

FINAL PLAT OF
BULL PINE-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

#348
4489714 BK 26
pg 56

SPOKANE COUNTY AUDITOR
Filed for record by Northwood Properties
this 15 day of JUNE, 2000, at 2
minutes past 3 o'clock P.M., and recorded
in Book 26 of Plats at Page 56-58
Records of Spokane County, Washington.

Spokane County Auditor
[Signature]
SPOKANE COUNTY DIVISION
OF BUILDING AND PLANNING
Examined and approved this 9th day
of June, 2000
[Signature]
Spokane County Director of Building and Planning

SPOKANE COUNTY DIVISION
OF ENGINEERING AND ROADS
Examined and approved this 8th day
of June, 2000
[Signature]
Spokane County Engineer

SPOKANE COUNTY DIVISION OF UTILITIES
Examined and approved this 12th day
of April, 2000
[Signature]
Spokane County Utilities

SPOKANE REGIONAL HEALTH DISTRICT
Examined and approved this 22nd day
of April, 2000
[Signature]
Spokane Regional Health Officer

SPOKANE COUNTY TREASURER
I, Treasurer of Spokane County, Washington,
do hereby certify that all taxes which 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 15th day of June, 2000
[Signature]
Spokane County Treasurer

SPOKANE COUNTY ASSESSOR
Examined and approved this 25th day
of April, 2000
[Signature]
Spokane County Assessor

SPOKANE COUNTY COMMISSIONERS
This plat was approved and
accepted by the County Commissioners
of Spokane County, Washington
this 15th day of June, 2000
[Signature]
Chairperson
Spokane County Commissioner

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.
[Signature]
BRUCE R. LARSEN, P.L.S.
CERTIFICATE NO. 26390
DATE 11/24/99

LandTek, LLC
PROFESSIONAL LAND SURVEYORS
9209 E. MISSION AVENUE, SUITE "A"
SPOKANE, WASHINGTON 99206
PHONE (509)926-2821
FILE: PE-1729-93-F

BE SUBJECT TO LEVIES FOR SERVICE CHARGES IMPOSED BY THE COUNTY
IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE SPOKANE
COUNTY CODE THEN IN EFFECT, AS WELL AS THE FEE STRUCTURE THEN
IN EFFECT FOR THE NORTHWOODS SERVICE AREA, OR AS MAY BE
IMPLEMENTED BY SOME FUTURE AMENDMENT TO THIS AGREEMENT.
THE SERVICE CHARGE AT THE TIME OF PLAT FINAL APPROVAL IS \$18.60
PER ANNUM FOR EACH LOT IN THIS PLAT. REFER ALSO TO SECTION 11
OF THE AGREEMENT FILED UNDER THE AUDITOR'S DOCUMENT NOTED IN
THE PRECEDING PARAGRAPH.

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

NORTHWOOD PROPERTIES, INC.
[Signature]
Theodore G. Gunning, President
Northwood Properties, Inc.
a Washington Corporation

[Signature]
Theodore G. Gunning
Individually

[Signature]
Diane D. Gunning
Individually

ACKNOWLEDGMENT

On this 14 day of December, 99
before me personally appeared Theodore G. Gunning,
STATE OF WASHINGTON } ss
COUNTY OF SPOKANE }
before me personally appeared Theodore G. Gunning,
a Washington Corporation, and Theodore G. Gunning
and Diane D. Gunning, husband and wife, as the corporation
and individuals who executed the within and foregoing instrument,
for the uses and purposes therein mentioned and stated on
oath that they were authorized to execute said instrument as
their free and voluntary act.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the
day and year first above written. My commission expires 8-15-03

[Signature]
Notary Public in and for the State of Washington,
Residing at Newport

[Signature]
Raymond R. Gunning

ACKNOWLEDGMENT

On this 14 day of December, 99
before me personally appeared Raymond R. Gunning,
STATE OF WASHINGTON } ss
COUNTY OF SPOKANE }
before me personally appeared Raymond R. Gunning,
to me known to be the individual who executed the within
and foregoing instrument, for the uses and purposes therein
mentioned, and stated on oath that he was authorized to
execute said instrument as his free and voluntary act.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the
day and year first above written. My commission expires 8-15-03

[Signature]
Notary Public in and for the State of Washington,
Residing at Newport

KEY BANK NATIONAL ASSOCIATION

[Signature]
Kathleen S. Herdlein, Vice President

ACKNOWLEDGMENT

On this 15th day of November, 1999
before me personally appeared Kathleen S. Herdlein,
STATE OF WASHINGTON } ss
COUNTY OF KING }
to me known to be Vice President of
Key Bank National Association, and who executed the within
and foregoing instrument, for the uses and purposes therein
mentioned and stated on oath that they were authorized to
execute said instrument as a free and voluntary act.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the
day and year first above written. My commission expires 11-01-01

[Signature]
Notary Public in and for the State of Washington,
Residing at Newport

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, Northwood Drive and
Jensen Drive are hereby granted.

