

Landreth Const Inc.
5. 3124 Regal # 100
Spokane Wa. 99223

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REQUEST OF _____

DRAINAGE EASEMENT

APR 13 3 09 PM '90 900

(Landreth Construction, Inc.)

VOL. 1103 PAGE 1626

SPokane County, Wash.
SAMPSON

THE UNDERSIGNED, for good and valuable consideration previously given in contractual form, does hereby create and grant a permanent non-exclusive easement for surface water drainage over, under and across the following described real property, owned by the undersigned to Whisperwood Homeowners' Association, Grantee:

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.

Drainage Easement "C"

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:

x. E. Excise Tax Exempt

Date April 13 1990

Spokane County Treas.

By [Signature]

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 is for the benefit of Grantee, its heirs, assigns or transferees, and may be used in connection with any adjoining land now owned or hereafter acquired by said Grantee, its heirs, assigns or transferees, and shall exist until Grantor's property is developed and said easement is replaced by an alternative surface water drainage plan for the above described property.

This easement is for the purpose of ingress and egress in order to inspect and maintain the drainage facilities contained herein in conformance with the approved plan.

DATED this 27 day of ~~February~~ ^{March}, 1990.

LANDRETH CONSTRUCTION, INC.

Nancy J. Simons
Vice-President

Scott Landreth
Secretary-Treasurer

STATE OF WASHINGTON)
COUNTY OF SPOKANE)ss

On this 27 day of ~~February~~ ^{March}, 1990, before me, personally appeared Scott Landreth and Nancy Simons to me known to be the Vice-President and Secretary-Treasurer 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.

VOL. 1103 PAGE 1628

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Betty Wernicke

Notary Public in and for the State of Washington,
residing in Spokane

My commission expires Nov 15, 1993

Unofficial Document

