 16, 1995 under Auditor's File No. 9518160437.

Stormwater Maintenance Agreement and the terms and conditions thereof, recorded October 10, 1995 under Auditor's File No. 9510100054.

Theodore G. Gunning, President Northwood Properties, Inc.

ACKNOWLEDGMENT STATE OF WASHINGTON ) SS COUNTY OF SPOKANE )

On this 26th day of August, 1997, before me personally appeared Theodore G. Gunning, to me known as 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 partnership 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.

Karel S. Banks Notary Public in and for the State of Washington, residing at Spokane



My commission expires 8-29-00

Gary L. Gunning, U.P. 8/29/97 Gary L. Gunning, Vice President Northwood Properties, Inc.

ACKNOWLEDGMENT STATE OF WASHINGTON ) SS COUNTY OF SPOKANE )

On this 26th day of August, 1997, before me personally appeared Gary L. Gunning, to me known as Vice 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 partnership 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.

Karel S. Banks Notary Public in and for the State of Washington, residing at Spokane, Wa



My commission expires 8-29-00

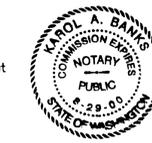
Arthur S. Hurdlein, KATHLEEN S. HURDLEIN, Vice President KEY BANK OF WASHINGTON NATIONAL ASSOCIATION

ACKNOWLEDGMENT STATE OF WASHINGTON ) SS COUNTY OF SPOKANE )

On this 26th day of August, 1997, before me personally appeared KATHLEEN S. HURDLEIN, representing Key Bank of Washington National Association, and acknowledged said instrument to be the free and voluntary act and deed of said partnership 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.

Karel S. Banks Notary Public in and for the State of Washington, residing at Spokane



My commission expires 8-29-00

AUDITOR'S CERTIFICATE FILED FOR RECORD THIS 9th DAY OF October 1997 AT 8:58 AM IN BOOK 41 OF PLATS AT PAGE 97 AT THE REQUEST OF Theodore Gunning

SPOKANE COUNTY DIVISION OF BUILDING and PLANNING EXAMINED AND APPROVED THIS 30th DAY OF October 1997.

John W. Johnson, DIRECTOR OF BUILDING AND PLANNING

SPOKANE COUNTY ENGINEER EXAMINED AND APPROVED THIS 16th DAY OF September 1997.

W. C. Johnson, SPOKANE COUNTY ENGINEER

SPOKANE COUNTY UTILITIES DIRECTOR EXAMINED AND APPROVED THIS 18th DAY OF SEPTEMBER 1997.

John W. Johnson, SPOKANE COUNTY UTILITIES

SPOKANE REGIONAL HEALTH DISTRICT EXAMINED AND APPROVED THIS 19th DAY OF SEPTEMBER 1997.

Donald Spence, SPOKANE REGIONAL HEALTH DISTRICT

SPOKANE COUNTY TREASURER I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREON PLATTED LAND HAVE BEEN FULLY PAID THIS 9th DAY OF October 1997.

Frank W. Walker, SPOKANE COUNTY TREASURER

SPOKANE COUNTY ASSESSOR EXAMINED AND APPROVED THIS 7th DAY OF OCTOBER 1997.

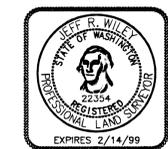
SADIE CHARLENE COOPER - BY Michael R. O'Neil, DEPUTY COUNTY ASSESSOR

SPOKANE COUNTY COMMISSIONERS THIS PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON THIS 30th DAY OF September 1997.

John P. Schellinger, COMMISSIONERS CHAIRPERSON

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.

JEFF R. WILEY, P.L.S. 8/25/97 CERTIFICATE No. 22354



SHEET 1 OF 2

METRO LAND SURVEYING P.O. BOX 19115 SPOKANE, WA 99219 (509) 838-5047

NW 1/4 31-26-44

# FINAL P.U.D. PLAT OF NORTHWOOD TERRACE

A PLAT IN A PORTION OF  
 THE NW 1/4 OF SECTION 31, T.26N., R.44E.W.M.  
 SPOKANE COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE  
 FILED FOR RECORD THIS 25 DAY  
 OF October, 1997 AT 8:58 AM  
 IN BOOK 24 OF PLATS  
 AT PAGE 98 AT THE REQUEST  
 OF Deadend Gunning

