

After Recording Return To: Spokane County Engineer
Attn.: Right of Way Department



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Page: 1 of 11
08/24/1999 09:52A
Spokane Co. WA

Document Title: Drainage Easement
Grantor(s): Northwood Properties
Grantee(s): Spokane County, Government
Legal Description: Portions of NE ¼ of Section 31, T 26 N., R 44 E., W.M., Spokane County, WA
Additional Legal Description: See Page 1, Attachments "A" through "D" and Exhibits "A" through "D"
Assessor's Tax Parcel Number(s): 46311.9083
Reference Number: _____

Log In Date: August 13, 1999 Requested by: Spokane County Engineer Prepared by: Ed Parry
Purpose: Drainage Easement Road Files No: 2531 Road Name(s): Woodland Park Drive

SPOKANE COUNTY DIVISION OF ENGINEERING
Spokane County, Washington

DRAINAGE EASEMENT

IN THE MATTER OF WOODLAND PARK DRIVE, ROAD FILE NO. 2531, THE PLAT OF WOODLAND ESTATES, SPOKANE COUNTY PROJECT No. PE-1729.

KNOW ALL MEN BY THESE PRESENTS, that the Grantor, NORTHWOOD PROPERTIES, a Washington State Corporation, for and in consideration of Mutual Benefits, the receipt of which is hereby acknowledged, grants to SPOKANE COUNTY, a political subdivision of the State of Washington, a Drainage Easement over, under, upon and across the following described real property situated in the County of Spokane, State of Washington:

AFFECTS ASSESSORS PARCEL No.: 46311.9083

1. Drainage Easement "A" (refer also to Exhibit "A" - Red Oak Drive)

That portion of the North NE ¼ of Section 31, Township 26 North, Range 44 East, Willamette Meridian, County of Spokane, State of Washington, described as follows:

Refer to Attachment "A" and Exhibit "A", which are herein incorporated by reference

2. Drainage Easement "B" (refer also to Exhibit "B" - Vista Park Drive)

That portion of the Northeast ¼ of Section 31, Township 26 North, Range 44 East, Willamette Meridian, County of Spokane, State of Washington, described as follows:

Refer to Attachment "B" and Exhibit "B", which are herein incorporated by reference

3. Drainage Easement "C" (refer also to Exhibit "C" - Offsite Lots)

That portion of the North NE ¼ of Section 31, Township 26 North, Range 44 East, Willamette Meridian, County of Spokane, State of Washington, described as follows:

Refer to Attachment "C" and Exhibit "C", which are herein incorporated by reference

4. Drainage Easement "D" (refer also to Exhibit "D" - Offsite Corner)

That portion of the Northeast ¼ of Section 31, Township 26 North, Range 44 East, Willamette Meridian, County of Spokane, State of Washington, described as follows:

Refer to Attachment "D" and Exhibit "D", which are herein incorporated by reference

R.E. Excise Tax Exempt

Date: Aug 24 1999

Spokane County Treasurer

By: [Signature]



1. Easements:

Drainage Easements A, B, C, and D as described herein are hereby granted to Spokane County and its authorized agents, for the non-exclusive purpose of allowing the flow of natural drainage and/or runoff from manmade facilities across and over the lands described above, and for the conveyance and disposal of natural drainage and/or runoff from manmade facilities in the public right of way upon the lands described above.

The 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 routine inspection and maintenance of drainage facilities, at such time as maintenance responsibility devolves to Spokane County.

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 drainage facilities, if not properly maintained by the Grantor, or their successors in interest. Spokane County does not accept the responsibility to inspect or maintain the Easements, until such time as maintenance responsibility devolves to Spokane County. Spokane County does not accept any liability for any failure by the Grantor, or their successors in interest, to properly maintain such areas.

2. Responsibility to Construct:

It is understood and agreed that Grantor will construct drainage facilities, per the accepted plans on file at the Spokane County Engineer's Office for Spokane County Project No. P1729, at no cost to Spokane County. In so doing neither the Grantor nor their agents shall be considered agents of Spokane County. Spokane County does not accept any liability for any failure by the Grantor, or their successors in interest, to properly construct such facilities.

