5353210

32/45

FINAL PLAT

RIVER BLUFF ESTATES II

LARGE LOT SUBDIVISION

PORTIONS OF THE NW 1/4 OF SECTION 2, T.26N., R.42E., W.M.
AND PORTIONS OF THE SW 1/4 OF SECTION 35, T.27N., R.42E., W.M.
SPOKANE COUNTY, WASHINGTON
SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Riverbluff Land Company, L.L.C., a Tenessee Limited Liability Company and Andrew T. Biggs and Helen C. Biggs, husband and wife, have caused to be platted into Lots and Blocks the land shown hereon to be known as RIVER BLUFF ESTATES II, being those portions of the NW 1/4 of Section 2, Township 26 North, Range 42 East, W.M. and of the SW 1/4 of Section 35, Township 27 North, Range 42 East, W.M., consisting of two separate blocks of land, described as follows:

BLOCK 1
COMMENCING at the West quarter corner of said Section 2; thence N00°03'13"E 770.03 feet along the West line of the NW 1/4 of said Section 2, to the centerline of River Bluff Lane per 60-foot wide easement recorded under Auditor's File No. 9210070317; thence N88°55'09"E 1356.37 feet along said centerline; thence N01°04'51"W 238.11 feet; thence along a 520.00 foot radius curve left, concave southwesterly, through a central angle of 49°54'36", an arc distance of 452.97 feet to the POINT OF BEGINNING of Block 1;

thence continuing along said 520.00 foot radius curve left, through a central angle of 25°18'56", an arc distance of 229.76 feet; thence along a 500.00 foot radius reverse curve right, concave northeasterly, through a central angle of 27°36'35", an arc distance of 240.94 feet; thence N48°41'48"W 120.77 feet; thence along a 500.00 foot radius curve left, concave southwesterly, through a central angle of 07°11'53", an arc distance of 62.82 feet; thence along a 500.00 foot radius reverse curve right, concave northeasterly, through a central angle of 04°56'08", an arc distance of 43.07 feet; thence N47°33'09"E 30.36 feet; thence along a 470.00 foot radius non-tangent curve right, concave northeasterly, the center of which bears N38°29'35"E, through a central angle of 03°34'34", an arc distance of 29.33 feet; thence along a 20.00 foot radius compound curve right, through a central angle of 54°53'00", an arc distance of 19.16 feet; thence along a 60.00 foot radius reverse curve left, through a central angle of 82°05'59", an arc distance of 85.97 feet; thence N25°51'54"W 54.49 feet; thence N37°27'42"W 143.93 feet; thence along a 1467.24 foot radius non-tangent curve left, concave northwesterly, the center of which bears N46°52'44"W, through a central angle of 03°11'44", an arc distance of 81.83 feet; thence along a 1215.00 foot radius compound curve left, concave northwesterly, through a central angle of 00°48'53", an arc distance of 17.28 feet; thence N47°33'09"E 1081.94 feet to the most easterly corner of that certain parcel of land conveyed from Riverbluff Land Company, LLC to Darren Remington and Margaret Remington by Statutory Warranty Deed recorded June 19, 2002 under Auditor's File No. 4740743; thence continuing N47°33'09"E 120.38 feet; thence S42°26'51"E 330.79 feet; thence S47°33'09"W 31.07 feet; thence S42°26'51"E 330.79 feet; thence N47°33'09"E 112.01 feet; thence S42°26'51"E 330.00 feet; thence S47°33'09"W 1258.45 feet to the Point of Beginning of Block 1;

situate in the County of Spokane, State of Washington.