CURVE TABLE

CURVE	ARC	DELTA	RADIUS	TANGENT
C1	107.77	13°00'00"	475.00	54.12
C2	31.42	90°00'00"	20.00	20.00
C3	77.72	32°28'24"	1288.24	38.87
C4	67.66	3°00'33"	1288.24	33.84
C5	68.60	3°03'04"	1288.24	34.31
C6	68.60	3°03'03"	1288.24	34.31
C7	68.60	3°03'03"	1288.24	34.31
C8	68.60	3°03'04"	1288.24	34.31
C9	68.60	3°03'03"	1288.24	34.31
C10	48.50	2°09'26"	1288.24	24.25
C11	58.50	1°14'51"	285.00	28.35
C12	60.62	12°11'12"	285.00	30.42
C13	60.62	12°11'12"	285.00	30.42
C14	60.62	12°11'12"	285.00	30.42
C15	45.87	9°08'44"	285.00	22.84
C16	30.00	6°36'40"	260.00	15.02
C17	10.50	1°15'59"	475.00	5.25
C18	14.09	3°26'09"	235.00	7.05
C19	222.35	49°00'00"	260.00	118.49
C20	160.36	39°25'48"	235.00	83.44
C21	40.62	9°54'12"	235.00	20.36
C22	17.83	0°45'48"	1338.24	8.91
C23	62.60	2°40'48"	1338.24	31.30
C24	62.60	2°40'48"	1338.24	31.30
C25	62.60	2°40'48"	1338.24	31.30
C26	62.60	2°40'48"	1338.24	31.30
C27	62.60	2°40'48"	1338.24	31.30
C28	62.60	2°40'49"	1338.24	31.31
C29	62.60	2°40'48"	1338.24	31.30
C30	61.71	2°38'31"	1338.24	30.86
C31	39.99	1°42'44"	1338.24	20.00
C32	99.68	6°12'14"	696.15	49.92
C33	76.08	6°15'43"	696.15	38.08
C34	78.80	6°28'10"	696.15	39.34
C35	3.67	0°18'06"	696.15	1.83
C36	3.38	0°40'43"	285.00	1.69
C37	46.60	5°37'15"	475.00	23.32
C38	50.68	6°06'46"	475.00	25.36
C39	547.29	23°52'40"	1313.24	277.67
C40	66.61	9°24'49"	40.00	43.67
C41	66.92	9°24'49"	50.00	39.55
C42	28.21	0°50'04"	285.00	12.61
C43	18.95	0°50'34"	1288.24	9.48

LINE TABLE

LINE	BEARING	DISTANCE
L1	S25°00'00"E	60.96
L2	S41°07'20"W	2.34
L3	S65°00'00"W	65.00
L4	N65°00'00"E	25.00
L5	N25°00'00"W	50.00
L6	S41°07'20"W	19.63
L7	N46°50'31"E	85.32
L8	N51°14'45"E	67.86
L9	S89°47'40"E	53.36
L10	N55°40'21"E	38.58
L11	N55°40'21"E	20.72
L12	S89°47'41"E	69.13
L13	S89°47'41"E	43.15
L14	S83°57'53"E	116.00
L15	N89°52'40"W	30.00
L16	N89°52'40"W	30.00
L17	S89°52'40"E	30.00
L18	N33°54'14"E	27.78
L19	N33°54'14"E	28.51
L20	S33°54'14"W	28.97
L21	N49°44'45"W	18.56
L22	N24°47'17"E	80.00
L23	S36°50'26"W	68.25
L24	S39°00'44"W	68.04
L25	S43°02'31"W	68.13
L26	S47°14'44"W	68.18
L27	S25°00'00"E	23.15
L28	N49°31'14"W	20.00
L29	S35°42'31"W	24.10
L30	N48°52'40"W	68.55
L31	S48°52'40"E	73.90
L32	S27°48'24"W	26.22
L33	S48°52'40"E	24.53
L34	S0°33'23"E	20.00
L35	N46°14'11"W	41.25
L36	N25°00'00"W	83.04
L37	N25°00'00"W	11.99
L38	N83°57'53"W	33.58
L39	N89°47'41"W	145.90
L40	S51°39'43"W	86.04

ADDRESS AND  
 AREA TABLE

LOT/BLOCK	SQ. FT.	ADDRESS
1/1	11423	EAST 7906
2/1	7841	EAST 7915
3/1	7918	EAST 7921
4/1	7917	EAST 7927
5/1	7917	EAST 8003
6/1	7917	EAST 8011
7/1	7915	EAST 8019
8/1	7970	EAST 8027
9/1	8036	EAST 8101
10/1	8044	EAST 8109
11/1	8051	EAST 8117
12/1	9152	EAST 8125
13/1	8749	EAST 8203
14/1	9488	EAST 8211
15/1	14848	EAST 8219
14/2	12828	EAST 8124
13/2	10011	EAST 8110
12/2	10531	EAST 8107
11/2	6911	EAST 8030
10/2	7320	EAST 8026
9/2	7805	EAST 8018
8/2	7776	EAST 8010
7/2	7776	EAST 8002
6/2	7776	EAST 7930
5/2	7776	EAST 7924
4/2	7776	EAST 7918
3/2	7670	EAST 7912
2/2	7951	EAST 7906
1/2	7865	EAST 7902