Drainage easements, as platted and shown hereon, which are for the purposes of installing, operating, and
maintaining drainage swales and drainage facilities to dispose of runoff, are hereby granted to Spokane County
and the Bull Pine-Woodland Estates Homeowners Association.

The drainage easements, lots and tracts are subject to the separate DECLARATION OF COVENANT as recorded
DECEMBER 16, 1999 under Auditor's Document No. 444-0583, which by reference is made a part
hereof.

Tract "A" shall be deeded to Spokane County upon proper certification by the project sponsor's Engineer that all
improvements are installed in substantial conformance with the approved and accepted plans, submitted of
certified Record Drawings and the Spokane County Engineers' acceptance in writing of said stormwater
improvements for maintenance. Until the above described conditions are met and the Tract "A" deed is
accepted by Spokane County, the owner of Tract "A" shall be liable for any and all damages that may result
from the construction and subsequent operation/maintenance of the stormwater pond on Tract "A."

The Private Roads and drainage easements are subject to the separate DECLARATION OF COVENANT as recorded
on JANUARY 4, 2000 under Auditor's Document No. 444-4852, which by reference is made a part
hereof.

The private roads and/or common areas shown on this plat are hereby dedicated to the Bull Pine-Woodland
Estates Homeowners Association, created by document recorded 12/22/99 under State Document No.
602-000-711.

An access easement, over and across Lots 3 and 4, Block 2, as platted and shown hereon, is hereby granted to
the owners, successors and assigns of Lots 1 and 2, Block 2, as platted and shown hereon, as a means of
ingress and egress to said Lots 1 and 2.

The access easements over and across Lots 6 and 7, Lots 9 and 10, and Lots 13 and 12, all in Block 2, as
platted and shown hereon, are for the purpose of allowing private driveway access to future platted lots to be
developed along the southeasterly boundary of said Block 2.

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.

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 January 8, 1952 under Recording No. 74672B.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF recorded July 31, 1956 under Recording No. 404141B.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF recorded August 31, 1956 under Recording No. 410273B.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF recorded June 15, 1979 under Recording No. 7906150148.

NOTICE TO THE PUBLIC AND THE TERMS AND CONDITIONS THEREOF recorded December 26, 1979 under Recording
No. 7912260332.

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.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF recorded February 1, 1991 under Recording No.
9102010132.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF recorded December 2, 1991 under Recording No.
9112020018.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF recorded November 3, 1992 under Recording No.
9211030094.

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

EASEMENT AND THE TERMS AND CONDITIONS THEREOF disclosed by Quit Claim Deed recorded on April 5, 1995
under Recording No. 9504050556.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF recorded April 10, 1995 under Recording No. 9504100287.
STORMWATER

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF recorded October 10, 1995 under Recording No.
9510100054.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF recorded July 2, 1996 under Recording No. 4010896.

DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF, beneficiary being Key Bank of Washington, recorded
August 15, 1996 under Recording No. 4025754, First Amendment recorded on May 17, 1999 under Recording No.
4368264.

LOTS IN THIS PLAT ARE SUBJECT TO THE TERMS OF THE NORTHWOODS STORMWATER SERVICE AREA
AGREEMENT ESTABLISHED BY SPOKANE COUNTY BOARD OF COUNTY COMMISSIONERS RESOLUTION NO.
91-1157, AND AS SUBSEQUENTLY AMENDED. THE SPONSOR, NORTHWOOD PROPERTIES, AND SPOKANE
COUNTY EXECUTED AN AMENDMENT TO SAID AGREEMENT, FILED UNDER AUDITOR'S DOCUMENT NO.
448-516 IN WHICH IT IS CONTEMPLATED THAT THE MAINTENANCE RESPONSIBILITIES
FOR THE NORTHWOODS STORMWATER SERVICE AREA WILL BE TRANSFERRED TO A MASTER
COMMITTEE OF THE WOODLAND ESTATES PLANNED UNIT DEVELOPMENTS.