BLOCK 2
COMMENCING at the West quarter corner of said Section 2; thence N00°03'13"E 770.03 feet along the West line of the NW 1/4 of said Section 2, to the centerline of River Bluff Lane per 60-foot wide easement recorded under Auditor's File No. 9210070317; thence N88°55'09"E 1920.14 feet along said centerline; thence continuing along said centerline on a 510.00 foot radius curve right, concave southerly, through a central angle of 40°50'31", an arc distance of 363.54 feet to the POINT OF BEGINNING of Block 2;

thence N00°43'38"W 1092.47 feet; thence N89°26'22"E 330.00 feet to a point on a line running between a 5/8" rebar depicted as the Center quarter corner of said Section 2 on Record of Survey filed in Book 31 of Surveys, Page 58, and a stone monument depicted as the North quarter corner of said Section 2 on Spokane County Short Plat No. 81-178, filed in Book 3 of Short Plats, Page 90; thence S00°43'38"E 1452.95 feet along said line; thence S77°02'22"W 115.06 feet to the centerline of said River Bluff Lane; thence N22°35'25"W 202.42 feet along said centerline; thence along said centerline on a 510.00 foot radius curve left, concave southwesterly, through a central angle of 27°38'55", an arc distance of 246.11 feet to the Point of Beginning;

situate in the County of Spokane, State of Washington.

Side yard and rear yard setbacks shall be determined at the time building permits are requested.

That in consideration of Mutual Benefits now or to be hereafter derived, do for themselves their heirs, grantees, assigns and successor(s) in interest hereby request and authorize Spokane County to include the above-described property in a Road Improvement District (RID) and to support the formation of a Road Improvement District for improvement of the road(s) described below by requesting and authorizing Spokane County to place their name(s) on a petition for the formation of a Road Improvement District, pursuant to RCW 36.88.050, or by requesting and authorizing Spokane County to cast their ballot in favor of a RID being formed under the resolution method pursuant to RCW 36.88.030, and/or by not filing a protest against the formation of a RID being formed under the alternative resolution method provided for in RCW 36.88.065 and chapter 35.43 RCW.

If a RID is proposed for improvement of the road(s) described below, said owner(s) and successor(s) further agree: (1) that the improvements or construction contemplated within the proposed RID are feasible; (2) that the benefits to be derived from the formation of the RID by the property included therein, together with the amount of any County participation, exceeds the cost and expense of formation of the RID and (3) that the property within the proposed RID is sufficiently developed; provided, they, their heirs, grantees, assigns and successor(s) shall retain the right, as authorized under RCW 36.88.090, to object to any assessment(s) on the property as a, result of the improvements called for in conjunction with the formation of a RID by either the petition or resolution method under Chapter 36.88 RCW and to appeal to the Superior Court the decision of the Board of County Commissioners confirming the final assessment roll; provided further, it is recognized that actual assessments may vary from assessment estimate so long as they do not exceed a figure equal to the increased true and fair value improvement(s) add(s) to the property.

It is further acknowledged and agreed that at such time as a RID is created or any County Road Improvement project is authorized by Spokane County, the improvements required shall be at the sole expense of the owner(s) of property within the RID or served by the improvements, without any monetary participation by Spokane County.

The RID waiver contained in this agreement shall expire after ten (10) years from the date of execution below. This provision is applicable to Rutter Parkway.

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 obligatioin 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.

Subject to specific application approval and issuance of permits by the Health Officer, the use of an individual on-site sewage disposal system may be authorized.

The sponsor will be responsible for assessing the adequacy and potability of domestic-use water for the plat.

Easements are hereby granted over the Private Roads, as shown hereon to the serving utilities for the construction, reconstruction, maintenance and operation of underground utilities only (including cable television), 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.

"Dry" utility easements shown on the herein described plat are hereby dedicated to the use of serving utility companies for the construction, reconstruction, maintenance, protection, inspection and operation of their respective "Dry" facilities; together with the right to prohibit changes in grade that will reduce the existing coverage over installed underground facilities and the right to trim and/or remove trees, bushes, landscaping and to prohibit structures that may interfere with the construction, reconstruction, reliability, maintenance and operation of same. Said provision does not prohibit lateral crossing of dry facilities with water or sewer service lines, but shall prohibit installation of water meter boxes in said easement strip.

The private roads, as shown hereon, are easements which provide a means of ingress and egress for lots within this plat and to adjoining parcels by means of separate easement documents.

The private roads, as shown hereon, are subject to the separate Declaration of Covenant recorded February 10, 2006 under Auditor's File No. 5341683, which by reference are mad a part hereof.