LEGEND

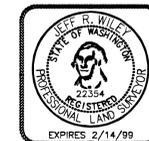
- = SET 1/2" X 24" REBAR WITH PLASTIC CAP MARKED "LS 22354"
- = FOUND AS NOTED
- RB = REBAR
- I.P. = IRON PIPE
- U.E. = UTILITY EASEMENT
- (R) = RADIAL BEARING
- S.B. = BUILDING SETBACK
- AC = FOUND 1/2" RB W/ "LS 12904-A/C INC." CAP
- ABC = FOUND 1/2" RB W/ "ABC INC. 7317-13315" CAP
- SE = FOUND 1/2" RB W/ "8642-9967" CAP
- G4 = FOUND 1/2" RB W/ "G4E-LS26390" CAP
- AFN = AUDITOR'S FILE NUMBER

BASIS OF BEARING

THE BEARING OF S24°05'34"W ALONG THE WEST LINE OF LOT 1, BLOCK 1 NORTHWOOD 5TH ADDITION.

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.



JEFF R. WILEY, P.L.L.C.  
 CERTIFICATE No. 22354

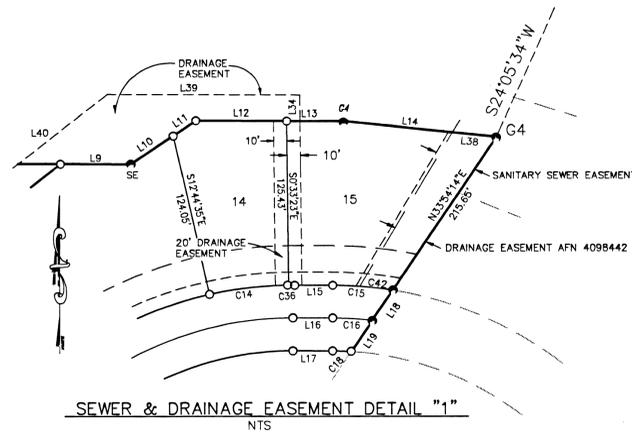
EQUIPMENT & PROCEDURES

THIS SURVEY WAS PERFORMED WITH A TOPCON GTS302 THREE SECOND TOTAL STATION, USING TRAVERSE PROCEDURES.

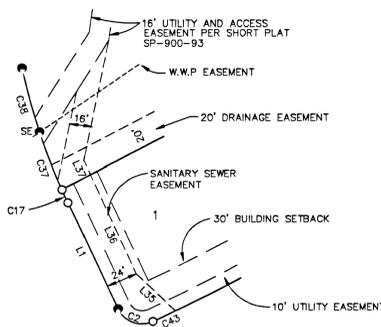
SHEET 2 OF 2

**METRO LAND SURVEYING**  
 P.O. BOX 19115  
 SPOKANE, WA 99219  
 (509) 838-5047

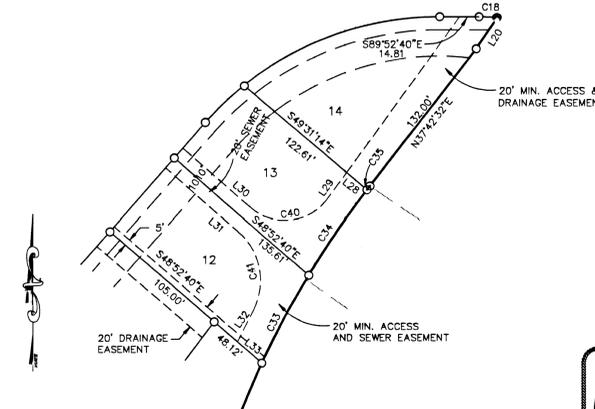
NW 1/4 31-26-44



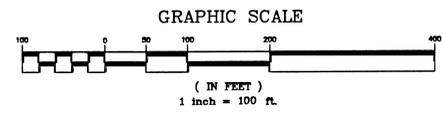
SEWER & DRAINAGE EASEMENT DETAIL "1"  
 NTS



SEWER EASEMENT DETAIL "3"  
 NTS



SEWER & DRAINAGE EASEMENT DETAIL "2"  
 NTS



GRAPHIC SCALE  
 ( IN FEET )  
 1 inch = 100 ft.

7/9/97