

# FINAL PLAT WOODLAND PINES

BEING A REPLAT OF LOTS 1,2,3,4,5, AND A PORTION OF LOT 9, BLOCK 3 OF NORTHWOOD FIFTH ADDITION AND AN UNPLATTED PORTION OF THE N 1/2 OF SECTION 31, TOWNSHIP 26 NORTH, RANGE 44 EAST, WILLAMETTE MERIDIAN SPOKANE COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE  
FILED FOR RECORD THIS 13<sup>th</sup> DAY OF August 1992 AT 10:30 A.M. IN BOOK 20 OF PLATS AT PAGE 70 AT THE REQUEST OF Northwood Prop.  
(Signed) *S. Clark*  
Sep County Auditor

Book 20  
Page 70  
# = 3082

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Northwood Properties, Inc., a Washington corporation; Theodore G. Gunning and Diane D. Gunning, husband and wife; Lonnie G. Underman and Susan E. Underman, husband and wife; and Washington Trust Bank, a corporation, have caused to be platted into Lots, Blocks, Private Roads, and Public Drives the land shown hereon to be known as WOODLAND PINES, being all of Lots 1, 2, 3, 4, 5, and a portion of Lot 9, Block 3, of Northwood Fifth Addition, according to the plat filed in Book 20, Page 13, and an unplatted portion of the N 1/2 of Section 31, Township 26 North, Range 44 East, W.M., Spokane County, Washington, being more particularly described as follows:

Beginning at the southeast corner of said Lot 1; thence N89°55'50"W, 266.51 to the southwest corner of said Lot 1 and a point on a nontangent 486.15 foot radius curve to the right in the easterly right-of-way line of Northwood Drive, the center of circle of which bears N64°44'55"E; thence northerly along said curve, through a central angle of 62°57'37", 534.21 feet to the point of tangency; thence N37°42'31"E, 60.87 feet to the most northerly corner of said Lot 5; thence S52°17'29"E, 168.86 feet to the northeast corner of said Lot 5; thence S73°35'59"E, 30.00 feet to a point on a nontangent 465.34 foot radius curve to the right in the east line of said plat, the center of circle of which bears S73°35'59"E; thence along said east line the following four (4) calls: 1) northerly along the arc of said curve, through a central angle of 21°18'30", 173.06 feet to the point of compound curve of a 135.00 foot radius curve to the right, the center of circle of which bears S52°17'29"E; 2) along the arc of said curve, through a central angle of 5°53'31", 13.88 feet to the point of compound curve of a 20.00 foot radius curve to the right, the center of circle of which bears S48°23'58"E; 3) along the arc of said curve, through a central angle of 106°10'44", 37.06 feet to the point of tangency; 4) N59°46'46"E, 50.00 feet to a point on a nontangent 175.00 foot radius curve to the left, the center of circle of which bears N59°46'46"E; thence along the arc of said curve, through a central angle of 31°59'10", 96.68 feet; thence S29°07'36"W, 170.00 feet; thence S01°14'15"E, 72.80 feet; thence S80°08'19"E, 171.89 feet; thence S22°05'12"W, 198.12 feet; thence S89°03'17"W, 233.00 feet to the northeast corner of said Lot 1; thence S00°12'30"W, 110.00 feet to the Point of Beginning, and they do hereby dedicate for public use forever, Woodland Park Drive as shown hereon.

Slope easements as required by Spokane County along Woodland Park Drive are hereby granted. Lot 10, Block 1, a one-foot strip as shown hereon, is dedicated to Spokane County as general County property to be dedicated for road purposes, forever, at such time as the road is continued as a full width right-of-way, or adjacent land platted.

Utility easements are granted on the private road and elsewhere as shown hereon. 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.

Use of private wells and water systems is prohibited. The public water system, pursuant to the Water Plan approved by county and state health authorities, the local fire district, County Building and Safety Department, and the water purveyor, will be installed within this plat, and the subdivider/sponsor 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.

WARNING: Spokane County has no responsibility to build, improve, maintain, or otherwise service the private roads contained within or provide 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, 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 successors, or assigns including the obligation to participate in the maintenance of the private road as provided hereon.

The private road as shown hereon is an easement which provides a means of ingress and egress for those lots within the plat having frontage thereon and is subject to a separate DECLARATION OF COVENANTS as recorded JULY 27, 1992 under Auditor's No. 920720127, which by reference is made a part hereof.

