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Auditor's Office
RECORDED FOR Ted Gunning
Apr 27 4 22 PM '88
WILLIAM E. DONAHUE
AUDITOR
SPOKANE COUNTY, WASHINGTON
51.00 Snell

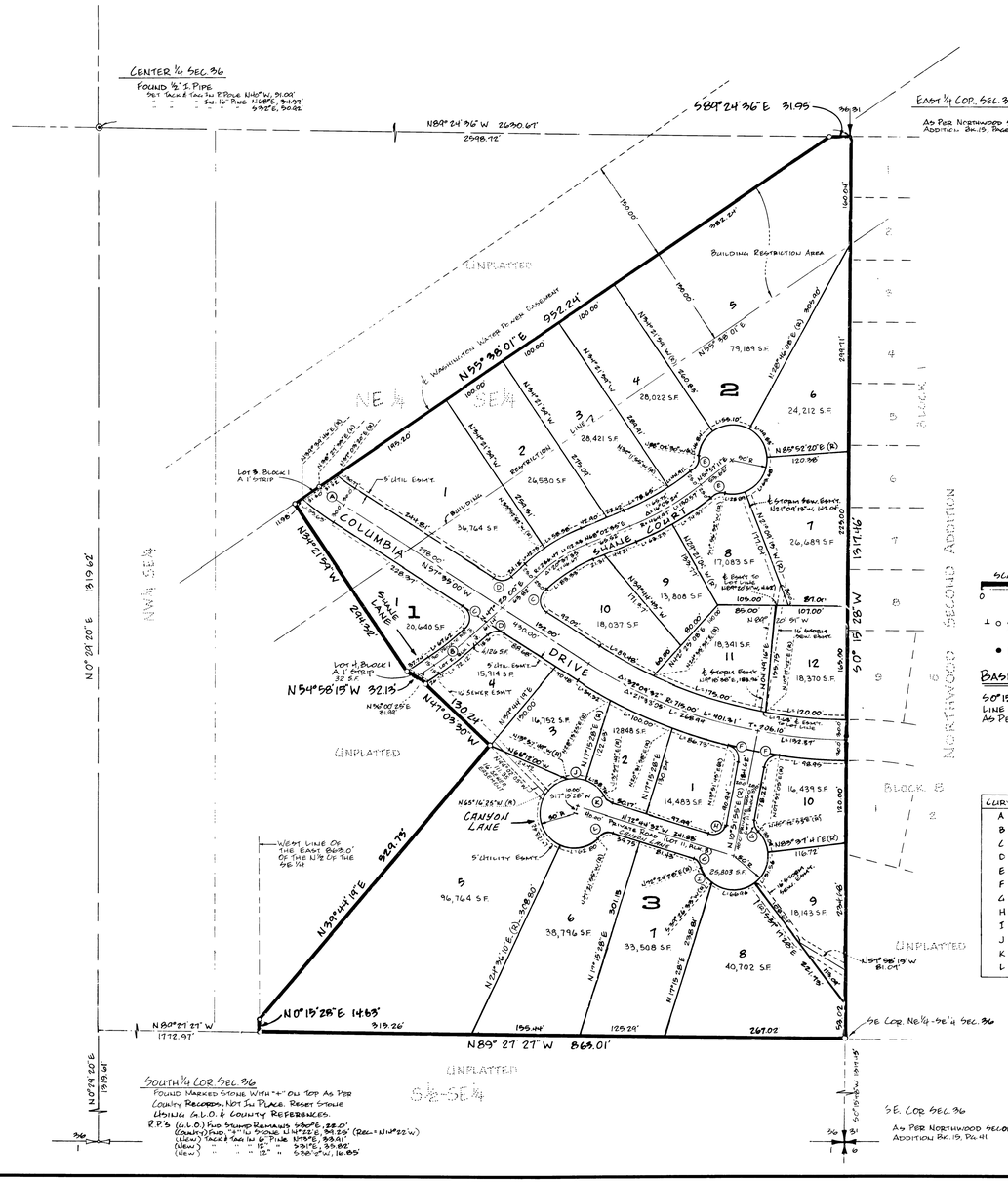
Plat Book 18
Page 44 #2911

A FINAL PLAT OF :

NORTHWOOD 6TH ADDITION

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 36, T.26N., R.43E.W.M.
SPOKANE COUNTY, WASHINGTON

