3617

4919338
BK 28
PG 87 -
sheet 1 of 3

FINAL PLAT OF

BLUE FOX-WOODLAND ESTATES

A PLANNED UNIT DEVELOPMENT

BEING PORTIONS OF THE NE 1/4 OF SECTION 31, T.26N., R.44E., W.M.
SPOKANE COUNTY, WASHINGTON
SHEET 1 OF 3

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Theodore G. Gunning and Diane D. Gunning, husband and wife, Northwood Properties, Inc., a Washington Corporation and First Savings Bank of Washington have caused to be platted into Lots, Blocks and Private Streets the land shown hereon, to be known as BLUE FOX-WOODLAND ESTATES, A PLANNED UNIT DEVELOPMENT, being that portion of the NE 1/4 of Section 31, Township 26 North, Range 44 East, Willamette Meridian, Spokane County, Washington, described as follows:

BEGINNING at the northwest corner of Lot 8, Block 3, SUGAR PINES-WOODLAND ESTATES P.U.D., per plat thereof recorded in Book 26 of Plats, Pages 17-18; thence along the northerly boundary of said SUGAR PINES-WOODLAND ESTATES P.U.D. the following six (6) courses: 1) N74°57'57"E 114.82 feet; 2) northeasterly along the arc of a 215.50 foot radius non-tangent curve right, the center of which bears S41°22'04"E, through a central angle of 32°43'12", an arc length of 123.07 feet; 3) N81°21'08"E 136.13 feet; 4) southeasterly along the arc of a 515.50 foot radius tangent curve right, through a central angle of 31°11'59", an arc length of 280.71 feet; 5) southeasterly along the arc of a 265.50 foot radius compound curve right, the center of which bears S22°33'07"W, through a central angle of 19°35'02", an arc length of 90.75 feet; 6) northeasterly along the arc of a 20.00 foot radius reverse curve left, the center of which bears N42°08'09"E, through a central angle of 85°18'17", an arc length of 29.78 feet; thence northeasterly along the arc of a 1415.00 foot radius compound curve left in the westerly right-of-way line of Vista Park Drive, the center of which bears N43°10'08"W, through a central angle of 08°52'00", an arc length of 218.98 feet; thence along the southerly boundary of RED OAK-WOODLAND ESTATES P.U.D., per plat thereof recorded in Book 26 of Plats, Pages 59-60, the following sixteen (16) courses: 1) southwesterly along the arc of a 20.00 foot radius non-tangent curve right, the center of which bears N52°02'09"W, through a central angle of 75°57'26", an arc length of 26.51 feet; 2) N66°04'43"W 36.96 feet; 3) westerly along the arc of a 715.50 foot radius tangent curve left, through a central angle of 32°34'09", an arc length of 406.72 feet; 4) S81°21'08"W 171.03 feet; 5) southwesterly along the arc of a 1215.50 foot radius tangent curve left, through a central angle of 05°23'07", an arc length of 114.25 feet; 6) S75°58'01"W 134.36 feet; 7) southwesterly along the arc of a 1000.50 foot radius tangent curve left, through a central angle of 07°20'04", an arc length of 128.07 feet; 8) southwesterly along the arc of a 324.50 foot radius reverse curve right, the center of which bears N21°22'03"W, through a central angle of 14°40'08", an arc length of 83.08 feet; 9) southwesterly along the arc of a 1000.50 foot radius reverse curve left, the center of which bears S06°41'55"E, through a central angle of 07°20'04", an arc length of 128.07 feet; 10) S75°58'01"W 160.76 feet; 11) southwesterly along the arc of a 165.50 foot radius tangent curve left, through a central angle of 16°08'10", an arc length of 46.61 feet; 12) S59°49'51"W 32.25 feet; 13) southwesterly along the arc of a 134.50 foot radius tangent curve right, through a central angle of 27°50'57", an arc length of 65.38 feet; 14) S87°40'48"W 37.88 feet; 15) northwesterly along the arc of a 134.50 foot radius tangent curve right, through a central angle of 37°44'50", an arc length of 88.61 feet; 16) N54°34'22"W 215.16 feet to a point on the easterly line of Lot 3, Block 1, WOODLAND PINES, per plat thereof recorded in Book 20 of Plats, Page 70; thence S23°04'05"W 146.48 feet to the southeast corner of said Lot 3, Block 1, and the northeast corner of Tract "A", COLUMBIA HEIGHTS - WOODLAND ESTATES 1ST ADDITION P.U.D., per plat thereof recorded in Book 24 of Plats, Pages 83-85; thence along the northerly boundary of said COLUMBIA HEIGHTS-WOODLAND ESTATES 1ST ADDITION P.U.D. the following eight (8) courses: 1) S03°45'18"E 29.55 feet (29.72' plat); 2) southeasterly along the arc of a 265.00 foot radius non-tangent curve right, the center of which bears S18°17'58"W, through a central angle of 49°00'18", an arc length of 226.65 feet; 3) S22°41'44"E 9.48 feet; 4) southeasterly along the arc of a 20.00 foot radius tangent curve left, through a central angle of 76°36'36", an arc length of 26.74 feet; 5) northeasterly along the arc of a 984.00 foot radius compound curve right, the center of which bears N09°18'20"W, through a central angle of 09°24'27", an arc length of 161.56 feet; 6) N71°17'13"E 21.14 feet (21.13' plat); 7) easterly along the arc of a 1532.00 foot radius tangent curve right, through a central angle of 19°42'08", an arc length of 526.80 feet; (19°42'02", 526.76'plat); 7) S89°00'39"E 95.04 feet to the southwest corner of said Lot 8, Block 3; thence N16°59'38"W 74.41 feet (74.42' plat) along the west line of said Lot 8, Block 3, to the Point of Beginning.

