

Landreth Const Inc.
5. 3134 Regal #100
Spokane Wa. 99223

9004130308

EASEMENT

VOL. 1103 PAGE 1621

The Grantor(s), LANDRETH CONSTRUCTION, INC., of the County of Spokane, State of Washington, for and in consideration of One Dollar (\$1.00), in hand paid, and the receipt of which is hereby acknowledged, grants to Spokane County an EASEMENT to use the following described real property situated in the County of Spokane, and the State of Washington.

TO-WIT:

Drainage Easement "A"

A strip of land twenty (20) feet wide over and across that portion of Tract 198 of VERA, according to plat recorded in Book O, Page 30, located in the NE¼ of Section 26, Township 25 North, Range 44 East, W.M., Spokane County, Washington, being entirely to the right of and adjoining the following described line:

Commencing at the northeast corner of said Tract 198; thence S89°42'57"W, along the north line of said Tract 198, 445.58 feet to the POINT OF BEGINNING; thence S00°00'00"E, 93.90 feet to a point on a nontangent, 45.00 foot radius curve to the left, the center of circle of which bears S36°52'08"W; thence along the arc of said curve, through a central angle of 253°44'16", a distance of 199.29 feet; thence S00°00'00"E, 2.06 feet to the point of curve of a 241.00 foot radius curve to the right; thence along the arc of said curve through a central angle of 17°32'32", a distance of 73.79 feet; thence S70°19'56"E, 99.17 feet; thence S19°40'04"W, 153.29 feet to the end of said line.

Drainage Easement "B"

That portion of Tract 198 of VERA, according to plat recorded in Book O, Page 30, located in the NE¼ of Section 26, Township 25 North, Range 44 East, W.M., Spokane County, Washington, described as follows:

Commencing at the northeast corner of said Tract 198; thence S00°00'00"W, the 667.07 feet to the southeast corner of said Tract 198; thence S89°46'27"W, along the south line of said Tract 198, a distance of 30.00 feet; thence N00°00'00"E, along a line 30.00 feet west of and parallel with the east line of said Tract 198, a distance of 216.54 feet; thence N84°13'56"W, 56.63 feet to the POINT OF BEGINNING; thence N84°13'56"W, 73.00 feet to a point on a 181.00 foot radius nontangent curve to the right, the center of circle of which bears N70°53'26"W; thence along the arc of said curve, through a central angle of 5°07'10", a distance of 16.17 feet to a point on a 45.00 foot radius nontangent curve to the right, the center of circle of which bears S51°53'03"W; thence along the arc of said curve, through a central angle of 31°22'50", 24.65 feet; thence S84°13'56"E, 65.93 feet; thence N05°46'04"E, 37.00 feet to the Point of Beginning.

R. E. Excise Tax Exempt

Date April 12 1990

Spokane County Treas.

[Signature]

RECEIVED
FILED OR RECORDED
REQUEST OF Landreth Const Inc
APR 13 3 08 PM '90
W. T. HANUE 900
SPOKANE COUNTY, WASH.
SAMPSON

That portion of Tract 198 of VERA, according to plat recorded in Book O, Page 30, located in the NE¼ of Section 26, Township 25 North, Range 44 East, W.M., Spokane County, Washington, described as follows:

Commencing at the northeast corner of said Tract 198; thence S00°00'00"W, the 667.07 feet to the southeast corner of said Tract 198; thence S89°46'27"W, along the south line of said Tract 198, a distance of 30.00 feet; thence N00°00'00"E, along a line 30.00 feet west of and parallel with the east line of said Tract 198, a distance of 216.54 feet; thence N84°13'56"W, 129.63 feet; thence N70°53'26"W, 32.00 feet to the POINT OF BEGINNING, being a point on a 149.00 foot radius nontangent curve to the left, the center of circle of which bears N70°53'26"W; thence along the arc of said curve, through a central angle of 3°01'50", a distance of 7.88 feet; thence S89°46'27"W, 83.32 feet; thence S04°09'13"E, 72.99 feet; thence N35°55'30"E, 47.84 feet to the point of curve of a 45.00 foot radius curve to the right; thence along the arc of said curve, through a central angle of 63°56'40", 50.22 feet to a point on a 149.00 foot radius nontangent curve to the left, the center of circle of which bears N67°12'27"W; thence along the arc of said curve, through a central angle of 3°40'59", a distance of 9.58 feet to the Point of Beginning.

Drainage Easement "D"

The south 15.00 feet of the west 189.58 feet of the east 465.58 feet of Tract 197 of VERA, according to plat recorded in Book O, Page 30, located in the NE¼ of Section 26, Township 25 North, Range 44 East, W.M., Spokane County, Washington.

This EASEMENT grants to Spokane County and its authorized agents the right of ingress and egress to, over, and from said EASEMENT for the purpose of:

inspection and emergency maintenance of drainage facilities. Whenever the WHISPERWOOD HOMEOWNERS' ASSOCIATION fails to maintain the stormwater drainage construction and improvements in reasonable conformance with the approved drainage plan, a notice will be given to the WHISPERWOOD HOMEOWNERS' ASSOCIATION by the County. If not corrected after 10 days, the County has the right to correct the maintenance failure or have it corrected. All costs involved will be charged to the WHISPERWOOD HOMEOWNERS' ASSOCIATION.

This EASEMENT shall take effect: on the date the final plat of Whisperwood First Addition is recorded.

This EASEMENT shall be terminated: on the date the land described hereon is platted.

IN WITNESS WHEREOF, the said owners have affixed their signatures.

By: Scott Landreth
Scott Landreth
Secretary-Treasurer
Landreth Construction, Inc.

By: Nancy J. Simms
Nancy J. Simms
Vice President
Landreth Construction, Inc.

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
) ss
County of Spokane)

On this 27th day of March, 1990 before me personally appeared Scott Landreth and Nancy J. Simms, to me known to be the Secretary-Treasurer and Vice President, respectively, of Landreth Construction, Inc., the Corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation 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 seal the day and year first above written.

Betty A. Beckwith
Notary Public in and for the State of Washington,
residing in Spokane

My commission expires Nov 15, 1993

