

FINAL PLAT WOODLAND RIDGE

FIRST ADDITION

A PLANNED UNIT DEVELOPMENT

BEING A PLAT OF UNPLATTED PORTIONS OF GOVERNMENT LOT 2 IN THE
N.W. 1/4 OF SECTION 31, TOWNSHIP 26 NORTH, RANGE 44 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Northwood Properties, Inc., a Washington corporation, has caused to be platted into Lots, Blocks, and Private Roads the land shown hereon to be known as WOODLAND RIDGE, FIRST ADDITION, A PLANNED UNIT DEVELOPMENT, being that portion of Government Lot 2, in the NW¼ of Section 31, Township 26 North, Range 44 East, W.M., Spokane County, Washington, described as follows:

Beginning at the northwest corner of said Government Lot 2; thence S89°48'01"E, along the north line of said Government Lot 2, a distance of 191.11 feet to the northwest corner of Lot 1, Block 2 of Woodland Ridge, according to the plat recorded in Book 20, at Pages 88 and 89; thence along the westerly boundary of said plat the following fifteen calls: 1) S00°11'59"W, 10.00 feet; 2) S47°48'37"E, 151.62 feet; 3) N57°37'43"E, 15.00 feet to the point of curve of a 165.00 foot radius curve to the right; 4) along the arc of said curve, through a central angle of 29°58'57", 86.34 feet; 5) N02°23'20"W, 20.00 feet to a point on a 185.00 foot radius nontangent curve to the right, the center of circle of which bears S02°23'20"E; 6) along the arc of said curve, through a central angle of 18°58'00", 61.24 feet to the point of tangent; 7) S73°25'20"E, 24.44 feet to the point of curve of a 195.00 foot radius curve to the right; 8) along the arc of said curve, through a central angle of 6°31'48", 22.22 feet; 9) S23°08'28"W, 20.00 feet; 10) S51°09'40"W, 35.06 feet to a point on a 20.00 foot radius nontangent curve to the right, the center of circle of which bears S18°34'40"W; 11) along the arc of said curve, through a central angle of 99°53'47", 34.87 feet to the point of reverse curve of a 240.00 foot radius curve to the left, the center of circle of which bears S63°31'33"E; 12) along the arc of said curve, through a central angle of 48°12'52", 201.96 feet to the point of tangent; 13) S21°44'25"E, 114.48 feet to the point of curve of a 2,485.00 foot radius curve to the right; 14) along the arc of said curve, through a central angle of 5°45'53", 250.02 feet to the point of compound curve of a 155.00 foot radius curve to the right, the center of circle of which bears S74°01'28"W; 15) along the arc of said curve, through a central angle of 9°27'43", 25.59 feet; thence S55°39'34"W, 731.29 feet to the west line of said Government Lot 2; thence N00°15'50"E, 1,125.83 feet to the POINT OF BEGINNING.

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

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 protection district, County Building and 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.

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 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 the 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.

NOTICE TO LOT PURCHASERS: Abnormal noise levels may exist within the area, due to nearby light aircraft activities from Felts Field. An aviation over-flight easement granted to the City of Spokane, Spokane County, and the United States of America exists for the plat and is recorded under Auditor's Document No. 9401110220.

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, 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, their heirs, successors, or assigns including the obligation to participate in the maintenance of the private road as provided herein.

The private roads as shown hereon are easements which provide a means of ingress and egress for those lots within the plat having frontage thereon.

The private roads and/or common areas shown on this plat are hereby dedicated to the Woodland Ridge Home Owners' Association, created by the Secretary of State on November 4, 1992 under U.B.I. No. 601-44-209. This plat shall be subject to the Covenants, Conditions, and Restrictions contained in the Declaration of Protective Restrictions recorded November 4, 1992, as Auditor's Document No. 9211040276.

Parking on private roads is not allowed, but parking on the cul-de-sacs and in designated parking areas is allowed. The landscape, fence, and sidewalk easements shown hereon are granted to the Woodland Ridge Homeowners Association for installation and maintenance thereof. Slope easements as needed are hereby granted to the Woodland Ridge Homeowners Association along the private roads shown hereon.

The private roads and drainage easements are subject to the separate DECLARATION OF COVENANT as recorded January 11, 1994, under Auditor's Document No. 9401110221, which by reference is made a part hereof.

The private roads and/or common areas cannot be sold or transferred, regardless of any provisions in the covenants to the contrary without express approval by Spokane County, and shall be considered subservient estates for tax purposes to the other lots created herein.

The County of Spokane is hereby granted the right of ingress and egress to all private roads, common areas.