Utility easements shown on the herein described plat are hereby dedicated to the serving utility companies for the construction, reconstruction, maintenance and operation of utilities; together with the right to inspect said utilities and to trim and/or remove brush and trees which may interfere with the construction, maintenance and operation of same.

The public water system, pursuant to the Water Plan approved by County and State health authorities, the local fire protection district, County Building and Safety Department and water purveyor, shall be installed within this subdivision, and the applicant shall provide for individual domestic water service as well as fire protection to each lot prior to sale of each lot and prior to issuance of a building permit for each lot.

Use of private wells and water systems is prohibited.

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 disposal systems shall not be authorized.

Side yard and rear yard setbacks shall be determined at the time building permits are requested unless these setbacks are specifically drafted on this final plat. The setbacks indicated on this plat may be varied from if proper zoning approvals are obtained.

The private roads and common areas connot be sold or transferred, and shall be considered subservient estates for tax purposes to the other lots created herein. The status of the areas designated as "subservient estates for tax purposes" cannot be changed without filing a replat.

The private roads as shown hereon provide a means of ingress and egress for those lots within the subdivision having frontage thereon.

No direct access shall be allowed from any lots to Vista Park Drive.

The owner(s) or successor(s) in interest agree to authorize the County to place their name(s) on a petition for the formation of ULID by petition method pursuant to RCW 36.94, which petition includes the owner(s) property; and further not to object by the signing of a protest petition against the formation of a ULID by resolution method pursuant to RCW Chapter 36.94 which includes the owner(s) property. PROVIDED this condition shall not prohibit the owner(s) or successor(s) from objecting to any assessment(s) on the property as a result of improvements called for in conjunction with the formation of a ULID by either petition or resolution method under RCW Chapter 36.94.

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, or provide drainage or snow removal on a private road. This requirement is and shall run with the land and shall be binding upon the owner(s), their heirs, successors or assigns, including the obligation to participate in the maintenance of the private road as provided herein.

The County of Spokane is hereby granted the right of ingress and egress to all private roads, common areas, drainage easements and sewer easements.

Future slope easements as required by Spokane County along Vista Park Drive are hereby granted.

The Private Roads and drainage easements are subject to the separate DECLARATION OF COVENANT as recorded on March 31, 2003 under Auditor's Document No. 4868769, which by reference is made a part hereof.

The private roads and/or common areas shown on this plat are hereby dedicated to the Blue Fox-Woodland Estates Homeowners Association, created by document recorded April 10, 2003 under State Document No. 602 287 195.

NOTE TO LOT PURCHASERS: Abnormal noise levels may exist within the area, due to nearby light aircraft activities from Felts Field. An aviation over-flight easement granted to the City of Spokane, Spokane County and the United States of America exists for the plat and is recorded under Auditor's Document No. 8303220183.

Drainage easements as platted and shown hereon, which are for the purpose of conveying and storing stormwater runoff, and for installing, operating and maintaining drainage ponds and drainage facilities which dispose of and treat stormwater runoff, are hereby granted to Spokane County and the Blue Fox - Woodland Estates Homeowners' Association.

Spokane County and its authorized agents are hereby granted the right to ingress and egress to, over and from all drainage easements for the purposes of inspection and emergency maintenance of drainage swales, ponds, ditches, culverts and other drainage facilities, if not properly maintained by the property owner(s) or the Blue Fox - Woodland Estates Homeowners' Association. Spokane County does not accept the responsibility to inspect or maintain drainage facilities located outside of public rights-of-way, except in cases where Spokane County specifically assumes that responsibility in writing. Neither does Spokane County accept any liability for any failure by the property owner(s) to properly maintain such areas.