Lot 9, Block 1, as shown hereon, is not a building site, and no residential structures shall be constructed thereon. Use of Lot 9 shall be restricted to private road and utility installation and is hereby designated as a road and utility easement. Lots 2 through 7, Block 1, as shown hereon, together with Lots 6 through 8, Block 3, of the plat of Northwood Fifth Addition, shall have a 1/8th undivided ownership in Lot 9, Block 1, and shall be responsible for payment of taxes, claims, or other liabilities as may be due for said Lot 9, Block 1, and for the continued maintenance and operation of the private road thereon.

No access will be allowed from Lot 1, Block 1, as shown hereon to Vista Lane.

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.

A community drainfield 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 access easement shown within lots 6 and 8, Block 1, is hereby granted to Spokane County for access to sanitary and storm sewer facilities.

Drainage easements, as platted and shown hereon, which are for the purpose of installing, operating, and maintaining drainage swales and drainage facilities to dispose of runoff, are hereby granted. The County of Spokane is hereby granted the right of ingress and egress to all drainage easements adjacent to the public right-of-way.

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 easements.

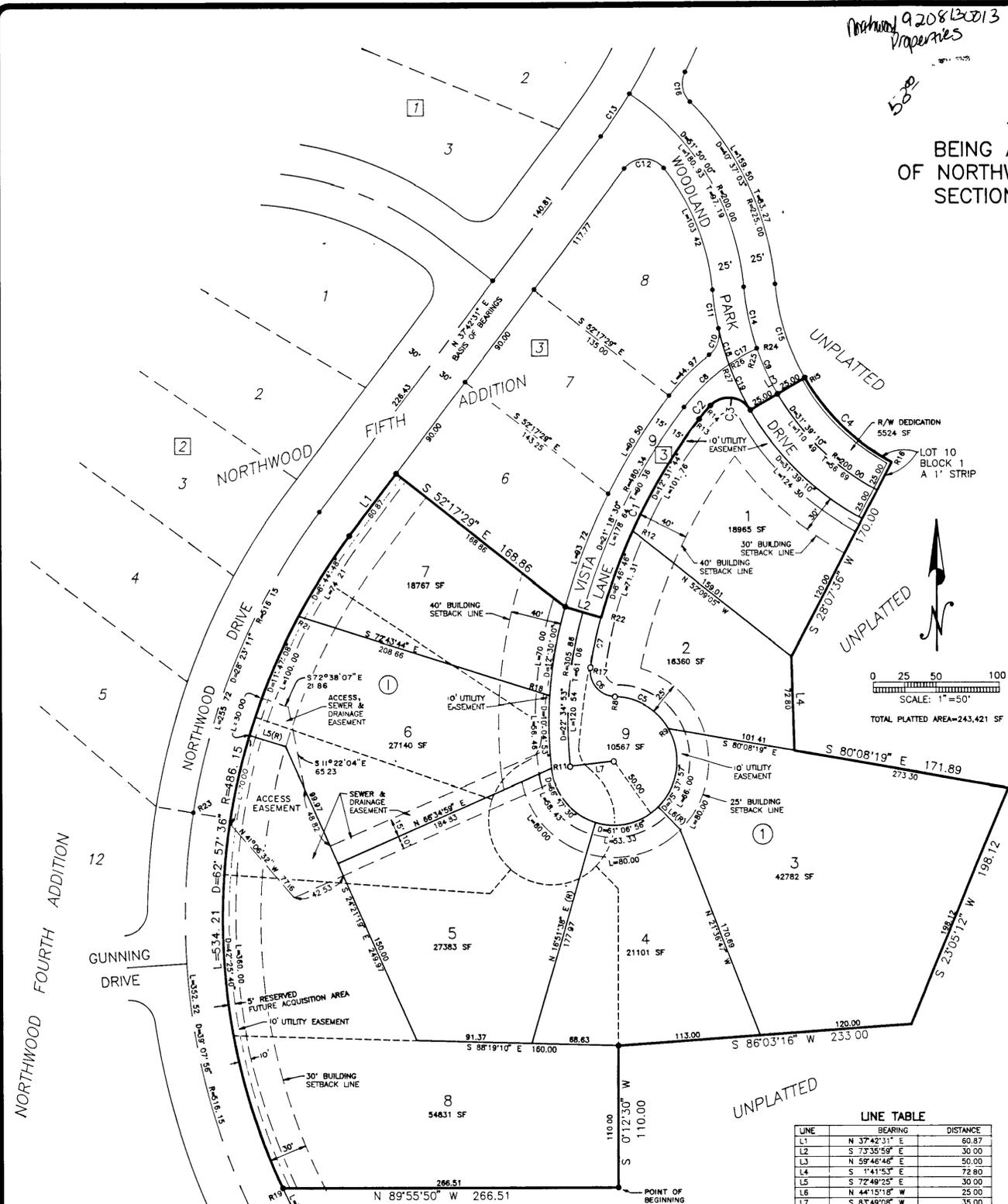
Spokane County does not accept the responsibility of maintaining the drainage course on private lots within drainage easements or floodplain areas, nor the responsibility for any drainage, whatsoever, including, but not limited to, inverse condemnation to any properties due to deficient construction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