Drainage easements as platted and shown hereon, which are for the purpose of conveying and storing stormwater runoff and for installing, operating and maintaining drainage ponds and drainage facilities which dispose of and treat stormwater runoff, are hereby granted to Spokane County and the River Bluff Estates II Association. All tracts are hereby dedicated to the River Bluff Estates II Association for the purpose of conveying and storing stormwater runoff, and for installing, operating and maintaining drainage ponds and drainage facilities that dispose of and treat stormwater runoff. A drainage easement is granted to Spokane County over all tracts for inspection and emergency maintenance of stormwater facilities.

Spokane County and its authorized agents are hereby granted the right to ingress and egress to, over and from all drainage easements and tracts for the purposes of inspection and emergency maintenance of the drainage facilities, if not properly maintained by the property owner(s) or the River Bluff Estates II Association. Spokane County does not accept the responsibility to inspect or maintain drainage facilities located outside of public rights-of-way, except in cases where Spokane County specifically assumes that responsibility in writing. Neither does Spokane County accept any liability for any failure by the property owner(s)or the River Bluff Estates II Association to properly maintain such areas.

The property owner(s) within this plat 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. If the property owner(s) fail to maintain the surface path of natural or man-made drainage flow, or drainage facilities on private properties, a notice of such failure may be given to the property owner(s). If not corrected within the period indicated on said notice, Spokane County has the right to correct the maintenance failure, or have it corrected, at the expense of the property owner(s).

Spokane County does not accept the responsibility of maintaining the drainage course on private lots nor the responsibility for any damage 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.

Any building that is constructed on a lot in this plat 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 5% 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. All drainage facilities for this plat, including any '208' swales, shall be constructed in accordance with the approved plans on file at the Spokane County Engineer's Office. Any proposed changes to the approved road and drainage plans must be approved by the Spokane County Engineer's Office prior to construction of said changes.

There may exist properties located uphill and adjacent to this subdivision that periodically discharge stormwater runoff onto individual lots within this plat. Stormwater runoff from nearby uphill properties should be expected, and during snow melt periods or wet seasons the lots may be subjected to higher amounts of stormwater runoff than what is normally observed or anticipated. Because stormwater runoff from adjacent properties has discharged onto this plat prior to development, stormwater runoff will likely continue to do so after development.

If groundwater or mottled soil is encountered during basement excavation, it is Spokane County's recommendation that protective measures that meet the requirements of the current UBC code with respect to dampproofing and waterproofing be implemented as part of the basement foundation construction

The property owner(s) within this plat shall maintain all natural drainage channels, drainage ditches, and all water quality swales ('208' swales) situated on their respective properties, and any portion of a '208' swale or drainage conveyance ditch situated in a public right-of-way adjacent to their respective properties, with a permanent ground cover such as live native-type dryland grasses or lawn turf as specified in the currently accepted plans on file at Spokane County Engineer's Office. No structures, including fences, shall be constructed directly over or within a water quality swale, natural drainage channel or drainage ditch without the expressed written consent of the Spokane County Engineer. Property owner(s) maintenance responsibilities shall include, but is not limited to mowing, irrigating and keeping the area free of debris. The River Bluff Estates II Association is responsible to keep open and clean related stormwater pipes and/or structures; replacement of drainage facilities as needed; removing and disposing of the soil and grass sod located in drainage facilities situated within easements on private lots at such time Spokane County deems necessary, and replacing the soil and grass sod. Spokane County does not accept the responsibility to inspect and/or maintain the drainage easements, nor does Spokane County accept any liability for any failure by the lot owner(s) or the River Bluff Estates II Association to properly maintain such areas. The property owner(s) and/or River Bluff Estates II Association shall be responsible for payment of all claims and other liabilities, which may become due for said maintenance responsibilities.

The River Bluff Estates II Association or its successors in interest shall maintain all drainage facilities located in the private tracts or common areas in conformance with the accepted plans and the Operations and Maintenance Manual as prepared by the design engineer, Metro Engineering, both of which are on file at the Spokane County Engineer's Office. Maintenance of drainage facilities includes, but is not limited to, keeping open and cleaning stormwater pipes, structures, ditches, drainage ponds, swales; replacement of drainage facilities as needed; maintaining live native-type dryland grasses or lawn turf in the pond facilities located in common areas or tracts, with optional shrubbery and/or trees, which do not obstruct the flow and percolation of storm drainage water in the drainage swale as indicated by the approved plans; mowing, irrigating and keeping the area free of debris; removing and disposing of the soil and grass sod located in drainage facilities situated within tracts or common areas at such time Spokane County deems necessary, and replacing the soil and grass sod. The River Bluff Estates II Association shall be responsible for payment of all claims and other liabilities, which may become due for said maintenance responsibilities.