The property owner(s) within this plat shall be held responsible for keeping open and maintaining the surface path of natural or man-made drainage flow over and across their respective properties. If the property owner(s) fail to maintain the surface path of natural or man-made drainage flow, or drainage facilities on private properties, a notice of such failure may be given to the property owner(s). If not corrected within the period indicated on said notice, Spokane County has the right to correct the maintenance failure, or have it corrected, at the expense of the property owner(s).

Spokane County does not accept the responsibility of maintaining the drainage course on private lots nor the responsibility for any damage 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.

Any building that is constructed on a lot in this plat shall be set at such an elevation so as to provide positive drainage away from any drainage entry point to the building (including but not limited to a window well, a window unprotected by a window well, or a doorway). Said positive drainage shall consist of a minimum slope of 3% away from the building for a distance of at least 10 feet from the building. The lots shall be graded so that either a) all runoff is routed away from the building and conveyed over the lot to a natural drainage swale or approved drainage facility, or b) drainage intercepted on the lot is disposed of on the lot in an approved drainage facility. All drainage facilities for this plat, including any '208' swales, shall be constructed in accordance with the approved plans on file at the Spokane County Engineer's Office. Any proposed changes to the approved road and drainage plans must be approved by the Spokane County Engineer's Office prior to construction of said changes.

There may exist properties located uphill and adjacent to this subdivision that periodically discharge stormwater runoff onto individual lots within this plat. Stormwater runoff from nearby uphill properties should be expected, and during snow melt periods or wet seasons the lots may be subjected to higher amounts of stormwater runoff than what is normally observed or anticipated. Because stormwater runoff from adjacent properties has discharged onto this plat prior to development, stormwater runoff will likely continue to do so after development.

The property owner(s) within this plat shall maintain all natural drainage channels, drainage ditches, and all water quality swales ('208' swales) situated on their respective properties, and any portion of a '208' swale situated in a public right-of-way adjacent to their respective properties, with a permanent ground cover as specified in the currently approved and accepted plans on file at Spokane County Engineer's Office. No structures, including fences, shall be constructed directly over or within a drainage ditch without the expressed written consent of the Spokane County Engineer. Spokane County does not accept the responsibility to inspect and/or maintain the drainage easements, nor does Spokane County accept any liability for any failure by the lot owner(s) to properly maintain such areas.

The Blue Fox - Woodland Estates Homeowners' Association or its successors in interest shall maintain any drainage structures located within the lots, in conformance with the approved plans on file at the Spokane County Engineer's Office. Maintenance of drainage facilities includes, but is not limited to, keeping open and cleaning storm pipes, ditches, drainage ponds, swales, etc., replacement of drainage facilities as needed, and maintaining live native-type dryland grasses or lawn turf in the '208' swales located in common areas or tracts, with optional shrubbery and/or trees, which do not obstruct the flow and percolation of storm drainage water in the drainage swale as indicated by the approved plans. The Blue Fox - Woodland Estates Homeowner's Association is also responsible for removing and disposing of the soil and grass sod located in drainage facilities situated within common areas, tracts, or private lots at such time Spokane County deems necessary, and replacing the soil and grass sod. The Blue Fox - Woodland Estates Homeowners' Association shall be responsible for payment of all claims and other liabilities which may become due for said maintenance responsibilities.

Theodore G. Gunning
Theodore G. Gunning

Diane D. Gunning
Diane D. Gunning

ACKNOWLEDGMENT

State of Washington)
ss.
County of Spokane)

On this day personally appeared before me Theodore G. Gunning and Diane D. Gunning, husband and wife, to me known to be the individuals, described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal this 11th day of June, 2003.

Notary Public in and for the
State of Washington,
residing at SPOKANE
My commission expires July 25, 2004

ACKNOWLEDGMENT

FIRST SAVINGS BANK OF WASHINGTON

State of Washington)
ss.
County of Spokane)

On this 11th day of June, 2003, before me personally appeared Ronald D. Sass, to me known to be the Asst. VP of the association that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said association, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed is the seal of said association.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public in and for the
State of Washington,
residing at Spokane
My commission expires 3-20-04

If the Blue Fox - Woodland Estates Homeowners' Association, or their successors in interest, fails to maintain the drainage facilities in conformance with the accepted drainage plan on file at the Spokane County Engineer's Office, a notice of such failure may be given to the Blue Fox - Woodland Estates Homeowners' Association, or their successors in interest, by the County Engineer. If not corrected within the period indicated on said notice, Spokane County has the right to correct the maintenance failure, or have it corrected, at the expense of the Blue Fox - Woodland Estates Homeowners' Association, or their successors in interest.

