

FINAL PLAT OF COLUMBIA HEIGHTS-WOODLAND ESTATES

409489
#3300
1 of 3

A PARCEL OF LAND LOCATED IN THE NE 1/4 AND SE 1/4 OF
SECTION 31, TOWNSHIP 26 NORTH, RANGE 44 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Northwood Properties, Inc. and Theodore G. Gunning and Diane D. Gunning, husband and wife, as owners and First Interstate Bank of Washington, N.A., as beneficiary, have caused to be platted into lots, blocks and streets the land shown hereon as COLUMBIA HEIGHTS-WOODLAND ESTATES, being a parcel of land in the northeast one-quarter and southeast one-quarter of Section 31, Township 26 North, Range 44 East, Willamette Meridian, Spokane County, Washington, being more particularly described as follows:

Beginning at the intersection of the north right-of-way of Columbia Drive and the east line of the northeast quarter of Section 31, Township 26 North, Range 44 East, Willamette Meridian, said point is North 00°02'03" West, a distance of 31.37 feet from the southeast corner of said northeast quarter of Section 31 and being the TRUE POINT OF BEGINNING, thence along said northerly right-of-way South 73°01'02" West, 255.49 feet to the beginning of a tangent curve concave to the northwest having a radius of 1719.37 feet, thence southwesterly 196.36 feet along said curve through a central angle of 06°32'36" to a tangent line; thence South 79°33'38" West along said line a distance of 232.00 feet to the beginning of a tangent curve concave to the north having a radius of 1058.47 feet, thence westerly 193.94 feet along said curve through a central angle of 10°29'54" to a tangent line, thence North 89°56'28" West along said line, a distance of 464.61 feet to the east line of Lot 4 of Columbia Park as recorded in Volume "D" of Plats at Page 29; thence leaving said right-of-way North 00°12'50" East along said east line, a distance of 149.77 feet to the northeast corner of said Lot 4, thence North 89°57'37" West along the north line of said Lot 4, a distance of 330.41 feet to the northwest corner of said Lot 4 and the northeast corner of Lot 1, Block 1 of the Plat of Columbia Park Replat No. 4 as recorded in Volume 18 of Plats at Page 85, thence South 00°13'23" West along the easterly line of said Lot 1, a distance of 12.04 feet to an angle point in said easterly line (said angle point being the northeast corner of Lot 4, Block 1 of said Columbia Park Replat No. 4), thence along the northerly line of Lots 4, 3, and 2 of Block 1 of said Columbia Park Replat No. 4 and the westerly extension of said line South 69°26'36" west, a distance of 406.56 feet to the west line of said Lot 1, thence along said west line North 00°14'07" East, a distance of 155.06 feet to the northwest corner of said Lot 1 and the south line of the northeast quarter of said Section 31; thence along said south line North 89°57'37" West a distance of 374.21 feet, thence North 15°09'21" West, a distance of 20.35 feet, thence North 71°00'07" East, a distance of 391.59 feet to the beginning of a non-tangent curve concave to the south having a radius of 50.00 feet (the radius center bears South 63°08'42" East); thence easterly 105.59 feet along said curve through a central angle of 120°59'51" to a point of reverse curve concave to the northeast having a radius of 25.00 feet; thence easterly 32.11 feet along said curve through a central angle of 73°34'46" to a tangent line; thence North 74°18'23" East, a distance of 198.77 feet to the beginning of a tangent curve concave to the south having a radius of 340.00 feet; thence easterly 133.10 feet along said curve through a central angle of 22°25'47" to a tangent line, thence South 83°17'50" East, a distance of 55.64 feet to the beginning of a tangent curve concave to the north having a radius of 350.00 feet; thence easterly 103.43 feet along said curve through a central angle of 16°55'52" to a tangent line, thence North 79°46'18" East, a distance of 48.12 feet to the beginning of a tangent curve concave to the south having a radius of 265.00 feet, thence easterly 204.80 feet along said curve through a central angle of 44°16'51" to a tangent line; thence South 55°56'51" East, a distance of 15.56 feet to the beginning of a tangent curve concave to the north having a radius of 20.00 feet; thence easterly 25.42 feet along said curve through a central angle of 72°48'48" to a point of reverse curve concave to the southeast having a radius of 413.55 feet; thence northeasterly 30.25 feet along said curve through a central angle of 04°11'29" to a tangent line; thence North 55°25'50" East, a distance of 187.30 feet; thence South 34°34'10" East, a distance of 60.00 feet to a non-tangent curve concave to the northwest having a radius of 2030.00 feet (the radius center bears North 34°34'10" West); thence northeasterly 53.82 feet along said curve through a central angle of 01°31'09" to a non-tangent line, thence South 47°39'14" East, a distance of 71.07 feet, thence South 58°21'34" East, a distance of 63.26 feet, thence South 74°12'13" East, a distance of 53.21 feet, thence South 78°56'32" East, a distance of 51.27 feet, thence North 87°25'29" East, a distance of 120.97 feet, thence North 78°41'21" East, a distance of 59.05 feet, thence North 72°16'05" East, a distance of 60.35 feet; thence North 65°14'27" East, a distance of 119.77 feet, to the southwesterly line of Tract "A" of Woodland Estates as recorded in Volume 22 of Plats at Page 98, thence along said southwesterly line South 45°51'23" East, a distance of 118.53 feet, thence continuing along said southwesterly line South 71°07'02" East, a distance of 285.00 feet to said east line of the northeast quarter of Section 31; thence along said east line South 00°02'03" East, a distance of 42.63 feet to the TRUE POINT OF BEGINNING

