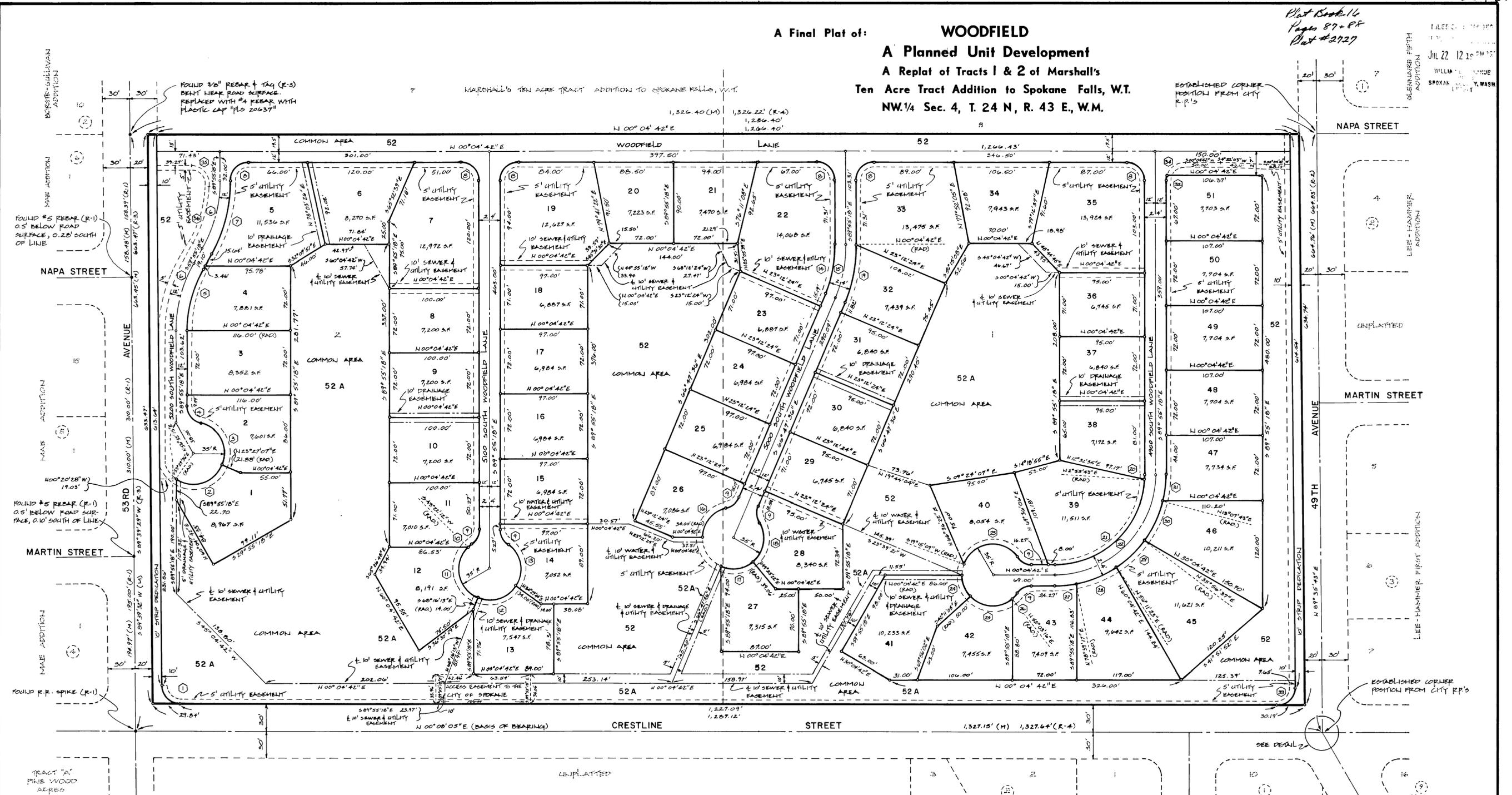


A Final Plat of: **WOODFIELD**  
 A Planned Unit Development  
 A Replat of Tracts 1 & 2 of Marshall's  
 Ten Acre Tract Addition to Spokane Falls, W.T.  
 NW 1/4 Sec. 4, T. 24 N, R. 43 E, W.M.

Plat Book 16  
 Page 87+88  
 Plat # 2727

FILED JUL 22 12 10 PM '07  
 WILLIAM W. WASH  
 SPOKANE, WASH.



