

FINAL PLAT
RIVER BLUFF RANCH SECOND ADDITION
PLANNED UNIT DEVELOPMENT
PORTIONS OF SECTION 27, T.27N., R.42E., W.M.
AND PORTIONS OF THE NE 1/4 OF SECTION 28, 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 Tennessee Limited Liability Company, and AmericanWest Bank have caused to be platted into Lots, Blocks, Private Roads and Common Area Tracts the land shown hereon to be known as RIVER BLUFF RANCH SECOND ADDITION, PLANNED UNIT DEVELOPMENT, being unplatted portions of the Northwest quarter, the Southwest quarter and the Southeast quarter of Section 27, Township 27 North, Range 42 East, Willamette Meridian and of the Northeast quarter of Section 28, Township 27 North, Range 42 East, Willamette Meridian, consisting of three separate parcels of land, described as follows:

BLOCK 1
COMMENCING at the West quarter corner of said Section 27; thence N00°34'07"E along the west line of the Northwest quarter of said Section 27, a distance of 993.60 feet to a point on the south line of Lot 3, Block 4, RIVER BLUFF RANCH P.U.D., per plat thereof recorded in Book 27 of Plats, Pages 38-43, and the POINT OF BEGINNING of Block 1;

thence S89°59'48"E (S90°00'00"E record) 1793.93 feet along the south line of said Lot 3, to the southeast corner thereof; thence S41°34'58"W 626.92 feet; thence S80°52'34"W 431.17 feet; thence S76°22'55"W 508.02 feet; thence S37°13'12"W 115.30 feet; thence S71°56'06"W 168.94 feet; thence S55°16'56"W 144.57 feet; thence N05°47'50"W 894.61 feet; thence N03°55'50"W 407.80 feet to the south line of said Lot 3; thence S89°59'48"E (S90°00'00"E record) 675.73 feet along the south line of said Lot 3 to the Point of Beginning of Block 1;

TOGETHER WITH BLOCK 2, described as follows:
COMMENCING at the West quarter corner of said Section 27; thence S89°34'19"E along the north line of the Southwest quarter of said Section 27, a distance of 800.09 feet to the POINT OF BEGINNING of Block 2;

thence S77°25'28"E 413.63 feet; thence S63°50'27"E 438.69 feet; thence S19°49'35"W 216.48 feet; thence S16°05'27"E 177.88 feet; thence N85°58'13"E 365.17 feet; thence S00°56'42"W 34.84 feet; thence along a 150.00 foot radius curve, concave easterly, through a central angle of 06°52'08", an arc length of 17.98 feet; thence S05°55'28"E 86.55 feet; thence S49°38'09"E 356.19 feet to the westerly line of Tract "F" of River Bluff Ranch P.U.D., per plat thereof recorded in Book 27 of Plats, Pages 38-43; thence along said westerly line the following five (5) courses: 1) S52°08'02"W (S52°06'27"W record) 358.78 feet; 2) S24°40'21"E 165.35 feet (S24°40'36"E 165.33 feet record); 3) S76°01'02"W (S76°01'16"W record) 444.84 feet; 4) S00°47'01"E 103.03 feet (S00°45'18"E 103.07 feet record); 5) N65°53'11"W 505.16 feet (N65°52'39"W 505.10 feet record); thence N22°22'18"E 238.10 feet; thence N74°32'26"W 332.36 feet; thence N22°22'18"E 301.55 feet; thence N11°12'38"W 300.17 feet; thence N15°43'24"W 513.68 feet to the Point of Beginning of Block 2;

TOGETHER WITH TRACT A, described as follows:
COMMENCING at the most easterly corner of Lot 2, Block 2, RIVER BLUFF RANCH FIRST ADDITION P.U.D., per plat thereof recorded in Book 29 of Plats, Pages 64-65; thence S56°34'30"W 243.79 feet to the most southerly corner of said Lot 2 and the POINT OF BEGINNING;

thence continuing S56°34'30"W 120.37 feet; thence N45°01'48"W 370.56 feet to the southeast corner of Tract A of said RIVER BLUFF RANCH FIRST ADDITION P.U.D.; thence N83°05'07"E 37.69 feet to the southeast corner of Tract A of said RIVER BLUFF RANCH FIRST ADDITION P.U.D.; thence S58°23'37"E 381.85 feet along the southwesterly line of said Lot 2 to the Point of Beginning;

situate in the County of Spokane, State of Washington.