said tract of land being 13.34 acres, along with and subject to any existing easements.

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.

Sight distance easements as platted and shown hereon, are hereby granted to Spokane County and its authorized agents for the sole purpose of allowing a clear view sight triangle over and across the easements. The owners of said lots agree not to obstruct or in any manner allow any obstacle to block this clear view sight triangle between a height of three (3) feet and a height of eight (8) feet above the road pavement elevation adjacent to said lots. Spokane County and its authorized agents are hereby granted the right of ingress and egress to, over, and from said easements for the purpose of inspection and emergency maintenance of sight distance area. If the property owner fails to maintain the sight distance area in reasonable conformance with the approved plans on file in the Office of the Spokane County Engineer, a notice will be given to the property owner. If not corrected after ten (10) days, Spokane County has the right to correct the maintenance failure or have it corrected. All costs involved will be charged to the property owner.

Use of private wells and water systems is prohibited.

DEDICATION (CONTINUED)

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 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 building 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.

The plattee does hereby dedicate forever Vista Park Drive and an additional 2 feet along Columbia Drive as shown hereon for public road purposes.

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

The private roads and/or common areas shown on this plat are hereby dedicated to the Columbia Heights-Woodland Estates Association created by document recorded

February 3, 1996 under State document no. 601 687 340

Lot 1, Block 5, a one-foot strip as shown and platted hereon, is 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 to be dedicated or deeded.

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.

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 assessment 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 County of Spokane is hereby granted the right of ingress and egress to all private roads, and drainage easements.

Slope easement as required by Spokane County along Columbia Drive and Vista Park 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, as conditions of plat approval, are hereby granted to Spokane County, the public, and the Columbia Heights-Woodland Estates Association.

All private roads shall be encumbered by a drainage easement, said drainage easements are hereby granted to Spokane County and the public. Spokane County will maintain the storm pipe system within this plat, per the MAINTENANCE AGREEMENT recorded on October 10, 1995 under Auditor's document No. 9510100054, and per the MAINTENANCE AGREEMENT recorded February 13, 1996 under Auditor's document No. 9602130257, which by reference is made a part of hereof. Spokane County is not responsible for maintaining and keeping open drainage ditches.

The drainage easements and tracts are subject to the separate DECLARATION OF COVENANT as recorded MARCH 20 19 96 under Auditor's Document No. 9603200278 which by reference is made a part hereof.

The private roads and/or 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 and drainage easements are subject to the separate DECLARATION OF COVENANT as recorded MARCH 20 19 96 under Auditor's Document 9603200277 which by reference is made a part hereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by seal this 21ST day of FEBRUARY, 1996.

Theodore G. Gunning NORTHWOOD PROPERTIES, INC.
Theodore G. Gunning, President

Theodore G. Gunning
Theodore G. Gunning
Northwood Properties, Inc.
a Washington Corporation
Individually

First Interstate Bank of Washington, N.A.
by Kathleen S. Heald
KATHLEEN S. HEALD, VICE PRESIDENT

Diane D. Gunning
Diane D. Gunning
Individually

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE) ss



On this 21st day of FEBRUARY, 1996, before me personally appeared Theodore G. Gunning to me known to be the President of Northwood Properties Inc., 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.