If the River Bluff Estates II Association, or their successors in interest, fails to maintain the drainage facilities in conformance with the accepted drainage plans and the Operation and Maintenance Manual on file at the Spokane County Engineer's Office, a notice of such failure may be given to the River Bluff Estates II Association, or their successors in interest, by the County Engineer. If not corrected within the period indicated on said notice, Spokane County has the right to correct the maintenance failure, or have it corrected, at the expense of the River Bluff Estates II Association, or their successors in interest.

Should the River Bluff Estates II Association be terminated for any reason, the successors in interest shall be the individual lot owner(s), or their successors in interest, who are members of the River Bluff Estates II Association at the time of said termination. The successors in interest shall share equally in the responsibility and cost of maintaining said drainage facilities.

The developer, property owners, and homeowners' association waive any and all claims for damages against any governmental authority arising from the construction, ownership or maintenance of public facilities. This waiver includes claims of any nature, including but not limited to person and real property damages as well as any inverse condemnation claims.

This covenant and agreement shall run with the land in perpetuity, and shall be binding upon the owner(s), their heirs, successors and assigns, including the obligation to participate in the maintenance of the drainage facilities provided herein.

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

Easement, including terms and provisions thereof, recorded October 01, 1992, under Auditor's File No. 9210010024.

Easement, including terms and provisions thereof, recorded October 07, 1992, under Auditor's File No. 9210070317.

Easement, including terms and provisions thereof, recorded January 29, 1993, under Auditor's File No. 9301290343.

Covenants, conditions, restrictions and/or easements, recorded November 20, 2001, under Auditor's File No. 4656393.

Agreement for Creation and Maintence of Reciprocal Road Easements and terms and conditions thereof, recorded March 07, 2005, under Auditor's File No. 5187750.

Covenants, conditions, restrictions and/or easements recorded October 14, 2005 under Auditor's File No. 5290574.

Easement, including terms and provisions thereof, recorded October 14, 2005 under Auditor's File No. 5290575.

Easement, including terms and provisions contained therein recorded December 27, 2005 under Auditor's File No. 5323333.

Conditions, notes, easements, provisions contained and/or delineated on the face of the survey recorded September 21, 1999 under Auditor's File No. 4413995 in Volume 89 of surveys, Page 8-10

Conditions, notes, easements, provisions contained and/or delineated on the face of the survey recorded December 28, 2005 under Auditor's File No. 5323574 in Volume 119 of surveys, Page 82-84

IN WITNESS WHEREOF, the aforesaid parties have hereunto affixed their hands.

RIVERBLUFF LAND COMPANY, L.L.C.

Christopher L. Heftel, President

ACKNOWLEDGMENT

State of Washington)
ss.
County of Spokane)

On this 28 day of February 2006, before me personally appeared Christopher L. Heftel, to me known to be the President of the Riverbluff Land Company, L.L.C., a Tenessee Limited Liability Company, that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated 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.

Dawn S Valley
Notary Public in and for the
State of Washington,
residing at Spokane County
My commission expires Feb. 1, 2009

DAWN S VALLEY NOTARY PUBLIC STATE OF WASHINGTON

Andrew T. Biggs
Andrew T. Biggs by C. L. Heftel A.I.F.
By: Christopher L. Heftel - Attorney in fact

Helen C. Biggs
Helen C. Biggs by C. L. Heftel A.I.F.
By: Christopher L. Heftel - Attorney in fact

ACKNOWLEDGMENT

State of Washington)
ss.
County of Spokane)

On this 28 day of February 2006, before me personally appeared Christopher L. Heftel, to me known to be the individual, described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

Dawn S Valley
Notary Public in and for the
State of Washington,
residing at Spokane County
My commission expires Feb. 1, 2009

