

FINAL PLAT OF
SUGAR PINES-WOODLAND ESTATES

A PLANNED UNIT DEVELOPMENT
BEING A PORTION OF THE NE 1/4 OF SECTION 31,
TOWNSHIP 26 NORTH, RANGE 44 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON
SHEET 1 OF 2

3443 #4423756 BK 26 pg 17
SPOKANE COUNTY AUDITOR
Filed for record by Northwood Properties
this 21 day of Oct 1999 at 49
minutes past 2 o'clock P.M. and recorded
in Book 26 of Plats at Page 1718
Records of Spokane County, Washington.
A. W. B.
Spokane County Auditor

SPOKANE COUNTY DIVISION
OF BUILDING AND PLANNING
Examined and approved this 15th day
of October 1999
A. W. B.
Spokane County Director of Building and Planning

SPOKANE COUNTY DIVISION
OF ENGINEERING AND ROADS
Examined and approved this 5th day
of October 1999
W. C. Johnson
Spokane County Engineer

SPOKANE COUNTY DIVISION OF UTILITIES
Examined and approved this 15th day
of October 1999
Spokane County Utilities

SPOKANE REGIONAL HEALTH DISTRICT
Examined and approved this 15th day
of October 1999
Spokane Regional Health Officer

SPOKANE COUNTY TREASURER
I, Treasurer of Spokane County, Washington,
do hereby certify that all taxes which have
been levied and become chargeable
against the land shown within this map and
described in the dedication of this date
have been fully paid, satisfied and discharged.
Dated this 21 day of October 1999
Spokane County Treasurer

SPOKANE COUNTY ASSESSOR
Examined and approved this 13th day
of October 1999
Spokane County Assessor

SPOKANE COUNTY COMMISSIONERS
This plat was approved and
accepted by the County Commissioners
of Spokane County, Washington
this 13th day of October 1999
Spokane County Commissioners

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.
JEFF R. WILEY, P.L.S.
CERTIFICATE NO 22354
9-16-99
DATE

FILE: Drawing: D:\LANDTEK\1999\NORTHWD\99-0013\SUGAR-FP.DWG
September 15, 1999 8:54:27 a.m.
LandTek, LLC
PROFESSIONAL LAND SURVEYORS
9209 E. MISSION AVENUE, SUITE "A"
SPOKANE, WASHINGTON 99206
(509)926-2821 • FAX (509)926-2736

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 Key Bank of Washington, as deed of trust beneficiary, have caused to be platted into lots, blocks and streets the land shown hereon as SUGAR PINES-WOODLAND ESTATES P.U.D., being a portion of the northeast quarter of Section 31, Township 26 North, Range 44 East, Willamette Meridian, described as follows:

COMMENCING at the southeast corner of said northeast quarter; thence North 00°00'36" West 74.00 feet along the east line of said northeast quarter, to the southeast corner of Tract "A", WOODLAND ESTATES, as per plat thereof recorded in Book 22 of Plats, Page 98, and the northeast corner of Lot 17, Block 4 of COLUMBIA HEIGHTS-WOODLAND ESTATES as per plat thereof recorded in Volume 23 of Plats, Pages 99, 100 and 101; thence along the line common to said COLUMBIA HEIGHTS-WOODLAND ESTATES and said Tract "A" the following two (2) courses: (1) North 71°05'35" West 285.00 feet; (2) North 45°49'56" West 118.51 feet to the northeast corner of Lot 11, Block 3 of said COLUMBIA HEIGHTS-WOODLAND ESTATES, and the POINT OF BEGINNING; thence along the northerly boundary of said Block 3 the following eight (8) courses: (1) South 65°15'13" West 120.01 feet; (2) South 72°23'41" West 60.22 feet; (3) South 78°42'53" West 59.06 feet; (4) South 87°26'19" West 121.01 feet; (5) North 79°05'44" West 51.22 feet; (6) North 74°05'39" West 53.20 feet; (7) North 58°17'09" West 63.26 feet; (8) North 47°34'49" West 71.05 feet to the easterly right of way line of Vista Park Drive, dedicated per Auditor's File No. 9604080441; thence along the easterly, northerly and westerly boundaries of said Vista Park Drive the following three (3) courses: (1) northeasterly along the arc of a 2030.00 foot radius nontangent curve to the left, the center of which bears North 36°03'50" West, through a central angle of 02°46'05", an arc length of 98.08 feet; (2) North 38°49'55" West 60.00 feet to a point on a 1970.00 foot radius non-tangent curve to the right, the center of which bears North 38°49'55" West; (3) southwesterly along said 1970.00 foot radius curve, through a central angle of 01°25'43", an arc length of 49.12 feet to the beginning of a 20.00 foot radius compound curve to the right, the center of which bears North 37°24'12" West, being a point on the northerly boundary of COLUMBIA HEIGHTS-WOODLAND ESTATES 1ST ADDITION, per plat thereof recorded in Volume 24 of Plats, Pages 83, 84 and 85; thence along the northerly boundary of said COLUMBIA HEIGHTS-WOODLAND ESTATES 1ST ADDITION the following five (5) courses: (1) southwesterly along said compound curve through a central angle of 75°37'46", an arc length of 26.40 feet to the beginning of a 266.00 foot radius reverse curve to the left, the center of which bears South 38°13'34" West; (2) northwesterly along said reverse curve through a central angle of 46°50'45", an arc length of 217.49 feet; (3) South 81°22'49" West 258.18 feet to the beginning of a 584.00 foot radius tangent curve to the right; (4) westerly along said curve through a central angle of 09°36'32", an arc length of 97.94 feet; (5) North 89°00'39" West 11.19 feet; thence North 16°59'38" West 74.42 feet; thence North 74°57'57" East 114.82 feet to the beginning of a 215.50 foot radius non-tangent curve to the right, the center of which bears South 41°22'04" East; thence northeasterly along said curve through a central angle of 32°43'12", an arc length of 123.07 feet; thence North 81°21'08" East 136.13 feet to the beginning of a 515.50 foot radius tangent curve to the right; thence southeasterly along said curve through a central angle of 31°11'59", an arc length of 280.71 feet to the beginning of a 265.50 foot radius compound curve to the right, the center of which bears South 22°33'07" West; thence southeasterly along said curve through a central angle of 19°35'02", an arc length of 90.75 feet to the beginning of a 20.00 foot radius reverse curve to the left, the center of which bears North 42°08'09" East; thence easterly along said curve through a central angle of 85°18'17", an arc length of 29.78 feet; thence South 50°07'02" East 60.43 feet to the beginning of a 1475.00 foot radius non-tangent curve to the left, the center of which bears North 43°27'11" West; thence northeasterly along said curve through a central angle of 3°31'56", an arc length of 90.93 feet; thence South 71°19'54" East 111.89 feet; thence North 81°45'11" East 145.02 feet; thence South 33°39'06" East 97.72 feet to a point on the westerly line of said Tract "A"; thence along the westerly lines of said Tract "A" the following three (3) courses: 1) South 30°57'29" West 50.18 feet; 2) South 17°02'52" East 60.00 feet; 3) South 45°49'56" East 36.49 feet to the Point of Beginning; situate in the County of Spokane, State of Washington.

Utility easements shown on the herein described plot 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.

Easements for sidewalk access and maintenance over and across Lot 1, Block 1, and Lot 1, Block 2, as necessary to accommodate future sidewalk construction, are hereby granted to Spokane County.

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 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 Plat(s) hereby dedicate forever Vista Park Drive as shown hereon for public road purposes.

The private roads and/or common areas shown on this plat are hereby dedicated to the Sugar Pines Addition-Woodland Estates Homeowners Association created by document recorded May 7, 1999 under State Document No. 601 95 3022.