3. Responsibility to Maintain:

It is further understood and agreed that the Grantor, or their successors in interest, shall be responsible for the maintenance, repair, and replacement of all said drainage facilities until such time as:

- (1) Said improvements have been established as public road and drainage facilities by Resolution of the Spokane County Board of County Commissioners; and
- (2) Said Plat of Woodland Estates has been annexed into the Northwoods Stormwater Drainage Service Area Agreement.

Maintenance responsibility shall extend to any drainage facilities situated in the public right of way adjacent to the property.

The Grantor or their successors in interest shall be held responsible for keeping open and for maintaining the surface path of natural or manmade drainage flow over and across the property, and for maintaining all drainage facilities situated within the above described Drainage Easements as specified on the current approved plans on file at the office of the Spokane County Division of Engineering until the maintenance responsibility devolves to Spokane County. In so doing neither the Grantor, nor their agents shall be considered agents of Spokane County.

If the Grantor, or their successors in interest fails to maintain the surface path of natural or manmade drainage flow, or the drainage facilities within said Drainage Easements, Spokane County may give notice of such failure to the responsible party. If the failure is not corrected within the period indicated on said notice, Spokane County has the right to correct the maintenance failure, or have it corrected, at the expense of the Grantor, or their successors in interest.

At the time said conditions (1), and (2) are both fulfilled for said Plat of Woodland Estates, the responsibility for maintenance, repair, and replacement of the drainage shall devolve to Spokane County.

4. Other

The Grantor, or their successors in interest, or their representatives shall inform each succeeding purchaser of the above-described Drainage Easements and of their responsibility for maintaining surface drainage paths and drainage facilities within said Easements.

Spokane County does not accept the responsibility for any damage whatsoever, including, but not limited to, inverse condemnation to any properties due to deficient construction in the above-described Drainage Easements.



Attachment "A" Drainage Easement "A" Legal Description

Refer also to Exhibit "A" - Red Oak Drive

That portion of the North NE ¼ of Section 31, Township 26 North, Range 44 East, Willamette Meridian, County of Spokane, State of Washington, described as follows:

COMMENCING at the Southeast corner of said Northeast Quarter;

Thence N00°00'36"W, a distance of 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 plat of COLUMBIA HEIGHTS - WOODLAND ESTATES and said Tract "A" the following two (2) courses:

(1) N71°05'35"W, a distance of 285.00 feet;

(2) N45°49'56"W, a distance of 118.51 feet to the Northeast corner of Lot 11, Block 3 of said plat of COLUMBIA HEIGHTS - WOODLAND ESTATES;

Thence N45°49'56"W, a distance of 36.49 feet;

Thence N17°02'52"W, a distance of 60.00 feet

Thence N30°57'29"E, a distance of 50.18 feet;

Thence N33°39'06"W, a distance of 97.72 feet;

Thence S81°45'11"W, a distance of 145.02 feet;

Thence N71°19'54"W, a distance of 111.89 feet;

Thence Northeasterly along the arc of a 1475.00 foot radius non-tangent curve, the center of which bears N46°59'06"W, through a central angle of 13°59'28", an arc length of 360.18 feet;

Thence N60°58'34"W, a distance of 60.00 feet;

Thence Southwesterly along the arc of a 20.00 foot radius non-tangent curve, the center of which bears N60°58'34"W, through a central angle of 04°26'30", an arc length of 1.55 feet to the POINT OF BEGINNING;

Thence continuing Southwesterly along the arc of said 20.00 foot radius curve; the center of which bears N56°32'04"W, through a central angle of 75°06'48", an arc length of 26.22 feet;

Thence Westerly along the arc of a 1337.00 foot radius reverse curve, the center of which bears S18°34'44"W, through a central angle of 26°02'23", and arc length of 607.64 feet;

Thence S82°32'21"W, a distance of 284.41 feet;

Thence S82°23'18"W, a distance of 127.78 feet;

Thence Northeasterly along the arc of a 540.00 foot radius non-tangent curve, the center of which bears S21°08'55"E, through a central angle of 13°41'18", an arc length of 129.01 feet;

Thence N82°32'21"E, a distance of 284.41 feet;

Thence Easterly along the arc of a 1352.00 foot radius tangent curve, through a central angle of 26°51'31", an arc length of 633.78 feet to the Point of Beginning.