APRIL 1988



SCALE: 1 INCH = 100 FEET
0 50 100 200

⊥ O SET 1/2" REBAR & CAP MARKED "ARC INC. 7917/12804"
● FOUND AS SHOWN

BASIS OF BEARINGS

S0°15'28"W ALONG THE EAST LINE OF THE SE 1/4 OF SEC. 36 AS PER NORTHWOOD SECOND ADDITION

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
A	6°02'33"	410.00'	43.24'	21.64'
B	8°35'25"	466.01'	69.87'	35.00'
C	105°00'00"	20.00'	36.65'	26.01'
D	75°00'00"	20.00'	26.18'	15.35'
E	40°54'41"	20.00'	17.45'	9.23'
F	81°00'10"	20.00'	30.27'	18.88'
G	59°00'00"	20.00'	19.25'	10.44'
H	96°23'35"	20.00'	33.65'	22.51
I	37°57'55"	50.00'	28.77'	14.79'
J	31°13'17"	50.00'	27.25'	13.97'
K	44°26'55"	20.00'	15.50'	8.17'
L	64°37'25"	20.00'	22.56'	12.65'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Donald A. Ziegwled, dealing in his separate property, and Myrn G. Gibson, dealing in her separate property, Northwood Properties, Inc., a Washington Corporation, and Farmers & Merchants Bank of Rockford, a Washington Corporation, have caused to be platted into Lots, Blocks, and Streets the land shown hereon to be known as NORTHWOOD 6TH ADDITION, being that portion of the east 863 feet of the N1/2 of the SE1/4 of Section 36, Township 26 North, Range 43 East, W.M., Spokane County, Washington, described as follows:

Beginning at the E1/4 corner of said Section 36, said point being the northwest corner of Lot 1, Block 1, Northwood Second Addition as filed in Plat Book 15, Pages 41 and 42; thence S00°15'28"W, along the west line of said Northwood Second Addition and the extended west line thereof, said line being the east line of said Section 36, 1,316.46 feet to the southeast corner of said N1/2 of the SE1/4; thence N89°27'27"W, along the south line of said N1/2 of the SE1/4, 863.01 feet to a point on the west line of the east 863.00 feet of the N1/2 of the SE1/4 of said Section 36; thence N00°15'28"E, along said west line, 14.63 feet; thence N39°44'19"E, 529.71 feet; thence N42°03'30"W, 130.24 feet; thence N54°58'15"W, 32.13 feet; thence N34°21'59"W, 294.32 feet; thence N55°38'01"E, 952.24 feet to a point on the north line of said N1/2 of the SE1/4; thence S89°24'36"E, along said north line 31.95 feet to the Point of Beginning, and they do hereby dedicate to public use forever the streets and avenues as shown hereon.

Lots 3 and 4, Block 1, a one (1)-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.

Lot 11, Block 3 and Lot 2, Block 1, as shown hereon, are not building sites, and no residential structures shall be constructed thereon. Use of Lot 11, Block 3 and Lot 2, Block 1 shall be restricted to private road and utility installation and is hereby designated as a road and utility easement.

Lots 1, 2, 3, 5, 6, 7, 8, 9, and 10, Block 3 shall have one-ninth undivided ownership in Lot 11, Block 3; and Lot 4, Block 3 and Lot 1, Block 1 shall have one-half undivided ownership in Lot 2, Block 1. The respective lots having undivided ownership in Lot 11, Block 3, and Lot 2, Block 1, shall be responsible for payment of taxes, claims, or other liabilities as may become due for Lot 2, Block 1 and Lot 11, Block 3 and for the continued maintenance and operation of the private roads thereon. A DECLARATION OF COVENANTS REQUIRING PRIVATE CONSTRUCTION AND MAINTENANCE OF PLAT APPROVED PRIVATE ROAD AND DEDICATION TO THE COUNTY WHEN REQUIRED has been filed for the private roads in this plat under Auditor's No. 8611040129.

Drainage easements as platted and shown hereon, for the purpose of installing, operating, and maintaining drainage facilities to dispose of runoff are hereby granted. Spokane County is hereby granted the right of ingress and egress to all utility and drainage easements. The property owners shall maintain the utility and drainage facilities, as indicated by the approved plans on file in the County Engineer's Office, and in documents recorded under Auditor's No's 8804080002, 8804080003.