I have hereunto set my hand and affixed my official seal the day and year first above written. My commission expires 8-29-96

Karel A. Banks
Notary Public in and for the State of Washington,
Residing at Spokane

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE) ss



On this 26th day of February, 1996, before me personally appeared Kathleen S. Heald to me known to be Vice President of First Interstate Bank of Washington, N.A. 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.

I have hereunto set my hand and affixed my official seal the day and year first above written. My commission expires 5-9-99

Stacia A. Clark
Notary Public in and for the State of Washington,
Residing at Spokane

AUDITOR'S CERTIFICATE

Filed for record this 28TH day of JUNE, 19 96 at 10:59 AM in Book 23 of Plats at page 99-101 at the request of NORTHWOOD PROPERTIES

J. Rubino
Deputy

SPOKANE COUNTY UTILITIES DEPARTMENT

Examined and approved this 20th day of JUNE, 19 96

J. James A. Pitt
Director, Spokane County Utilities

SPOKANE COUNTY ENGINEER

Examined and approved this 10TH day of APRIL, 19 96

W. C. Johnson
Spokane County Engineer

SPOKANE COUNTY DIVISION OF BUILDING AND PLANNING

Examined and approved this 25th day of JUNE, 19 96

Stacy Bisdorf
for: Director, Spokane County Planning Department

SPOKANE COUNTY HEALTH DISTRICT

Examined and approved this 25th day of JUNE, 19 96

W. R. A. D.
for Spokane County Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 25th day of JUNE, 19 96

S. C. Cooney, Lynda Rose
Spokane County Assessor by Deputy

SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 25 day of June, 19 96

[Signatures]
Spokane County Commissioners

SPOKANE COUNTY TREASURER

I do hereby certify that all taxes which have been levied and become chargeable against the land shown within this map have been fully paid this 28th day of JUNE, 19 96

Lynda M. [Signature]
Spokane County Treasurer by Deputy

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.

Kerril D. Bell Date 4-8-96
Kerril D. Bell, Registered Professional Land Surveyor
Washington Registration No. 29286



DAVID EVANS AND ASSOCIATES, INC.
WEST 110 CATALDO
SPOKANE, WASHINGTON 99201
(509) 327-8697
PROJECT NO.: NORT-0004
DRAWING NO.: COLUMB-1 DWG
SHEET 1 OF 3 SHEETS

FINAL PLAT OF COLUMBIA HEIGHTS-WOODLAND ESTATES

A PARCEL OF LAND LOCATED IN THE NE 1/4 AND SE 1/4 OF
SECTION 31, TOWNSHIP 26 NORTH, RANGE 44 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON

#4019489

#3300
2 of 3

CURVE DATA SHEET 2 OF 3

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	365.00'	107.86'	64.33'	16.53.53"
C2	325.00'	127.23'	64.44'	22.28.46"
C3	62.99'	49.96'	26.38'	45.26.50"
C4	350.00'	103.43'	52.09'	16.58.52"
C5	340.00'	133.10'	67.41'	22.25.47"
C6	25.00'	32.11'	18.70'	7.33.46"
C7	50.00'	105.59'	88.37'	120.59.51"
C8	50.00'	23.86'	12.16'	27.20.17"
C9	50.00'	53.27'	29.48'	61.02.30"
C10	50.00'	44.72'	23.98'	51.15.01"
C11	50.00'	27.34'	14.02'	31.19.32"
C12	25.00'	16.74'	8.70'	38.22.25"
C13	310.00'	17.88'	8.94'	03.18.18"
C14	310.00'	68.10'	34.19'	12.35.10"
C15	310.00'	35.38'	17.71'	06.32.19"
C16	380.00'	39.95'	19.99'	06.01.26"
C17	380.00'	62.13'	31.14'	09.22.01"
C18	380.00'	10.21'	5.10'	01.32.19"
C19	1000.00'	122.37'	61.26'	07.00.41"
C20	985.00'	120.54'	60.34'	07.00.41"
C21	1015.00'	13.40'	6.70'	00.45.21"
C22	30.00'	27.01'	14.50'	51.35.11"
C23	30.00'	20.11'	10.45'	38.24.49"
C24	30.00'	47.12'	30.00'	90.00.00"
C25	1015.00'	110.81'	55.46'	06.15.16"