Should the Blue Fox - Woodland Estates Homeowners' Association be terminated for any reason, the successors in interest shall be the individual lot owner(s), or their successors in interest, who are members of the Blue Fox - Woodland Estates Homeowners' Association at the time of said termination. The successors in interest shall share equally in the responsibility and cost of maintaining said drainage facilities.

The tracts and common areas cannot be sold or transferred and shall be considered subservient estates for tax purposes to the other lots created herein. The status of the areas designated as subservient estates for tax purposes cannot be changed without filing a replat.

The developer, property owners, and homeowners' association waive any and all claims for damages against any governmental authority arising from the construction, ownership or maintenance of public facilities. This waiver includes claims of any nature, including but not limited to person and real property damages as well as any inverse condemnation claims.

The owner(s) or successor(s) in interest agree to join in any County-approved stormwater management program and to pay such rates and charges as may be fixed through public hearings for service or benefit obtained by the planning, design, construction, maintaining or operation of stormwater control facilities.

The herein described property is subject to the following, which by reference are made a part hereof:

EASEMENT AND THE TERMS AND CONDITIONS THEREOF recorded April 25, 1949 under Recording No. 875318A.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF recorded March 22, 1983 under Recording No. 8303220183.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF recorded May 4, 1983 under Recording No. 8305040054.

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF recorded April 30, 1991 under Recording No. 9104300249.

Order Including Lands for Domestic Water Service and Redefining Boundaries of the District, recorded March 15, 1995 under Recording No. 9503150146.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF recorded December 27, 1999 under Recording No. 4442895.

DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF, beneficiary being First Savings Bank of Washington, recorded August 21, 2000 under Recording No. 4510776 and re-recorded May 23, 2001 under Recording No. 4590556.

IN WITNESS WHEREOF, the aforesaid owners have hereunto set their signatures.

NORTHWOOD PROPERTIES, INC.

Theodore G. Gunning, President

ACKNOWLEDGMENT

State of Washington)
ss.
County of Spokane)

On this 11th day of June, 2003, before me personally appeared Theodore G. Gunning, to me known to be the president of 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 on oath stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public in and for the
State of Washington,
residing at SPOKANE

SPOKANE COUNTY AUDITOR

Filed for record by Northwood Properties Inc
this 1st day of July, 2003, at 55
minutes past 3 o'clock PM; and recorded
in Book 28 of Plats at Page 87
Records of Spokane County, Washington. #3617

J Smith
Spokane County Auditor

SPOKANE COUNTY DIVISION OF PLANNING

Examined and approved this 2nd day
of July, 2003.

John Pedersen
Spokane County Planning Director

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 27th day
of June, 2003.

Spokane County Engineer

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 25TH day
of JUNE, 2003.

Spokane County Utilities

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 1st day
of July, 2003.

for Spokane Regional Health Officer

SPOKANE COUNTY TREASURER

I, Treasurer of Spokane County, Washington, do hereby certify that all taxes which have have been levied and become chargeable against the land shown within this map and described in the dedication of this date have been fully paid, satisfied and discharged.

Dated this 1st day of July, 2003.

Linda M. Walverton by M.C. Emery
Spokane County Treasurer

SPOKANE COUNTY ASSESSOR

Examined and approved this 1st day
of July, 2003.

Spokane County Assessor

SPOKANE COUNTY COMMISSIONERS

This plat was approved and
accepted by the County Commissioners
of Spokane County, Washington
this ___ day of ___, 2003.

Chairperson
Spokane County Commissioners

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 SUBDIVISION ORDINANCE.