IN THE EVENT THAT (1) OWNERSHIP AND MAINTENANCE RESPONSIBILITIES DO NOT DEVOLVE TO
THE MASTER COMMITTEE AS CONTEMPLATED SUPRA, AND (2) I-695 IS FOUND TO BE UNCONSTITI-
TUTIONAL BY THE SUPREME COURT OF THE STATE OF WASHINGTON OR OTHERWISE DETERMINED
BY SPOKANE COUNTY TO BE NOT APPLICABLE TO SERVICE CHARGES LEVIED UNDER SPOKANE
COUNTY CODE SECTION 9.14.220, 9.14.225 OR OTHER SECTIONS AS MAY BE APPLICABLE, THE
SPONSOR COVENANTS THAT ALL LOTS WITHIN THE PLAT SHALL, AT THE COUNTY'S OPTION,

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Northwood Properties, Inc. and Theodore G. Gunning and Diane
D. Gunning, husband and wife, and Raymond G. Gunning, a single person, and Key Bank of Washington, as
deed of trust beneficiary, have caused to be platted into lots, blocks and streets the land shown hereon
as BULL PINE-WOODLAND ESTATES, A Planned Unit Development, being that portion of the Northeast
quarter of Section 31, Township 26 North, Range 44 East, Willamette Meridian, County of Spokane, State
of Washington, described as follows:

COMMENCING at the North quarter corner of said Section 31; thence S89°48'49"E 1050.61 feet along the
north line of said Section 31, to the northeast corner of Lot 11, Block 1, PHEASANT RUN, according to
plat recorded in Volume 23 of Plats, Page 61; thence along the easterly line of said Lot 11 the following
two (2) courses: 1) S55°40'49"W 140.17 feet (140.29' plat); 2) S00°11'30"W 45.68 feet (45.53' plat) to
the southeast corner of said Lot 11, and the POINT OF BEGINNING; thence along the boundary of said plat
of PHEASANT RUN, the following twenty-six (26) courses: 1) S00°11'30"W 60.00 feet; 2) N89°48'30"W
44.64 feet (44.62' plat); 3) southwesterly along the arc of a 20.00 foot radius tangent curve left,
through a central angle of 69°04'31", an arc length of 24.11 feet; 4) westerly along the arc of a 50.00
foot radius reverse curve right, the center of which bears N68°53'01"W, through a central angle of 138°
09'01", an arc length of 120.56 feet; 5) northwesterly along the arc of a 20.00 foot radius reverse curve
left, the center of which bears S69°16'00"W, through a central angle of 25°38'31" (25°22'44" plat), an arc
length of 8.95 feet (8.86' plat); 6) S55°40'49"W 95.15 feet (95.18' plat); 7) S00°11'30"W 65.55 feet
(65.54' plat); 8) N89°48'30"W 240.00 feet; 9) S00°11'06"W 155.00 feet; 10) N89°48'54"W 55.00 feet; 11)
southwesterly along the arc of a 20.00 foot radius tangent curve left, through a central angle of 90°
00'00", an arc length of 31.42 feet; 12) S00°11'06"W 30.00 feet; 13) N89°48'54"W 20.00 feet; 14) N00°
11'06"E 30.00 feet; 15) northwesterly along the arc of a 20.00 foot radius tangent curve left, through a
central angle of 90°00'00", an arc length of 31.42 feet; 16) N89°48'54"W 125.00 feet; 17) S00°11'06"W
145.01 feet (145.00' plat); 18) N89°48'54"W 185.00 feet to the east right-of-way line of Jensen Road;
19) S00°11'06"W 118.50 feet along the east right-of-way line of said Jensen Road, to the northwest
corner of Tract "B" of said PHEASANT RUN; 20) S89°48'54"E 125.00 feet to the northeast corner of said
Tract "B"; 21) S09°38'50"W 304.14 feet to the southeast corner of said Tract "B"; 22) N89°48'54"W 75.00
feet to the southwest corner of said Tract "B", and the east right-of-way line of said Jensen Road;
thence along the east right-of-way line of said Jensen Road and Northwood Drive, through the following
courses: 23) S00°11'06"W 202.17 feet; 24) southerly along the arc of a 380.00 foot radius tangent curve
left, concave easterly, through a central angle of 01°15'18", an arc length of 8.32 feet; 25) S01°04'12"E
35.72 feet; 26) southerly along the arc of a 440.00 foot radius tangent curve right, concave westerly,
through a central angle of 08°06'05", an arc length of 62.21 feet; thence southeasterly along the arc of a
20.00 foot radius reverse curve left, the center of which bears S82°58'07"E, through a central angle of
41°16'30", an arc length of 14.41 feet; thence southeasterly along the arc of a 50.00 foot radius reverse
curve right, the center of which bears S55°45'23"W, through a central angle of 05°30'57", an arc length
of 4.81 feet, thence departing from said easterly right-of-way line, bearing S89°48'54"E 141.27 feet;
thence N00°11'06"E 130.00 feet; thence S89°48'54"E 6.43 feet; thence N71°35'47"E 95.71 feet; thence N55°
05'17"E 862.85 feet; thence northwesterly along the arc of a 184.50 foot radius non-tangent curve left,
the center of which bears S75°23'10"W, through a central angle of 05°52'04", an arc length of 18.89 feet;
thence N20°28'54"W 74.34 feet; thence N69°31'06"E 31.00 feet; thence S20°28'54"E 74.34 feet; thence
southeasterly along the arc of a 215.50 foot radius tangent curve right, through a central angle of 02°
50'50", an arc length of 10.71 feet; thence N55°05'17"E 229.83 feet; thence N48°01'00"E 83.60 feet;
thence N30°16'40"E 96.35 feet; thence N20°29'05"E 64.69 feet; thence N14°19'45"W 24.96 feet; thence
northwesterly along the arc of a 23.00 foot radius tangent curve left, through a central angle of 85°
25'35", an arc length of 22.84 feet; thence northwesterly along the arc of a 460.00 foot radius reverse
curve right, the center of which bears N10°14'40"E, through a central angle of 07°43'57", an arc length of
62.08 feet; thence N17°58'37"E 60.00 feet; thence northwesterly along the arc of a 400.00 foot radius
non-tangent curve right, the center of which bears N17°58'37"E, through a central angle of 14°29'52" an
arc length of 101.21 feet; thence northwesterly along the arc of a 440.21 foot radius reverse curve left,
the center of which bears S32°28'29"W, through a central angle of 32°16'59", an arc length of 248.03
feet 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 or binding site plan, 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.