RADIAL BEARING DATA SHEET 2 OF 3

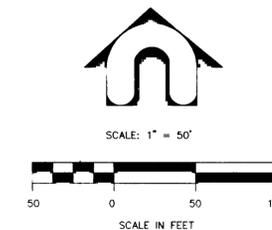
LINE	DIRECTION	LINE	DIRECTION
R1	N10°51'17"W	R15	S15°43'37"E
R2	N10°11'54"W	R16	S15°43'37"E
R3	N03°56'36"W	R17	S54°06'02"E
R4	S03°56'36"E	R18	N22°40'30"W
R5	N86°03'24"E	R19	N28°28'31"E
R6	S86°03'24"W	R20	N89°31'01"E
R7	S47°38'35"W	R21	S63°08'42"E
R8	S03°56'36"E	R22	N57°51'09"E
R9	N10°11'42"W	R23	N15°43'37"W
R10	N08°41'23"W	R24	S15°43'37"E
R11	N08°42'10"E	R25	S29°43'13"W
R12	S06°42'10"W		
R13	S00°09'51"W		
R14	S12°55'19"E		

BUILDING SETBACKS

Front yard	20 feet
Flanking private street yard	20 feet
Side yard	5 feet
Rear yard	15 feet

NOTE:

1 THE 10' WIDE EMERGENCY EXIT EASEMENT AND PEDESTRIAN PATHWAY BETWEEN LOTS 6 AND 7 BLOCK 1 IS DEDICATED FOR USE BY THE COLUMBIA HEIGHTS-WOODLAND ESTATES ASSOCIATION.



LEGEND

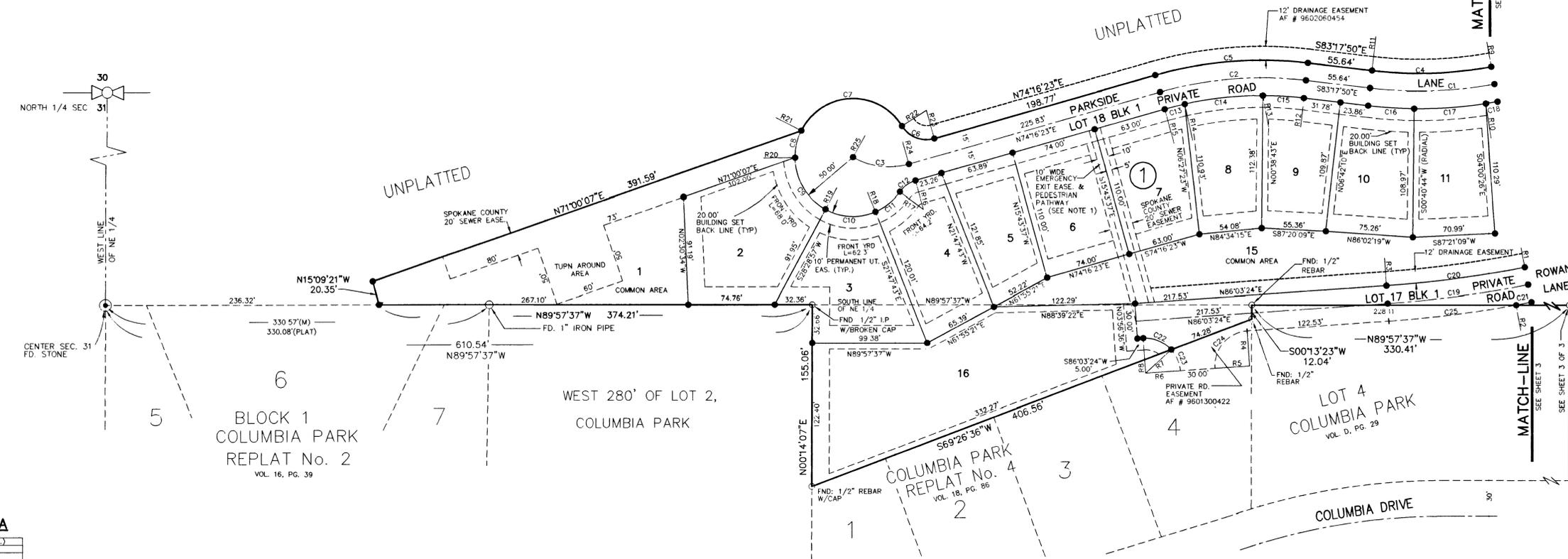
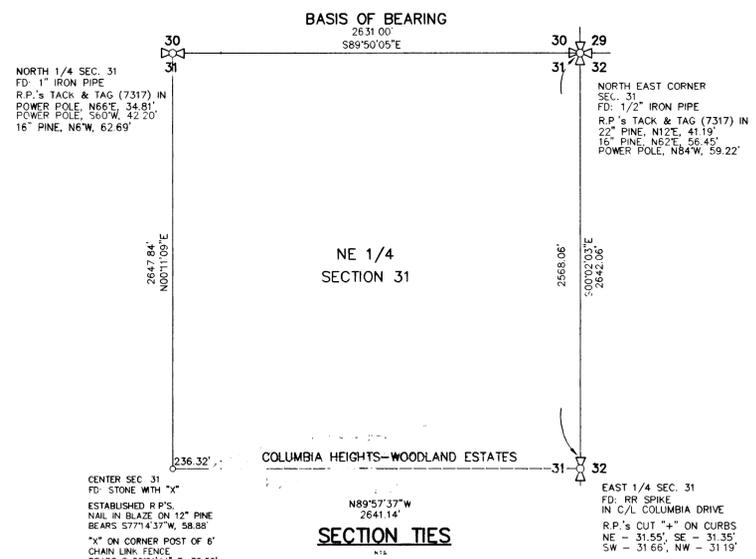
- Set 5/8"x18" rebar w/yellow plastic cap (Bell PLS # 29286)
- Found monument as shown.
- (R) Record
- (F) Found
- ① Block number