Attachment "B" Drainage Easement "B" Legal Description

Refer also to Exhibit "B" – Vista Park Drive

That portion of the Northeast ¼ of Section 31, Township 26 North, Range 44 East, Willamette Meridian, County of Spokane, State of Washington, described as follows:

COMMENCING at the Southeast corner of said Northeast Quarter;

Thence N00°00'36"W, a distance of 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 plat of COLUMBIA HEIGHTS – WOODLAND ESTATES and said Tract "A" the following two (2) courses:

- (1) N71°05'35"W, a distance of 285.00 feet;
- (2) N45°49'56"W, a distance of 118.51 feet to the Northeast corner of Lot 11, Block 3 of said plat of COLUMBIA HEIGHTS – WOODLAND ESTATES;

Thence N45°49'56"W, a distance of 36.49 feet;

Thence N17°02'52"W, a distance of 60.00 feet

Thence N30°57'29"E, a distance of 50.18

Thence N33°39'06"W, a distance of 97.72 feet;

Thence S81°45'11"W, a distance of 145.02 feet;

Thence N71°19'54"W, a distance of 111.89 feet to the POINT OF BEGINNING;

Thence Northeasterly along the arc of a 1475.00 foot radius non-tangent curve, the center of which bears N46°59'06"W, through a central angle of 13°59'28", an arc length of 360.18 feet;

Thence N60°58'34"W, a distance of 60.00 feet;

Thence Southwesterly along the arc of a 20.00 foot radius non-tangent curve, the center of which bears N60°58'34"W, through a central angle of 79°33'18", an arc length of 27.77 feet;

Thence S40°21'11"W, a distance of 54.01 feet;

Thence Southeasterly along the arc of a 20 foot radius non-tangent curve, the center of which bears S17°41'13"W, through a central angle of 105°07'41", an arc length of 36.70 feet;

Thence Southwesterly along the arc of a 1415.00 foot radius compound curve, the center of which bears N57°11'06"W, through a central angle of 14°00'58", an arc length of 346.15 feet;

Thence S50°07'02"E, a distance of 60.43 feet;

Thence Northeasterly along the arc of a 1475.00 foot radius non-tangent curve, the center of which bears N43°27'10"W, through a central angle of 03°31'56", an arc length of 90.93 feet to the Point of Beginning



Attachment "C" Drainage Easement "C" Legal Description

Refer also to Exhibit "C" – Offsite Lots

That portion of the North NE ¼ of Section 31, Township 26 North, Range 44 East, Willamette Meridian, County of Spokane, State of Washington, described as follows:

COMMENCING at the Southeast corner of said Northeast Quarter;

Thence N00°00'36"W, a distance of 529.00 feet along the East line of said Northeast Quarter, to the Northeast corner of Tract "A" of WOODLAND ESTATES, as per plat thereof recorded in Book 22 of Plats, Page 98,

Thence along the Northerly and Easterly lines of said Tract "A" the following two (2) courses

- (1) S89°59'19"W ado 280.00 feet;
- (2) S30°57'29"W ado 130.00 feet;

Thence N36°57'34"W ado 56.63 feet along the Westerly line of that certain Drainage Easement granted to Spokane County by deed recorded February 24, 1995, under Auditor's File No. 9502240100, to the POINT OF BEGINNING;

Thence S81°45'11"W ado 191.23 feet;

Thence N71°19'54"W ado 111.89 feet;