The private roads and common areas cannot be sold or transferred, regardless of any provision in the covenants to the contrary, 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 as shown hereon provide a means of ingress and egress for those lots within the subdivision having frontage thereon.

Lot 1, Block 4, 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 Fells Field. An aviation over-flight assessment granted to the City of Spokane, Spokane County, and the United States of America exists for the plot and is recorded under Auditors Document No. 8303220183.

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

Future slope easements as required by Spokane County along Vista Park Drive are hereby granted.

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 _____ under Auditor's Document No. _____ and per the MAINTENANCE AGREEMENT recorded under Auditor's Document No. _____, which by reference is made a part 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 Oct 1 1999 #9 under Auditor's Document No. 4417996 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 swales and drainage facilities, as conditions of plat approval, are hereby granted to Spokane County, the public, and the Sugar Pines-Woodland Estates Homeowners Association.

The private roads and drainage easements are subject to the separate DECLARATION OF COVENANT as recorded May 21, 1999 under Auditor's Document No. 4370560 which by reference is made a part hereof.

The property being platted herein, or portions of said property, is subject to the following: Liability to future assessments by Posadena Park Irrigation District No. 17.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF granted to Pacific telephone and Telegraph Company, recorded April 25, 1949 under Auditor's Recording No. 875318A.

AVIGATION EASEMENT AND THE TERMS AND CONDITIONS THEREOF, acquired by City of Spokane and County of Spokane, recorded March 22, 1983 under Auditor's Recording No. 8303220183.

DRAINAGE AND MAINTENANCE ROAD EASEMENT AND THE TERMS AND CONDITIONS THEREOF granted to The Public and the County of Spokane, recorded February 24, 1995 under Auditor's Recording No. 9502240098.

DRAINAGE EASEMENT AND THE TERMS AND CONDITIONS THEREOF granted to The Public of the County of Spokane, recorded November 7, 1995 under Auditor's Recording No. 9511070022.

DRAINAGE EASEMENT AND THE TERMS AND CONDITIONS THEREOF granted to The Public of the County of Spokane, recorded November 7, 1995 under Auditor's Recording No. 9511070023.

DRAINAGE EASEMENT AND THE TERMS AND CONDITIONS THEREOF granted to The Public of the County of Spokane, recorded November 7, 1995 under Auditor's Recording No. 9511070024.

DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF, beneficiary being Key Bank of Washington, recorded August 15, 1996 under Auditor's Recording No. 4025754.

Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Sugar Pine-Woodland Estates, recorded August 6, 1999 under Auditor's Recording No. 4399222.

IN WITNESS WHEREOF, the aforesaid owners and beneficiaries have hereunto set their signatures.

NORTHWOOD PROPERTIES, INC.
Theodore G. Gunning, President
Northwood Properties, Inc.
a Washington Corporation

Theodore G. Gunning
Diane D. Gunning
Individually

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE) ss

On this 14th day of September 19 99
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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written. My commission expires 1-15-01

Wendy L. Johnson
Notary Public in and for the State of Washington,
Residing at 1-15-01

NATIONAL ASSOCIATION
KEY BANK OF WASHINGTON

Kathleen S. Herdlein
Kathleen S. Herdlein, Vice President

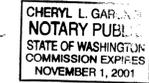
ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE) ss

On this 20th day of SEPTEMBER 19 99
before me personally appeared KATHLEEN S. HERDLEIN, to me known to be VICE PRESIDENT of NATIONAL ASSOCIATION KEY BANK OF WASHINGTON, 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written. My commission expires 11-01-01

Cheryl L. Garber
Notary Public in and for the State of Washington,
Residing at King County



LP 1720E-1

26/17

FINAL PLAT OF SUGAR PINES-WOODLAND ESTATES

A PLANNED UNIT DEVELOPMENT
BEING A PORTION OF THE NE 1/4 OF SECTION 31,
TOWNSHIP 26 NORTH, RANGE 44 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON
SHEET 2 OF 2