BASIS OF BEARING

Use South 89°50'05" East between found monuments at the North 1/4 corner and Northeast corner of Section 31.

EQUIPMENT & PROCEDURES UTILIZED

A Wild T-2000 theodolite with a DI-4, on a field traverse was utilized. A linear closure exceeding 1:10,000 was accomplished.



ADDRESS/AREA DATA

LOT	ADDRESS	AREA (S.F.)
1	COMMON AREA	19,308 s.f.
2	8416 PARKSIDE LANE	10,881 s.f.
3	8416 PARKSIDE LANE	9,346 s.f.
4	8424 PARKSIDE LANE	8,040 s.f.
5	8504 PARKSIDE LANE	6,678 s.f.
6	8510 PARKSIDE LANE	8,140 s.f.
7	8518 PARKSIDE LANE	7,914 s.f.
8	8522 PARKSIDE LANE	6,877 s.f.
9	8602 PARKSIDE LANE	6,838 s.f.
10	8608 PARKSIDE LANE	7,856 s.f.
11	8614 PARKSIDE LANE	7,231 s.f.
12	SEE SHEET 4 OF 4	
13	SEE SHEET 4 OF 4	
14	SEE SHEET 4 OF 4	
15	COMMON AREA	22,697 s.f.
16	8514 ROWAN LANE	24,759 s.f.
17	PRIVATE ROAD	11,563 s.f.
18	PRIVATE ROAD	31,644 s.f.

SQUARE FOOTAGE

Total area lotted:	10.71 acres
Total area dedicated road:	0.90 acres
Net area private road:	1.73 acres
Total area:	13.34 acres

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.



Kerrel D. Bell Date **4-8-96**

Kerrel D. Bell, Registered Professional Land Surveyor
Washington Registration No. 29286



DAVID EVANS AND ASSOCIATES, INC.
WEST 110 CATALDO
SPOKANE, WASHINGTON 99201
(509) 327-8697
PROJECT NO.: NORTH-004
DRAWING NO.: COLUMB-3.DWG
SHEET 2 OF 3 SHEETS

FINAL PLAT OF COLUMBIA HEIGHTS-WOODLAND ESTATES

A PARCEL OF LAND LOCATED IN THE NE 1/4 AND SE 1/4 OF
SECTION 31, TOWNSHIP 26 NORTH, RANGE 44 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON

#4009489
#3300
3 of 3

CURVE DATA SHEET 3 OF 3

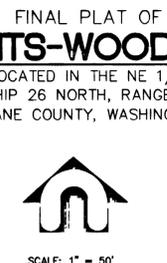
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	265.00'	204.80'	107.82'	44°16'51"
C2	20.00'	25.42'	14.75'	72°48'48"
C3	413.55'	30.25'	15.13'	04°11'29"
C4	200.00'	134.36'	69.83'	38°29'29"
C5	410.00'	175.79'	89.27'	24°33'56"
C6	410.00'	152.22'	77.00'	21°16'22"
C7	410.00'	67.11'	33.63'	09°22'41"
C8	200.00'	134.36'	69.83'	38°29'29"
C9	250.00'	193.21'	101.72'	44°16'51"
C10	400.00'	323.68'	171.29'	46°21'52"
C11	400.00'	150.38'	76.09'	21°32'25"
C12	235.00'	9.89'	4.45'	02°05'74"
C13	235.00'	86.51'	43.75'	21°05'32"
C14	235.00'	86.33'	43.66'	21°05'57"
C15	20.00'	34.09'	22.88'	97°40'23"
C16	413.55'	75.91'	38.06'	10°31'61"
C17	413.55'	12.82'	6.41'	01°46'37"
C18	20.00'	26.63'	15.70'	76°16'53"
C19	215.00'	100.18'	51.02'	26°41'49"
C20	1015.00'	13.40'	6.70'	00°45'23"
C21	185.00'	73.69'	37.34'	22°49'17"
C22	20.00'	34.27'	23.08'	98°10'00"
C23	413.55'	68.05'	34.10'	09°59'59"
C24	413.55'	68.05'	34.10'	09°59'59"
C25	446.00'	106.95'	53.75'	13°44'24"
C26	30.00'	9.59'	4.83'	18°18'29"
C27	30.00'	34.27'	19.28'	65°27'28"
C28	30.00'	51.81'	35.11'	98°58'45"
C29	374.00'	268.99'	140.61'	41°12'33"
C30	374.00'	33.83'	16.93'	05°11'00"
C31	20.00'	27.13'	16.11'	77°42'54"

CURVE DATA (CONTINUED) SHEET 3 OF 3

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C32	20.00'	26.36'	15.49'	75°31'21"
C33	20.00'	9.34'	4.76'	26°45'45"
C34	416.00'	4.30'	2.15'	00°35'31"
C35	416.00'	61.07'	30.99'	08°24'38"
C36	416.00'	58.72'	29.41'	08°05'13"
C37	416.00'	55.27'	27.68'	07°36'44"
C38	416.00'	60.27'	30.19'	08°18'02"
C39	416.00'	54.72'	27.40'	07°32'12"
C40	416.00'	42.30'	21.17'	05°49'32"
C41	416.00'	49.19'	24.62'	06°46'30"
C42	416.00'	62.34'	31.23'	08°35'11"
C43	416.00'	44.86'	22.45'	06°10'44"
C44	25.00'	17.27'	9.00'	39°34'43"
C45	25.00'	17.28'	9.00'	39°35'32"
C46	50.00'	62.59'	36.14'	71°43'34"
C47	50.00'	38.25'	20.11'	43°49'46"
C48	50.00'	87.23'	55.55'	99°57'44"
C49	50.00'	58.89'	33.40'	67°28'54"
C50	25.00'	9.11'	4.60'	20°52'11"
C51	384.00'	63.89'	32.02'	09°31'58"
C52	384.00'	75.33'	38.09'	11°19'47"
C53	384.00'	4.55'	2.27'	00°40'42"
C54	384.00'	41.74'	20.89'	06°13'43"
C55	384.00'	34.33'	17.58'	11°10'46"
C56	384.00'	72.53'	36.37'	10°49'12"
C57	384.00'	85.06'	42.71'	12°41'32"
C58	384.00'	96.47'	48.25'	05°26'32"
C59	1749.37'	199.78'	100.00'	06°32'36"
C60	1717.37'	196.13'	98.17'	06°32'36"
C61	1088.47'	199.44'	100.00'	10°29'54"
C62	1055.47'	193.58'	97.06'	10°29'54"
C63	380.00'	19.20'	9.10'	01°32'19"
C64	1058.47'	193.94'	97.24'	10°29'54"
C65	1719.37'	196.36'	98.29'	06°32'36"

