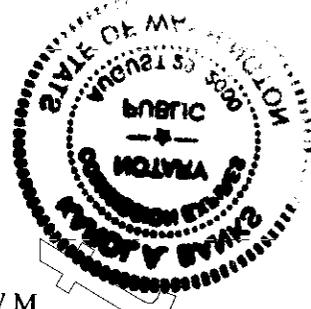




After Recording Return To: Spokane County Engineer  
Attn.: Development Services Section



Document Title: Drainage Easement  
Grantor(s): Gunning Builders, Inc.  
Grantee(s): Spokane County  
Legal Description: NW1/4 of Section 31, Township 26 North, Range 44 East W.M.  
Additional Legal Description: On page 1.  
Assessor's Tax Parcel Number(s): 46312.9033, 46312.9063  
Reference Number: \_\_\_\_\_

Requested by: County Engineering Department  
Purpose: P 1771 RF No(s): RF 2531

Prepared by: Paul Lennemann  
Road Name(s): Northwood Drive

SPOKANE COUNTY DIVISION OF ENGINEERING  
Spokane County, Washington

DRAINAGE EASEMENT

The Grantors, Gunning Builders Inc., A Washington Corporation of the County of Spokane, State of Washington, for and in consideration of Mutual Benefits, the receipt of which is hereby acknowledged, grants to Spokane County a political subdivision of the state of Washington, a Drainage Easement over, under and across the following described real property situated in the County of Spokane, State of Washington.

AFFECTS ASSESSORS PARCEL NOS: 46312.9033 AND 46312.9063

A Drainage Easement over, under and across that portion of the (NW1/4) of Section 31, Township 26 North, Range 44 East, W.M. described as follows:

BEGINNING at the Northeast corner of NORTHWOOD 5<sup>th</sup> ADDITION, as per plat thereof recorded in Book 20 of Plats, Page 13; thence N.89°52'21"W., along the North line of said 5<sup>th</sup> Addition, a distance of 29.47 feet; thence N89°18'01"W., a distance of 30.82 feet to a point on a curve concave to the West with a radius of 380.00 feet and a radial bearing of S.83°49'58"E.; thence Northerly through a central angle of 7°15'25", and arc distance of 48.13 feet; thence N.01°05'23"W., a distance of 35.72 feet to the beginning of a curve concave to the East with a radius of 440.00 feet; thence Northerly, through a central angle of 1°15'18", an arc distance of 9.64 feet; thence N.00°09'55"E., a distance of 218.45 feet to the True Point of Beginning; thence S.47°29'13"W., a distance of 298.57 feet to the beginning of a curve concave to the Southeast with a radius of 30.00 feet; thence Southwesterly, Southerly and Southeasterly, through a central angle of 73°38'42", an arc distance of 38.56 feet to the end of curve; thence S.26°09'29"E., a distance of 105.09 feet to a point on the Westerly line of Lot 1 Block 1 of said NORTHWOOD 5<sup>TH</sup> ADDITION, the next four courses are along the Westerly line of said NORTHWOOD 5<sup>TH</sup> ADDITION; thence S.24°05'34"W., a distance of 86.26 feet; thence S.33°54'14"W., a distance of 226.06 feet; thence S.37°42'31"W., a distance of 132.00 feet to the beginning of a curve concave to the Southeast with a radius of 696.15 feet; thence southwesterly through a central angle of 14°48'55", an arc distance of 180.01 feet; thence N.53°37'16"W., on a non tangent line 21.80 feet; thence N.27°05'24"E., a distance of 105.05 feet; thence N.35°50'00"E., a distance of 281.18 feet; thence N.30°42'49"E., a distance of 224.46 feet; thence N.26°09'29"W., a distance of 130.90 feet; thence N.47°29'13"E., a distance of 354.45 feet to the intersection with a line bearing N.00°09'55"E., from the True Point of Beginning; thence S.00°09'55"W., a distance of 27.20 feet to the True Point of Beginning.

Situate in the County of Spokane, State of Washington

R.E. Excise Tax Exempt

Date: 8-18 1997

Spokane County Treasurer

By: *[Signature]*



The Easement granted to Spokane County and its authorized agents is for the sole purpose of allowing the installation and use of drainage facilities on the above described lands. The Grantors hereby agree not to obstruct, artificially collect or discharge the flow across or adjacent to the above described lands. The Grantor of the above described area shall not construct any structures or fences within the Drainage Easement.

This Easement also grants to Spokane County and its authorized agents the rights of ingress and egress to, over and from said Easement.

The Grantors hereby releases Spokane county, and all its officers, employees, and agents from any responsibility of liability for any damage whatsoever including inverse condemnation by or to any and all persons or property arising out of or in any incident to attributable to the storm drainage within said Easement.

The property owner or his representative shall inform each succeeding purchaser of all drainage Easements on the property.

The Easement described herein above is to and shall run with the land. No modifications of the boundaries of said easement can be made without the prior approval of the Spokane County Engineer.

The execution of this document by Spokane County allows this easement to supersede a previously recorded easement, document # 4098442 and to make it become null and void.

**Gunning Builders, Inc.**  
**A Washington State Corporation**

Theodore G. Gunning  
President

STATE OF WASHINGTON )  
COUNTY OF SPOKANE ) ss

I certify that I know or that I have satisfactory evidence that Theodore G. Gunning is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of Gunning Builders Inc., a Washington State Corporation, to be the free and voluntary act of such corporation, for the uses and purposes stated in the instrument.

DATED this 8<sup>th</sup> day of Aug, 1997.

NOTARY PUBLIC

in and for the State of Washington,  
residing at Spokane

My appointment expires 8-29-00