DAWN S VALLEY NOTARY PUBLIC STATE OF WASHINGTON

SPOKANE COUNTY AUDITOR
FILED FOR RECORD BY:
LandTek LLC
THIS 13 DAY OF March 2006
AT 50 MINUTES PAST 11 O'CLOCK A.M;
AND RECORDED IN VOLUME 32 OF PLATS
ON PAGE(S) 46-46
K Myer - deputy auditor
COUNTY AUDITOR
5353210
AUDITOR'S FILE NO.
PLAT #3809

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING
Examined and approved this 13 day of March, 2006.
Department of Building and Planning

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS
Examined and approved this 9th day of March, 2006.
Spokane County Engineer

SPOKANE COUNTY UTILITIES
Examined and approved this 9TH day of MARCH, 2006.
Spokane County Utilities

SPOKANE REGIONAL HEALTH DISTRICT
Examined and approved this 13TH day of MARCH, 2006.
Spokane Regional Health Officer

SPOKANE 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 8 day of March, 2006.
Spokane County Treasurer

SPOKANE COUNTY ASSESSOR
Examined and approved this 13th day of March, 2006.
Spokane County Assessor

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.
2/28/06

BRUCE R. LARSEN, P.L.S.
CERTIFICATE NO. 26390

BRUCE R. LARSEN STATE OF WASHINGTON 26390 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES: 3-27-08

LandTek, LLC
PROFESSIONAL LAND SURVEYORS
619 N. MADELIA STREET
SPOKANE, WASHINGTON 99202
PHONE (509)926-2821

PN-LL-1901-01

FILE: 2005D\GV\05-0757\RIVER BLUFF ESTATES II - FP.dwg
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5353210 32/46

