

S305040056

MAY 4 10 52 AM '83

WILLIAM E. DONAHUE  
AUDITOR  
SPOKANE COUNTY, WASH.  
DEPUTY

E. YOUNG

EASEMENT  
FOR STORM DRAINAGE FACILITIES

Req Court House xxx

The Grantor NORTHWOOD PROPERTIES, INC., a Washington corporation, of the County of Spokane, State of Washington, for and in consideration of One Dollar (\$1.00) to said Grantor in hand paid, and receipt of which is hereby acknowledged, grants to Northwood Homeowner's Association, and its successors and assigns, an easement over, under, and across the hereinafter described land situated in the County of Spokane, State of Washington:

That portion of the property described on Exhibit "A" attached hereto (and incorporated by this reference) which lies within the following described parcel of land:

The Southeast Quarter (SE $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 31, Township 26 North, Range 44 East, W.M.;

Except that portion described in Document No. 8206090075 in Volume 594, Page 1031, Spokane County, Washington;

Also Except that portion of the North 200 feet of the South 300 feet of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 31, Township 26 North, Range 44 East, W.M., Spokane County, Washington, described as follows: Beginning at the Center Quarter Corner of said Section 31; thence North 0°15'37" East, along the East line of said Northwest Quarter (NW $\frac{1}{4}$ ) 100.00 feet; thence North 89°55'50" West, along a line parallel to and 100.00 feet distant from the South line of said Northwest Quarter (NW $\frac{1}{4}$ ), 70.00 feet to the True Point of Beginning; thence continuing North 89°55'50" West, along said line 152.97 feet; thence North 29°48'36" West, 191.14 feet to the point of curve of a 486.15 foot radius curve to the right; thence Northwesterly along the arc of said curve, through a central angle of 4°33'31", 38.68 feet; thence South 89°55'50" East, along a line parallel to and 300.00 feet distant from said South line of the Northwest Quarter (NW $\frac{1}{4}$ ), 266.78 feet; thence South 0°15'37" West, along a line parallel to and 70.00 feet distant from said East line of the Northwest Quarter (NW $\frac{1}{4}$ ), 200.00 feet to the True Point of Beginning.

R. E. Excise Tax Exempt

Date May 4 1983

Spokane County Treas.

By [Signature]

The easement granted to Northwood Homeowner's Association and its authorized agents is for the sole purpose of installing, operating, maintaining, repairing, and all other uses or purposes which are or may be related to a drainage system. It is expressly understood and agreed that Northwood Homeowner's Association and/or its authorized agent shall have the right of ingress to and egress from the property described hereinabove for the purpose of installing, operating, maintaining, repairing, and all other uses or purposes which are or may be related to a drainage system. Northwood Homeowner's Association or its duly authorized agents at all times hereinafter, at their own cost and expense may remove all crops, brush, grass, trees, and any other natural or manmade obstacle that may interfere with the installation,

operation, maintenance, repair and all other uses or purposes which are or may be related to the storm drainage system.

The easement described hereinabove is to and shall run with the land and shall be for the benefit of that platted property commonly known as Northwood Fourth Addition and any other property for which Northwood Homeowner's Association shall have storm drainage responsibilities.

IN WITNESS WHEREOF, we have hereunto set our hands this 28 date of April, 1983.

NORTHWOOD PROPERTIES, INC.

By: Therese S. Gunning  
Its Pres

By: James S. Gunning  
Its Sec. Treas.

STATE OF WASHINGTON )  
  :SS  
County of Spokane     )

On this 28<sup>th</sup> day of April, 1983, before me personally appeared Therese S. Gunning and James S. Gunning, to me known to be the President and Secretary-Treas. respectively, of NORTHWOOD PROPERTIES, INC, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument on behalf of said corporation.

GIVEN UNDER MY HAND AND OFFICIAL SEAL the day and year in this certificate first above written.



Marsha K. Healer  
Notary Public in and for the State  
of Washington, residing at Spokane

EXHIBIT "A"Storm Sewer and Holding Pond Easement

That part of Columbia Park as per plat thereof recorded in Volume "D" of Plats, Page 29, and that part of Columbia Park Replat #2 as filed in Book 16 of Plats, Page 39, and Northwood 4th Addition unfiled at this time, together with portions of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) and the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ), all lying in Section 31, Township 26 North, Range 44 East, W.M., Spokane County, Washington, and described as follows:

## EASEMENT

Parcel "A"

A 16.00 foot easement, being 8.00 feet on each side of the following described centerline: Beginning at Storm Drain Manhole #10 centerline sta. 11+87.75 the centerline of Northwood Drive, Northwood 4th Addition, said going lying on the centerline of said Northwood Drive, North 29°48'36" West, 112.03 feet from the point of tangency of curve to the Southeast; thence South 62°36'51" East, 341.77 feet to Storm Drain Manhole #9, said manhole lying 8.00 feet East and 10.00 feet North of the Center Quarter Corner of said Section 31; thence South 00°14'14" West, 8.00 feet East of and parallel with the West boundary of said Columbia Park Replat #2, 270.00 feet to Storm Drain Manhole #8; thence South 06°13'14" East, 115.00 feet to Storm Manhole #7; thence South 03°17'27" West, 257.35 feet to Storm Drain Manhole #6; said manhole lying South 89°45'46" East, 7.21 feet from the Southwest corner of Lot 1 of said Columbia Park Replat #2, said Manhole being the point of terminus of easement Parcel "A".

## EASEMENT

Parcel "B"

Beginning at the railroad spike, which is the intersection of the West line of Columbia Park Replat #2 and the centerline of Columbia Drive, said point lying South 00°14'14" West, 661.24 feet from the Center Quarter Corner of said Section 31; thence South 59°19'05" East, 53.00 feet to a point on the South right of way of Columbia Drive and the True Point of Beginning, said point being a point on curve of a nontangent curve to the left, the center of which bears North 07°37'49" West, 333.84 feet; thence along the arc of said curve 43.04 feet to a point which bears South 15°01'01" East 333.84 feet from the center of said circle; thence South 39°15'00" East, 78.65 feet; thence North 50°45'00" East, 40.00 feet; thence South 68°32'35" East, 173.49 feet to an intersection with the East line of Lot 5, of said Columbia Park; thence South South 00°14'39" West, along said East line of Lot 5, 122.73 feet; thence South 67°30'00" East, 180.00 feet; thence South 22°30'00" West, 30.00 feet; thence North 67°30'00" West, 303.38 feet; thence North 39°15'00" West, 250.32 feet to the True Point of Beginning.