

### LINE DATA

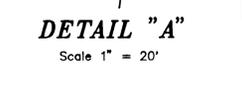
LINE	DIRECTION	DISTANCE
L1	S00°09'55"W	12.00'
L2	S00°09'55"W	18.00'
L3	N89°50'05"W	20.00'
L4	S00°09'55"W	30.00'
L5	S89°50'05"E	85.00'
L6	S00°09'55"W	62.00'
L7	S89°50'05"E	55.00'
L8	S89°50'05"E	110.00'
L9	S89°50'05"E	44.62'
L10	S00°09'55"W	25.00'
L11	S00°09'55"W	30.00'
L12	S00°09'55"W	45.53'
L13	S00°09'55"W	105.53'
L14	S00°09'55"W	65.54'
L15	N01°05'23"W	35.72'
L16	N89°52'21"W	29.47'
L17	N89°48'01"W	30.82'
L18	S89°40'13"E	30.00'
L19	S89°50'05"E	30.00'
L20	N00°09'55"E	25.00'

### LOT AREA ADDRESS

LOT	AREA (SQ. FT.)	ADDRESS
L 1 B 1	13,039	6320 N JENSEN ROAD
L 2 B 1	10,000	8305 E VISTA PARK DRIVE
L 3 B 1	10,000	8311 E VISTA PARK DRIVE
L 4 B 1	10,000	8315 E VISTA PARK DRIVE
L 5 B 1	10,000	8321 E VISTA PARK DRIVE
L 6 B 1	10,000	8405 E VISTA PARK DRIVE
L 7 B 1	10,000	8411 E VISTA PARK DRIVE
L 8 B 1	10,000	8415 E VISTA PARK DRIVE
L 9 B 1	10,000	8421 E VISTA PARK DRIVE
L 10 B 1	10,000	8505 E VISTA PARK DRIVE
L 11 B 1	14,593	8511 E VISTA PARK DRIVE
L 1 B 2	13,039	8521 E VISTA PARK DRIVE
L 2 B 2	10,000	6308 N JENSEN ROAD
L 3 B 2	10,000	8306 E VISTA PARK DRIVE
L 4 B 2	10,000	8312 E VISTA PARK DRIVE
L 5 B 2	10,000	8316 E VISTA PARK DRIVE
L 6 B 2	10,000	8322 E VISTA PARK DRIVE
L 7 B 2	10,000	8406 E VISTA PARK DRIVE
L 8 B 2	12,525	8412 E VISTA PARK DRIVE
L 9 B 2	13,039	8416 E VISTA PARK DRIVE
L 10 B 2	10,000	8422 E VISTA PARK DRIVE
L 11 B 2	10,000	8220 N JENSEN ROAD
L 12 B 2	10,000	8305 E SUNFLOWER LANE
L 13 B 2	10,000	8311 E SUNFLOWER LANE
L 1 B 3	15,139	8315 E SUNFLOWER LANE
L 2 B 3	11,093	8321 E SUNFLOWER LANE
TRACT "A"	14,093	8405 E SUNFLOWER LANE
TRACT "B"	30,000	6206 N JENSEN ROAD
L 1 B 3	8306	8306 E SUNFLOWER LANE
L 2 B 3	8312	8312 E SUNFLOWER LANE

### CURVE DATA

"A"	"B"	"C"	"D"
Δ = 06°49'08"	Δ = 01°15'18"	Δ = 01°15'18"	Δ = 06°26'08"
R = 410.00'	R = 410.00'	R = 380.00'	R = 440.00'
T = 24.43'	T = 4.49'	T = 4.16'	T = 24.74'
L = 48.79'	L = 8.98'	L = 8.32'	L = 49.42'
"E"	"W"	Δ	Δ
Δ = 01°15'18"	Δ = 07°15'25"	Δ = 90°00'00"	Δ = 69°04'31"
R = 440.00'	R = 380.00'	R = 20.00'	R = 20.00'
T = 4.82'	T = 24.10'	T = 20.00'	T = 13.76'
L = 9.64'	L = 48.13'	L = 31.42'	L = 24.11'
Δ	Δ	Δ	Δ
Δ = 138°09'01"	Δ = 25°22'44"	Δ = 43°41'46"	
R = 50.00'	R = 20.00'	R = 20.00'	
T = 130.77'	T = 4.50'	T = 8.02'	
L = 120.56'	L = 8.86'	L = 15.25'	



### BASIS OF BEARING

The Bearing of N 37°42'31"E along the centerline of Northwood Drive as shown on the Plat of NORTHWOOD 5TH ADDITION, recorded in Book 20 of Plats, page 13, was used as the basis of Bearing for this Subdivision.