RADIAL BEARING DATA SHEET 3 OF 3

LINE	DIRECTION	LINE	DIRECTION
R1	S89°47'10"E	R31	N35°05'19"W
R2	S65°13'13"E	R32	N34°34'10"W
R3	S27°42'11"W	R33	N69°54'23"E
R4	S43°56'51"E	R34	N43°08'44"E
R5	S34°34'10"E	R35	S34°34'10"E
R6	N00°03'32"E	R36	N43°08'44"E
R7	N65°23'56"W	R37	N43°08'44"E
R8	N83°42'25"W	R38	N37°42'12"E
R9	S80°57'43"E	R39	N14°11'21"E
R10	N00°03'32"E	R40	N10°08'36"E
R11	N69°58'01"W	R41	N03°13'08"W
R12	S11°52'00"W	R42	N03°13'08"W
R13	N10°11'54"W	R43	N03°53'50"W
R14	N10°57'17"W	R44	N24°45'33"W
R15	S10°57'17"E	R45	N24°45'33"W
R16	N15°44'32"E	R46	N46°35'16"W
R17	N60°32'21"W	R47	S18°5'38"W
R18	S58°45'44"E	R48	N17°18'52"W
R19	S39°45'10"W	R49	S54°24'42"W
R20	S14°34'10"E	R50	S14°34'10"E
R21	N48°14'43"W	R51	S24°45'33"E
R22	S34°04'54"W	R52	N16°58'58"W
R23	N34°03'09"E	R53	N10°26'22"W
R24	N34°43'30"E	R54	N10°26'22"W
R25	S34°34'10"E	R55	N00°03'32"E
R26	S13°01'57"W	R56	N61°08'38"W



BASIS OF BEARING

Use South 89°50'05" East between found monuments at the North 1/4 corner and Northeast corner of Section 31.

LEGEND

- Set 5/8"x18" rebar w/yellow plastic cap (Bell PLS # 29286)
- Found monument as shown.
- (R) Record
- (F) Found
- ① Block number

NOTES

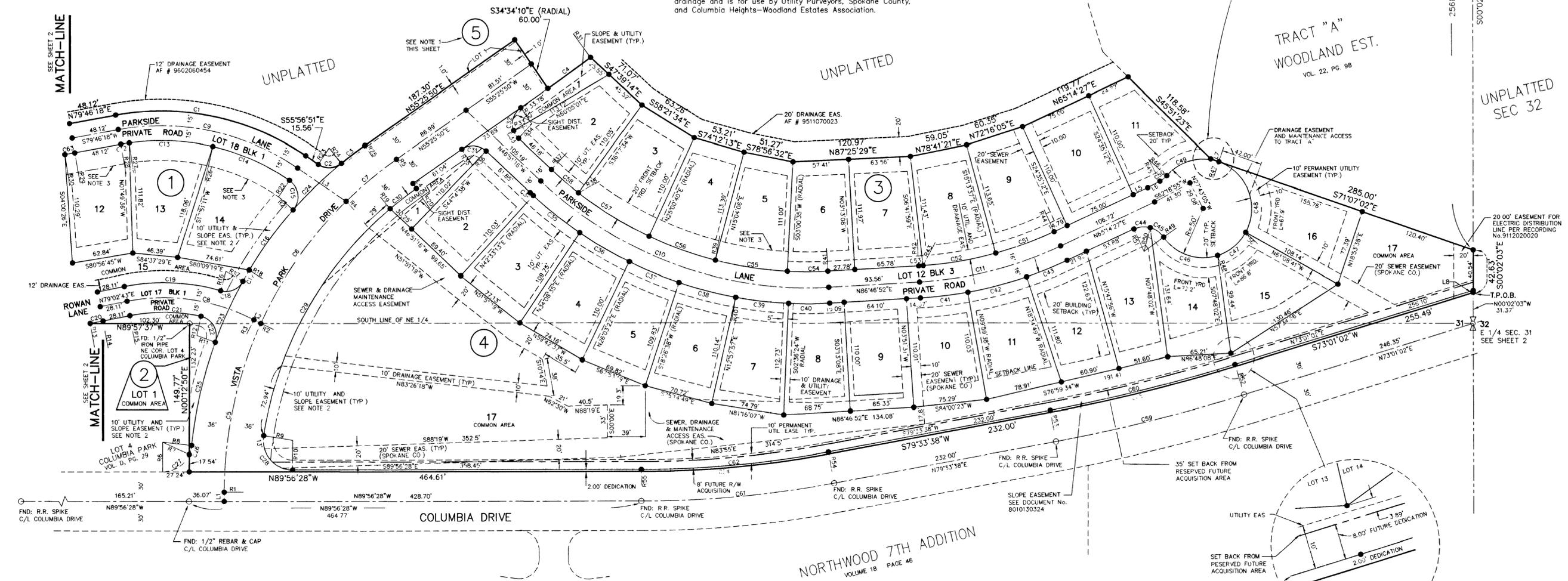
- A one foot wide strip to be held in trust until the continuation of the streets to be dedicated or deeded.
- The 10' AND 20' utility easements and slope easement is for use by Utility Purveyors, Spokane County, and the Columbia Heights-Woodland Estates Association.
- The 20' setback lines across Lots 3-5 Block 3, and 12-14 Block 1 also delineates easements for utilities and storm drainage and is for use by Utility Purveyors, Spokane County, and Columbia Heights-Woodland Estates Association.

