

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 (SW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) 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 hereinabove for the purpose of installing, operating, maintaining, 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 hereinabove 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.

R. E. Excise Tax Exempt

Date May 4 1983

Spokane County Treas.

By [Signature]

By: Theodore G. Gunning  
Its Pres.

By: Deanne S. Gunning  
Its Sec. Treas.

FILED OR RECORDED

Spokane County Engineer

MAY 4 10 50 AM '83

WILLIAM E. DONAHUE  
AUDITOR  
SPOKANE COUNTY, WASH.  
DEPUTY

[Signature]



Storm Sewer and Holding Pond Easement

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 (SE $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) and the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ), 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 poing 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 89°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 67°30'00" West, 303.38 feet; thence North 39°15'00" West, 250.32 feet to the True Point of Beginning.