BRUCE R. LARSEN, P.L.S.
CERTIFICATE NO. 26390

6-11-03
DATE

PE-1729-93H

LandTek, LLC
PROFESSIONAL LAND SURVEYORS
624 N. MADELIA STREET
SPOKANE, WASHINGTON 99202
PHONE (509)926-2821

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3617

FINAL PLAT OF

BLUE FOX-WOODLAND ESTATES

A PLANNED UNIT DEVELOPMENT

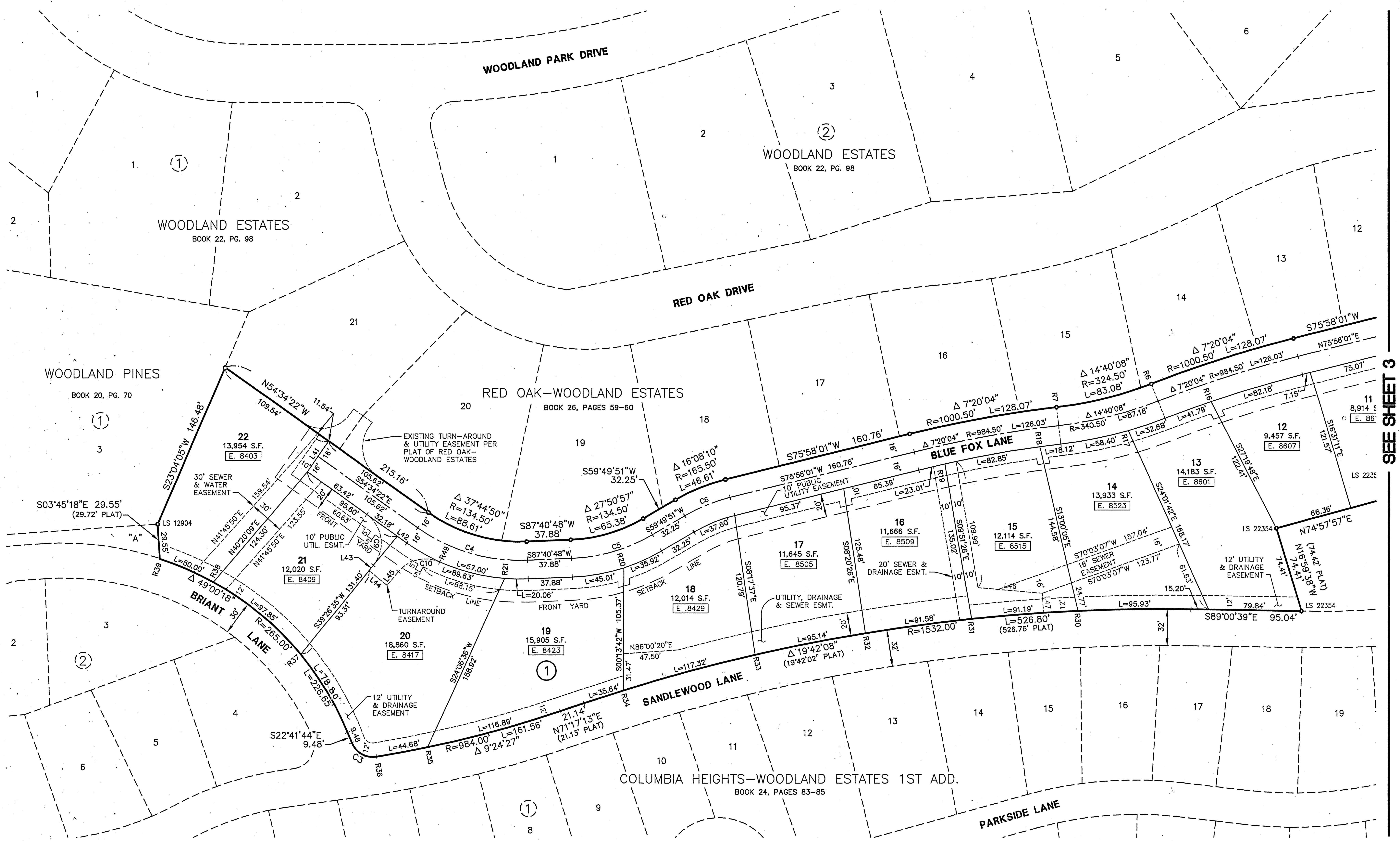
BEING PORTIONS OF THE NE 1/4 OF SECTION 31, T.26N., R.44E., W.M.
SPOKANE COUNTY, WASHINGTON

4919338
BK 28
PG 88
sheet 2 of 3

SPOKANE COUNTY AUDITOR

Filed for record by Northwood Properties Inc this 1st day of July 2003, at 55 minutes past 3 o'clock PM; and recorded in Book 28 of Plats at Page 88, Records of Spokane County, Washington.

L Smith
Spokane County Auditor



![North arrow and scale]

SCALE 1"=50'

LEGEND

(symbol)	SET 1/2" X 24" REBAR WITH PLASTIC CAP MARKED "LS 26390" AT ALL PROPERTY CORNERS AND ALL CENTERLINE ALIGNMENT POINTS
o	FOUND 1/2" REBAR AND PLASTIC CAP MARKED "LS 26390" (EXCEPT WHERE OTHERWISE NOTED WITH LAND SURVEYOR'S LICENSE NUMBER)
(##)	RECORD DATA IN PARENTHESES
C#	CURVE DATA CALLOUT
R#	RADIAL BEARING CALLOUT
E. ####	LOT ADDRESS *ALL ADDRESSES RELATE TO BLUE FOX LANE