The land being platted hereon is subject to the following easements: (1) Avigation easement and the terms and conditions thereof acquired by the City of Spokane and County of Spokane in connection with Felts Field recorded March 22, 1983 as Auditor's No. 8303220183. (2) Easement the terms and conditions thereof granted by Northwood Properties, Inc. for storm drainage facilities recorded April 28, 1983 as Auditor's No. 8305040054. That portion of this plat lying within the plat of Northwood Fifth Addition is subject to: (1) Declaration of Covenants, Conditions, and restrictions imposed by instrument recorded on September 5, 1991, under Recording No. 9109050206. (2) Declaration of Covenant imposed by instrument recorded on August 22, 1991, under Recording No. 9108220245. (3) Restrictions, easements, slope rights, restraints and dedications as disclosed by the said plat. (4) Agreement and the terms and conditions thereof between Northwood Fifth Addition and Spokane County regarding a "Tract X" identified future public right-of-way recorded August 22, 1991, as Auditor's No. 9108220244. (5) Agreement and the terms and conditions thereof between Northwood Properties, Inc. and Spokane County regarding a sewer system recorded September 5, 1991, as Auditor's No. 9109050391.

All of the requirements of this agreement shall run with the land and shall be binding upon the owner(s), their successor(s), or assign(s).

THE LAND BEING PLATTED HEREON IS SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED UNDER 91-09050206, 91-08220245, 91-08220244, WHICH BY REFERENCE IS MADE A PART HEREOF.

THE LAND BEING PLATTED HEREON IS SUBJECT TO A PRIVATE ROAD AGREEMENT FOR VISTA LANE RECORDED JULY 27, 1992 AS AUDITOR'S DOCUMENT NO. 920720126 WHICH BY REFERENCE IS MADE A PART HEREOF.



### LEGEND

- = SET 1/2" REBAR W/ CAP MARKED "A & C INC. 12904"
- = FOUND 1/2" REBAR W/ CAP MARKED ABC, INC 12904 UNLESS OTHERWISE NOTED
- RB = REBAR
- R (R) = RADIAL BEARING
- SF = SQUARE FEET

### EQUIPMENT AND PROCEDURES

THIS SURVEY WAS PERFORMED WITH A 6 SECOND TOTAL STATION THEODOLITE USING FIELD TRAVERSE PROCEDURES.

### BASIS OF BEARING

THE BEARING OF N 37°42'31"E ALONG THE CENTERLINE OF NORTHWOOD DRIVE AS SHOWN ON THE PLAT OF NORTHWOOD FIFTH ADDITION, RECORDED IN BOOK 20, AT PAGE 13, WAS USED AS THE BASIS OF BEARINGS FOR THIS SUBDIVISION.

### CURVE TABLE

CURVE	ARC	DELTA	RADIUS	TAN LENGTH
C1	173.06	21°18'30"	465.34	87.54
C2	13.88	5°53'31"	135.00	6.95
C3	37.06	106°10'44"	20.00	26.83
C4	96.68	31°39'10"	175.00	49.81
C5	51.37	58°52'09"	50.00	38.21
C6	34.01	97°25'28"	20.00	22.78
C7	39.25	74°3'57"	290.86	19.66
C8	49.19	18°47'26"	150.00	24.82
C9	38.86	11°08'01"	200.00	19.49
C10	23.08	66°07'02"	20.00	13.02
C11	30.13	74°0'21"	225.00	15.09
C12	36.06	103°18'47"	20.00	25.28
C13	39.96	5°35'03"	410.00	20.00
C14	48.76	13°58'03"	200.00	24.50
C15	76.67	25°06'04"	175.00	38.96
C16	25.46	72°55'46"	20.00	14.78
C17	25.34	09°40'50"	150.00	12.70
C18	28.93	07°22'02"	225.00	14.49
C19	39.51	10°03'41"	225.00	19.81

### LINE TABLE

LINE	BEARING	DISTANCE
L1	N 37°42'31" E	60.87
L2	S 73°35'59" E	30.00
L3	N 59°46'46" E	50.00
L4	S 1°41'53" E	72.80
L5	S 72°49'25" E	30.00
L6	N 44°15'18" W	25.00
L7	S 83°49'08" W	35.00

