

LOT AREA

Table with 3 columns: Lot ID, Area (SQ.FT.), and Area (ACRES). Lists lots 1 through 17 and their respective areas.

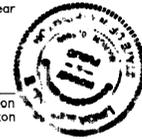
ACKNOWLEDGEMENT

STATE OF WASHINGTON } SS
COUNTY OF SPOKANE }
On this 22nd day of FEBRUARY, 1995, before me personally appeared Kathleen S. Herdlein...

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

My commission expires 3-10-95

Notary Public in and for the State of Washington
Residing at ESSAQUAH Washington



CURVE DATA

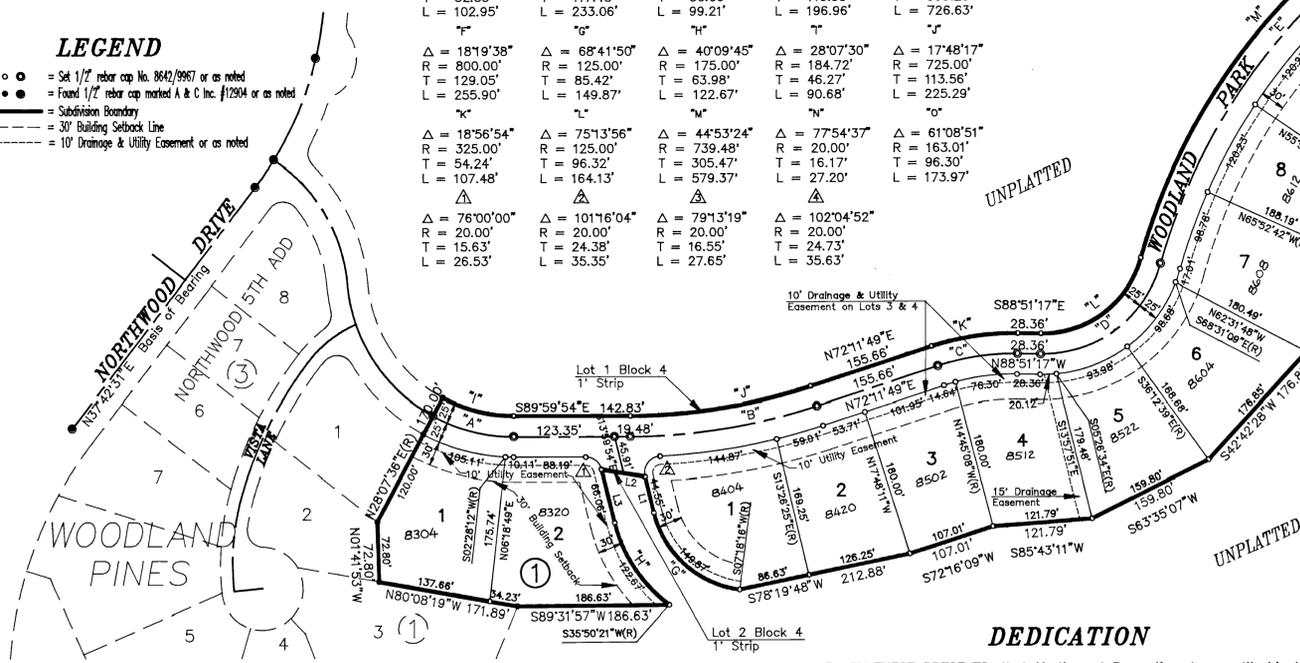
Table with 5 columns (A-E) and 4 rows of curve data. Columns represent different curve segments with their respective radii, tangents, and lengths.

LINE DATA

Table with 3 columns: LINE, DIRECTION, DISTANCE. Lists line segments L1, L2, and L3 with their bearings and distances.

LEGEND

- = Set 1/2" rebar cap No. 8642/9967 or as noted
• = Found 1/2" rebar cap marked A & C Inc. #12904 or as noted
--- = Subdivision Boundary
--- = 30' Building Setback Line
--- = 10' Drainage & Utility Easement or as noted



BASIS OF BEARING

The Bearing of N 37°42'31"E along the centerline of Northwood Drive as shown on the Plat of WOODLAND PINES, recorded in Book 20 of Plats, page 70, was used as the basis of Bearing for this Subdivision.

SURVEYOR'S CERTIFICATE

This map or plat represents a survey made by me or under my direction in accordance with the requirements of the Spokane County Subdivision Ordinance.

