5570127 34/25

FINAL PLAT

RIVER BLUFF RANCH THIRD ADDITION
PLANNED UNIT DEVELOPMENT

PORTIONS OF THE NW 1/4, SW 1/4 & SE 1/4 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, and Richard A. Cramer and Minta I. Cramer, husband and wife, have caused to be platted into Lots, and Blocks the land shown hereon to be known as RIVER BLUFF RANCH THIRD 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 four separate parcels of land, described as follows:

BLOCK 1
BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, RIVER BLUFF RANCH SECOND ADDITION P.U.D., PER PLAT THEREOF RECORDED IN BOOK 32 OF PLATS, PAGES 62 AND 63; THENCE S57°47'50"E 572.71 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 1; THENCE S02°47'09"W 209.01 FEET; THENCE N82°12'10"W 192.54 FEET; THENCE N45°51'39"W 428.06 FEET; THENCE N07°03'43"E 191.19 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH BLOCK 2, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2, RIVER BLUFF RANCH SECOND ADDITION P.U.D., PER PLAT THEREOF RECORDED IN BOOK 32 OF PLATS, PAGES 62 AND 63; THENCE ALONG THE BOUNDARY OF SAID BLOCK 2 THE FOLLOWING FIVE (5) COURSES:
1) S77°25'28"E 413.53; 2) THENCE S63°50'27"E 438.69 FEET; 3) THENCE S19°49'35"W 216.48 FEET; 4) THENCE S16°05'27"E 177.88 FEET; 5) THENCE N85°58'13"E 310.45 FEET TO THE WESTERLY LINE OF THAT CERTAIN INGRESS, EGRESS AND UTILITIES EASEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 5356012;
THENCE ALONG THE WESTERLY LINES OF SAID EASEMENT THE FOLLOWING SIX (6) COURSES: 1) N01°50'40"E 85.17 FEET; 2) THENCE N22°49'29"W 120.24 FEET; 3) THENCE N24°24'29"E 204.43 FEET; 4) THENCE N04°06'08"E 119.30 FEET; 5) N15°06'20"E 110.85 FEET; 6) THENCE N43°45'23"E 71.74 FEET;
THENCE N54°11'43"W 457.45 FEET; THENCE N67°48'06"W 319.40 FEET; THENCE S80°52'34"W 109.57 FEET; THENCE S76°22'55"W 727.74 FEET; THENCE S37°13'12"W 76.72 FEET; THENCE S71°56'06"W 241.48 FEET; THENCE S00°22'41"E 434.11 FEET; THENCE S74°33'38"E 307.32 FEET; THENCE N57°05'41"E 371.98 FEET TO THE WEST LINE OF SAID LOT 1, BLOCK 2; THENCE N15°43'24"W 235.30 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH BLOCK 3, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 10, BLOCK 2, BLUFF RANCH SECOND ADDITION P.U.D., PER PLAT THEREOF RECORDED IN BOOK 32 OF PLATS, PAGES 62 AND 63; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT 10, BLOCK 2 THE FOLLOWING TWO (2) COURSES: 1) N22°22'18"E 301.55 FEET; 2) THENCE N11°12'38"W 300.17 FEET TO THE NORTHWEST CORNER OF SAID LOT 10, BLOCK 2; THENCE S73°41'40"W 77.51 FEET; THENCE ALONG THE ARC OF A 374.11 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 26°38'54", AN ARC LENGTH OF 174.00 FEET; THENCE S04°15'46"W 412.52 FEET; THENCE S74°32'26"E 205.98 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH BLOCK 4, DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 3, BLOCK 1, RIVER BLUFF RANCH FIRST ADDITION P.U.D., PER PLAT THEREOF RECORDED IN BOOK 29 OF PLATS, PAGES 64 AND 65; THENCE ALONG THE BOUNDARY OF SAID BLOCK 1 THE FOLLOWING FOUR (4) COURSES: 1) S26°43'22"E 152.52 FEET; 2) THENCE ALONG THE ARC OF A 147.38 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 94°25'52", AN ARC LENGTH OF 242.90 FEET; 3) THENCE N58°50'46"E 104.86 FEET; 4) THENCE ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 07°21'00", AN ARC LENGTH OF 19.24 FEET TO THE NORTHEAST CORNER OF LOT FOUR OF SAID BLOCK 1; THENCE S24°48'42"W 4.24 FEET TO THE CENTERLINE OF HAYDEN LANE, PER PLAT OF RIVER BLUFF RANCH P.U.D., RECORDED IN BOOK 27 OF PLATS, PAGES 38 – 43, THENCE NORTHEASTERLY ALONG A 129.96 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS S28°35'26"E, THROUGH A CENTRAL ANGLE OF 36°49'15", AN ARC LENGTH OF 83.52 FEET TO THE SOUTHWEST CORNER OF TRACT D OF SAID RIVER BLUFF RANCH P.U.D.; THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT D THE FOLLOWING FOUR (4) COURSES: 1) N04°41'33"W (N04°41'54"W PLAT) 129.44 FEET; 2) THENCE ALONG THE ARC OF A 135.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21°54'30", AN ARC LENGTH OF 51.62 FEET; 3) THENCE N17°12'57"E (N17°12'36"E PLAT) 84.65 FEET; 4) THENCE ALONG THE ARC OF A 215.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°19'04", AN ARC LENGTH OF 83.75 FEET; THENCE N89°34'19"W 452.82 FEET; THENCE S20°38'36"W 182.01 FEET TO THE NORTHEASTERLY LINE OF LOT 2, BLOCK 1 OF SAID RIVER BLUFF RANCH FIRST ADDITION P.U.D.; THENCE SOUTHEASTERLY ALONG THE ARC OF A 1339.79 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS N65°51'11"E, THROUGH A CENTRAL ANGLE OF 02°34'33", AN ARC LENGTH OF 60.23 FEET 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.B.I. Number 602119177 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.