Drainage easements, as platted and shown hereon, which are for the purpose of installing, operating, and maintaining drainage ponds, swales, and drainage facilities as conditions of plat approval to dispose of runoff, are hereby granted to the public and the Woodland Ridge Home Owners' Association or successors in interest.

The property owners in the subdivision shall be held responsible for keeping open and maintaining the surface path of natural or man-made drainage flow over and across their respective properties.

The property owner or his representative shall inform each succeeding purchaser of all drainage easements on the property and of his responsibility for maintaining surface drainage paths and swales 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.

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 swales and other drainage facilities, if not properly maintained by the property owner. Spokane County does not accept the responsibility to inspect or maintain the drainage easements or drainage swales, nor does the County accept any liability for any failure by the lot owner(s) to properly maintain such areas.

Any building that is constructed on a lot in this subdivision shall be set at such an elevation so as to provide positive drainage away from any drainage entry point to the building (including, but not limited to, a window well, a window unprotected by a window well, or a doorway). Said positive drainage shall consist of a minimum slope of 3% away from the building for a distance of at least 10 feet from the building. The lots shall be graded so that either a) all runoff is routed away from the building and conveyed over the lot to a natural drainage swale or approved drainage facility, or b) drainage intercepted on the lot is disposed of on the lot in an approved drainage facility. The approved drainage facility shall be constructed in accordance with the approved plans on file at the County Engineer's Office. Any revisions to the approved drainage plans must be approved by the County Engineer's Office prior to construction of said revisions.

All or part of the land being platted herein is subject to Notice of Assessment for stormwater drainage disclosed by Spokane County Commissioners Resolution No. 91-1195

The owner(s) or successor(s) in interest agree to join in any County-approved stormwater management program and/or assessment district and to pay such rates and charges as may be fixed through public hearings for service or benefit obtained by the planning, design, constructing, maintaining, or operation of stormwater control facilities.

9402100128

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 10 DAY
OF FEBRUARY 1994 AT 10:11 AM
IN BOOK 21 OF PLATS AT PAGE 83
AT THE REQUEST OF Northwood Properties, Inc.

(Signed) Jamary L. Stead
County Auditor Deputy

BOOK 21
PAGE 83
Plat #
3162

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).

IN WITNESS WHEREOF, I have hereunto set my hand.

NORTHWOOD PROPERTIES, INC.

Theodore G. Gunning
Theodore G. Gunning, President

Gary L. Gunning
Gary L. Gunning, Vice President

ACKNOWLEDGEMENT

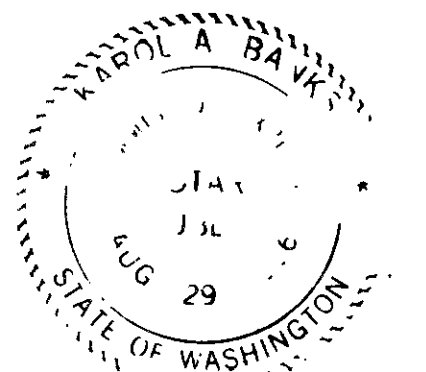
STATE OF WASHINGTON)
COUNTY OF SPOKANE)SS

On this 24TH day of JANUARY, 1994, before me personally appeared 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.

Karee A. Banks
Notary Public in and for the State of Washington,
residing in Spokane

My commission expires 8-29-96



COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 15TH day of FEBRUARY, 1994.

Spokane County Commissioners

COUNTY ENGINEER

Examined and approved this 26TH day of January, 1994.

R. C. Hermann
Spokane County Engineer

COUNTY HEALTH DISTRICT

Examined and approved this 28TH day of January, 1994.

Steve P. Hollenby, R.S.
Spokane County Health Officer

COUNTY UTILITIES DEPARTMENT

Examined and approved this 26TH day of JANUARY, 1994.

William D. Deak
Spokane County Utilities Director

COUNTY ASSESSOR

Examined and approved this 4TH day of February, 1994.

SC Cooney by C. Fischer
Spokane County Assessor

COUNTY PLANNING DEPARTMENT

Examined and approved this 15TH day of FEBRUARY, 1994.

W. R. Hillard
Spokane County Planning Director

COUNTY TREASURER

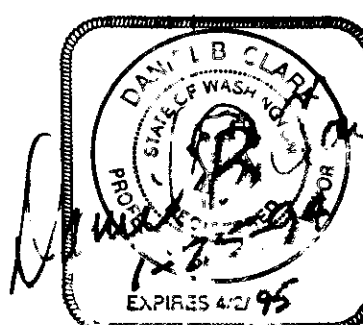
I, Treasurer of Spokane County, Washington, do hereby certify that all taxes which have been levied and become chargeable against the land shown within this map and described in the dedication of this date, have been fully paid, satisfied, and discharged. Dated this 10TH day of February, 1994.