FINAL PLAT

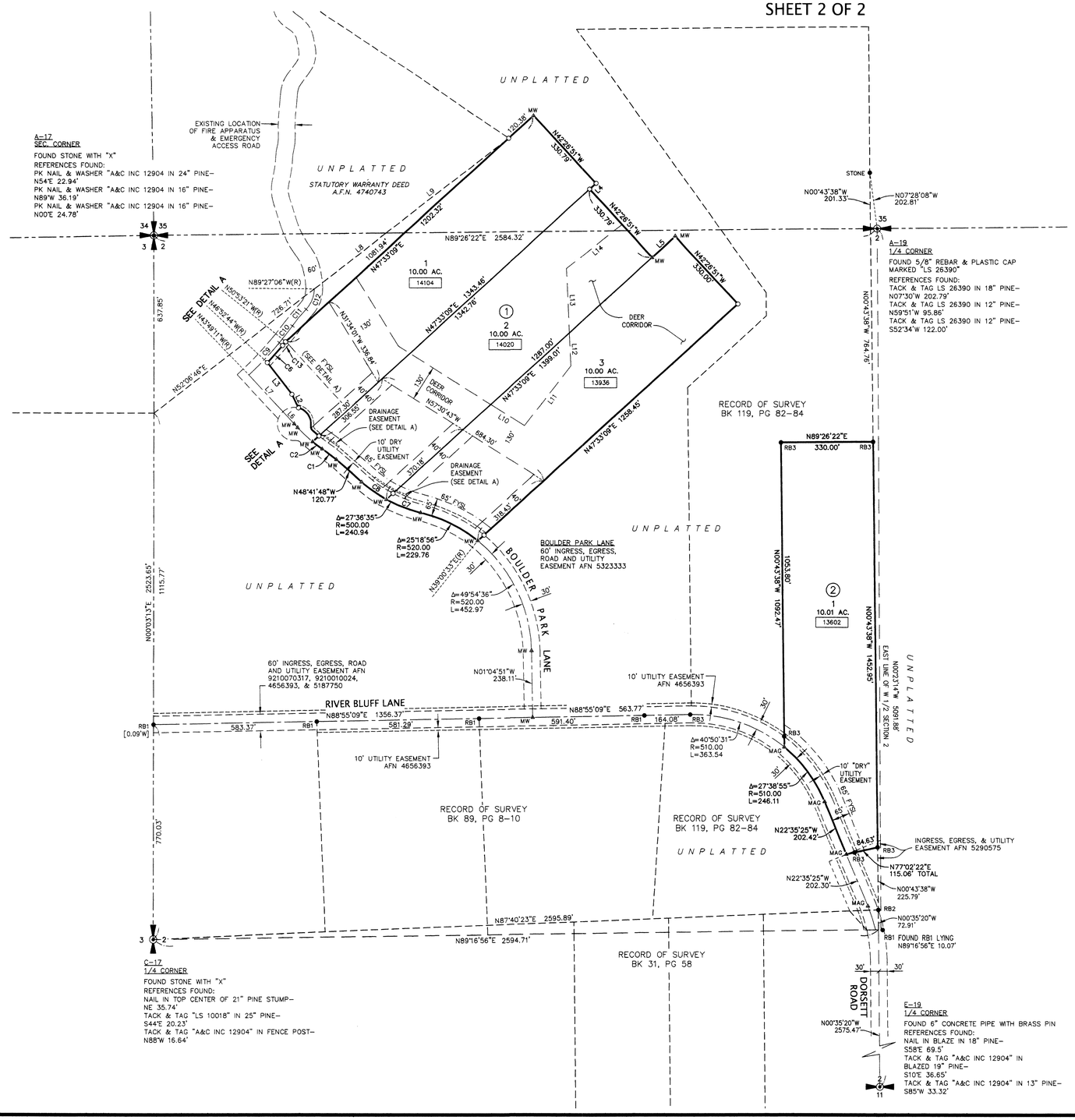
RIVER BLUFF ESTATES II

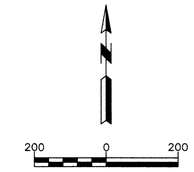
LARGE LOT SUBDIVISION

PORTIONS OF THE NW 1/4 OF SECTION 2, T.26N., R.42E., W.M.
AND PORTIONS OF THE SW 1/4 OF SECTION 35, T.27N., R.42E., W.M.
SPOKANE COUNTY, WASHINGTON
SHEET 2 OF 2

SPOKANE COUNTY AUDITOR
FILED FOR RECORD BY: LandTek, LLC
THIS 13 DAY OF March 2006
AT 50 MINUTES PAST 11 O'CLOCK A.M.;
AND RECORDED IN VOLUME 32 OF PLATS
ON PAGE(S) 46-46.
RDyer - deputy auditor
COUNTY AUDITOR
5353210
AUDITOR'S FILE NO.