RADIAL BEARING TABLE

RADIAL	BEARING
R1	S41°22'04"E
R2	S22°33'07"W
R3	N42°08'09"E
R4	N43°10'08"W
R5	N52°02'09"W
R6	N21°22'03"W
R7	S06°41'56"E
R8	N48°57'56"W
R9	S18°17'39"W
R10	S12°25'42"W
R11	S06°34'02"W
R12	S00°42'20"W
R13	S05°09'23"E
R14	S09°11'33"E
R15	S12°53'15"E
R16	S18°53'42"E
R17	N16°05'03"W
R18	S07°46'14"E
R19	S12°40'18"E
R20	N17°48'37"W
R21	N04°35'04"E
R22	S37°12'11"W
R23	S23°40'44"W
R24	S17°06'13"W
R25	S10°50'42"W
R26	S04°23'05"W
R27	S02°19'35"E
R28	S14°27'28"E
R29	S33°47'40"E
R30	S02°35'55"E
R31	S06°00'33"E
R32	S09°26'04"E
R33	S12°59'32"E
R34	S17°22'48"E
R35	N11°54'25"W
R36	N09°18'20"W
R37	S50°16'03"W
R38	S29°06'36"W
R39	S18°17'58"W
R40	N43°18'50"W
R48	N51°03'29"W
R49	N24°12'03"E

C9 94°00'57" 30.00 49.23
C10 74°45'27" 30.00 39.14

CURVE TABLE

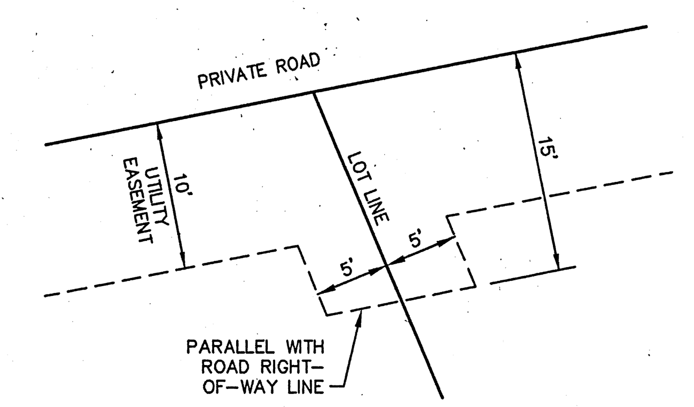
CURVE	DELTA	RADIUS	LENGTH
C1	85°18'17"	20.00	29.78
C2	75°57'26"	20.00	26.51
C3	76°36'36"	20.00	26.74
C4	37°44'50"	150.50	99.15
C5	27°50'57"	150.50	73.15
C6	16°08'10"	149.50	42.10
C8	107°06'48"	20.00	37.39

LINE TABLE

LINE	BEARING	DISTANCE
L41	N35°25'38"E	32.00
L42	S54°34'22"E	10.02
L43	N39°26'35"E	5.91
L44	S50°33'25"E	20.00
L45	N39°26'35"E	15.30
L46	N85°00'37"W	55.30
L47	N03°41'39"W	16.79

P.U.D. PLAT DATA

TOTAL PLAT AREA	6.76 AC.
NUMBER OF BUILDING LOTS	22
PLATTED BUILDING LOTS AREA	5.47 AC.
AVERAGE BUILDING LOT SIZE	10,833 S.F.
COMMON AREA	– NONE –
PUBLIC RIGHT-OF-WAY DEDICATION AREA	– NONE –
PRIVATE ROADS AREA	1.29 AC.



TYPICAL WATER SERVICE EASEMENT DETAIL

– NOT TO SCALE –
TYPICAL AT THE FOLLOWING LOT CORNER LOCATIONS:
2|1, 3|2, 5|4, 7|6, 9|8, 11|10, 13|12, 15|14, 17|16, 19|18

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 SUBDIVISION ORDINANCE.

BRUCE R. LARSEN • STATE OF WASHINGTON • 26390 • REGISTERED PROFESSIONAL LAND SURVEYOR • EXPIRES: 3-27-04

BRUCE R. LARSEN, P.L.S.
CERTIFICATE NO. 26390

6-11-03
DATE

BASIS OF BEARINGS

THE BEARING OF N 00°12'30" E ALONG THE WEST LINE OF THE NE1/4 OF SECTION 31, T26N, R44E, W.M. PER PLAT OF NORTHWOOD 5TH ADDITION, RECORDED IN BOOK 20, PAGE 13.

EQUIPMENT & PROCEDURES

THIS SURVEY WAS PERFORMED WITH A TOPCON GTS302 THREE SECOND TOTAL STATION, USING FIELD TRAVERSE PROCEDURES.