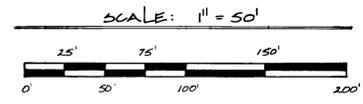
**CURVE DATA TABLE**

NO.	DELTA	RADIUS	LENGTH	TANGENT	NO.	DELTA	RADIUS	LENGTH	TANGENT	NO.	DELTA	RADIUS	LENGTH	TANGENT	NO.	DELTA	RADIUS	LENGTH	TANGENT
1	89°31'26"	20.00'	31.25'	19.84'	12	77°14'03"	35.00'	47.18'	27.96'	23	125°14'50"	35.00'	70.51'	47.59'	34	75°31'21"	20.00'	26.36'	15.49'
2	103°03'18"	35.00'	62.95'	44.04'	13	88°50'20"	35.00'	54.27'	34.30'	24	42°15'46"	35.00'	25.82'	13.53'	35	91°27'25"	20.00'	31.92'	20.52'
3	101°36'24"	35.00'	62.07'	42.92'	14	23°07'42"	138.00'	55.71'	28.24'	25	85°45'40"	35.00'	52.39'	32.50'	36	28°32'35"	138.00'	68.75'	35.10'
4	78°13'59"	20.00'	27.31'	16.26'	15	23°07'42"	150.00'	60.55'	30.69'	26	16°23'52"	35.00'	10.02'	5.04'					
5	30°00'00"	138.00'	72.26'	36.98'	16	77°32'59"	35.00'	47.37'	28.12'	27	11°25'12"	124.00'	24.72'	12.40'					
6	30°00'00"	150.00'	78.54'	40.19'	17	63°47'01"	35.00'	38.96'	21.78'	28	22°27'53"	124.00'	48.62'	22.14'					
7	30°00'00"	162.00'	84.82'	43.41'	18	80°38'46"	35.00'	49.26'	29.70'	29	20°14'46"	124.00'	43.82'	22.14'					
8	90°00'00"	20.00'	31.42'	20.00'	19	23°07'42"	162.00'	65.39'	33.15'	30	32°48'59"	124.00'	49.38'	25.02'					
9	54°25'17"	20.00'	19.00'	10.28'	20	82°51'01"	100.00'	4.98'	2.49'	31	13°03'01"	124.00'	20.24'	14.16'					
10	119°07'44"	35.00'	6.80'	3.41'	21	87°08'59"	100.00'	152.11'	95.15'	32	14°48'39"	20.00'	5.05'	2.59'					
11	119°38'25"	35.00'	68.20'	51.54'	22	90°00'00"	112.00'	175.93'	112.00'	33	90°32'22"	20.00'	31.60'	20.19'					

- LEGEND**
- UTILITY EASEMENT
  - - - 1/2 OF UTILITY EASEMENT
  - DRAINAGE EASEMENT
  - MONUMENT FOUND AS NOTED
  - SET #4 REBAR WITH PLASTIC CAP PLS 20637
  - (M) MEASURED DISTANCE
  - (R-1) REFERENCE PLAT

- PLAT REFERENCES**
- R-1 MAE ADDITION
  - R-2 LEE HAMMER 1<sup>ST</sup> ADDITION
  - R-3 LARSON ESTATES
  - R-4 MARSHALL'S TEN ACRE TRACT ADDITION

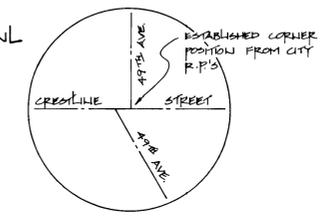
**BASIS OF BEARINGS**  
 THE BASIS OF BEARING FOR THIS PLAT IS THE CENTERLINE OF CRESTLINE STREET SHOWN ON THE PLAT OF LARSON ESTATES AS N 0° 08' 05" E.



**SURVEYOR'S CERTIFICATE**  
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY PLATTING ORDINANCE.



Brian D. Burns  
 BRIAN D. BURNS  
 CERTIFICATE NUMBER 20637  
 REGISTERED PROFESSIONAL LAND SURVEYOR



Plot Book-16  
Page 87+88  
Plot # 2727

2011  
LARRY R. WOOD  
JUL 22 12 26 PM '83  
D. Young  
45.00

Dedication

A Final Plat of: **WOODFIELD**  
A Planned Unit Development  
A Replat of Tracts 1 & 2 of Marshall's  
Ten Acre Tract Addition to Spokane Falls, W.T.  
NW 1/4 Sec. 4, T. 24 N., R. 43 E., W.M.