The Platter(s) hereby dedicate forever Vista Park Drive, as platted and shown hereon, for public road
purposes

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.

Lots 7 and 8, Block 3, one-foot strips as shown and platted hereon, are to be held in trust by Spokane
County as general property, to be used for road purposes upon future platting, or until continuation of the
streets by dedication or by deed.

The private roads 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 private roads as shown hereon provide a means of ingress and egress for those lots within the
subdivision having frontage thereon, and for those lots accessing from the private roads via driveway
easements.

No direct access shall be allowed from any lots to Jensen Road or Northwood 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.

FINAL PLAT OF BULL PINE-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 2 OF 3

CURVE DATA

CURVE	RADIUS	LENGTH	DELTA
C1	184.50'	18.89'	05°52'04"
C2	215.30'	10.71'	02°50'50"
C3	20.00'	22.84'	65°25'35"
C4	460.00'	62.08'	07°43'57"
C5	20.00'	24.11'	89°04'31"
C6	50.00'	120.56'	138°09'01"
C7	20.00'	8.95'	25°38'31"
C8	20.00'	31.42'	80°00'00"
C9	20.00'	31.42'	80°00'00"
C10	380.00'	8.32'	01°15'18"
C11	440.00'	62.21'	08°08'05"
C12	20.00'	14.41'	41°16'30"
C13	50.00'	4.81'	05°30'57"
C14	20.00'	31.42'	80°00'05"
C15	165.50'	47.30'	16°22'32"
C16	20.00'	36.45'	104°25'49"
C17	20.00'	26.38'	75°34'11"
C18	145.00'	31.77'	12°33'09"
C19	20.00'	29.33'	84°01'15"
C20	20.00'	30.54'	87°29'32"
C21	430.00'	33.32'	04°26'24"
C22	430.00'	75.48'	10°13'28"
C23	440.00'	14.88'	01°56'13"
C24	440.00'	47.34'	06°09'52"
C25	460.00'	44.51'	05°32'35"
C26	460.00'	3.73'	00°28'04"
C27	20.00'	31.42'	89°59'55"

LINE DATA

LINE	DIRECTION	DISTANCE
L1	N20°28'54"W	74.34'
L2	N89°31'06"E	31.00'
L3	S20°28'54"E	74.34'
L4	S00°11'06"W	30.00'
L5	N89°48'54"W	20.00'
L6	N00°11'06"E	30.00'
L7	S01°04'12"E	35.72'
L8	N00°11'06"E	6.09'
L9	N89°52'51"W	19.51'
L10	S89°48'49"E	30.00'
L11	S89°48'49"E	39.51'
L12	N43°25'06"W	27.65'
L13	N20°29'05"E	30.02'
L14	N55°05'17"E	24.27'
L15	N00°12'30"E	30.00'
L16	N89°52'51"W	19.51'
L17	S00°12'30"W	400.00'
L18	N89°52'31"W	20.25'