The owners of all lots within this subdivision shall be members of River Bluff Ranch Association, created by document recorded May 7, 2001 by the Secretary of State of the State of Washington under U.S.I. Number 602191977 and subject to the Articles of Incorporation and Bylaws thereof.

This P.U.D. plat is restricted by the terms of the Declaration of Covenants, Conditions, Restrictions, Reservations and Easements for River Bluff Ranch Planned Unit Development.

The County of Spokane is hereby granted the Right of Ingress and Egress to all private roads, common areas and/or drainage easements.

The Private Roads are subject to the separate Declaration of Covenant as recorded October 14, 2005 under Auditor's Recording No. 5290573, which by reference is made a part hereof.

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

This project site is affected by wetlands, wetland buffer areas, geo-hazards, seasonal streams and riparian buffer areas. The development, alteration or disturbance of vegetation within the wetlands or wetland buffer areas shall be prohibited in perpetuity except when in conformance with the Spokane County Critical Areas Ordinance.

Tract "A", a "Common Area Tract," and the easements for private roads as shown hereon, are hereby dedicated to the River Bluff Ranch Association and shall be considered subservient estates for tax purposes to the other lots created herein. No portion of these Common Area Tracts or private roads may be used for any residential structure, sold or transferred as a lot to be used for any residential structure without filing a replat. The River Bluff Ranch Association shall be responsible for maintenance of the common areas. The River Bluff Ranch Association shall be responsible for payment of claims and other liabilities which may become due for said tracts. Should the River Bluff Ranch Association be terminated for any reason, the successors in interest for the Common Area Tracts shall be the individual lot owners of lots within this plat, or their successors in interest, who are members of the River Bluff Ranch Association at the time of said termination. The Common Areas are not to be used by the general public, but are dedicated solely to the common use and enjoyment of homeowners in the River Bluff Ranch Association. The status of areas designated as subservient estates for tax purposes cannot be changed without filing a replat.

Easements are hereby granted over Tract "A", and 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.

WARNING: Spokane County has no responsibility to build, improve, or maintain or otherwise service the private roads or private driveways including associated drainage facilities, contained within or providing service to the property described in this Development. By accepting this development or subsequently by allowing a building permit to be issued for property on a private road, or private driveway, Spokane County assumes no obligation for said private road or private driveway 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, or provide drainage or snow removal on a private road or private driveway or associated drainage facilities. This requirement is and shall run with the land and shall be binding upon the owner(s), their heirs, successors or assigns including the obligation to participate in the maintenance of the private road or private driveway as provided herein.

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

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

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 Ranch Association. All tracts are hereby dedicated to the River Bluff Ranch 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 Ranch 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 Ranch 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 unprotect 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 shall 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. Stormwater runoff from adjacent properties shall not be expected to be discharged onto this plat prior to development, stormwater runoff will likely continue to do so after development.

Due to shallow bedrock in this area, some lots cannot have below-grade construction. Prior to issuance of building permits, a geotechnical report that identifies whether a basement can be properly constructed shall be completed for each lot. All mitigating measures that may be recommended for lots approved for basements shall be a requirement of any building permits for said approved lots.

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 the 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 Ranch 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 Ranch Association to properly maintain such areas. The property owner(s) and/or River Bluff Ranch Association shall be responsible for payment of all claims and other liabilities, which may become due for said maintenance responsibilities.

The River Bluff Ranch 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 Ranch Association shall be responsible for payment of all claims and other liabilities, which may become due for said maintenance responsibilities.

If the River Bluff Ranch 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 Ranch 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 Ranch Association, or their successors in interest.

Should the River Bluff Ranch 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 Ranch 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 tracts and common areas cannot be sold or transferred and shall be considered subservient estates for tax purposes to the other lots created hereon. The status of the areas designated as subservient estates for tax purposes cannot be changed without filing a replat.

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 the following:

Easement, including terms and provisions contained therein recorded under Recording No. 362535B.

Easement, including the terms and provisions contained therein recorded under Recording No. 446642B and assigned under Recording No. 181960C.

Easement, including terms and provisions contained therein recorded under Recording No. 723177B.