KNOW ALL MEN BY THESE PRESENTS, that James R. Rosamond and Dora M. Rosamond, husband and wife; Larry R. Wood, a married man, as his sole and separate property; B. L. Benefield, a married man, as his sole and separate property; Carl A. Carbon, Jr. Trust; First National Bank in Spokane, a National Banking Association, have caused to be platted into Lots and Common Area, the land shown hereon, to be known as WOODFIELD, a Planned Unit Development Plat being in that portion of the Northwest Quarter of Section 4, Township 24 North, Range 43 East of the Willamette Meridian, in the County of Spokane, State of Washington, more particularly described as follows:

Tracts 1 and 2 of Marshall's Ten Acre Tract Addition, according to plat recorded in Volume "A" of Plats, Page 191 in Spokane County, Washington.

This Planned Unit Development Subdivision has been made with free consent and in accordance with the desires of the owners of the land so divided. The signatories hereof hereby certify that they are the owners of or have an interest in the lands so divided, and that they are the only parties having any interest in the lands so divided; and that the property shown hereon is not encumbered by delinquent taxes or assessments. The signatories adopt the plan of lots and Common Area as shown hereon.

The additional 10 feet of Right-of-Way as shown hereon along 49th Avenue and Crestline Street is dedicated to the public forever.

This development shall have City of Spokane water and sewer service. The City of Spokane shall furnish domestic water and sanitary sewer lines to the plat boundary, but the design, construction, repair, maintenance and operation of the water and sewer systems within the plat boundary shall be the responsibility of the property owners, unless officially accepted by the City of Spokane.

All owners of lots in this plat will be members of the WOODFIELD HOMEOWNERS' ASSOCIATION and subject to the ARTICLES OF INCORPORATION and BY-LAWS thereof.

This plat or any portion thereof and the use of any property therein shall be subject to and restricted by the terms of the DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR WOODFIELD, a Planned Unit Development, as recorded January 10, 1983, under Auditor's File No. 8301100214; as amended under Auditor's File No. 8303170051 recorded March 17, 1983; as amended under Auditor's File No.'s 8306210207 and 8306210208 both recorded June 21, 1983; and a WATER SERVICE COVENANT, as recorded December 30, 1982, under Auditor's File No. 8212300320, which are hereby incorporated and made a part of this plat.

Subject to easement granted to Washington Water Power Company, as recorded in Volume 489 of Deeds, Page 592.

Subject to easement granted to the City of Spokane, as recorded April 12, 1983, under Auditor's File No. 8304120191.

Lots 52 and 52A are designated as Common Area in which each property owner grants and is granted a joint and mutual easement of access, use and enjoyment for landscaping, recreational and other purposes, as determined by the Homeowners' Association. Lot 52A designates drainage easements and other easements as shown hereon.

WARNING: Spokane County has no responsibility to build, improve, maintain, or otherwise service the private roads contained within or providing service to the property described in this plat. By accepting this plat or subsequently by allowing a building permit to be issued on property on a private road, Spokane County assumes no obligation for said private road and the owners hereby acknowledge that the County has no obligation of any kind or nature whatsoever to establish, examine, survey, construct, alter, repair, improve, maintain, provide drainage or snow removal on a private road. This requirement is and shall run with the land and shall be binding upon the owners, their heirs, successors or assigns including the obligation to participate in the maintenance of the private road as provided herein.

For ourselves, our heirs, and assigns, we do hereby enter into a covenant with the County of Spokane and do hereby agree as follows:

- 1. The public water system, as approved by County and State Health authorities and the local fire district and County Building and Safety Department and purveyor, will be installed within this plat, and the subdivider will provide for individual domestic water service as well as fire protection to each lot prior to the sale of each lot.
- 2. No more than one dwelling unit shall be placed on any one lot, nor shall any lot be further subdivided for the purposes of creating additional lots or building sites without first filing a replat.
- 3. That all residential dwellings are prohibited from having basements and must have crawl spaces.
- 4. The owner, his heirs and successors shall join and participate in any petition or resolution which purpose is the formation of a utility local improvement district (ULID) pursuant to RCW Chapter 36.94, as amended. The owner, his heirs and successors shall further agree not to oppose or protest any legal assessments for any utility local improvement district (ULID) established pursuant to RCW Chapter 36.94, as amended.
- 5. A public sewer system will be made available for the plat and individual service will be provided to each lot prior to sale. Use of individual on-site sewage systems shall not be authorized.
- 6. Each lot ownership shall be a member of the sewage management association until said association is dissolved.
- 7. Use of private wells and water systems is prohibited.
- 8. Utility easements are dedicated within the private roadways and in the locations as shown hereon.
- 9. The drainage easements shown hereon are dedicated for the purpose of accepting stormwater runoff from the streets as shown on the grading plan.
- 10. The owners of Lots 1, 5, 6, 9, 10, 12, 13, 30, 31, 37, 38, and 41 and the common property shall be held responsible for obstructing and artificially collecting or discharging the natural or manmade drainage flow across or adjacent to their property.

