



AFTER RECORDING RETURN TO:
Spokane County Engineer (SCDEV)
Attention: Spokane County Public Works

MODIFICATION OF EASEMENT TO ADD ADDITIONAL DRAINAGEWAYS

GRANTOR: River Bluff West Partners, LLC
GRANTEE: Government, County of Spokane, and River Bluff Ranch Association
ABBREVIATED LEGAL: Portion of West 1/2 of Section 27, Township 27, Range 42 E.W.M.
ASSESSOR PARCEL NUMBER: ptn 27275.9048

In the matter of River Bluff Ranch PUD 4th Addition (Spokane County Project 1866A).

In consideration of Mutual Benefits, receipts of which is hereby acknowledged, Grantor does hereby modify that certain "Offsite Access and Drainage Easement" recorded on April 20, 2004 under Spokane County Auditor File Number 5059356, to add two additional access and drainage easements over, under, upon and across the following described properties:

See attached "Legal Description Drainage Easement A" and "Legal Description Drainage Easement B".

RIVER WEST PARTNERS, LLC (GRANTOR)

BY: Renee West 1-26-17
RENEE WEST, its Manager



LANDTEK LLC
PROFESSIONAL LAND SURVEYORS
819 N. MADEIRA STREET
SPOKANE, WASHINGTON 99202
PHONE 509.926.2821 FAX 509.926.2736

**LEGAL DESCRIPTION
DRAINAGE EASEMENT "A"**

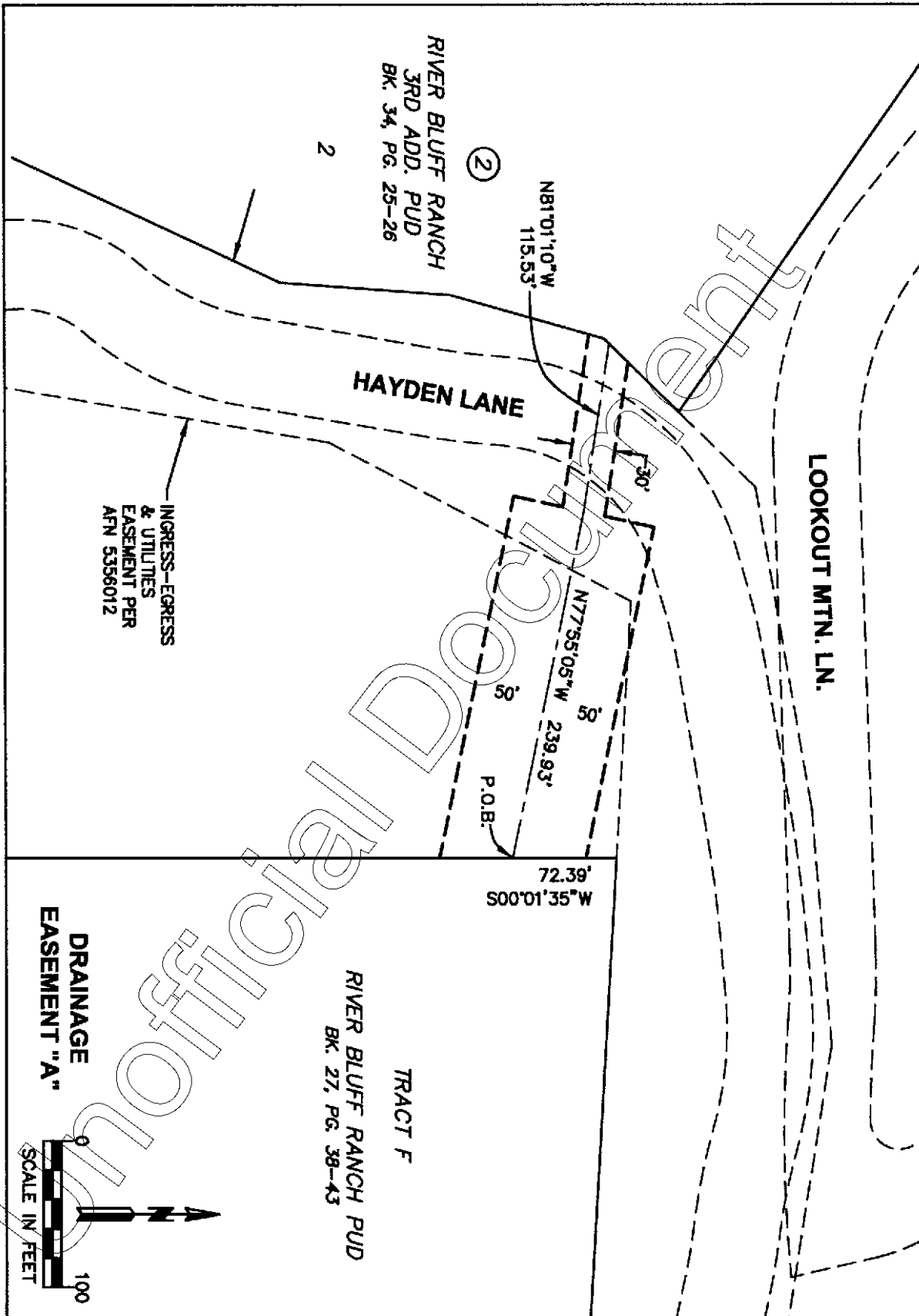
A VARIABLE-WIDTH STRIP OF LAND IN THE WEST HALF OF SECTION 27, TOWNSHIP 27 NORTH, RANGE 42 EAST, W.M., SPOKANE COUNTY, WASHINGTON; THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHWESTERLY CORNER OF TRACT "F", RIVER BLUFF RANCH P.U.D., PER PLAT THEREOF RECORDED IN BOOK 27 OF PLATS, PAGES 38-43; THENCE S00°01'35"W (S00°00'00"W PLAT) 72.39 FEET ALONG THE WESTERLY LINE OF SAID TRACT "F" TO THE POINT OF BEGINNING OF SAID CENTERLINE;

THENCE N77°55'05"W 239.93 FEET, THE SIDELINES OF SAID STRIP LYING 50.00 FEET NORTHERLY AND SOUTHERLY OF SAID COURSE;

THENCE N81°01'10"W 115.53 FEET TO THE TERMINUS OF SAID CENTERLINE ON THE EASTERLY LINE OF LOT 2, BLOCK 2, RIVER BLUFF RANCH P.U.D. 3RD ADDITION, PER PLAT THEREOF RECORDED IN BOOK 34 OF PLATS, PAGES 25-26, THE SIDELINES OF SAID STRIP LYING 15.00 FEET NORTHERLY AND SOUTHERLY OF SAID COURSE.

Unofficial Document





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**LEGAL DESCRIPTION
DRAINAGE EASEMENT "B"**

THAT PORTION OF THE WEST HALF OF SECTION 27, TOWNSHIP 27 NORTH, RANGE 42 EAST, W.M., SPOKANE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHWESTERLY CORNER OF TRACT "F", RIVER BLUFF RANCH P.U.D., PER PLAT THEREOF RECORDED IN BOOK 27 OF PLATS, PAGES 38-43; THENCE S86°33'21"E (S86°31'30"E PLAT) 120.09 FEET ALONG THE NORTHERLY LINE OF SAID TRACT "F" TO THE POINT OF BEGINNING;

THENCE N25°33'02"E 120.59 FEET; THENCE S73°47'59"E 50.67 FEET; THENCE S82°33'28"E 52.61 FEET; THENCE S25°33'02"W 104.55 FEET TO THE NORTHERLY LINE OF SAID TRACT "F"; THENCE N86°33'21"W 107.93 FEET ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

Unofficial Document