Easement, including the terms and provisions contained therein recorded under Recording No. 920211038S.

Easement, including the terms and provisions contained therein recorded under Recording No. 920221032A.

Easement resulting from condemnation and conditions contained therein under Cause No. 93203120-8.

Easement, including terms and provisions contained therein recorded March 4, 1996 under Recording No. 9603040317; with addendum thereto recorded March 5, 1996 under Recording No. 9603050418.

Road Maintenance Agreement and the terms and conditions thereof recorded under Recording No. 9603050419.

Easement, including terms and provisions contained therein recorded under Recording No.'s 4051043 and 4051044.

Conditions, notes, easements, provisions contained and/or delineated on the face of the Survey recorded under Recording No. 4063336 recorded in Volume 74 of Surveys at Pages 26-28, with Addendum to said survey recorded December 30, 1996 under Recording No. 4066201.

Easement, including the terms and provisions contained therein recorded under Recording No. 415818B.

Easement, including the terms and provisions contained therein recorded under Recording No. 463260B.

Covenants, conditions, restrictions and/or easements but deleting any covenant, condition, or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of United States Codes, recorded under Recording No. 4688883, and amended under Recording No. 5181720, and annexed under Declaration of Annexation recorded under Recording No. 5181719.

Easement, including terms and provisions contained therein recorded under Recording No. 534600B.

Easement, including terms and provisions contained therein recorded under Recording No. 5356012.

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

ACKNOWLEDGMENT

State of Washington)
County of Spokane)

RIVERBLUFF LAND COMPANY, L.L.C.

Christopher L. Heftel

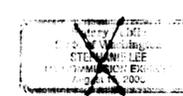
On this 12 day of May, 2006, before me personally appeared Christopher L. Heftel, to me known to be the President of the Riverbluff Land Company, L.L.C., a Tennessee Limited Liability Company, that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary 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.

Stephuni Lee
Notary Public in and for the State of Washington,

residing at Spokane

My commission expires 9/15/10



ACKNOWLEDGMENT

State of Washington)
County of Spokane)

AMERICANWEST BANK

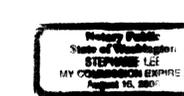
On this 12 day of May, 2006, before me personally appeared Brendan Niechoj, to me known to be the Vice President of AmericanWest Bank the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the 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.

Stephuni Lee
Notary Public in and for the State of Washington,

residing at Spokane

My commission expires 9/15/10



SPOKANE COUNTY AUDITOR

Filed for record by LandTek, LLC this 24 day of May, 2006, at minutes past 40 o'clock AM; and recorded in Book 32 of Plats at Page(s) 124-123 Records of Spokane County, Washington.

River Deputy
Spokane County Auditor

PLAT # 3827

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

Examined and approved this 23 day of May, 2006.

Robert W. Brock
Department of Building and Planning

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 17 day of May, 2006.

Spokane County Engineer

SPOKANE COUNTY UTILITIES

Examined and approved this 16th day of May, 2006.

Spokane County Utilities

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 27th day of May, 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 24th day of May, 2006.

Spokane County Treasurer

SPOKANE COUNTY ASSESSOR

Examined and approved this 24th day of May, 2006.

Spokane County Assessor

SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington this 23rd day of May, 2006.

Spokane County Commissioners

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.

5/12/06
BRUCE R. LARSEN, P.L.S.
CERTIFICATE NO. 28390
EXPIRES 3-27-08

LandTek, LLC
PROFESSIONAL LAND SURVEYORS
819 N. MADEIRA STREET
SPOKANE, WASHINGTON 99202
PHONE (509)26-2821

PN-1866-99

FINAL PLAT RIVER BLUFF RANCH SECOND ADDITION PLANNED UNIT DEVELOPMENT PORTIONS OF SECTION 27, T.27N., R.42E., W.M. AND PORTIONS OF THE NE 1/4 OF SECTION 28, T.27N., R.42E., W.M. SPOKANE COUNTY, WASHINGTON SHEET 2 OF 2

SPOKANE COUNTY AUDITOR
Filed for record by **LandTek, LLC**
this 24 day of **May**, 2006, at
minutes past 40 o'clock A.M.; and recorded
in Book 22 of Plats at Page(s) 62463
Records of Spokane County, Washington.
River Deputy
Spokane County Auditor
PLAT # 3827

