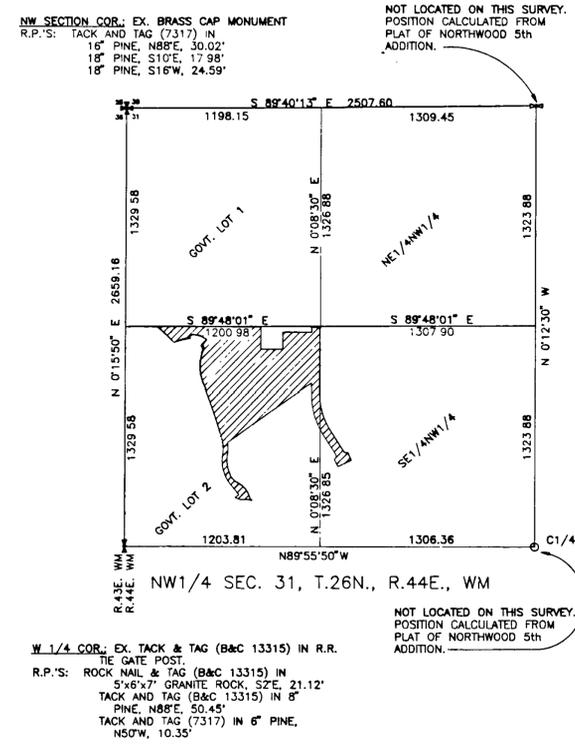


Co. Planning 921120466 # 3096 Pg #1  
10/2 5800

AUDITOR'S CERTIFICATE  
FILED FOR RECORD THIS 12th DAY OF Nov. 1992 AT 2:24 P.M.  
IN BOOK 20 OF PLATS AT PAGE 88  
AT THE REQUEST OF  
(Signed) J. Rubino  
County Auditor

# FINAL PLAT WOODLAND RIDGE A PLANNED UNIT DEVELOPMENT

## BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 1, OF NORTHWOOD FOURTH ADDITION AND A PLAT OF UNPLATTED PORTIONS OF GOVERNMENT LOT 2 AND OF THE S.E. 1/4 OF THE N.W. 1/4 OF SECTION 31, T.26N., R.44E., W.M., SPOKANE COUNTY, WASHINGTON



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

### ACKNOWLEDGEMENT

STATE OF WASHINGTON }  
COUNTY OF SPOKANE }

On this 9th day of November, 1992, before me personally appeared Theodore G. Gunning to me known to be the President 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.

*Edna M. White*  
Notary Public in and for the State of Washington,  
residing in Spokane  
My commission expires Oct. 1, 1995

### COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 10th day of November, 1992.  
*Leticia C. Muenz*  
Spokane County Commissioners

### COUNTY ENGINEER

Examined and approved this 9th day of November, 1992.  
*P. C. Hammon*  
Spokane County Engineer

### COUNTY HEALTH DISTRICT

Examined and approved this 10th day of NOVEMBER, 1992.  
*John P. Hilday, R.S.*  
Spokane County Health Officer

### COUNTY UTILITIES DEPARTMENT

Examined and approved this 10th day of November, 1992.  
*William D. ...*  
Spokane County Utilities Director

### COUNTY ASSESSOR

Examined and approved this 10th day of Nov, 1992.  
*Bl. Conroy - Pamela Rouse*  
Spokane County Assessor

### COUNTY PLANNING DEPARTMENT

Examined and approved this 10th day of Nov., 1992.  
*W.D. ...*  
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 12th day of Nov., 1992.

*P.E. Skip Chubbey 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.

*James B. ...*  
Registered Professional Land Surveyor



SHEET 1 OF 2



curve to the left, the center of circle of which bears S23°06'26"W; thence along the arc of said curve, through a central angle of 6°31'46", 22.22 feet to the point of tangent; thence N73°25'20"W, 24.44 feet to the point of curve of a 185.00 foot radius curve to the left; thence along the arc of said curve, through a central angle of 18°58'00", 61.24 feet; thence S02°23'20"E, 20.00 feet to a point on a 165.00 foot radius nontangent curve to the left, the center of circle of which bears S02°23'20"E; thence along the arc of said curve, through a central angle of 23°58'57", 86.34 feet to the point of tangent; thence S57°37'43"W, 15.00 feet; thence N47°48'37"W, 151.62 feet; thence N00°11'59"E, 10.00 feet to the north line of said Government Lot 2; thence S89°48'01"E, 642.37 feet; thence S00°11'59"W, 135.00 feet; thence S89°48'01"E, 135.00 feet; thence N00°11'59"E, 105.00 feet; thence S89°48'01"E, 175.89 feet to a point on a 20.00 foot radius nontangent curve to the left, the center of circle of which bears N75°34'10"W; thence along the arc of said curve, through a central angle of 14°13'51", a distance of 4.97 feet to the point of tangent; thence N00°11'59"E, 25.08 feet to the north line of said Government Lot 2; thence S89°48'01"E, 50.00 feet to the POINT OF BEGINNING, and they do hereby dedicate for public use forever Ella Street as shown herein.