RADIAL DATA

RADIAL	DIRECTION
R1	S75°23'10"W
R2	N10°14'40"E
R3	S32°28'28"W
R4	N88°53'01"W
R5	S89°16'00"W
R6	S89°58'07"E
R7	S55°45'23"W
R8	N22°25'01"E
R9	S23°22'50"W
R10	S63°03'17"W
R11	N52°41'22"W

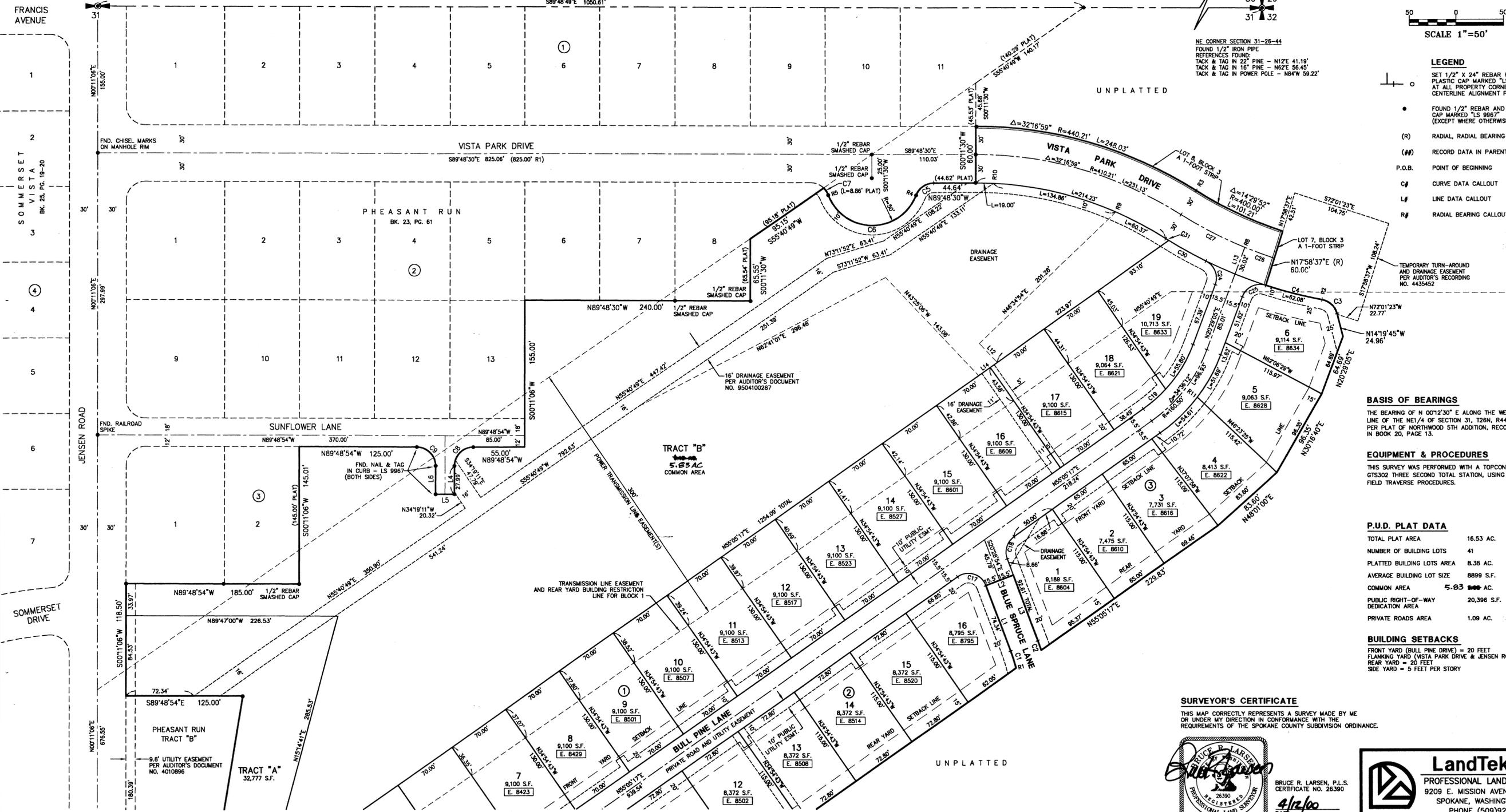
SPOKANE COUNTY AUDITOR

Filed for record by *Northwood Properties*
this 15 day of JUNE 2020 at 2
minutes past 3 o'clock P.M. and recorded
in Book 26 of Plats at Page 56-58
Records of Spokane County, Washington.