- 11. The property owner or his representative shall inform each succeeding purchaser of all drainage easements on the property and his responsibility for maintaining drainage facilities within said easements.
- 12. Spokane County does not accept the responsibility of maintaining the drainage courses on private lots within drainage easements nor the responsibility for any drainage, whatsoever, including but not limited to inverse condemnation to any properties due to deficient construction and/or maintenance of drainage courses in drainage easements on private property.
- 13. An approved grading plan exists for all lots and common areas within this subdivision. Grading must conform to said plan on file in the County Engineer's Office.
- 14. The proprietor (owner/manager/homeowners' association) shall satisfactorily maintain the ponds and associated drainage facilities. Maintenance shall include, but not be limited to, grass mowing and weed control as well as keeping ponds and facilities clear of all dirt, debris, trash, etc., and maintained in an attractive and safe manner.
- 15. The County is granted the right of ingress for inspection and emergency maintenance of drainage facilities. Whenever the proprietor fails to maintain the stormwater drainage construction and improvements in reasonable conformance with the approved drainage plan, a notice will be given to the proprietor 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 proprietor.

IN WITNESS WHEREOF, the aforesaid owners have hereunto set their hands this 30<sup>th</sup> day of JUNE, 1983.

James R. Rosamond, Dora M. Rosamond, Larry R. Wood, B. L. Benefield, Carl A. Carbon, Jr. Trust, James B. Davis, Sr. Vice President, Howard L. Buchanan, Sr. Vice President

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Spokane County Platting Ordinance.



Brian D. Burns, Certificate No. 20637, Registered Professional Land Surveyor

SPOKANE COUNTY UTILITIES DEPARTMENT

Examined and approved this 10<sup>th</sup> day of July, 1983.

William Dobratz, Spokane County Utilities Director

SPOKANE COUNTY ENGINEER

Examined and approved this 15<sup>th</sup> day of July, 1983.

Robert S. Turner, P.E., Spokane County Engineer

SPOKANE COUNTY PLANNING DEPARTMENT

Examined and approved this 10<sup>th</sup> day of July, 1983.

Wallis D. Hubbard, Planning Department Director

Signature Blocks

SPOKANE COUNTY TREASURER

I do hereby certify that all taxes which have been levied and become chargeable against the land shown within this plat have been fully paid on this 22<sup>nd</sup> day of July, 1983.

Skip Chelberg, Spokane County Treasurer

SPOKANE COUNTY ASSESSOR

Examined and approved this 18<sup>th</sup> day of July, 1983.

Henae Britton, Spokane County Assessor; Linda Rouse, Deputy Assessor

SPOKANE COUNTY HEALTH DISTRICT

Examined and approved this 15<sup>th</sup> day of July, 1983.

Dennis R. Kroll, Spokane County Health Officer

SPOKANE COUNTY COMMISSIONERS

This plat was examined and approved by the County Commissioners of Spokane County on this 19<sup>th</sup> day of July, 1983.

Spokane County Commissioners

Acknowledgements

State of Washington )  
County of Spokane ) ss

On this 29<sup>th</sup> day of June, 1983, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Larry R. Wood, a married man, as his sole and separate property; B. L. Benefield, a married man, as his sole and separate property; Carl A. Carbon, Jr. Trustee under the Carl A. Carbon, Jr. Trust, dated October 22, 1975, to me known to be the persons who executed the within foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said persons, for the uses and purposes therein mentioned.

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

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

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

State of Washington )  
County of Spokane ) ss

On this 27<sup>th</sup> day of June, 1983, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared James B. Davis and Howard L. Buchanan to me known to be each a Senior Vice President of First National Bank in Spokane, the corporation who executed the within foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

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

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