Thence Northeasterly along the arc of non-tangent 1475.00 foot radius curve, the center of which bears N46°59'06"W, through a central angle of 04°49'06", an arc length of 124.04 feet;

Thence S51°48'12"E ado 20.00 feet;

Thence Southwesterly along the arc of non-tangent 1495.00 foot radius curve, the center of which bears N54°48'12"W, through a central angle of 03°38'09", an arc length of 94.87 feet;

Thence S71°19'54"E ado 76.45 feet;

Thence N81°45'11"E as 179.12 feet to the Westerly line of said Drainage Easement recorded under Auditor's File No. 9502240100;

Thence along the Westerly line of said Drainage Easement the following two (2) courses:

- (1) S14°26'18"E ado 8.32 feet;
- (2) S36°57'34"E ado 13.37 feet to the Point of Beginning.



Attachment "D" Drainage Easement "D" Legal Description

Refer also to Exhibit "D" – Offsite Corner

That portion of the Northeast ¼ of Section 31, Township 26 North, Range 44 East, Willamette Meridian, County of Spokane, State of Washington, described as follows:

COMMENCING at the Southeast corner of said Northeast Quarter;

Thence N00°00'36"W, a distance of 529.00 feet along the East line of said Northeast Quarter, to the Northeast corner of Tract "A" of WOODLAND ESTATES, as per plat thereof recorded in Book 22 of Plats, Page 98,

Thence along the Northerly and Easterly lines of said Tract "A" the following two (2) courses

- (1) S89°59'19"W ado 280.00 feet;
- (2) S30°57'29"W ado 130.00 feet;

Thence along the Westerly line of that certain Drainage Easement granted to Spokane County by deed recorded February 24, 1995 under Auditor's File No. 9502240100 the following two (2) courses:

- (1) N36°57'34"W ado 70.00 feet;
- (2) N14°26'18"W ado 249.85 feet to the POINT OF BEGINNING;

Thence N59°41'21"W ado 34.79 feet;

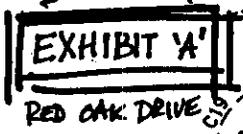
Thence Northeasterly along the arc of a 1475.00 foot radius non-tangent curve, the center of which bears N59°41'21"W, through a central angle of 01°22'48", an arc length of 35.53 feet to the Westerly line of said Drainage Easement;

Thence S14°26'18"E ado 50.02 feet to the Point of Beginning.

Unofficial Document



LandTek, LLC
9209 E. Mission, Suite A
Spokane, Washington 99206
(509) 928-2821

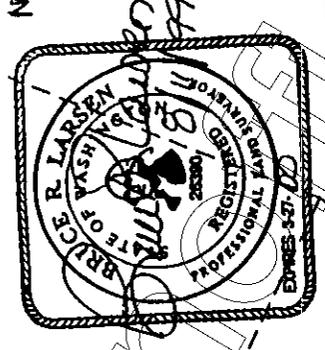


RED OAK DRIVE

NOTE: SCALE IS REDUCED FROM ORIGINAL



SCALE 1"=100'