Viola M. Walbert
Spokane County Treasurer

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.

Daniel B. Clark, P.L.S. #12004
Registered Professional Land Surveyor



SHEET 1 OF 2



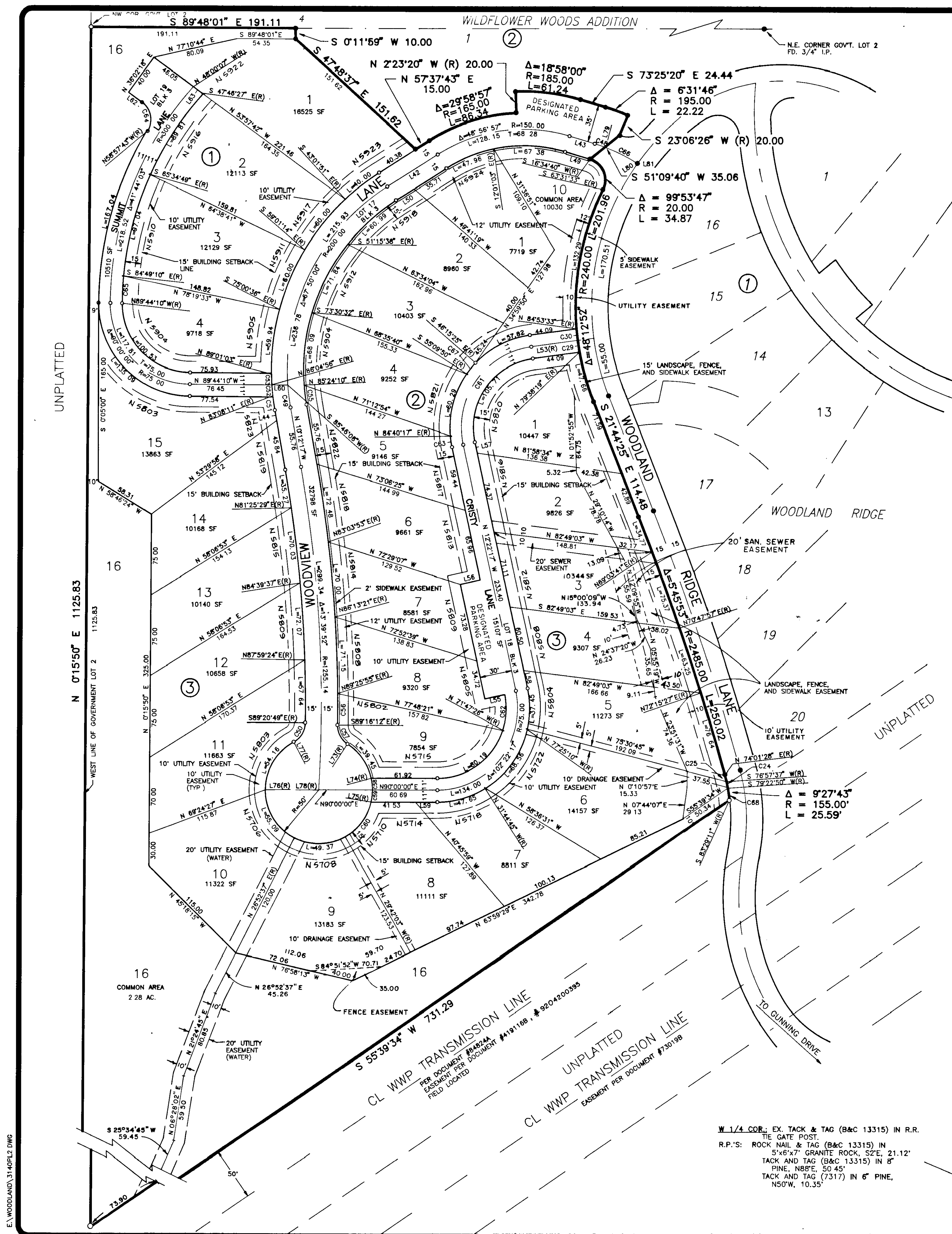
9462100128

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 10 DAY
OF FEBRUARY 1984 AT SPOKANE
IN BOOK 21 OF PLATS AT PAGE 84
AT THE REQUEST OF No. Subsequent Proprietors
(Signed) *James H. Wood*
County Auditor Deputy

Book 21
Pg 84
Plat #
3162

FINAL PLAT WOODLAND RIDGE FIRST ADDITION

A PLANNED UNIT DEVELOPMENT
N.W. 1/4, SEC. 31, T.26 N., R.44 E., W.M.,
SPOKANE COUNTY, WASHINGTON.



