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REQUEST OF *W. G. G.*
Feb 24 10 13 AM '95

Woodland Park Drive - RF No. 2531
Assessors Parcel Nos.: 46311.9003 and 46315.9066
P - 1729

WILLIAM
ADD: FOR
SPOKANE COUNTY, WASH.

Att. Janice

SPOKANE COUNTY ENGINEERING DEPARTMENT
Spokane County, Washington

NO. 1701 PAGE 236

DRAINAGE AND MAINTENANCE ROAD EASEMENT

The Grantors, Theodore G. and Diane D. Gunning, Husband and Wife, Northwood Properties Inc., A Washington Corporation and First Interstate Bank of Washington, of the County of Spokane, State of Washington, for and in consideration of Mutual Benefits, the receipt of which is hereby acknowledged, grants to The Public and the County of Spokane, State of Washington, a Drainage Easement over, under, and across the following described real property situated in the County of Spokane, State of Washington:

A 10.00 foot drainage easement over a portion of the Northeast Quarter (NE 1/4) of Section 31, Township 26 North, Range 44 East, W.M. Spokane County, Washington, lying Northerly of and contiguous of the following described line:

BEGINNING at the northeast corner of Lot 3 Block 1 of WOODLAND PINES, as recorded in Book 20 of Plats, Page 70, the next 3 courses along the Northerly and Easterly lines of said WOODLAND PINES; thence N.80°08'19"W., a distance of 171.89 feet; thence N.01°41'53"W., a distance of 72.80 feet; thence N.28°07'36"E., a distance of 170.00 feet to a point on a non tangent curve concave to the North with a radius of 184.72 feet and a radial bearing of S.28°07'36"W., said point being the True Point of Beginning of said described line; thence Southeasterly through a central angle of 28°07'30", an arc distance of 90.68 feet to the end of curve; thence S.89°59'54"E., a distance of 142.83 feet to the beginning of a curve concave to the North with a radius of 725.00 feet; thence Northeasterly, through a central angle of 17°48'17", an arc distance of 225.29 feet to the end of curve; thence N.72°11'49"E., a distance of 155.66 feet to the beginning of a curve concave to the South with a radius of 325.00 feet; thence Easterly through a central angle of 18°56'54", an arc distance of 107.48 feet to the end of curve; thence S.88°51'17"E., a distance of 28.36 feet to the beginning of a curve concave to the Northwest with a radius of 125.00 feet; thence Northeasterly, through a central angle of 75°13'56", an arc distance of 164.13 feet to the beginning of a reverse curve concave to the Southeast with a radius of 739.48 feet; thence Northeasterly, through a central angle of 44°53'24", an arc distance of 579.37 feet to the end of said described line.

Situate in the County of Spokane, State of Washington.

Drainage Easements, as described hereinabove are for the purpose of installing, operating and maintaining drainage facilities to dispose of runoff. The County of Spokane is hereby granted the right of ingress and egress to all Drainage Easements. The property owner shall maintain the drainage area with a permanent live cover of dryland type grasses, with optional shrubbery and/or trees, which do not obstruct the flow and percolation of storm drainage water in the drainage area as indicated by the approved plans.

The Grantor will construct the drainage facilities in conformance with the approved plans on file in the County Engineers Office.

The property owners or their successors in interest shall maintain the drainage facilities in conformance with the approved plans on file in the Engineers Office.

The property owner or his representative shall inform each succeeding purchaser of all Drainage Easements on the property and his responsibility for maintaining drainage facilities within said Drainage Easements.

The Drainage Easement described hereinabove is to and shall run with the land. No modification of the boundaries of said Drainage Easement can be made without the prior approval of Spokane County.

R. E. Excise Tax Exempt

Date Feb 24, 1995
Spokane County Treas.

By *[Signature]*

Whenever the property owners or their successors in interest fail to maintain the drainage facilities in conformance with the approved Drainage Plan, a notice will be given to the individual lot owners or their successors in interest by the County. If not corrected after ten (10) days, the County has the right to correct the maintenance failure or have it corrected at the expense of the individual lot owners or their successors in interest.

Spokane County does not accept the responsibility of maintaining the drainage course on private lots within Drainage Easements or floodplain areas, nor the responsibility for any drainage whatsoever, including but not limited to inverse condemnation to any properties due to deficient construction and/or maintenance of drainage courses in Drainage Easements on private property.

This Drainage Easement will terminate at such time the described areas are platted.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 17th day of February, 1995.

By: Theodore G. Gunning
Theodore G. Gunning

By: Diane D. Gunning
Diane D. Gunning

STATE OF WASHINGTON
COUNTY OF SPOKANE

ss

I certify that I know or have satisfactory evidence that Theodore G. and Diane D. Gunning, Husband and Wife, are the persons who appeared before me, and said persons acknowledged that they signed this instrument, and acknowledged it as their free and voluntary act, for the uses and purposes mentioned in the instrument.

Dated this 17th day of February, 1995.



Karol A. Banks
Notary Public
In and for the State of Washington,
residing at Spokane.
My appointment expires 8-29-96

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this 17th day of February, 1995.

NORTHWOOD PROPERTIES INC.
A WASHINGTON CORPORATION

By: *Theodore G. Gunning*
Theodore G. Gunning, President

STATE OF WASHINGTON)
COUNTY OF SPOKANE) ss

I certify that I know or have satisfactory evidence that Theodore G. Gunning is the individual who appeared before me, and said individual acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of Northwood Properties Inc., A Washington Corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 17th day of February, 1995.



