FINAL PLAT
RIVER BLUFF ESTATES II

LARGE LOT SUBDIVISION
PORTIONS OF THE NW 1/4 OF SECTION 2, T26N, R42E, W.M.
AND PORTIONS OF THE SW 1/4 OF SECTION 35, T27N, R42E, W.M.
SPOKANE COUNTY, WASHINGTON

SHEET 1 OF 2

DESCRIPTION:
All of that certain tract of land known as "RIVER BLUFF ESTATES II," being those portions of the NW 1/4 of Section 2, Town 26 North, Range 42 West, and those portions of the SW 1/4 of Section 35, Town 27 North, Range 42 West, County of Spokane, State of Washington, more specifically described as follows:

PORTIONS OF THE NW 1/4 OF SECTION 2, T26N, R42E, W.M.:
- The north boundary of the tract is the west line of Section 2.
- The east boundary is the north line of Section 2.
- The south boundary is a line running eastward from a point on the south line of Section 2 at a distance of 1/4 mile from the north line of Section 2.
- The west boundary is a line running northward from a point on the west line of Section 2 at a distance of 1/4 mile from the south line of Section 2.

PORTIONS OF THE SW 1/4 OF SECTION 35, T27N, R42E, W.M.:
- The north boundary of the tract is the west line of Section 35.
- The east boundary is the south line of Section 35.
- The south boundary is a line running eastward from a point on the south line of Section 35 at a distance of 1/4 mile from the north line of Section 35.
- The west boundary is a line running northward from a point on the west line of Section 35 at a distance of 1/4 mile from the south line of Section 35.

The property is subject to the following conditions:

1. All covenants and restrictions shall be enforced by the Spokane County Planning and Zoning Department and any successor thereto.
2. No building or structure shall be erected or altered in any manner that will cause a violation of the zoning regulations.
3. All lots shall be developed in accordance with the approved plat and any subsequent amendments thereto.
4. All streets shall be maintained in a safe and navigable condition.
5. No portion of the tract shall be used for any purpose other than residential use.

The plat is subject to the following conditions:

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