[Signature]
Spokane County Auditor

N 1/4 CORNER SECTION 31-26-44
FOUND 1" IRON PIPE
REFERENCES FOUND (TACK & TAG LS 7317):
IN POWER POLE - N86°E 34.81'
IN POWER POLE - S87°W 42.20'
IN 16" PINE - N67°W 62.69'

QUARTER SECTION LINE
S89°48'49"E 2631.16'



SCALE 1"=50'

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 9867" (EXCEPT WHERE OTHERWISE NOTED)
- (R) RADIAL, RADIAL BEARING
- (#) RECORD DATA IN PARENTHESES
- P.O.B. POINT OF BEGINNING
- C# CURVE DATA CALLOUT
- L# LINE DATA CALLOUT
- R# RADIAL BEARING CALLOUT

BASIS OF BEARINGS

THE BEARING OF N 00°12'30" E ALONG THE WEST LINE OF THE NE 1/4 OF SECTION 31, T.26N., R.44E., W.M. PER PLAT OF NORTHWOOD 5TH ADDITION, RECORDED IN BOOK 20, PAGE 13.

EQUIPMENT & PROCEDURES

THIS SURVEY WAS PERFORMED WITH A TOPCON GT1302 THREE SECOND TOTAL STATION, USING FIELD TRAVERSE PROCEDURES.

P.U.D. PLAT DATA

TOTAL PLAT AREA	16.53 AC.
NUMBER OF BUILDING LOTS	41
PLATTED BUILDING LOTS AREA	8.36 AC.
AVERAGE BUILDING LOT SIZE	8899 S.F.
COMMON AREA	5.83 AC.
PUBLIC RIGHT-OF-WAY DEDICATION AREA	20,396 S.F.
PRIVATE ROADS AREA	1.09 AC.

BUILDING SETBACKS

FRONT YARD (BULL PINE DRIVE) = 20 FEET
FLANKING YARD (VISTA PARK DRIVE & JENSEN ROAD) = 25 FEET
REAR YARD = 20 FEET
SIDE YARD = 5 FEET PER STORY