PLAT # 3809



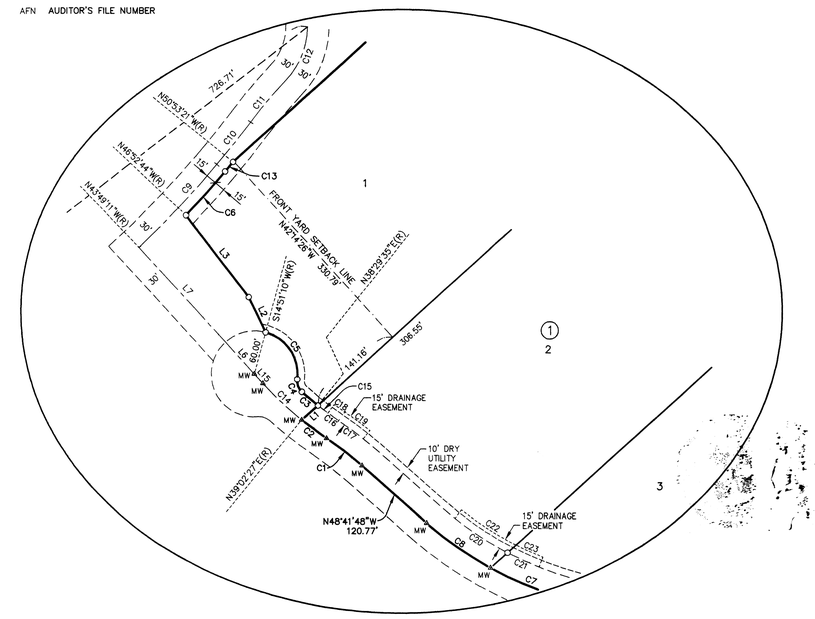


LINE TABLE		
LINE	BEARING	LENGTH
L1	N47°33'09"E	30.36
L2	N25°51'54"W	54.49
L3	N37°27'42"W	143.93
L4	N47°33'09"E	31.07
L5	N47°33'09"E	112.01
L6	N42°27'23"W	60.00
L7	N42°27'23"W	179.06
L8	N52°06'46"E	325.16
L9	N52°06'46"E	555.81
L10	N57°30'43"W	143.07
L11	N37°31'28"E	271.50
L12	N02°29'23"W	118.55
L13	N02°29'23"W	231.57
L14	N51°40'39"E	253.46
L15	N42°27'23"W	17.82

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	7°11'53"	500.00	62.82
C2	4°56'08"	500.00	43.07
C3	3°34'34"	470.00	29.33
C4	54°53'00"	20.00	19.16
C5	82°05'59"	60.00	85.97
C6	3°11'44"	1467.24	81.83
C7	15°04'11"	500.00	131.51
C8	12°32'24"	500.00	109.43
C9	6°15'17"	1452.24	158.54
C10	3°36'50"	1200.00	75.69
C11	6°46'55"	650.95	77.05
C12	42°32'43"	110.00	81.68
C13	0°48'53"	1215.00	17.28
C14	8°30'10"	500.00	74.20
C15	2°08'15"	470.00	17.53
C16	2°15'01"	470.00	18.46
C17	4°37'31"	530.00	42.78
C18	2°15'01"	455.00	17.87
C19	4°37'31"	545.00	44.00
C20	10°43'14"	470.00	87.94
C21	5°53'43"	470.00	48.38
C22	11°24'40"	455.00	90.62
C23	5°12'18"	455.00	41.33

LEGEND

- ○ SET 1/2" REBAR & PLASTIC CAP MARKED "LS 26390"
- MW △ SET MAGNAIL & WASHER MARKED "LS 22354 / LS 26390"
- MAG△ FOUND MAGNAIL, NO WASHER, PER SR3
- STONE ● FOUND 12" X 18" GRANITE STONE WITH CHISELED "X"
- RB1 ● FOUND 1/2" REBAR & PLASTIC CAP MARKED "A&C INC. LS 12904" PER SR1
- RB2 ● FOUND 5/8" REBAR NO IDENTIFICATION
- RB3 ● FOUND 1/2" REBAR & PLASTIC CAP MARKED "LS 26390" PER SR3
- ##### LOT ADDRESS
- [#.##] VARIANCE OF FOUND POINT FROM COMPUTED POSITION
- FYSL FRONT YARD SETBACK LINE
- AFN AUDITOR'S FILE NUMBER



DETAIL A
SCALE 1"=100'

SURVEY REFERENCES

(SR1) RECORD OF SURVEY FILED IN BOOK 89 OF SURVEYS, PAGES 8-10

(SR2) RECORD OF SURVEY FILED IN BOOK 31 OF SURVEYS, PAGE 58

(SR3) RECORD OF SURVEY FILED IN BOOK 119 OF SURVEYS, PAGES 82-84

BASIS OF BEARINGS

ASSUMED BEARING OF N00°03'13"E ALONG THE WEST LINE OF THE NW 1/4 OF SECTION 2, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.

EQUIPMENT & PROCEDURES

THIS SURVEY WAS PERFORMED WITH A 5-SECOND TOTAL STATION THEODOLITE USING FIELD TRAVERSE PROCEDURES ACHIEVING MINIMUM CLOSURE STANDARDS PER WAC 332-130-090.

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.

2/28/06

BRUCE R. LARSEN, P.L.S.
CERTIFICATE NO. 26390

BRUCE R. LARSEN — STATE OF WASHINGTON — 26390 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 3-27-06

LandTek, LLC
PROFESSIONAL LAND SURVEYORS
619 N. MADELIA STREET
SPOKANE, WASHINGTON 99202
PHONE (509)926-2821

PN-LL-1901-01

FILE: 20050\WO\05-0757\RIVER BLUFF ESTATES II - FP.dwg
2/14/2006 6:47:06 AM PST