Spokane County does not accept the responsibility of maintaining the drainage course on private lots within drainage easements 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 course in drainage easements on private property.

The property owner or his representatiave shall inform each succeeding purchaser of all drainage easements on the property and his responsibility for maintaining drainage facilities within said easements.

Use of private wells and water systems is prohibited.

The public water system, pursuant the Water Plan approved by County and State Health authorities, the local fire district, County Building and Safety Department, and 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.

No more than one dwelling unit shall be placed on any one lot, nor shall any lot be further subdivided for the purposes of creating additional lots or building sites without first filing a replat.

Individual driveway access permits shall be required prior to issuance of a building permit for driveway approaches to the County road system.

Slope easement as required by Spokane County along Columbia Drive is hereby granted.

The owners or successors in interest agree to authorize the County to place their names on a petition for the formation of a ULID by petition method pursuant to RCW 39.94, 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 36.94, which includes the owner's property. Provided, this condition shall not prohibit the owners or successors from objection to any assessments 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 36.94.

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.

Utility easements are granted as shown hereon.

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. 8512130074.

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

IN WITNESS WHEREOF we have hereunto set our hand and affixed our seal this [illegible] day of [illegible], 19[illegible].

NORTHWOOD PROPERTIES, INC.

Theodore G. Gunning, President

Dianne D. Gunning, Secretary-Treasurer

Theodore G. Gunning, Attorney-in-Fact
for:
Donald A. Ziegwled
Myrn G. Gibson

FARMERS & MERCHANTS BANK OF ROCKFORD

By: [illegible]

By: _____

ACKNOWLEDGEMENT

STATE OF WASHINGTON }SS
COUNTY OF SPOKANE }

On this [illegible] day of [illegible], 19[illegible], before me personally appeared Theodore G. Gunning and Dianne D. Gunning, President and Secretary-Treasurer, respectively, of Northwood Properties, Inc., the corporation that 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 stated on oath that they were authorized to execute said instrument.

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 in Spokane

My commission expires: [illegible]

ACKNOWLEDGEMENT

STATE OF WASHINGTON }SS
COUNTY OF SPOKANE }

On this [illegible] day of [illegible], 19[illegible], before me personally appeared Theodore G. Gunning as Attorney-in-Fact for Donald A. Ziegwled and Myrn G. Gibson, the individual that executed the within and foregoing instrument and acknowledged said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned and stated on oath that he was authorized to execute said instrument.

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 in Spokane

My commission expires: [illegible]

ACKNOWLEDGEMENT

STATE OF WASHINGTON }SS
COUNTY OF SPOKANE }

On this [illegible] day of [illegible], 19[illegible], before me personally appeared [illegible] and [illegible], to be known to be the [illegible] and [illegible] of Farmers & Merchants Bank of Rockford, the corporation that 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 stated on oath that they were authorized to execute said instrument.

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 in Spokane

My commission expires: [illegible]

COUNTY ENGINEER

Examined and approved this 29th day of April, 198[illegible]

County Engineer

COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 26 day of April, 198[illegible].

Chairman, Spokane County Commissioners

COUNTY HEALTH DISTRICT

Examined and approved this 26th day of April, 198[illegible]

Health Officer

COUNTY UTILITIES DEPARTMENT

Examined and approved this 25th day of April, 198[illegible]

Spokane County Utilities Director

COUNTY ASSESSOR

Examined and approved this 26th day of April, 198[illegible]

Spokane County Assessor

COUNTY PLANNING DEPARTMENT

Examined and approved this 26th day of April, 198[illegible]

Planning Director

COUNTY TREASURER

I, Skip Chillegly, 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 27th day of April, 198[illegible].

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
Daniel B. Clark, L.S. #12804
Registered Professional Land Surveyor

ADAMS & CLARK, INC.
Civil Engineers • Land Surveyors
Land Planners • Landscape Architects
W. 1803 Maxwell Ave.
Spokane, Wash. 99201
(509) 328-5853

Drawn By: L.E.C.
Checked By: [illegible]
Date: November 1986
Scale: 1" = 100'

NORTHWOOD 6TH ADDITION

SHEET 1 OF 1

WO #84-260

12/74