PE-1729-93H

LandTek, LLC
PROFESSIONAL LAND SURVEYORS
624 N. MADELIA STREET
SPOKANE, WASHINGTON 99202
PHONE (509)926-2821

FILE: C:\DRAWINGS\1999DWG\99-0015\BLUEFOX-FP50.dwg 06/10/2003 10:56:11 AM PDT

3617

4919338
BK 28
PG 89
sheet 3 of 3

FINAL PLAT OF
BLUE FOX-WOODLAND ESTATES

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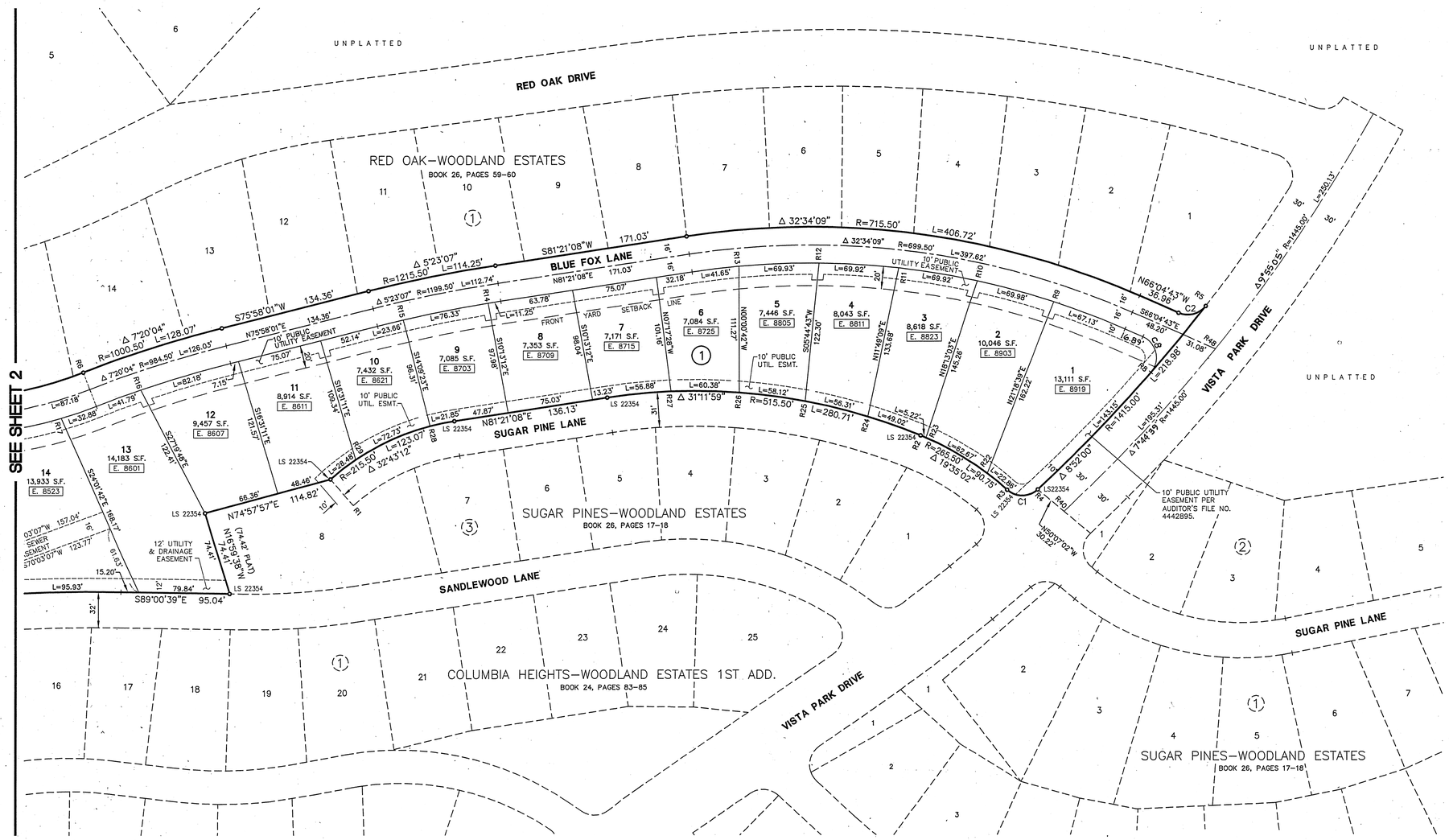
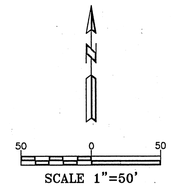
BEING PORTIONS OF THE NE 1/4 OF SECTION 31, T.26N., R.44E., W.M.
SPOKANE COUNTY, WASHINGTON
SHEET 3 OF 3

SPOKANE COUNTY AUDITOR

Filed for record by Northwood Properties Inc
this 1st day of July 2003, at 55
minutes past 3 o'clock PM; and recorded
in Book 28 of Plats at Page 89
Records of Spokane County, Washington.

