

FINAL PLAT
RIVER BLUFF ESTATES II FIRST ADDITION
LARGE LOT SUBDIVISION
PORTIONS OF THE NW 1/4 OF SECTION 2 AND THE NE 1/4 SECTION 3 IN T.26N., R.42E., W.M.
AND PORTIONS OF THE SE 1/4 OF SECTION 34 AND THE SW 1/4 OF SECTION 35 IN T.27N., R.42E., W.M.
SPOKANE COUNTY, WASHINGTON
SHEET 1 OF 2

SPOKANE COUNTY AUDITOR PLAT# 3971
FILED FOR RECORD BY:
DARREN & MARGARET A. REMINGTON
THIS 4TH DAY OF DECEMBER 2007
AT 40 MINUTES PAST 4 O'CLOCK P.M.
AND RECORDED IN BOOK 34 OF PLATS
ON PAGE(S) 57-58
COUNTY AUDITOR/DEPUTY
5617611
AUDITOR'S FILE NO.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS that Darren Remington and Margaret A. Remington, husband and wife, have caused to be platted into Lots the land shown hereon to be known as RIVER BLUFF ESTATES II FIRST ADDITION, described as follows:

THOSE PORTIONS OF THE NORTHWEST QUARTER OF SECTION 2 AND THE NORTHEAST QUARTER OF SECTION 3 IN TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M. AND OF THE SOUTHWEST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 35 IN TOWNSHIP 27 NORTH, RANGE 42 EAST, W.M. DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE S00°03'13"W 637.85 FEET ALONG THE WEST LINE OF SAID SECTION 2, TO THE NORTHEAST CORNER OF PARCEL 11, PER RECORD OF SURVEY FILED IN BOOK 52 OF SURVEYS, PAGES 10-12, AND THE POINT OF BEGINNING;

THENCE N52°06'46"E 95.18 FEET; THENCE N00°03'13"E 284.49 FEET; THENCE N26°52'48"E 553.75 FEET; THENCE N75°01'33"W 860.68 FEET; THENCE S37°09'16"W 378.91 FEET TO THE NORTHERLY EXTENSION OF THE MONUMENTED EAST LINE OF "PARCEL 15," SHOWN ON RECORD OF SURVEY FILED IN BOOK 55 OF SURVEYS, PAGE 100; THENCE S00°42'13"W 761.86 FEET TO THE SOUTHEAST CORNER OF SAID "PARCEL 15," THENCE S89°57'14"E 763.22 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. All buildings shall be within the limits of the "Building Envelope Lines" as platted and shown hereon.

Utility easements shown on the herein described plat are hereby dedicated for the use of serving utility companies for the construction, reconstruction, maintenance, protection, inspection and operation of their respective facilities, together with the right to prohibit changes in grade over installed underground facilities, the right to trim and/or remove trees, bushes, landscaping, and the right prohibit structures that may interfere with the construction, reconstruction, reliability, maintenance, and safe operation of same. Serving Utility companies are also granted the right to install utilities across future acquisition areas or border easements. If the developer or his subcontractor should ditch beyond the limits of the platted easement strips shown hereon, the easement shall then be identified by the actual physical location of the installed utilities.

The "35-foot Water & Utility Easement" running across the southerly and westerly portions of Lot 2, Block 1, as platted and shown hereon, is hereby granted to Riverbluff Land Company, LLC and its assigns for water main and utility purposes. This easement is not granted for the general use of other serving utility companies.

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 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.

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.

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 IRC code with respect to damproofing 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 or benefited by:

Provisions of RCW 84.34 regarding designated forest lands, as evidenced by Notice of Approval for Designated Forest Land recorded December 29, 2006 under Auditor's File No. 5479744.

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

Matters set forth by survey recorded April 10, 1992 under Auditor's File No. 9204100122.

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

Covenants, conditions, restrictions and maintenance agreement, recorded October 2, 1992, under Auditor's File No. 921002001 and amended on October 29, 1992 and February 18, 2004 under Auditor's File No. 9210290606 and 5035727.

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

Matters set forth by survey recorded February 14, 1996 under Auditor's File No. 9602140309.

Easement and the terms and provisions thereof recorded March 4, 1996 under Auditor's File No. 9603040316.

Road Maintenance agreement and the terms and provisions thereof recorded March 5, 1996 under Auditor's File No. 9603050419.

Matters set forth by survey recorded September 21, 1999 under Auditor's File No. 4413995.

Substitution of easement recorded June 19, 2002 under Auditor's File No. 4740741.

Mutual Easement and Well Sharing Agreement and the terms and provisions thereof recorded March 28, 2003 under Auditor's File No. 4867831.

Covenants, conditions, restrictions and/or easements, recorded November 20, 2001, under Auditor's File No. 4656393 and Declaration of Annexation recorded March 4, 2005 under Auditor's File No. 5187072 and amended on April 27, 2006 under Auditor's File No. 5371885.