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
DATE 4/12/20

LandTek, LLC
PROFESSIONAL LAND SURVEYORS
9209 E. MISSION AVENUE, SUITE "A"
SPOKANE, WASHINGTON 99206
PHONE (509)926-2821

FILE: PE-1729-93

SEE SHEET 3 OF 3

LP1729F-2.TIF

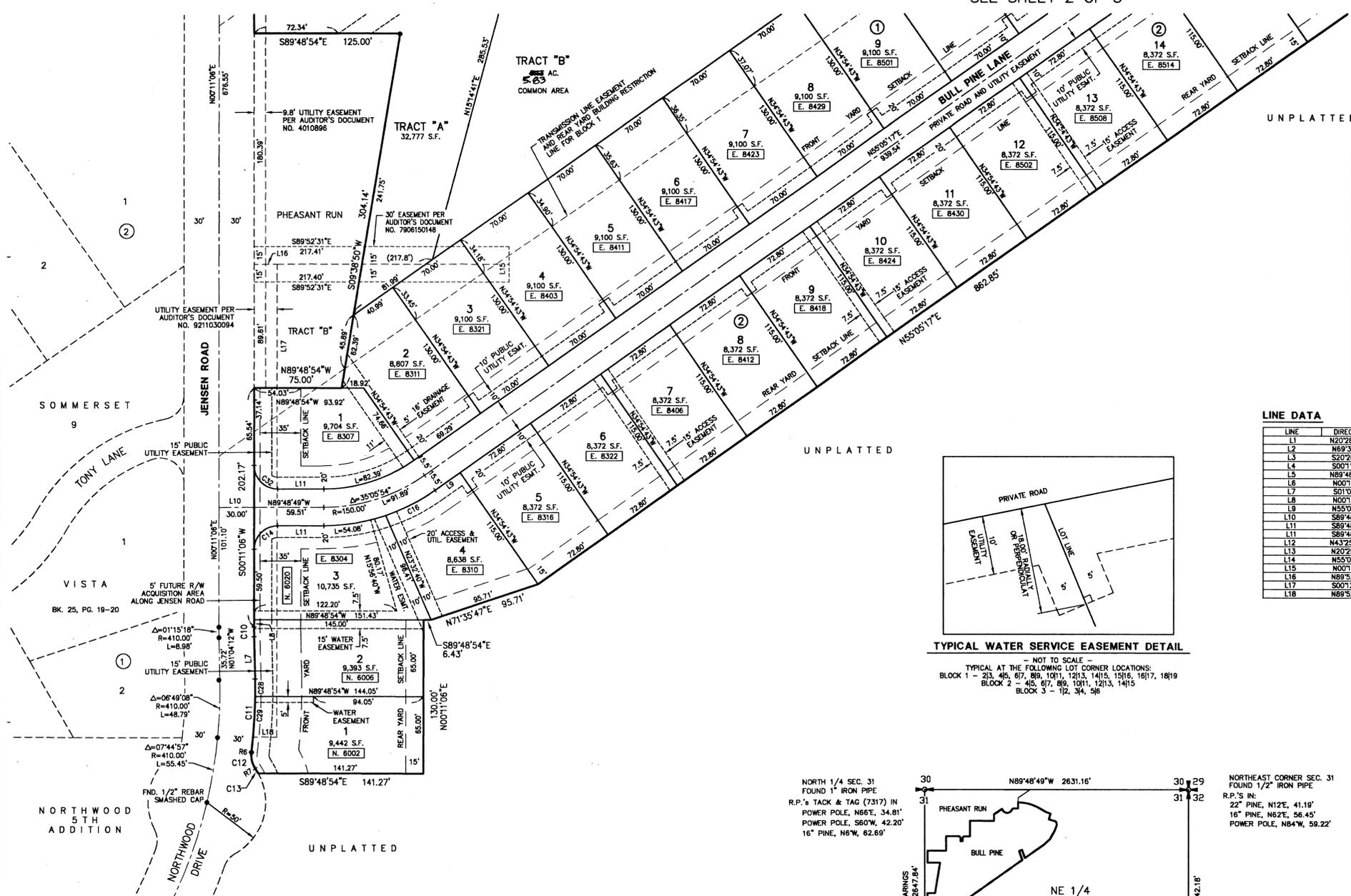
FINAL PLAT OF BULL PINE-WOODLAND ESTATES

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

#3469

4489914 OK 26 of 58
SPOKANE COUNTY AUDITOR
Filed for record by *Northwood Properties*
this 15 day of *JUNE* 2000 at 2
minutes past 3 o'clock PM; and recorded
in Book 26 of Plats at Page 58 of 58
Records of Spokane County, Washington.
A. W. B.
Spokane County Auditor

SEE SHEET 2 OF 3



CURVE DATA

CURVE	RADIUS	LENGTH	DELTA
C1	184.50'	18.89'	05°52'04"
C2	215.50'	10.71'	02°50'50"
C3	20.00'	22.84'	65°25'35"
C4	460.00'	62.08'	07°43'57"
C5	20.00'	24.11'	69°04'31"
C6	50.00'	120.56'	138°09'01"
C7	20.00'	8.95'	25°38'31"
C8	20.00'	31.42'	90°00'00"
C9	20.00'	31.42'	90°00'00"
C10	380.00'	8.32'	01°15'18"
C11	440.00'	62.21'	08°06'05"
C12	20.00'	14.41'	41°16'30"
C13	50.00'	4.81'	05°30'57"
C14	20.00'	31.42'	90°00'05"
C16	165.50'	47.30'	16°22'32"
C17	20.00'	36.45'	104°25'49"
C18	20.00'	28.38'	75°34'11"
C19	145.00'	31.77'	12°33'09"
C24	20.00'	29.33'	84°01'15"
C25	20.00'	30.54'	87°29'52"
C26	430.00'	33.32'	04°28'24"
C27	430.00'	75.48'	10°03'28"
C28	440.00'	14.88'	01°56'13"
C29	440.00'	47.34'	06°09'52"
C30	460.00'	44.41'	05°32'35"
C31	460.00'	3.75'	00°28'04"
C32	20.00'	31.42'	89°59'55"