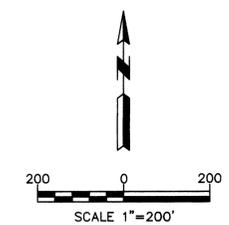
LINE	BEARING	LENGTH	CURVE	DELTA	RADIUS	LENGTH
L4	N73°41'40"E	165.65	C1	8°52'08"	150.00	17.98
L5	N73°41'40"E	48.79	C2	86°22'51"	119.15	179.63
L6	N10°53'12"W	207.25	C3	7°21'09"	119.15	15.29
L7	N10°53'12"W	248.11	C4	93°44'00"	119.15	194.92
L8	N00°56'42"E	34.84	C5	16°23'34"	348.95	99.84
L9	N05°55'26"W	86.55	C6	10°23'21"	348.95	63.27
L10	N05°55'26"W	22.98	C7	28°46'55"	348.95	163.11
L11	N87°48'34"E	172.07	C8	23°21'21"	136.50	55.64
L12	N87°48'34"E	182.79	C9	17°54'41"	207.75	64.94
L13	N87°48'34"E	81.91	C15	13°15'17"	207.75	48.06
L14	N87°48'34"E	71.19	C16	31°09'58"	207.75	113.00
L27	N37°13'12"E	115.30	C17	1°21'45"	100.00	21.35
L28	N55°19'56"E	144.57	C18	8°31'10"	103.50	150.27
L30	N23°07'17"W	15.42	C20	29°32'24"	400.00	206.23

PLAT DATA

NUMBER OF LOTS: 12
 TOTAL PLAT AREA: 58.64 ACRES
 COMMON AREA: 0.60 ACRES
 LOTS AREA: 58.04 ACRES
 ROAD EASEMENT AREA: 2.09 ACRES
 NET DENSITY: 4.71 UNITS/ACRE

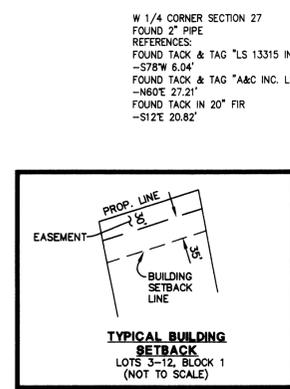
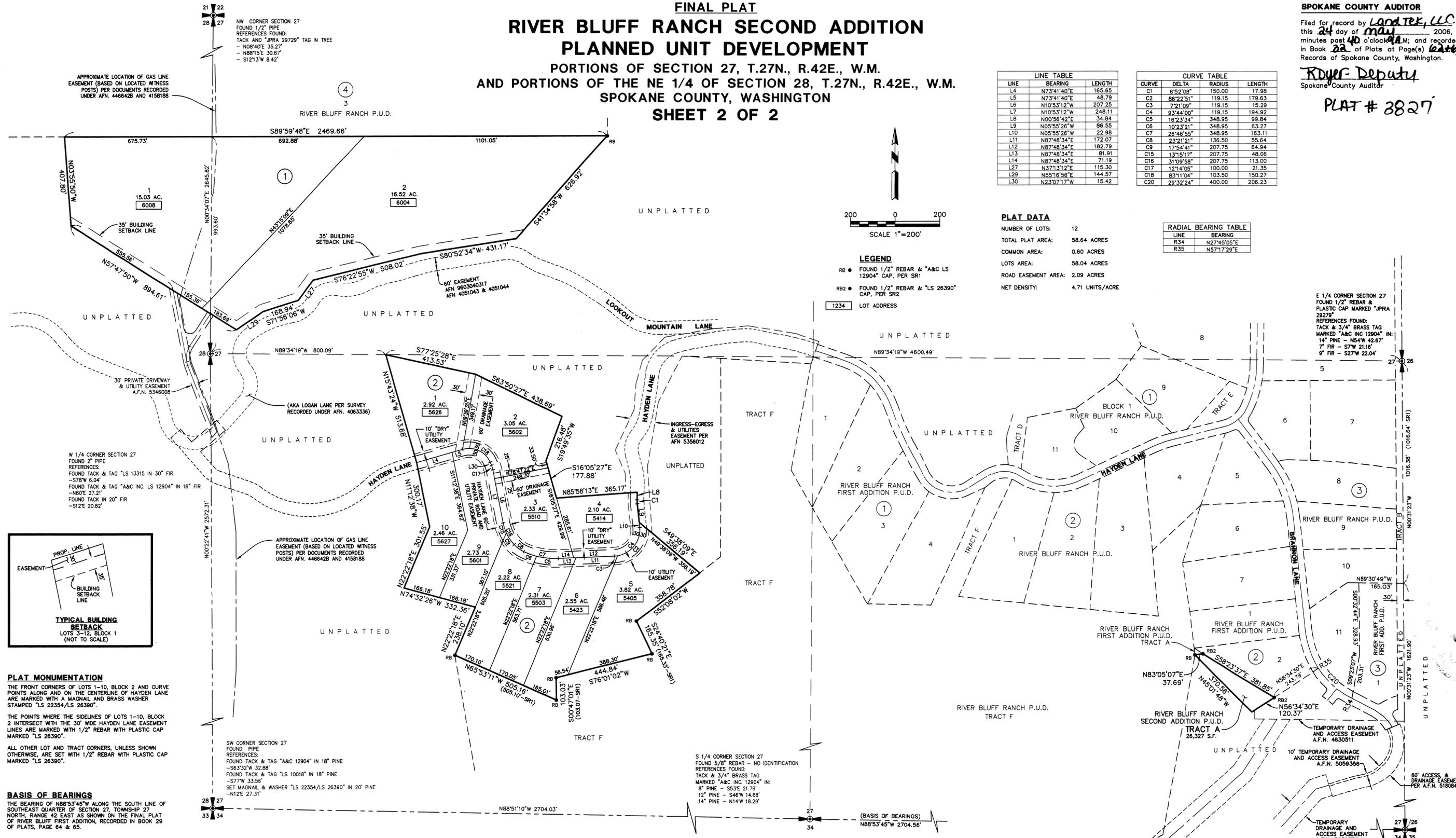
RADIAL BEARING TABLE