Agreement for Creation and Maintenance 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.

Covenants, conditions, restrictions and/or easements recorded February 10, 2006 under Auditor's File No. 5341683.

Conditions in Resolution 6-0887 recorded November 2, 2006 under Auditor's File No. 5456119.

Matters set forth by survey recorded December 28, 2005 under Auditor's File No. 5323574.

Offsite Drainage and Access Easement and the terms and provisions thereof recorded April 20, 2004 under Auditor's File No. 5059356.

Reservation of right of way for ingress, egress, and utilities recorded June 19, 2002 under Auditor's File No. 4740743.

Easement and the terms and provisions thereof recorded June 19, 2002 under Auditor's File No. 4740743.

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

ACKNOWLEDGMENT

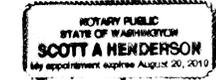
State of Washington)
County of Spokane)

Darren Remington
Margaret A. Remington

On this day personally appeared before me Darren Remington and Margaret A. Remington, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal this 14th day of NOVEMBER, 2007.

Scott H.
Notary Public in and for the State of Washington,
Residing at SPOKANE
My commission expires AUGUST 20, 2010



SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

Examined and approved this 29th day of NOVEMBER, 2007.

John Peterson
Department of Building and Planning

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 27th day of NOVEMBER, 2007.

Spokane County Engineer

SPOKANE COUNTY UTILITIES

Examined and approved this 29th day of NOVEMBER, 2007.

Spokane County Utilities

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 30th day of NOVEMBER, 2007.

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 4th day of NOVEMBER, 2007.

Spokane County Treasurer

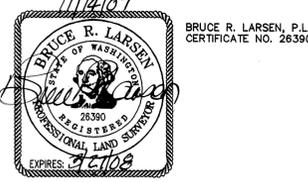
SPOKANE COUNTY ASSESSOR

Examined and approved this 30th day of NOVEMBER, 2007.

Spokane County Assessor

SURVEYOR'S CERTIFICATE

This plat correctly represents a survey made by me or under my direction in conformance with the requirements of the Spokane County Subdivision Ordinance.



LandTek, LLC
PROFESSIONAL LAND SURVEYORS
619 N. WADELIA STREET
SPOKANE, WASHINGTON 99202
PHONE (509)926-2821 FAX (509)926-2736

# FINAL PLAT RIVER BLUFF ESTATES II FIRST ADDITION LARGE LOT SUBDIVISION

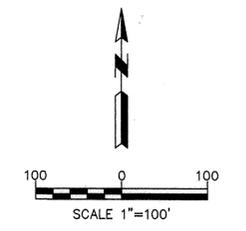
PORTIONS OF THE NW 1/4 OF SECTION 2 AND THE NE 1/4 SECTION 3 IN T.26N., R.42E., W.M.  
AND PORTIONS OF THE SE 1/4 OF SECTION 34 AND THE SW 1/4 OF SECTION 35 IN T.27N., R.42E., W.M.  
SPOKANE COUNTY, WASHINGTON  
SHEET 2 OF 2

SPOKANE COUNTY AUDITOR  
FILED FOR RECORD BY: DARREN & MARGARET A. REMINGTON  
THIS 4<sup>th</sup> DAY OF DECEMBER, 2007  
AT 40 MINUTES PAST 4 O'CLOCK PM.  
AND RECORDED IN BOOK 24 OF PLATS  
ON PAGE(S) 57-59  
COUNTY AUDITOR Deary  
5617611  
AUDITOR'S FILE NO.