Slope easements as required by Spokane County along Ella Street are hereby granted.

Lots 24, 25, and 26, Block 1, one-foot strips as shown hereon, are 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 private roads and elsewhere as shown hereon.

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

Side yard and rear yard setbacks shall be determined at the time building permits are requested, unless these setbacks are specifically drafted on this plat. The setbacks indicated on this P.U.D. subdivision 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 will 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 effluent collection system will be made available for this plat, and individual service will be provided to each lot prior to sale. Use of individual on-site sewage 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. 8303220183.

WARNINGS: 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 document recorded Nov 4, 1992 under State Document No. 601,424-209. Parking on private roads is not allowed, but parking on the cul-de-sacs and in designated parking areas is allowed.

Subject to Covenants, Conditions, and Restrictions contained in the Declaration of Protective Restrictions recorded Nov 4, 1992, as Auditor's Document No. 921040276.

The private roads and drainage easements are subject to the separate DECLARATION OF COVENANT as recorded Oct 27, 1992 under Auditor's Document No. 921027024, 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, and shall be considered subservient estates for tax purposes to the other lots created herein.

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

The owner(s) or successor(s) in interest agree to join in any County-approved stormwater management program 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.

All or part of the land being platted hereon is subject to:

Avigation Easements and the terms and conditions thereof as recorded July 2, 1979, and March 22, 1983, as Auditor's Document Nos. 7907020137 and 8303220183, respectively, which by reference are made a part hereof;

Declaration of Covenants imposed by instrument recorded on September 21, 1980, as Auditor's Document No. 8009210183, and amended on April 26, 1983 and September 30, 1991 by Auditor's Document No. 8304260110 and Auditor's Document No. 9109300371, which by reference are made a part hereof;

Agreement and terms and conditions thereof as recorded on April 6, 1983, as Auditor's Document No. 8304060001, which by reference is made a part hereof;

Declaration of Covenants and Dedication Requirements imposed by instrument recorded on April 28, 1983, as Auditor's Document No. 8304280201, which by reference is made a part hereof;

Declaration of Protective Covenants imposed by instrument recorded on May 4, 1983, as Auditor's Document No. 8305040033, which by reference is made a part hereof;

Restrictions, easements, building setback lines, recitals and dedications as disclosed by the recorded plat of Northwood Fourth Addition, recorded on May 4, 1983, as Auditor's Document No. 8305040022, which by reference is made a part hereof;

Agreement and terms and conditions thereof as recorded on September 1, 1983, as Auditor's Document No. 8309010248, which by reference is made a part hereof;

Supplemental Agreement and the terms and conditions thereof as recorded on November 8, 1983, as Auditor's Document No. 8311080258, which by reference is made a part hereof;

Agreement and the terms and conditions thereof as recorded on April 11, 1984, as Auditor's Document No. 8404110310, which by reference is made a part hereof;

Declaration of Protective Covenants imposed by instrument recorded May 19, 1986, as Auditor's Document No. 8605190173, which by reference is made a part hereof;

Sewerage Connection Agreement and the terms and conditions thereof as recorded on October 8, 1989, as Auditor's Document No. 8910030191, which by reference is made a part hereof;

Notice of Assessment for Stormwater Drainage disclosed by Spokane County Commissioners Resolution No. 91-1195;

A title notice and the terms and conditions thereof as recorded on February 6, 1991, as Auditor's Document No. 9102060228, which by reference is made a part hereof;

An easement and the terms and conditions thereof as recorded on December 2, 1991, as Auditor's Document No. 9112020019, which by reference is made a part hereof;

Reservations and Restrictions contained in Deed and the terms and conditions thereof as recorded on April 20, 1992, as Auditor's Document No. 9204200395, which by reference is made a part hereof.