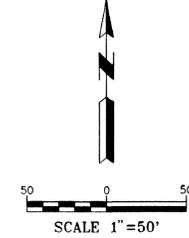
#3443

4423756 BK26 pg 18

SPOKANE COUNTY AUDITOR

Filed for record by Northwood Properties
this 21 day of Oct, 1999, at 49
minutes past 2 o'clock A.M., and recorded
in Book 26 of Plats at Page 1718
Records of Spokane County, Washington.

A. Wiley
Spokane County Auditor



LEGEND

- SET 1/2" X 24" REBAR WITH PLASTIC CAP MARKED "PLS 22354" AT ALL PROPERTY CORNERS AND ALL CENTERLINE ALIGNMENT POINTS
- FOUND 1/2" REBAR AND CAP "BELL PLS 29286"
- RB REBAR
- I.P. IRON PIPE
- U.E. UTILITY EASEMENT
- (R) RADIAL BEARING
- S.B. BUILDING SETBACK
- A.F. NO. AUDITOR'S FILE NUMBER
- P.O.B. POINT OF BEGINNING
- C# CURVE DATA CALLOUT
- L# LINE DATA CALLOUT
- R# RADIAL BEARING CALLOUT

BUILDING SETBACKS

- FRONT YARD 20 FEET
- FLANKING PRIVATE STREET YARD 20 FEET
- FLANKING PUBLIC STREET YARD 25 FEET
- SIDE YARD 5 FEET PER STORY
- REAR YARD 15 FEET

BASIS OF BEARINGS

THE BEARING OF N 00°12'30" E ALONG THE WEST LINE OF THE NE 1/4 OF SEC 31, T26N, R44E, W.M. PER PLAT OF NORTHWOOD 5TH ADDITION, RECORDED IN BOOK 20, PAGE 13.

EQUIPMENT & PROCEDURES

THIS SURVEY WAS PERFORMED WITH A TOPCON GTS302 THREE SECOND TOTAL STATION, USING TRAVERSE PROCEDURES.

SURVEYOR'S CERTIFICATE

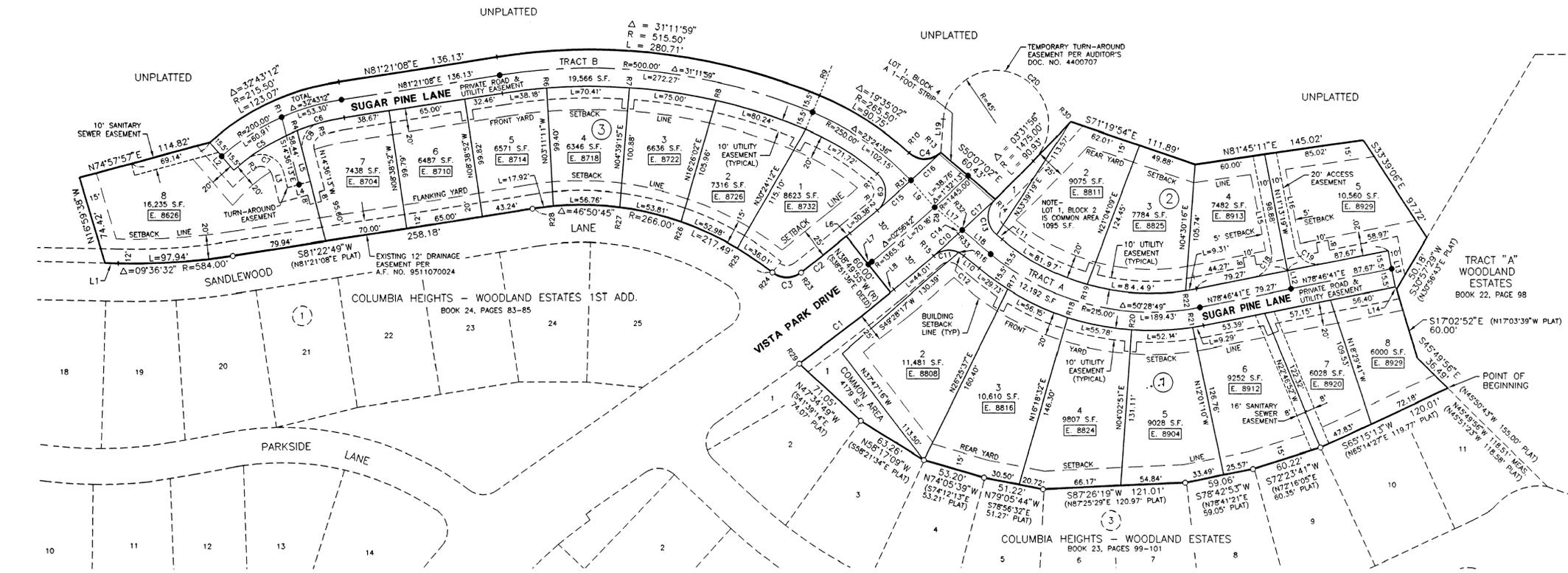
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.