LEGEND
NOTE: 1/2" REBAR W/CAP MARKED "A & C INC. 12904" WERE SET AT ALL CORNERS WITHIN THIS SUBDIVISION
○ = SET 1/2" REBAR MARKED "A & C INC. 12904"
● = FOUND 1/2" R.B. W/CAP MARKED "A & C INC. 12904" PER PLAT OF WOODLAND RIDGE BOOK 20, PAGES 88 & 89, UNLESS OTHERWISE NOTED
+ = CALCULATED POSITION--NOTHING FOUND OR SET
I.P. = IRON PIPE
(R) = RADIAL BEARING

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 01°15'50"E ALONG THE WEST LINE OF THE NW 1/4 OF SECTION 31, T.26N., R.44E., WA, AS SHOWN ON THE PLAT OF NORTHWOOD FIFTH ADDITION, WAS USED AS THE BASIS OF BEARINGS FOR THIS SUBDIVISION.

TOTAL PLAT AREA = 10.69 AC.
TOTAL PRIVATE ROAD AREA = 1.34 AC.

CURVE TABLE

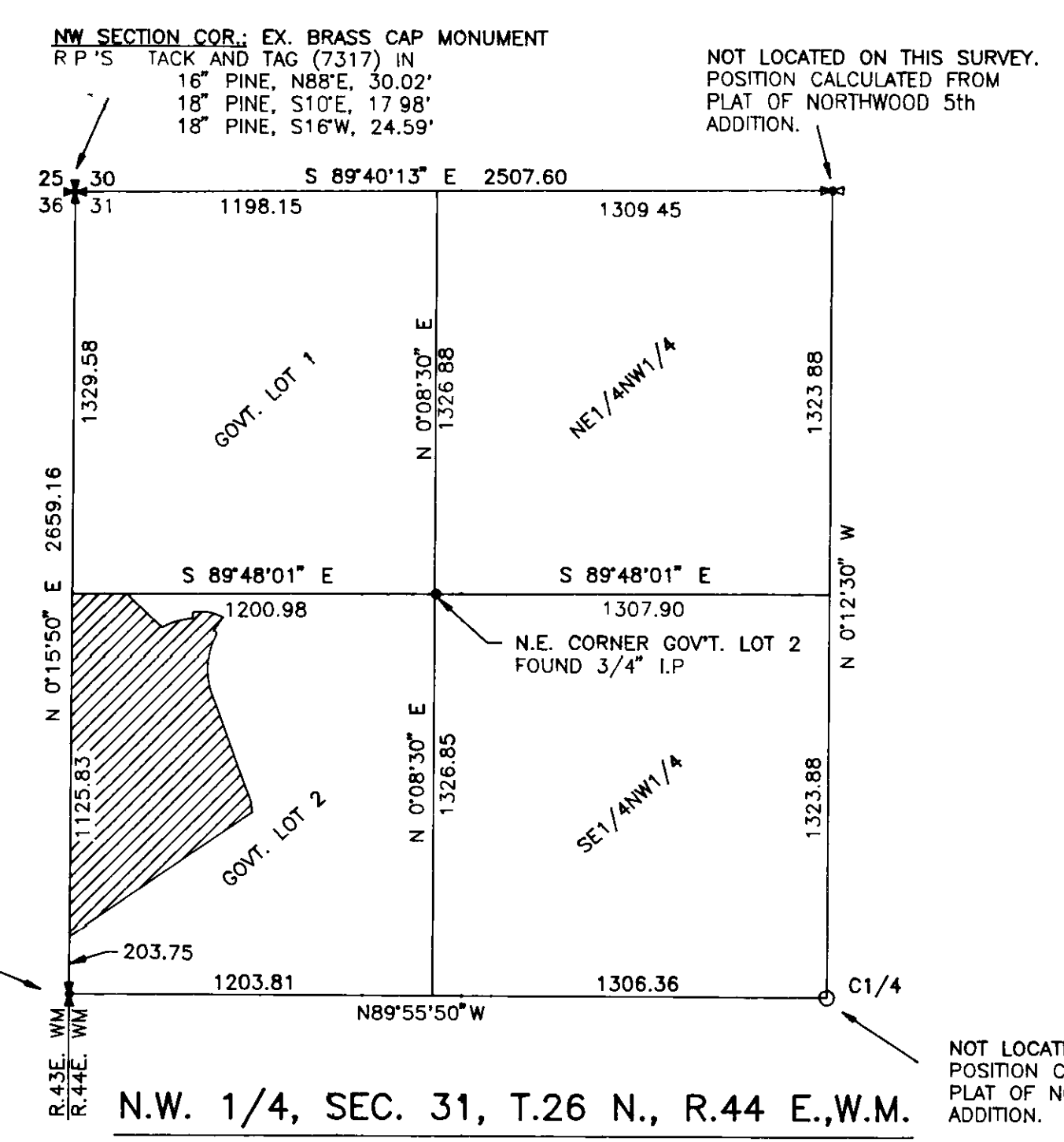
CURVE	ARC LENGTH	DELTA (D)	RADIUS	TAN LENGTH
C24	6.55	225°13'	155.00	3.27
C25	7.94	256°09'	155.00	3.97
C29	11.00	237°37'	240.00	5.50
C30	11.00	237°37'	240.00	5.50
C48	10.13	337°35'	160.00	5.07
C49	20.85	5°58'23"	200.00	10.43
C50	21.44	61°24'46"	20.00	11.88
C51	12.54	372°26'	215.00	6.27
C52	11.08	256°45'	215.00	5.53
C53	11.01	256°07'	215.00	5.51
C55	18.11	5°36'27"	185.00	9.06
C58	28.78	11°17'53"	1270.14	14.39
C57	20.47	56°38'40"	20.00	11.23
C58	11.09	17°42'33"	50.00	5.57
C59	11.09	17°42'33"	50.00	5.57
C60	41.53	47°35'24"	50.00	22.05
C61	123.88	94°38'13"	75.00	81.33
C62	34.16	30°34'51"	64.00	17.50
C63	10.57	7°02'34"	86.00	5.29
C64	29.67	84°50'59"	20.00	18.33
C65	24.80	4°55'00"	289.00	12.41
C66	33.96	17°09'34"	160.00	17.04
C67	13.37	8°54'25"	86.00	6.70
C68	11.11	4°06'21"	155.00	5.56