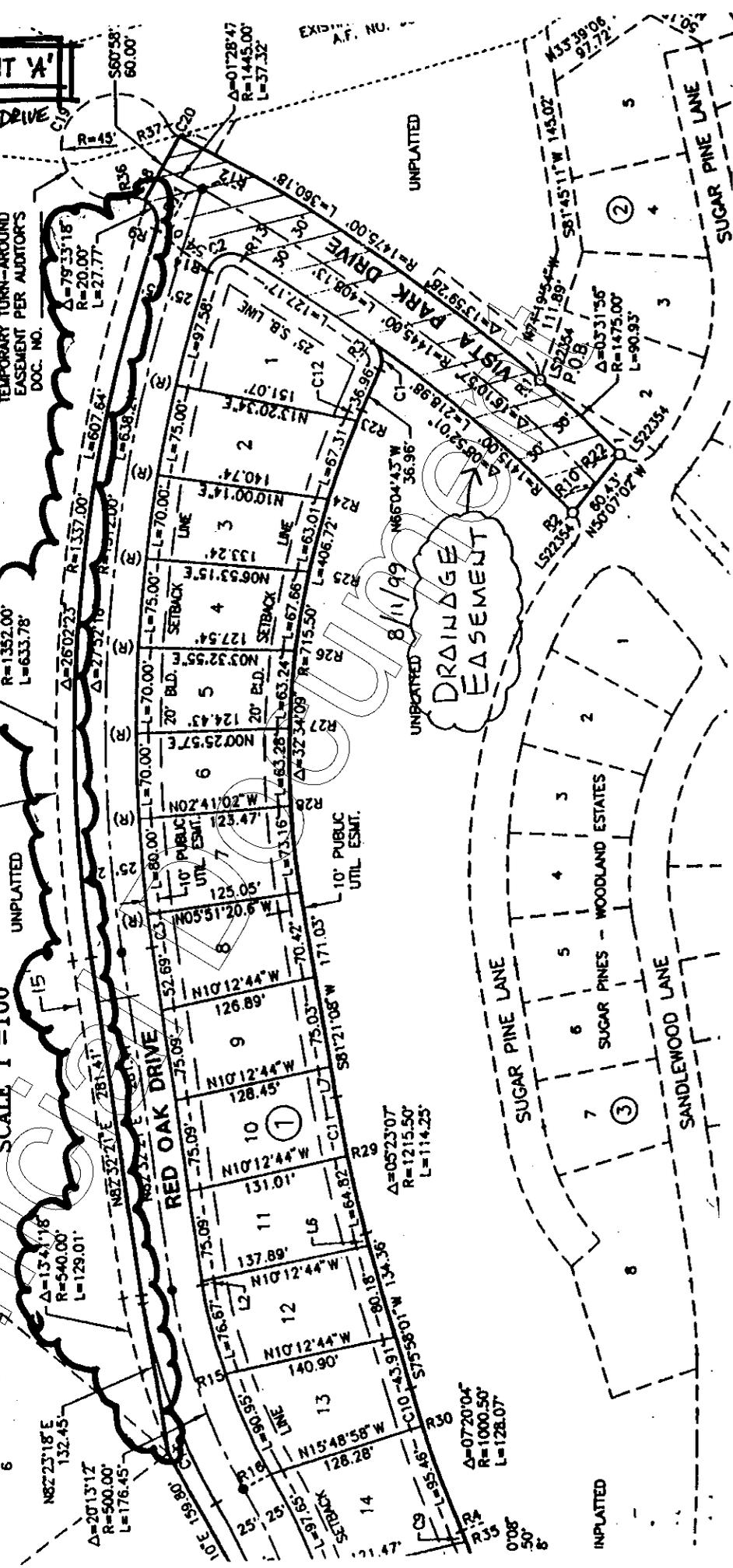


8/11/99

DRAINAGE EASEMENT 'A'

TEMPORARY TURN-AROUND EASEMENT PER AUDITORS DOC. NO.

DRAINAGE EASEMENT



UNPLATTED

UNPLATTED

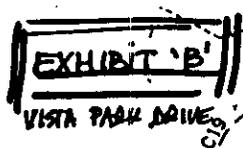
UNPLATTED

EXISTING A.F. NO.