JEFF R. WILEY, P.L.S.
CERTIFICATE NO 22354
9-16-99
DATE

FILE: Drawing: D:\LANDTEK\1999\NORTHWOOD-99-00133\SLUGAR-FP.DWG, September 15, 1999 8:54:27 a.m.

LandTek, LLC
PROFESSIONAL LAND SURVEYORS
9209 E. MISSION AVENUE, SUITE "A"
SPOKANE, WASHINGTON 99206
(509)926-2821 • FAX (509)926-2736



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	02°46'05"	2030.00'	98.08'	49.05'	98.07'
C2	01°25'43"	1970.00'	49.12'	24.56'	49.12'
C3	75°37'46"	20.00'	26.40'	15.92'	24.52'
C4	85°18'17"	20.00'	29.78'	18.42'	27.10'
C5	19°48'01"	184.50'	63.76'	32.20'	63.44'
C6	12°55'11"	184.50'	41.60'	20.89'	41.52'
C7	112°16'52"	20.00'	39.19'	29.81'	33.22'
C8	89°10'28"	20.00'	31.13'	19.71'	28.08'
C9	99°47'23"	20.00'	34.83'	23.75'	30.59'
C10	01°08'15"	1395.12'	27.70'	13.85'	27.70'
C11	64°38'54"	20.00'	22.65'	12.65'	21.38'
C12	15°16'57"	20.00'	5.33'	2.68'	5.32'
C13	97°17'19"	20.00'	33.96'	22.72'	30.02'
C14	00°11'02"	1475.00'	4.73'	2.37'	4.73'
C15 (TOTAL)	01°38'28"	1335.12'	38.24'	19.12'	38.24'
C16	01°23'32"	1415.00'	34.38'	17.19'	34.38'
C17	01°29'31"	1475.00'	38.41'	19.12'	38.41'
C18	90°00'00"	20.00'	31.42'	20.00'	28.28'
C19	90°00'00"	20.00'	31.42'	20.00'	28.28'
C20	220°33'55"	45.00'	173.23'	121.76'	84.42'