J Smith
Spokane County Auditor





LEGEND

- SET 1/2" X 24" REBAR WITH PLASTIC CAP MARKED "LS 26390" AT ALL PROPERTY CORNERS AND ALL CENTERLINE ALIGNMENT POINTS
- FOUND 1/2" REBAR AND PLASTIC CAP MARKED "LS 26390" (EXCEPT WHERE OTHERWISE NOTED WITH LAND SURVEYOR'S LICENSE NUMBER)
- (##) RECORD DATA IN PARENTHESES
- C# CURVE DATA CALLOUT
- R# RADIAL BEARING CALLOUT
- E. #### LOT ADDRESS

*ALL ADDRESSES RELATE TO BLUE FOX LANE

C10	74°45'27"	30.00	39.14
C9	94°00'57"	30.00	49.23
C8	107°06'48"	20.00	37.39

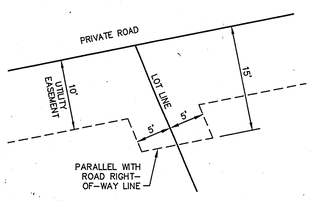
RADIAL BEARING TABLE	
RADIAL	BEARING
R1	S41°22'04"E
R2	S22°33'07"W
R3	N42°08'09"E
R4	N43°10'08"W
R5	N52°02'09"W
R6	N21°22'03"W
R7	S06°41'56"E
R8	N48°57'56"W
R9	S18°17'39"W
R10	S12°25'42"W
R11	S06°34'02"W
R12	S00°42'20"W
R13	S05°09'23"E
R14	S09°11'33"E
R15	S12°53'15"E
R16	S18°53'42"E
R17	N16°05'03"W
R18	S07°46'14"E
R19	S12°40'18"E
R20	N17°48'37"W
R21	N04°35'04"E
R22	S37°12'11"W
R23	S23°40'44"W
R24	S17°06'13"W
R25	S10°50'42"W
R26	S04°23'05"W
R27	S02°19'35"E
R28	S14°27'28"E
R29	S33°47'40"E
R30	S02°35'55"E
R31	S06°00'33"E
R32	S09°26'04"E
R33	S12°59'35"E
R34	S17°22'48"E
R35	N11°54'25"W
R36	N09°18'20"W
R37	S50°16'03"W
R38	S29°06'36"W
R39	S18°17'58"W
R40	N43°18'50"W
R48	N51°03'29"W
R49	N24°12'03"E

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	85°18'17"	20.00	29.78
C2	75°57'26"	20.00	26.51
C3	76°36'36"	20.00	26.74
C4	37°44'50"	150.50	99.15
C5	27°50'57"	150.50	73.15
C6	16°08'10"	149.50	42.10
~~C7~~	~~107°04'43"~~	~~20.00~~	~~37.37~~

LINE TABLE		
LINE	BEARING	DISTANCE
L41	N35°25'38"E	32.00
L42	S54°34'22"E	10.02
L43	N39°26'35"E	5.91
L44	S50°33'25"E	20.00
L45	N39°26'35"E	15.30
L46	N85°00'37"W	55.30
L47	N03°41'39"W	16.79

P.U.D. PLAT DATA

TOTAL PLAT AREA	6.76 AC.
NUMBER OF BUILDING LOTS	22
PLATTED BUILDING LOTS AREA	5.47 AC.
AVERAGE BUILDING LOT SIZE	10,833 S.F.
COMMON AREA	– NONE –
PUBLIC RIGHT–OF–WAY DEDICATION AREA	– NONE –
PRIVATE ROADS AREA	1.29 AC.



TYPICAL WATER SERVICE EASEMENT DETAIL

– NOT TO SCALE –

TYPICAL AT THE FOLLOWING LOT CORNER LOCATIONS:
2|1, 3|2, 5|4, 7|6, 9|8, 11|10, 13|12, 15|14, 17|16, 19|18

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 SUBDIVISION ORDINANCE.

BRUCE R. LARSEN
STATE OF WASHINGTON
26390
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 3-27-04

BRUCE R. LARSEN, P.L.S.
CERTIFICATE NO. 26390

6-11-03
DATE

BASIS OF BEARINGS

THE BEARING OF N 00°12'30" E ALONG THE WEST LINE OF THE NE1/4 OF SECTION 31, T26N, R44E, W.M. PER PLAT OF NORTHWOOD 5TH ADDITION, RECORDED IN BOOK 20, PAGE 13.

EQUIPMENT & PROCEDURES

THIS SURVEY WAS PERFORMED WITH A TOPCON GTS302 THREE SECOND TOTAL STATION, USING FIELD TRAVERSE PROCEDURES.

PE-1729-93H

LandTek, LLC
PROFESSIONAL LAND SURVEYORS
624 N. MADELIA STREET
SPOKANE, WASHINGTON 99202
PHONE (509)926–2821

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