UNPLATTED

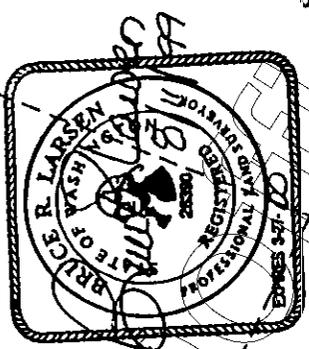


LandTek, LLC
9209 E. Mission, Suite A
Spokane, Washington 99206
(509) 926-2821



NOTE: SCALE IS
REDUCED FROM
6"=100' N/A

8/11/99

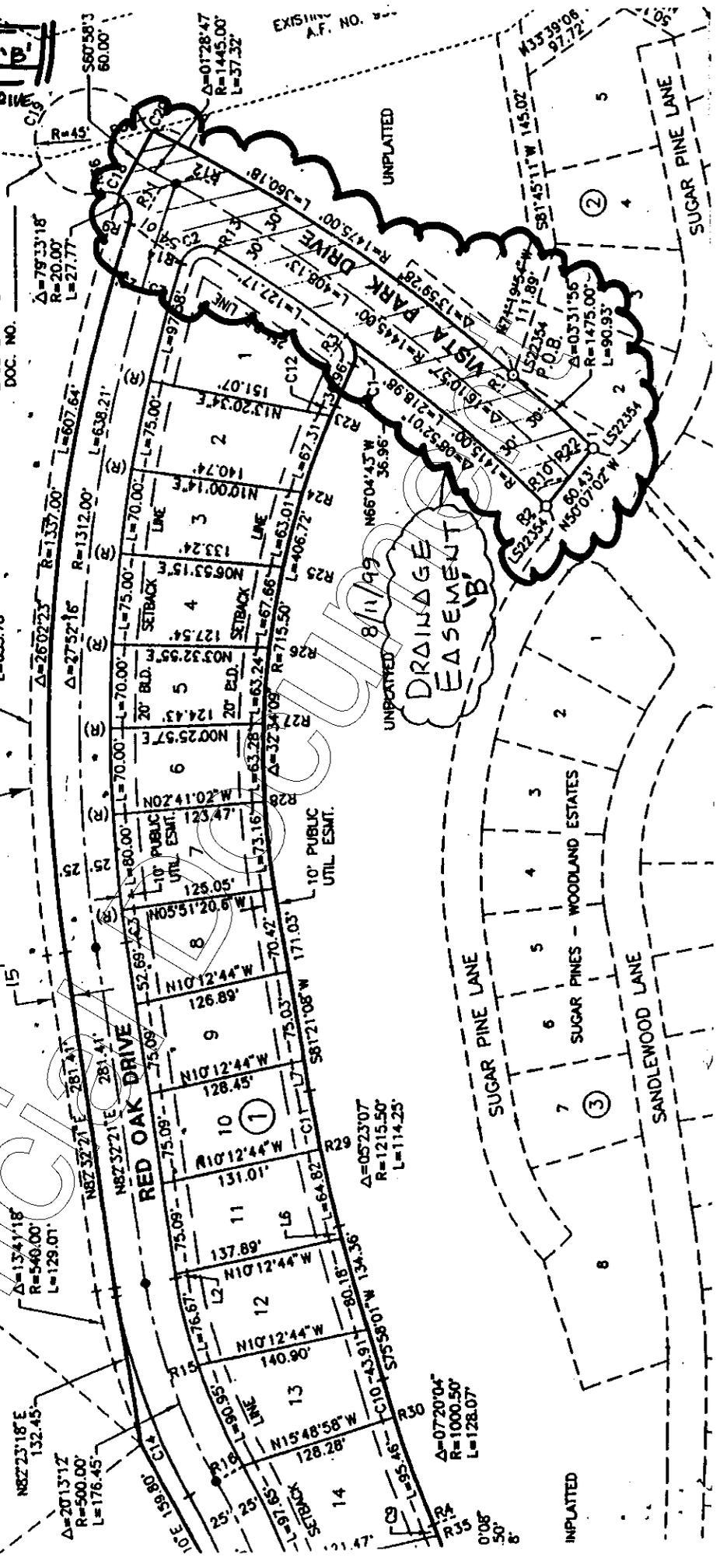


DRAINAGE EASEMENT

SCALE 1"=100'