### EQUIPMENT & PROCEDURE

This survey was performed with a 1 second Nikon DTM-1 Total Station Theodolite using field traverse procedures.

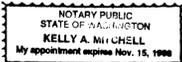
### ACKNOWLEDGMENT

STATE OF WASHINGTON ) SS  
COUNTY OF SPOKANE )

On this 29th day of AUGUST, 1995, before me personally appeared Kathleen S. Herdlein known to be Vice President of First Interstate Bank of Washington who executed the within and foregoing instrument and acknowledged the same to be her free and voluntary act and deed for the uses and purposes herein mentioned. The officer on oath stated that she was authorized to execute said instrument and that the seal affixed (if any) 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.

My commission expires Nov. 15, 1998



Kelly A. Mitchell  
Notary Public in and for the State of Washington  
Residing at Everett, Washington

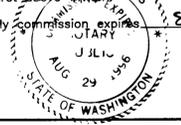
### ACKNOWLEDGMENT

STATE OF WASHINGTON ) SS  
COUNTY OF SPOKANE )

On this 1ST day of SEPT., 1995, before me personally appeared Theodore G. Gunning and Diane D. Gunning, to me known to be the President and Secretary respectively of Northwood Properties Inc., Raymond R. Gunning, a single person and Tony J. Heaton and Darlene Heaton, husband and wife, as the Corporation and individuals who executed the within and foregoing instrument, for the uses and purposes herein mentioned and stated on oath that they were authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

My commission expires 8-29-96



Carol H. Banks  
Notary Public in and for the State of Washington  
Residing at Spokane, Washington

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Northwood Properties, Inc., a Washington Corporation, Kathleen S. Herdlein of First Interstate Bank of Washington of the National Banking Association, Raymond R. Gunning and Tony J. Heaton and Darlene Heaton, husband and wife, have caused to be platted into lots, blocks and streets the land shown hereon as "PHEASANT RUN" being an unplatted portion of the N 1/2 of Section 31, T. 26 N., R. 44 E.W.M. being more particularly described as follows:

Begin at the N 1/4 corner of said Section 31; thence S 89°50'05"E, along the North line of the NE 1/4 of said Section 31, 31.42 feet to the True Point of Beginning; thence continuing S 89°50'05"E 1020.61 feet; thence S 53°39'34"W 140.29 feet; thence S 00°09'55"W 105.53 feet; thence N 89°50'05"W 44.62 feet to the beginning of a curve concave to the Southeast with a radius of 20.00 feet; thence Southwesterly, through a central angle of 69°04'31", an arc distance of 24.11 feet to the beginning of a reverse curve concave to the North with a radius of 50.00 feet; thence Southwesterly, Westerly and Northwesterly, through a central angle of 138°09'01", an arc distance of 120.56 feet to the beginning of a curve concave to the Southwest with a radius of 20.00 feet; thence Northwesterly, through a central angle of 25°22'44", an arc distance of 8.86 feet; thence S 89°50'05"E 29.47 feet; thence N 89°48'01"W 30.82 feet to a point on a curve concave to the West with a radius of 380.00 feet and a radial bearing of S 83°49'58"E; thence Northwesterly, through a central angle of 7°15'25", an arc distance of 48.13 feet; thence N 01°05'23"W 35.72 feet to the beginning of a curve concave to the East with a radius of 440.00 feet; thence Northwesterly, through a central angle of 1°15'18", an arc distance of 9.64 feet; thence N 00°09'55"E 1205.75 feet to the South right of way (R/W) line of Francis Avenue; thence S 89°40'13"E, along said R/W, 30.00 feet to the West line of said NE 1/4; thence S 89°50'05"E, along said R/W, 30.00 feet; thence N 00°09'55"E 25.00 feet to the True Point of Beginning.

Situate in the County of Spokane, State of Washington.

The public water system, pursuant to the Water Plan approved by county and state health authorities, the local fire protection district, County Building 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 plattee does hereby dedicate forever the streets 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.

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 that may interfere with the construction, maintenance and operation of same.

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

Future road easements, as needed are hereby granted to Spokane County for construction purposes along all public roads.

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 maintenance of the private road as provided herein.

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 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.

Lots 1 thru 5 Block 4 as shown hereon are dedicated to Spokane County to be deeded for road purposes forever at such time as adjacent property is platted.

