EASEMENT
FOR STORM DRAINAGE FACILITIES

The Grantor NORTHWOOD PROPERTIES, INC., a Washington corporation
(formerly Gunning Builders, Inc.), of the County of Spokane, State of
Washington, for and in consideration of One Dollar ($1.00) to said
Grantor in hand paid, and receipt of which is hereby acknowledged,
grants to Northwood Homeowner's Association, and its successors and
assigns, an easement over, under, and across the hereinafter described
land situated in the County of Spokane, State of Washington:

That portion of the property described on Exhibit "A" attached hereto (and incorporated by this
reference) which lies within the following
described parcel of land:

The Southwest Quarter (SW¼) of the Northeast
Quarter (NE¼) of Section 31, Township 26 North,
Range 44 East, W.M., Spokane County, Washington.

The easement granted to Northwood Homeowner's Association and its
authorized agents is for the sole purpose of installing, operating,
maintaining, repairing, and all other uses or purposes which are or
may be related to a drainage system. It is expressly understood and
agreed that Northwood Homeowner's Association and/or its authorized
agent shall have the right of ingress to and egress from the property
described hereinafove for the purpose of installing, operating, main-
taining, repairing, and all other uses or purposes which are or may be
related to a drainage system. Northwood Homeowner's Association or
its duly authorized agents at all times hereinafter, at their own cost
and expense may remove all crops, brush, grass, trees, and any other
natural or manmade obstacle that may interfere with the installation,
operation, maintenance, repair and all other uses or purposes which are
or may be related to the storm drainage system.

The easement described hereinafove is to and shall run with the land
and shall be for the benefit of that platted property commonly known
as Northwood Fourth Addition and any other property for which Northwood
Homeowner's Association shall have storm drainage responsibilities.

IN WITNESS WHEREOF, we have hereunto set our hands this 28 date of
April, 1983.

NORTHWOOD PROPERTIES, INC.

By: Sherry L. Gunning
Its Vice President

By: Steven J. Gunning
Its Vice President

R. E. Excise Tax Exempt

May 4, 10:50 A.M. '83

William E. Chowanie
Auditor
Spokane County, Wash.

Deputy

Filed or Recorded

COUNTY ENGINEER

May 4, 1983

Court House
STATE OF WASHINGTON 

County of Spokane 

On this 25th day of April, 1983, before me personally appeared Lurleen L. Bunning and Wally J. Bunning, to me known to be the President and Treasurer respectively, of NORTHWOOD PROPERTIES, INC, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument on behalf of said corporation.

GIVEN UNDER MY HAND AND OFFICIAL SEAL the day and year in this certificate first above written.

[Signature]

Notary Public in and for the State of Washington, residing at Spokane
That part of Columbia Park as per plat thereof recorded in Volume "D" of Plats, Page 29, and that part of Columbia Park Replat #2 as filed in Book 16 of Plats, Page 39, and Northwood 4th Addition unfiled at this time, together with portions of the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) and the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼), all lying in Section 31, Township 26 North, Range 44 East, W.M., Spokane County, Washington, and described as follows:

**EASEMENT**

**Parcel "A"**

A 16.00 foot easement, being 8.00 feet on each side of the following described centerline: Beginning at Storm Drain Manhole #10 centerline sta. 11+87.75 the centerline of Northwood Drive, Northwood 4th Addition, said point lying on the centerline of said Northwood Drive, North 29°48'36" West, 112.03 feet from the point of tangency of curve to the Southeast; thence South 62°36'51" East, 341.77 feet to Storm Drain Manhole #9, said manhole lying 8.00 feet East and 10.00 feet North of the Center Quarter Corner of said Section 31; thence South 00°14'14" West, 8.00 feet East of and parallel with the West boundary of said Columbia Park Replat #2, 270.00 feet to Storm Drain Manhole #8; thence South 06°13'14" East, 115.00 feet to Storm Manhole #7; thence South 03°17'27" West, 257.35 feet to Storm Drain Manhole #6; said manhole lying South 09°45'46" East, 7.21 feet from the Southwest corner of Lot 1 of said Columbia Park Replat #2, said Manhole being the point of terminus of easement Parcel "A".

**EASEMENT**

**Parcel "B"**

Beginning at the railroad spike, which is the intersection of the West line of Columbia Park Replat #2 and the centerline of Columbia Drive, said point lying South 00°14'14" West, 661.24 feet from the Center Quarter Corner of said Section 31; thence South 59°19'05" East, 53.00 feet to a point on the South right of way of Columbia Drive and the True Point of Beginning, said point being a point on curve of a nontangent curve to the left, the center of which bears North 07°37'49" West, 333.84 feet; thence along the arc of said curve 43.04 feet to a point which bears South 15°01'01" East 333.84 feet from the center of said circle; thence South 39°15'00" East, 78.65 feet; thence North 50°45'00" East, 40.00 feet; thence South 68°32'35" East, 173.49 feet to an intersection with the East line of Lot 5, of said Columbia Park; thence South South 00°14'39" West, along said East line of Lot 5, 122.73 feet; thence South 67°30'00" East, 180.00 feet; thence South 22°30'00" West, 30.00 feet; thence North 06°30'00" West, 303.38 feet; thence North 39°15'00" West, 250.32 feet to the True Point of Beginning.