Karol A. Banks
Notary Public
In and for the State of Washington,
residing at Spokane.
My appointment expires: 8-29-96

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this 16th day of FEBRUARY, 1995.

FIRST INTERSTATE BANK OF WASHINGTON, N.A.

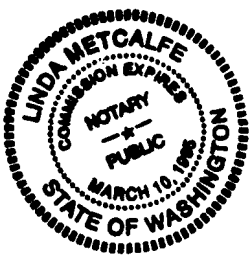
By: *Kathleen Sheridan*
VICE PRESIDENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE (King)) ss

I certify that I know or have satisfactory evidence that KATHLEEN SHERIDAN

is/are the individual(s) who appeared before me, and said individual(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they was/were authorized to execute the instrument and acknowledged it as the VICE PRESIDENT of First Interstate Bank of Washington, N.A. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 16th day of FEBRUARY, 1995.



Linda Metcalfe
Notary Public
In and for the State of Washington,
residing at Spokane. FSSAQ-AIT
My appointment expires: 3-10-95

EXHIBIT "A"

**DRAINAGE AND MAINTENANCE ROAD EASEMENT
(WOODLAND ESTATES TO TRACT "A")**

A ingress/egress and utility easement over, under and across that portion of the E 1/2 of Section 31, T. 26 N., R. 44 E.W.M. described as follows:

Begin at the SE corner of Lot 2 Block 1 "WOODLAND PINES", as recorded in Book 20 of Plats, page 70; thence S 80°08'19"E, along the North line of Lot 3 of said Block 1, 171.89 feet to the NE corner of said Lot 3; thence N 89°31'57"E 186.63 feet to a point on a non-tangent curve concave to the Northeast with a radius of 175.00 feet and a radial bearing of S 35°50'21"W; thence Northwesterly, through a central angle of 40°09'45", an arc distance of 122.67 feet to the end of curve; thence N 13°59'54"W 66.06 feet; thence S 80°43'22"E 54.43 feet; thence S 13°59'54"E 44.55 feet to the beginning of a curve concave to the Northeast with a radius of 125.00 feet; thence Southeasterly, through a central angle of 68°41'50", an arc distance of 149.87 feet; thence on a non-tangent bearing of N 78°19'48"E 212.88 feet; thence N 72°16'09"E 107.01 feet; thence N 85°43'11"E 121.79 feet to the True Point of Beginning; thence S 85°43'11"W 15.22 feet; thence S 13°57'51"E 54.18 feet to the beginning of a nontangent curve concave to the Southeast with a radius of 2518.63 feet and a radial bearing of N 17°13'48"W; thence Northeasterly, through a central angle of 14°20'53", an arc distance of 630.72 feet to the beginning of a compound curve concave to the South with a radius of 5896.74 feet; thence Easterly, through a central angle of 05°32'55", an arc distance of 571.05 feet to the beginning of a nontangent curve concave to the Northwest with a radius of 1970.00 feet and a radial bearing of S 55°08'08"E; thence Southwesterly, through a central angle of 20°06'17", an arc distance of 691.26 feet to the end of curve; thence S 54°58'09"W 154.88 feet to the beginning of a curve concave to the Southeast with a radius of 440.00 feet; thence Southwesterly, through a central angle of 52°54'51", an arc distance of 406.35 feet to the North right of way (R/W) line of Columbia Drive; thence S 89°57'13"E, on a nontangent line along said North R/W, 60.04 feet to a point on a nontangent curve concave to the Southeast with a radius of 380.00 feet and a radial bearing of N 87°37'40"W; thence Northeasterly, through a central angle of 52°35'49", an arc distance of 348.84 feet to the end of curve; thence N 54°58'09"E 85.49 feet; thence S 47°18'57"E 77.76 feet to the beginning of a curve concave to the Northeast with a radius of 415.00 feet; thence Southeasterly, through a central angle of 46°21'36", an arc distance of 335.79 feet to the end of curve; thence N 86°19'27"E 93.54 feet to the beginning of a curve concave to the Northwest with a radius of 415.00 feet; thence Northeasterly, through a central angle of 17°01'23", an arc distance of 123.30 feet to the end of curve; thence N 69°18'04"E 233.63 feet to the Southerly line of Tract "A" as per "WOODLAND ESTATES"; thence N 71°06'22"W, along said line, 47.07 feet; thence S 69°18'04"W 197.35 feet to the beginning of a curve concave to the Northwest with a radius of 385.00 feet; thence Southwesterly, through a central angle of 17°01'23", an arc distance of 114.39 feet to the end of curve; thence S 86°19'27"W 93.54 feet to the beginning of a curve concave to the Northeast with a radius of 385.00 feet; thence Northwesterly, through a central angle of 46°21'36", an arc distance of 311.52 feet to the end of curve; thence N 47°18'57"W 71.23 feet; thence N 54°58'09"E 38.69 feet to the beginning of a curve concave to the Northwest, with a radius of 2030.00 feet; thence Northeasterly, through a central angle of 22°46'23", an arc distance of 806.85 feet to the beginning of a nontangent curve concave to the South with a radius of 5946.74 feet and a radial bearing of N 03°37'23"E; thence Westerly, through a central angle of 06°30'18", an arc distance of 675.16 feet to the beginning of a compound curve concave to the Southeast with a radius of 2568.63 feet; thence Southwesterly, through a central angle of 13°56'58", an arc distance of 625.37 feet; thence N 13°57'15"W 0.74 feet to the True Point of Beginning.

Situate in the County of Spokane, State of Washington.