LINE	BEARING
R34	N27°45'05"E
R35	N57°17'29"E



LEGEND

RB ● FOUND 1/2" REBAR & "A&C" LS 12904" CAP, PER SR1
 RB ● FOUND 1/2" REBAR & "LS 26390" CAP, PER SR2
 1234 LOT ADDRESS



PLAT MONUMENTATION
 THE FRONT CORNERS OF LOTS 1-10, BLOCK 2 AND CURVE POINTS ALONG AND ON THE CENTERLINE OF HAYDEN LANE ARE MARKED WITH A MAGNOLIA AND BRASS WASHER STAMPED "LS 22354/LS 26390".
 THE POINTS WHERE THE SIDELINES OF LOTS 1-10, BLOCK 2 INTERSECT WITH THE 30' WIDE HAYDEN LANE EASEMENT LINES ARE MARKED WITH 1/2" REBAR WITH PLASTIC CAP MARKED "LS 26390".
 ALL OTHER LOT AND TRACT CORNERS, UNLESS SHOWN OTHERWISE, ARE SET WITH 1/2" REBAR WITH PLASTIC CAP MARKED "LS 26390".

BASIS OF BEARINGS
 THE BEARING OF N88°53'45"W ALONG THE SOUTH LINE OF SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 27 NORTH, RANGE 42 EAST AS SHOWN ON THE FINAL PLAT OF RIVER BLUFF FIRST ADDITION, RECORDED IN BOOK 29 OF PLATS, PAGE 64 & 65.

SURVEY REFERENCES
 (SR1) FINAL PLAT OF RIVER BLUFF RANCH P.U.D. RECORDED IN BOOK 27 OF PLATS, PAGE 40
 (SR2) FINAL PLAT OF RIVER BLUFF RANCH FIRST ADDITION P.U.D. RECORDED IN BOOK 29 OF PLATS, PAGES 64 & 65
 (SR3) RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 4997796

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.

5/12/06
BRUCE R. LARSEN, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 CERTIFICATE NO. 26390
 EXPIRES: 3-27-08

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.

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

PN-1866-99

FILE: 05-0753188 RANCH PUD 2ND.Dwg 4/12/2006 9:34:46 AM PST