LINE DATA SHEET 3 OF 3

LINE	DIRECTION	DISTANCE
L1	N00°12'50"E	9.42'
L2	N62°27'49"W	7.92'
L3	N55°56'51"W	60.19'
L4	S34°34'10"E	6.03'
L5	N65°14'27"E	16.52'
L6	S62°16'55"W	14.17'
L7	S71°07'02"E	8.84'
L8	N00°02'03"W	2.09'

BUILDING SETBACKS

Front yard	20 feet
Flanking private street yard	60.19 feet
Side yard	5 feet
Rear yard	15 feet



① ADDRESS/AREA DATA

LOT	ADDRESS	AREA (S.F.)
12	8620 PARKSIDE LANE	7,173 s.f.
13	8704 PARKSIDE LANE	7,697 s.f.
14	8718 PARKSIDE LANE	9,713 s.f.
15	SEE SHEET 3	
16	SEE SHEET 3	
17	SEE SHEET 3	
18	SEE SHEET 3	

③ ADDRESS/AREA DATA

LOT	ADDRESS	AREA (S.F.)
1	COMMON AREA	2,078 s.f.
2	8803 PARKSIDE LANE	7,604 s.f.
3	8807 PARKSIDE LANE	8,241 s.f.
4	8815 PARKSIDE LANE	7,064 s.f.
5	8821 PARKSIDE LANE	7,173 s.f.
6	8827 PARKSIDE LANE	7,106 s.f.
7	8835 PARKSIDE LANE	7,471 s.f.
8	8841 PARKSIDE LANE	7,661 s.f.
9	8847 PARKSIDE LANE	7,834 s.f.
10	8853 PARKSIDE LANE	8,250 s.f.
11	8859 PARKSIDE LANE	7,024 s.f.
12	PRIVATE ROAD	32,139 s.f.

④ ADDRESS/AREA DATA

LOT	ADDRESS	AREA (S.F.)
1	COMMON AREA	2,679 s.f.
2	8802 PARKSIDE LANE	7,450 s.f.
3	8806 PARKSIDE LANE	7,524 s.f.
4	8810 PARKSIDE LANE	7,239 s.f.
5	8814 PARKSIDE LANE	6,824 s.f.
6	8818 PARKSIDE LANE	7,147 s.f.
7	8822 PARKSIDE LANE	7,150 s.f.
8	8826 PARKSIDE LANE	6,976 s.f.
9	8830 PARKSIDE LANE	7,119 s.f.
10	8834 PARKSIDE LANE	7,579 s.f.
11	8838 PARKSIDE LANE	7,755 s.f.
12	8842 PARKSIDE LANE	7,406 s.f.
13	8846 PARKSIDE LANE	7,836 s.f.
14	8850 PARKSIDE LANE	7,012 s.f.
15	8854 PARKSIDE LANE	7,679 s.f.
16	8334 PARKSIDE LANE	7,740 s.f.
17	PARK	2.33 acres

⑤ ADDRESS/AREA DATA

LOT	ADDRESS	AREA (S.F.)
1	SEE SHEET 2	N/A

SQUARE FOOTAGE

Total area lotted:	10.71 acres
Total area dedicated road:	0.90 acres
Net area private road:	1.73 acres
Total area:	13.34 acres



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.

Kerrel D. Bell Date **4-8-96**

Kerrel D. Bell, Registered Professional Land Surveyor
Washington Registration No. 29286



DAVID EVANS AND ASSOCIATES, INC.
WEST 110 CATALDO
SPOKANE, WASHINGTON 99201
(509) 327-8897
PROJECT NO.: NORT-0004
DRAWING NO.: COLUMB-4.DWG
SHEET 3 OF 3 SHEETS