The owners of Lots 9 through 13 inclusive of Block 2 and Lots 1 and 2 of Block 3 shall have a 1/7 ownership interest in Sunflower Lane (Tract "A") and shall be responsible for all taxes and liens which may become due on said Tract "A". The private road, Sunflower Lane, CANNOT be sold or transferred regardless of any provisions in covenants to the contrary without express approval by Spokane County and shall be considered subservient estates for tax purposes to the other lots created herein.

Spokane County is hereby granted the right of ingress and egress to Sunflower Lane.

The private roads, as shown hereon, are easements which provide a means of ingress and egress for those lots within the Plat having frontage thereon, and are subject to the separate DECLARATION OF COVENANT as recorded 9/28/95 under Auditor's Document No. 9509180297, which by reference is made a part hereof.

Tract "B", as hereby dedicated to Spokane County.

Subject to Covenant, Conditions and Restrictions contained in the Declaration of Covenants, Conditions and Restrictions for Pheasant Run recorded 9/28/95, as Auditor's Document No. 9509180297.

The drainage easements, lots and tracts are subject to separate Declaration of Covenant as recorded 9/21/95 under Auditor's Document No. 9509180311, which by reference is made a part hereof.

Drainage easements, as platted and shown hereon, which are for the purposes of installing, operating and maintaining drainage ponds and drainage facilities, as conditions of plat approval, are hereby granted to Spokane County, the public, and the Pheasant Run Homeowners Association.

Maintenance of the drainage facilities are subject to a separate STORMWATER MAINTENANCE AGREEMENT as recorded Oct 10, 1995 under Auditor's Document No. 9510180054, which by reference is made a part hereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this        day of       , 1995

NORTHWOOD PROPERTIES, INC. FIRST INTERSTATE BANK OF WASH., N.A.

Theodore G. Gunning Diane D. Gunning Kathleen S. Herdlein  
Theodore G. Gunning, President Diane D. Gunning, Secretary Kathleen S. Herdlein, Vice President

Raymond R. Gunning Tony J. Heaton Darlene Heaton  
Raymond R. Gunning, Secretary Tony J. Heaton, Darlene Heaton

Attorney In Fact

Found 1/2" Rebar w/ plastic cap A & C, 20' West of Sec. Cor.

NE corner Section 31  
Found 1-1/2" Iron Pipe  
RPs:  
Tack in 22" Pine N 09'E, 41.34'  
Tack in Pwr Pole N 84'W, 59.32'  
Tack in Pwr Pole S 14'W, 40.70'

Found 1/2" Rebar w/ plastic cap marked A & C, 20' South of Sec. Cor.

9510180001  
BOOK 23  
Page 61  
Plat # 3277

### AUDITOR'S CERTIFICATE

I hereby certify that the required taxes on the herein platted land have been paid this 17 day of October, 1995.

Linda M. Wolston a Public  
County Treasurer

### COUNTY OFFICIALS

COUNTY TREASURER  
I hereby certify that the required taxes on the herein platted land have been paid this 17 day of October, 1995.

Linda M. Wolston a Public  
County Treasurer

COUNTY ASSESSOR  
Examined and approved this 18 day of OCTOBER, 1995.

S. Cooney By Robert J. Fisham  
County Assessor

COUNTY ENGINEER  
Examined and approved this 9th day of October, 1995.

W. C. Johnson  
County Engineer

UTILITIES DIRECTOR  
Examined and approved this 8th day of September, 1995.

James O. Lyot  
Utilities Director

PLANNING DIRECTOR  
Examined and approved this 7th day of Oct., 1995.

Heidi We  
Planning Director

HEALTH OFFICER  
Examined and approved this 11th day of Oct., 1995.

Wanda Howard  
Health Officer

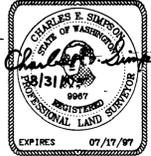
SPOKANE COUNTY COMMISSIONERS  
This Plat was approved and accepted by the County Commissioners of Spokane County, Washington on this 17th day of October, 1995.

Charles E. Simpson  
Commissioners Chairperson

### 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.

Charles E. Simpson  
Charles E. Simpson P.E. & L.S. #9967  
Professional Engineer and Land Surveyor



### FINAL PLAT OF

# PHEASANT RUN

A PLAT IN A PORTION OF  
THE N 1/2 OF SEC. 31, T26N, R44 EWM  
SPOKANE COUNTY, WASHINGTON

Founded 1948  
**Simpson Engineers, Inc.**  
CIVIL ENGINEERS & LAND SURVEYORS  
N. 909 ARGONNE ROAD, SPOKANE, WA, 99212-2789  
PHONE (509) 926-1322 FAX (509) 926-1323

3277 2361