### RADIAL LINE TABLE

RB	BEARING	DISTANCE
RB	N 11°43'35" E	5.00
RB	N 60°08'45" E	5.00
RB	S 83°49'08" W	5.00
RB	N 64°49'3" W	5.00
RB	N 52°17'29" W	5.00
RB	N 46°23'58" W	5.00
RB	S 59°46'45" W	5.00
RB	S 28°07'36" W	5.00
RB	N 81°19'56" W	5.00
RB	N 86°05'59" W	5.00
RB	S 64°44'55" W	5.00
RB	N 81°02'17" W	5.00
RB	N 73°35'59" W	5.00
RB	N 80°40'40" W	5.00
RB	N 70°54'47" W	5.00
RB	N 23°49'13" W	5.00
RB	N 33°30'03" W	5.00
RB	N 69°50'27" W	5.00

IN WITNESS WHEREOF, I have hereunto set my hand  
NORTHWOOD PROPERTIES, INC. By *Theodore G. Gunning*  
Theodore G. Gunning, President  
By *Gary L. Gunning*  
Gary L. Gunning, Vice President  
WASHINGTON TRUST BANK By *Constance M. Bischoff*  
By *Diane D. Gunning*  
Diane D. Gunning, wife  
By *Susan E. Underman*  
Susan E. Underman, wife

ACKNOWLEDGEMENT  
STATE OF WASHINGTON  
COUNTY OF SPOKANE  
On this 27<sup>th</sup> day of July, 1992, before me personally appeared Theodore G. Gunning, husband, and Diane D. Gunning, wife, to me known to be the individuals who executed the within and foregoing instrument and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned, and Theodore G. Gunning and Gary L. Gunning, to me known to be the President and Vice President, respectively, of Northwood Properties, Inc., the Corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein 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 seal the day and year first above written.  
*Adama S. Scholtz*  
Notary Public in and for the State of Washington, residing in Spokane  
My commission expires 10/10/94

ACKNOWLEDGEMENT  
STATE OF WASHINGTON  
COUNTY OF SPOKANE  
On this 27<sup>th</sup> day of July, 1992, before me personally appeared Constance M. Bischoff and *Adama S. Scholtz* to me known to be the *Act Vice President* and *Notary Public*, respectively, of Washington Trust Bank, the Corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein 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 seal the day and year first above written.  
*Adama S. Scholtz*  
Notary Public in and for the State of Washington, residing in Spokane  
My commission expires 11/3/92

ACKNOWLEDGEMENT  
STATE OF WASHINGTON  
COUNTY OF SPOKANE  
On this 27<sup>th</sup> day of July, 1992, before me personally appeared Theodore G. Gunning, husband, and Diane D. Gunning, wife, to me known to be the individuals who executed the within and foregoing instrument and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned, and *Adama S. Scholtz* to me known to be the *Act Vice President* and *Notary Public*, respectively, of Washington Trust Bank, the Corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein 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 seal the day and year first above written.  
*Adama S. Scholtz*  
Notary Public in and for the State of Washington, residing in Spokane  
My commission expires 10/10/94

COUNTY COMMISSIONERS  
This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 13<sup>th</sup> day of August, 1992.  
*Victoria A. Hummer*  
Spokane County Commissioner  
COUNTY HEALTH DISTRICT  
Examined and approved this 11<sup>th</sup> day of August, 1992.  
*Steven P. Hollibaugh, Jr.*  
Spokane County Health Officer  
COUNTY ASSESSOR  
Examined and approved this 12<sup>th</sup> day of August, 1992.  
*Heather Reynolds House*  
Spokane County Assessor

COUNTY ENGINEER  
Examined and approved this 7<sup>th</sup> day of August, 1992.  
*P. C. Johnson*  
Spokane County Engineer  
COUNTY UTILITIES DEPARTMENT  
Examined and approved this 11<sup>th</sup> day of August, 1992.  
*Walter J. ...*  
Spokane County Utilities Director  
COUNTY PLANNING DEPARTMENT  
Examined and approved this 11<sup>th</sup> day of August, 1992.  
*Walter J. ...*  
Spokane County Planning Director

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 said plat, have been fully paid, satisfied, and discharged. Dated this 15<sup>th</sup> day of August, 1992.  
*Debbie Chilling by a Beach*  
Spokane County Treasurer  
SURVEYOR'S CERTIFICATE  
This map correctly represents a survey made by me or under my direction in accordance with the requirements of the Spokane County Subdivision Ordinance.  
*David B. Clark*  
David B. Clark, P.L.S. #12904  
Registered Professional Land Surveyor