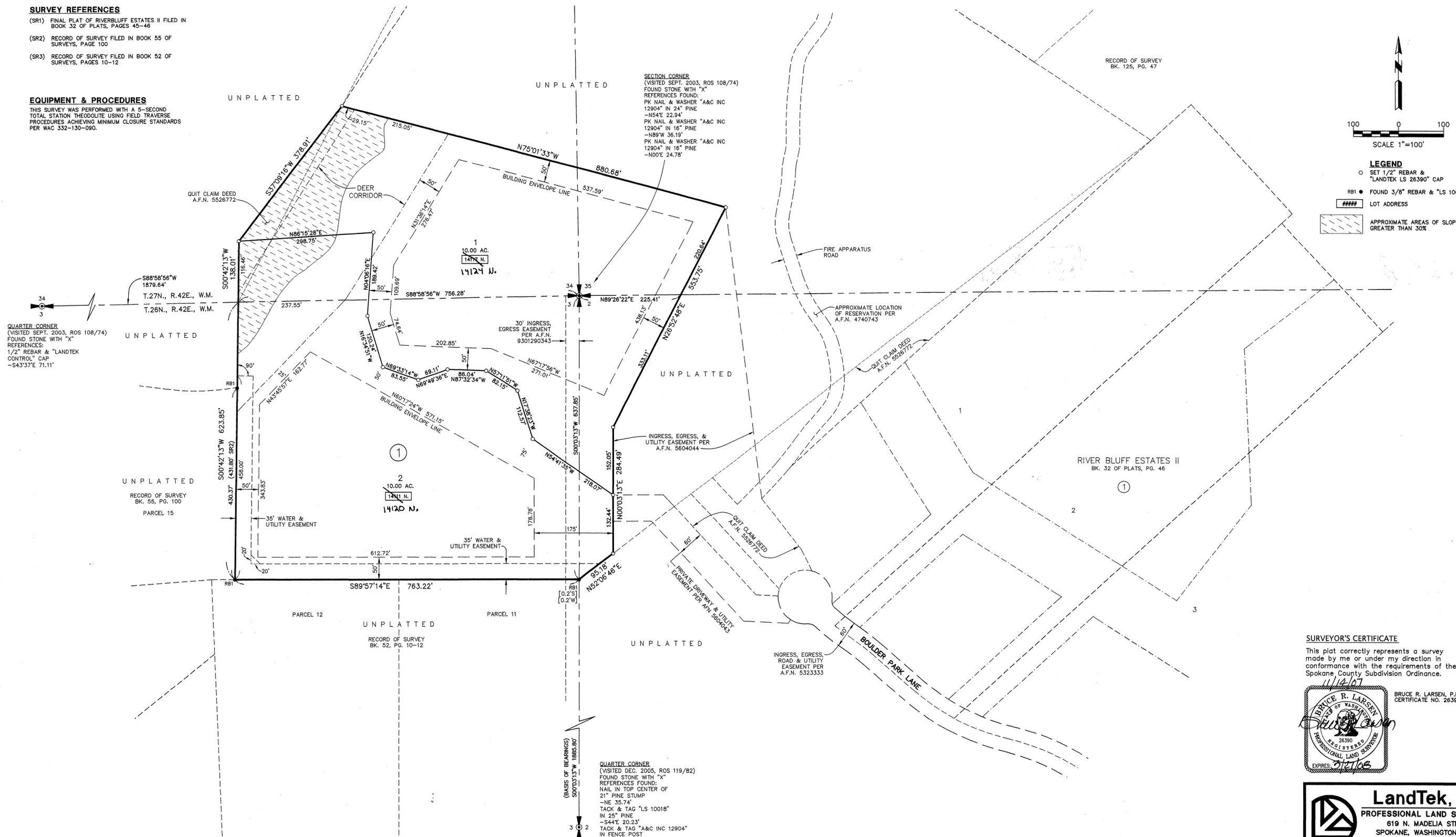
**BASIS OF BEARINGS**  
THE BEARING OF S00°03'13"W ALONG THE EAST LINE OF  
NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 26  
NORTH, RANGE 42 EAST AS SHOWN ON THE FINAL PLAT  
OF RIVER BLUFF ESTATES II, RECORDED IN BOOK 32 OF  
PLATS, PAGE 45 & 46.

**SURVEY REFERENCES**  
(SR1) FINAL PLAT OF RIVERBLUFF ESTATES II FILED IN  
BOOK 32 OF PLATS, PAGES 45-46  
(SR2) RECORD OF SURVEY FILED IN BOOK 55 OF  
SURVEYS, PAGE 100  
(SR3) RECORD OF SURVEY FILED IN BOOK 52 OF  
SURVEYS, PAGES 10-12

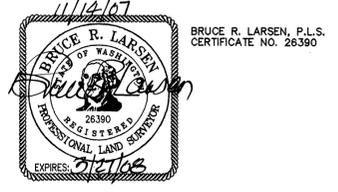
**EQUIPMENT & PROCEDURES**  
THIS SURVEY WAS PERFORMED WITH A 5-SECOND  
TOTAL STATION THEODOLITE USING FIELD TRAVERSE  
PROCEDURES ACHIEVING MINIMUM CLOSURE STANDARDS  
PER WAC 332-130-090.



**LEGEND**  
○ SET 1/2" REBAR & "LANDTEK LS 26390" CAP  
● FOUND 3/8" REBAR & "LS 10018" CAP  
#### LOT ADDRESS  
[Hatched Area] APPROXIMATE AREAS OF SLOPES  
GREATER THAN 30%



**SURVEYOR'S CERTIFICATE**  
This plat correctly represents a survey  
made by me or under my direction in  
conformance with the requirements of the  
Spokane County Subdivision Ordinance.



**LandTek, LLC**  
PROFESSIONAL LAND SURVEYORS  
619 N. MADEIRA STREET  
SPOKANE, WASHINGTON 99202  
PHONE (509)926-2821 FAX (509)926-2736