



4098442
Page: 1 of 2
04/29/1997 03:58P
Spokane Co, WA

SPOKANE COUNTY DIVISION OF ENGINEERING
Spokane County, Washington

P1771
Northwood Dr. 2531

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 5th 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 5th 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 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 5th ADDITION, the next four courses are along the Westerly line of said NORTHWOOD 5th ADDITION; thence S.24°05'34"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

H.E. Excise Tax Exempt

Date: April 29 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.

Gunning Builders, Inc.
A Washington State Corporation

By:

Theodore G. Gunning
President

STATE OF WASHINGTON)
) ss
County of Spokane)

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 16 day of April, 1997



NOTARY PUBLIC in and for the
State of Washington, residing at Spokane

My appointment expires 8-29-00

Unrecorded Document