LINE DATA

LINE	DIRECTION	DISTANCE
L1	N20°28'54"W	74.34'
L2	N89°31'06"E	31.00'
L3	S20°28'54"E	74.34'
L4	S00°11'06"W	30.00'
L5	N89°48'54"W	20.00'
L6	N00°11'06"E	30.00'
L7	S01°04'12"E	35.72'
L8	N00°11'06"E	6.09'
L9	N55°05'17"E	26.10'
L10	S89°48'48"E	30.00'
L11	S89°48'48"E	39.51'
L12	N43°25'08"W	27.65'
L13	N20°28'05"E	30.02'
L14	N55°05'17"E	24.27'
L15	N00°12'30"E	30.00'
L16	N89°52'31"W	19.61'
L17	S00°12'30"W	460.00'
L18	N89°52'31"W	20.25'

RADIAL DATA

RADIAL	DIRECTION
R1	S75°23'10"W
R2	N10°14'40"E
R3	S32°28'29"W
R4	N68°53'01"W
R5	S59°16'00"W
R6	S82°58'07"E
R7	S55°45'23"W
R8	N22°25'01"E
R9	S23°22'39"W
R10	S03°03'17"W
R11	N52°41'22"W

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 9987" (EXCEPT WHERE OTHERWISE NOTED)
- (R) RADIAL, RADIAL BEARING
- (#) RECORD DATA IN PARENTHESES
- P.O.B. POINT OF BEGINNING
- C# CURVE DATA CALLOUT
- L# LINE DATA CALLOUT
- R# RADIAL BEARING CALLOUT

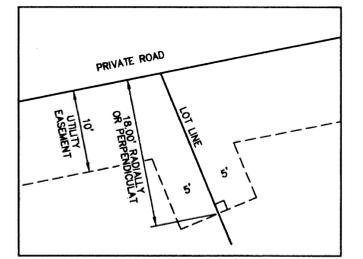
BASIS OF BEARINGS
THE BEARING OF N 001°23'0" E ALONG THE WEST LINE OF THE NE 1/4 OF SECTION 31, T26N, R44E, W.M. PER PLAT OF NORTHWOOD 5TH ADDITION, RECORDED IN BOOK 20, PAGE 13.

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

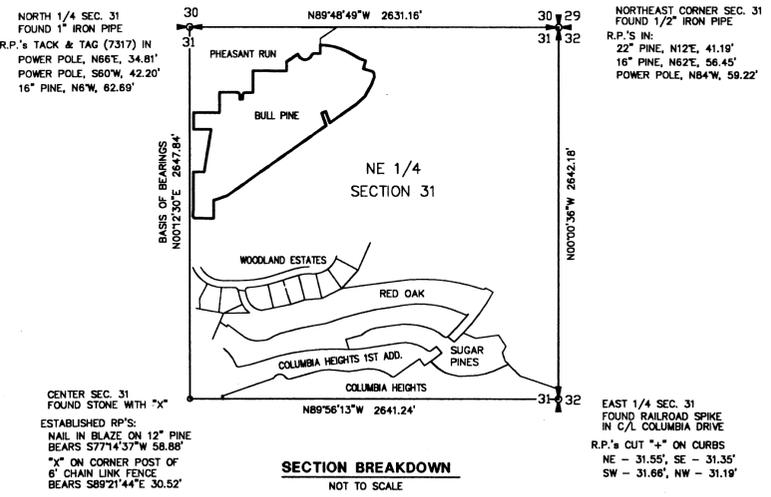
P.U.D. PLAT DATA

TOTAL PLAT AREA	16.53 AC.
NUMBER OF BUILDING LOTS	41
PLATTED BUILDING LOTS AREA	8.38 AC.
AVERAGE BUILDING LOT SIZE	8899 S.F.
COMMON AREA	5.63 AC.
PUBLIC RIGHT-OF-WAY DEDICATION AREA	20,396 S.F.
PRIVATE ROADS AREA	1.09 AC.

BUILDING SETBACKS
FRONT YARD (BULL PINE DRIVE) = 20 FEET
FLANKING YARD (VISTA PARK DRIVE & JENSEN ROAD) = 25 FEET
REAR YARD = 20 FEET
SIDE YARD = 5 FEET PER STORY



NOT TO SCALE
TYPICAL AT THE FOLLOWING LOT CORNER LOCATIONS:
BLOCK 1 - 213, 416, 617, 819, 1011, 1213, 1415, 1516, 1617, 1819
BLOCK 2 - 415, 617, 819, 1011, 1213, 1415
BLOCK 3 - 112, 314, 516



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.



LandTek, LLC
PROFESSIONAL LAND SURVEYORS
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SPOKANE, WASHINGTON 99206
PHONE (509)926-2821

FILE: PE-1729-93