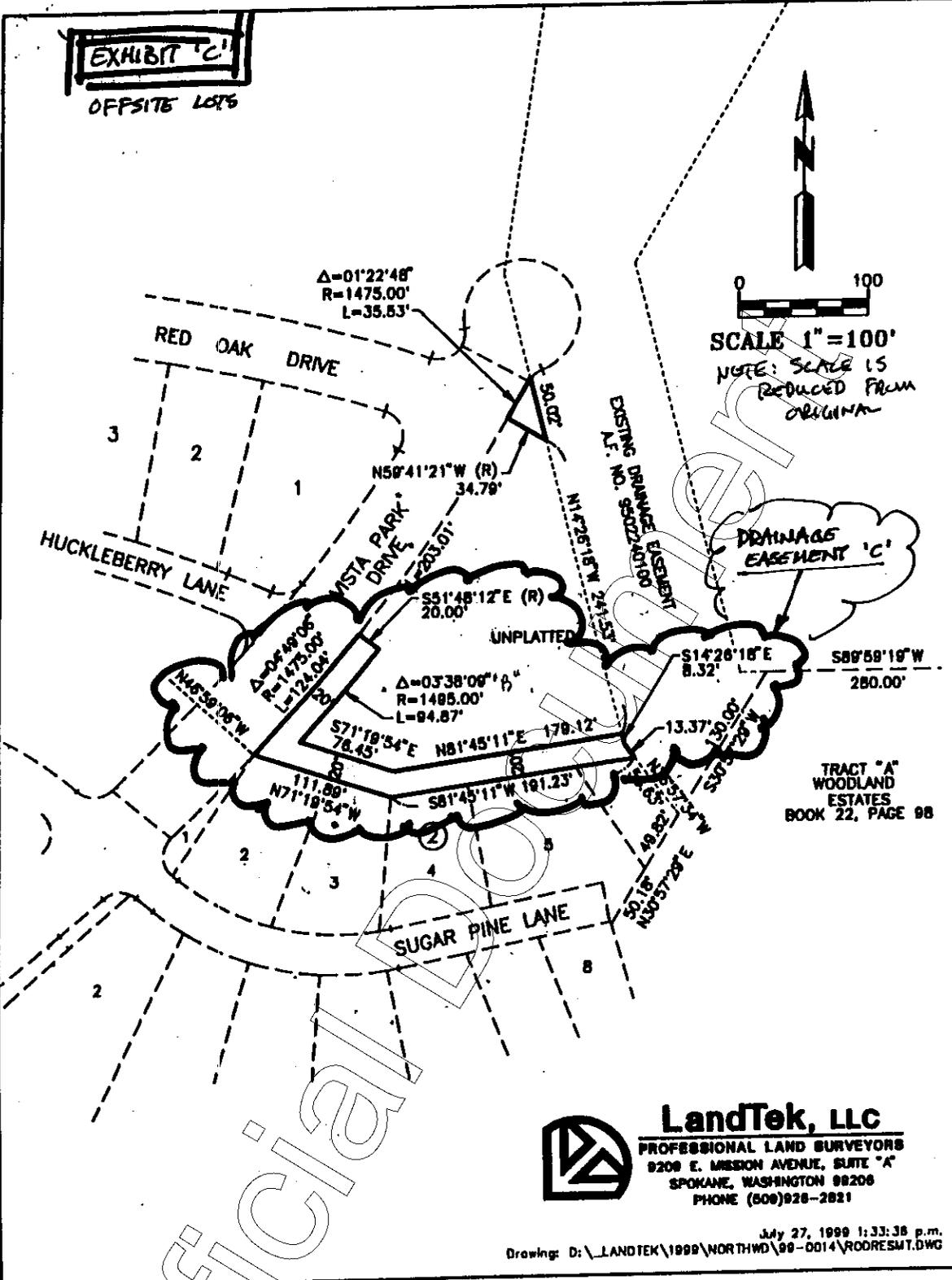
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EASEMENT PER AUDITORS
DOC. NO.