LINE TABLE

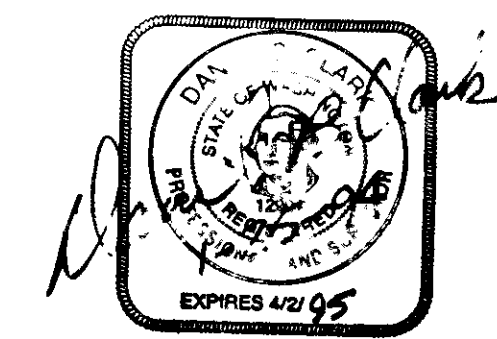
LINE	BEARING	DISTANCE
L42	N 57°37'43" E	55.38
L43	S 73°25'20" E	24.44
L44	N 10°12'17" W	9.92
L49	S 73°25'20" W	24.44
L50	S 57°37'43" W	18.67
L53	N 82°15'56" E	43.84
L55	S 77°37'43" W	19.00
L56	N 77°37'43" E	19.00
L57	S 12°22'17" E	10.37
L58	S 12°22'17" E	17.05
L59	S 90°00'00" W	20.39
L60	N 89°44'10" W	15.04
L62	N 53°57'42" W	14.69
L63	S 53°57'42" E	11.06

RADIAL LINE TABLE

LINE	BEARING	DISTANCE
L73	S 32°05'06" W	
L74	S 77°17'27" W	
L75	N 77°17'27" W	
L76	N 90°00'00" E	
L77	S 27°56'01" E	
L78	S 86°32'25" E	
L79	N 20°12'15" E	
L80	N 32°21'49" E	
L81	N 54°18'54" W	



W 1/4 COR., EX. TACK & TAG (B&C 13315) IN R.R. TIE GATE POST.
R.P.'S: ROCK WALL & TAG (B&C 13315) IN 5'x6'x7' GRANITE ROCK, S2°E, 21.12' TACK AND TAG (B&C 13315) IN 8\" PINE, N88°E, 50.45' TACK AND TAG (7317) IN 6\" PINE, N50°W, 10.35'



SHEET 2 OF 2
AC
Adams & Clark, Inc.
1720 W. FOURTH AVE.
SPOKANE, WA 99202
(509) 747-4000 (F509) 747-9013
Project No. 93-140-2

2/84