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

EQUIPMENT & PROCEDURE

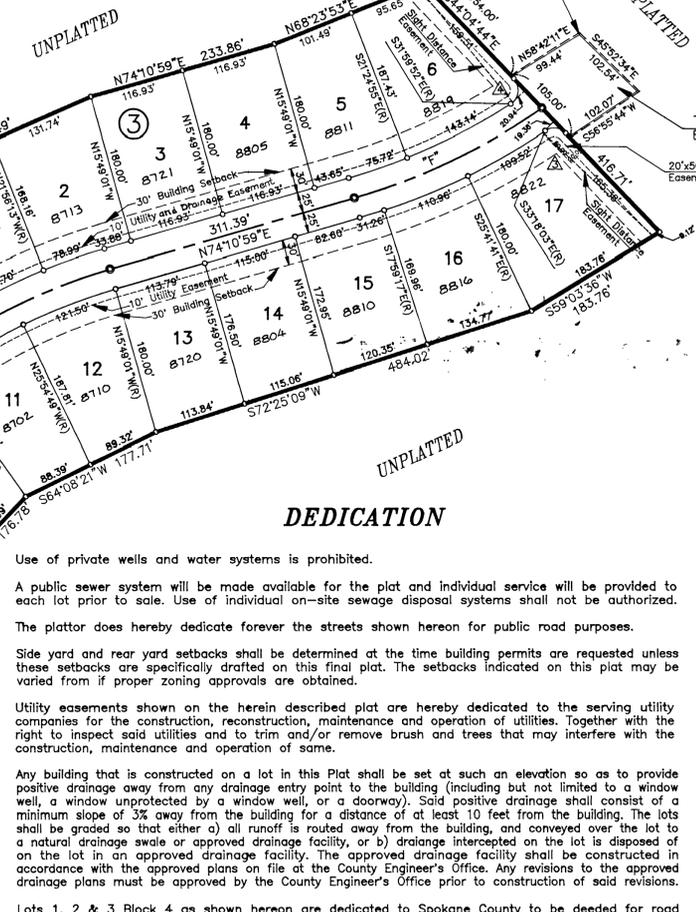
This survey was performed with a 1 second Nikon DTM-1 Total Station Theodolite using field traverse procedures.

ACKNOWLEDGEMENT

STATE OF WASHINGTON } SS
COUNTY OF SPOKANE }
On this 17 day of FEBRUARY, 1995, before me personally appeared Theodore G. Gunning and Gary L. Gunning...

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

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 Herdlein of First Interstate Bank of Washington of the National Banking Association and Theodore G. Gunning and Diane D. Gunning, husband and wife, have caused to be platted into lots, blocks and streets the land shown hereon as "WOODLAND ESTATES" being an unplatted portion of the NE 1/4 of Section 31, T. 26 N., R. 44 E.W.M. being more particularly described as follows:

Begin at the NE corner of Lot 3 Block 1 "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 171.89 feet; thence N 01°41'53"W 72.80 feet; thence N 28°07'36"E 170.00 feet to a point on a curve concave to the North with a radius of 184.72 feet and a radial bearing of S 28°07'36"W...

Situate in the County of Spokane, State of Washington.

TOGETHER WITH TRACT "A" described as follows:

Begin at the SE corner of the NE 1/4 of Section 31, T. 26 N., R. 44 E.W.M.; thence N 00°01'23"W along the East line of said NE 1/4, 74.00 feet to the True Point of Beginning; thence N 71°06'22"W 285.00 feet; thence N 45°50'43"W 155.00 feet; thence N 17°03'39"W 60.00 feet; thence N 30°56'43"E 230.00 feet; thence N 89°58'33"E 280.00 feet to the East line of said NE 1/4; thence S 00°01'23"E 455.00 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, 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.

Sight distance easements in L6-B3 and L17-B2, 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 triangle between a height of three (3) feet and a height of seven (7) feet above the road pavement elevation adjacent to said lots.

Tract "A", as platted and shown hereon, is hereby dedicated to Spokane County. 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 and the public.

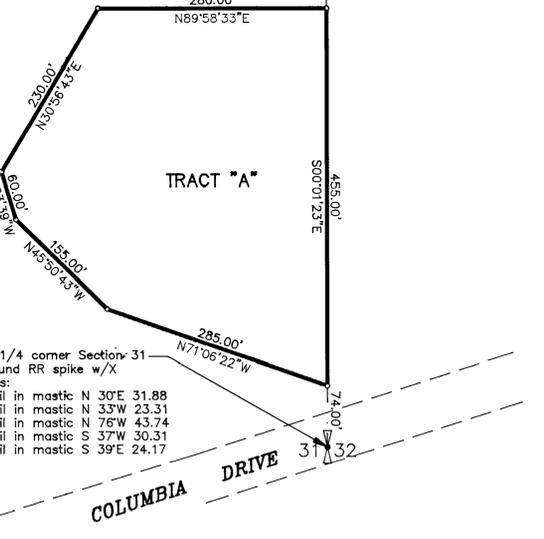
The drainage easements, lots and tracts are subject to separate Declaration of Covenant as recorded March 14, 1995 under Auditor's Document No. 9503080305 which by reference is made a part hereof.

Subject to Covenants, Conditions and Restrictions contained in the Declaration of Covenants, Conditions and Restrictions for Woodland Estates recorded March 23, 1995 as Auditor's Document No. 9503230345.

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

THEODORE G. GUNNING, President; GARY L. GUNNING, Vice President; KATHLEEN S. HERDLEIN, Vice President; DIANE D. GUNNING.

FINAL PLAT OF WOODLAND ESTATES A PLAT IN A PORTION OF THE NE 1/4 OF SEC. 31, T26N, R44 EWM SPOKANE COUNTY, WASHINGTON



Found 1946 Simpson Engineers, Inc. CIVIL ENGINEERS & LAND SURVEYORS N. 909 ARGONNE ROAD, SPOKANE WA, 99212-2789 PHONE (509) 926-1322 FAX (509) 926-1323

9503270088 BC 22 Pg 98 # 3240

AUDITOR'S CERTIFICATE Filed for record this 27 day of March 1995 at 10:00 AM in Book 22 of Plats on Page 98 at the request of Simpson

COUNTY OFFICIALS: COUNTY TREASURER (Linda M. Valenton), COUNTY ASSESSOR (C. Fischer), COUNTY ENGINEER (R. C. Johnson), UTILITIES DIRECTOR (D. J. ...), PLANNING DIRECTOR (W. D. ...), HEALTH OFFICER (Steven P. ...), SPOKANE COUNTY COMMISSIONERS (Commissioners Chairperson).