RADIAL BEARINGS

RADIAL	DIRECTION
R1	S23°55'04"E
R2	N41°46'37"W
R3	S36°53'04"E
R4	S21°34'03"E
R5	S19°25'45"E
R6	S04°07'57"E
R7	S04°11'37"W
R8	S13°03'49"W
R9	S22°33'07"W
R10	N42°08'09"E
R11	S40°04'28"W
R12	N40°08'09"W
R13	N43°10'08"W
R14	N43°27'11"W
R15	S40°38'21"E
R16	S23°58'33"W
R17	N31°52'09"E
R18	N17°54'44"E
R19	N15°43'04"E
R20	N04°02'51"E
R21	N08°54'44"W
R22	N08°32'51"W
R23	N37°24'12"W
R24	N38°13'34"E
R25	S30°28'09"W
R26	S19°03'27"W
R27	S07°27'58"W
R28	S04°45'34"E
R29	N36°03'50"W
R30	N46°59'06"W
R31	S45°57'43"W
R32	N41°57'38"E
R33	N41°46'37"W
R34	N41°46'37"W

LINE DATA

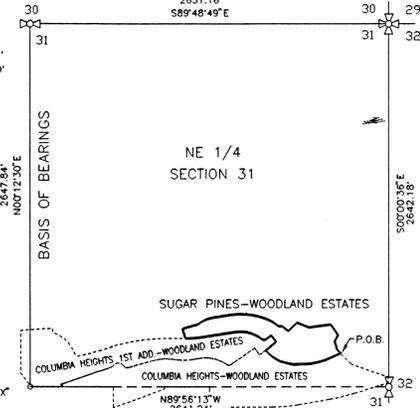
LINE	DIRECTION	DISTANCE
L1	N89°00'39"W	11.19'
L2	N41°46'37"W	31.00'
L3	S14°36'13"E	13.30'
L4	N75°34'46"E	20.00'
L5	S14°36'13"E	25.56'
L6	N51°10'05"E	3.82'
L7	N51°10'05"E	3.82'
L8	N51°10'05"E	3.82'
L9	S42°08'59"E	30.00'
L10	S50°44'30"E	16.96'
L11	S30°44'30"E	6.12'
L12	N11°13'19"W	15.50'
L13	S11°13'19"E	31.00'
L14	N33°17'06"W	2.21'
L15	N11°13'19"W	79.40'
L16	N11°13'19"W	78.36'
L17	S50°44'30"E	30.36'
L18	S50°44'30"E	31.33'
L19	N04°12'57"E	28.11'

PLAT DATA

TOTAL PLAT AREA	4.74 AC.
NUMBER OF BUILDING LOTS	19
COMMON AREA	5274 S.F.
PRIVATE ROADS AREA	31,758 S.F.
PUBLIC RIGHT-OF-WAY DEDICATION AREA	6785 S.F.

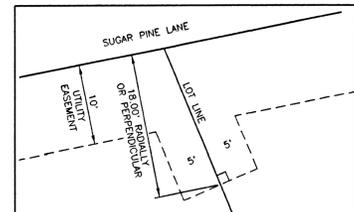
NORTH 1/4 SEC. 31
FOUND 1" IRON PIPE
R.P.'s TACK & TAG (7317) IN
POWER POLE, N66E, 34.81'
POWER POLE, S60W, 42.20'
16" PINE, N6W, 62.69'

NORTH EAST CORNER SEC. 31
FOUND 1/2" IRON PIPE
R.P.'s IN:
22" PINE, N12E, 41.10'
16" PINE, N62E, 56.45'
POWER POLE, N84W, 59.22'



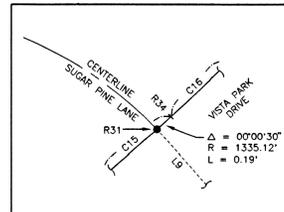
SECTION BREAKDOWN

NOT TO SCALE



TYPICAL WATER SERVICE EASEMENT DETAIL

NOT TO SCALE
-- NOT TO SCALE --
LOTS 213, 415, 617 BLOCK 1
LOTS 213, BLOCK 2
LOTS 211, 415, 616 BLOCK 3
SIMILAR AT LOTS 817 BLOCK 3



INTERSECTION DETAIL

NOT TO SCALE

9-16-99 *Sharon L. Gunnig*
9-16-99 *Diane S. Gunnig*

LL1500E-2

26/18