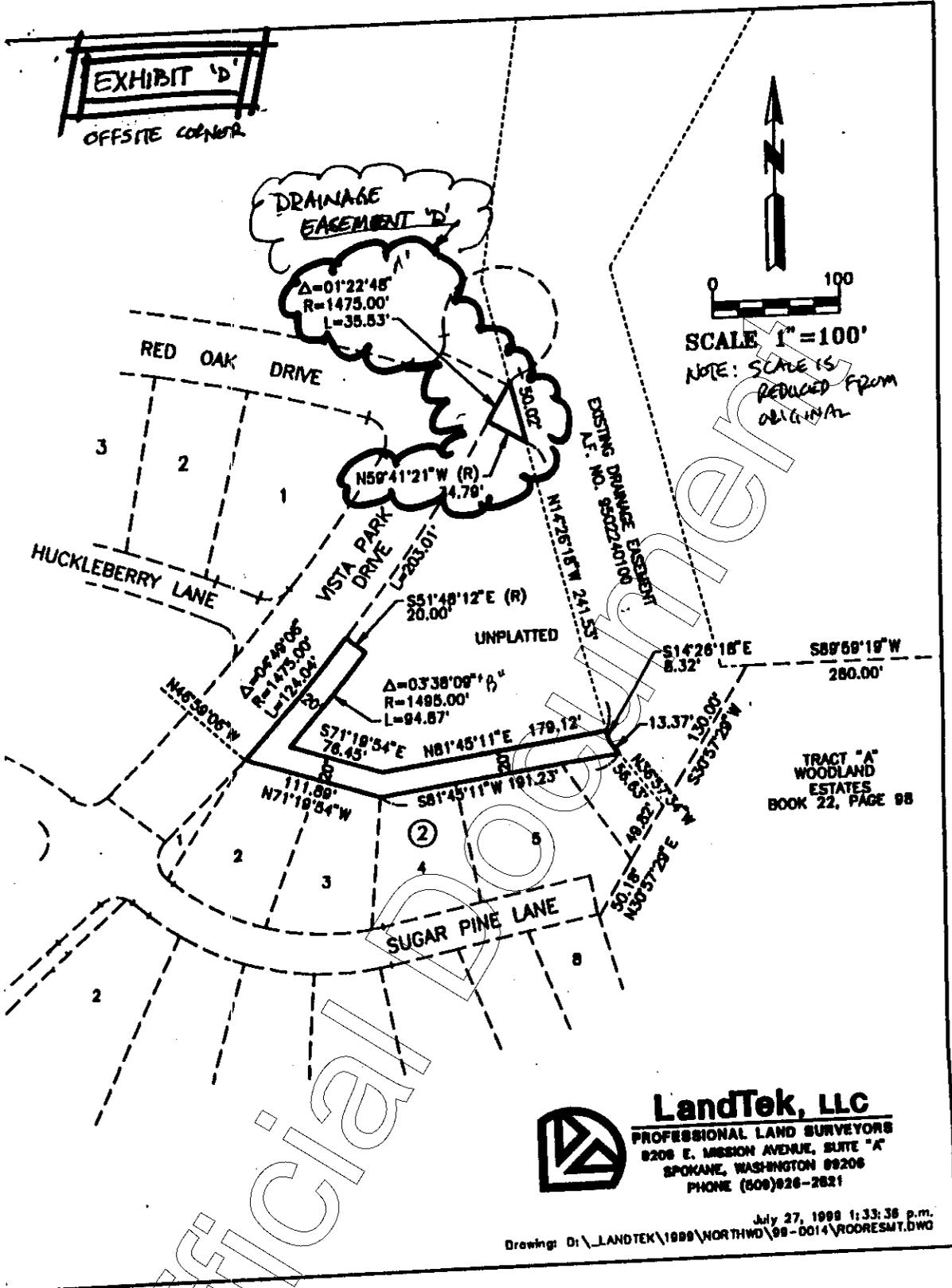


DRAINAGE EASEMENT 'B'

8/11/99 UNPLATTED

INPLATTED





LandTek, LLC
PROFESSIONAL LAND SURVEYORS
8208 E. MISSION AVENUE, SUITE "K"
SPOKANE, WASHINGTON 99208
PHONE (509)826-2821