Minimum front and flanking street setbacks per county zoning standards are 35' measured from the outside edge of the road easement. Setbacks from the private driveways (serving 3 or fewer lots) shall be 5' per story, measured from the outside edge of the driveway easement. Greater setbacks are imposed by the River Bluff Ranch Association.

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.

The easements for private roads, as platted hereon, are hereby dedicated to the River Bluff Ranch Association. No portion of these 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 private roads, as platted 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.

Lot 1, Block 2 shall take access by private driveway from Lookout Mountain Lane as platted and shown hereon. Lot 2, Block 2 shall take direct access from the Hayden Lane Ingress-Egress & Utilities Easement per A.F.N. 5356012. Lots 1 and 2, Block 2 shall not have direct access to Lookout Mountain Lane.

The County of Spokane is hereby granted the Right of Ingress and Egress to all private roads, as platted hereon.

The Private Roads are subject to the separate Declaration of Covenant as recorded July 18, 2007 under Auditor's Recording No. 5564177 which by reference is made a part hereof.

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 plat. By accepting this plat 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.

Easements are hereby granted over the Private Roads, as platted 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.

An easement for ingress-egress and utilities over and across the easterly 30 feet of Lots 1 and 2, Block 4, as platted and shown hereon, is hereby granted for the benefit of said Lots and to the River Bluff Ranch Association. Said easement may be extended northerly to serve future lots as they become platted.

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.

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 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 have 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 International Residential Code (IRC) 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 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.

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

Easement and the terms and conditions thereof recorded July 25, 1960 under Auditor's File No. 723177B

Easements and the terms and conditions thereof recorded March 4, 1996, March 5, 1996, and February 18, 1999 under Auditor's File No. 9021103 85, 9202110386, 9202210324, 9202210325, 9603040316, 9603040317, 9603050417, 9603050418 and 4331956.

Agreement and Easement and the terms and conditions thereof recorded November 1, 1996 under Auditor's File No. 4051043 and 4051044

Easement and the terms and conditions thereof recorded September 18, 2001 under Auditor's File No. 4632608

Title Notice and the terms and conditions thereof recorded May 24, 2006 under Auditor's File No. 5383695

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

Easement and the terms and conditions thereof recorded February 2, 2007 under Auditor's File No. 5492719

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

ACKNOWLEDGMENT

State of Washington) ss.
County of Spokane)

RIVERBLUFF LAND COMPANY, L.L.C.

Christopher L. Heftel

On this 19 day of JULY, 2007, 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.

Notary Public in and for the State of Washington,
residing at SPOKANE
My commission expires AUGUST 20, 2010

NOTARY PUBLIC STATE OF WASHINGTON SCOTT A HENDERSON My appointment expires August 20, 2010

ACKNOWLEDGMENT

State of Washington) ss.
County of Spokane)

AMERICANWEST BANK

Chris Gunning

On this 19 day of JULY, 2007, before me personally appeared CHRIS GUNNING, to me known to be the ASSISTANT 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 SHE 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.

Notary Public in and for the State of Washington,
residing at SPOKANE
My commission expires AUGUST 20, 2010

NOTARY PUBLIC STATE OF WASHINGTON SCOTT A HENDERSON My appointment expires August 20, 2010

ACKNOWLEDGMENT

State of Washington) ss.
County of Spokane)

Richard A. Cramer by [signature], attorney in fact
Richard A. Cramer
By Christopher L. Heftel, Attorney in Fact

Minta I. Cramer, by [signature], attorney in fact
Minta I. Cramer
By Christopher L. Heftel, Attorney in Fact

On this day personally appeared before me 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.

Given under my hand and seal this 19 day of JULY, 2007.

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

NOTARY PUBLIC STATE OF WASHINGTON SCOTT A HENDERSON My appointment expires August 20, 2010

SPOKANE COUNTY AUDITOR

Filed for record by RIVERBLUFF LAND CO. LLC. this 1st day of AUGUST 2007, at 1 minutes past 1 o'clock PM; and recorded in Book 39 of Plats at Page(s) 25-26 Records of Spokane County, Washington.

Spokane County Auditor

PLAT #3947

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

Examined and approved this 26th day of July, 2007.

Department of Building and Planning

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 24th day of JULY, 2007.

Spokane County Engineer

SPOKANE COUNTY UTILITIES

Examined and approved this 24th day of JULY, 2007.

Spokane County Utilities

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 1st day of AUGUST, 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 1st day of August, 2007.

"Skip" Chilberg for D. Smith
Spokane County Treasurer

SPOKANE COUNTY ASSESSOR

Examined and approved this 25th day of July, 2007.

Desiree Dally for Ralph Baker
Spokane County Assessor

SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington this 31st day of July, 2007.

Chairperson
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.

7/19/07

BRUCE R. LARSEN, STATE OF WASHINGTON, 26390, REGISTERED PROFESSIONAL LAND SURVEYOR, EXPIRES: 3/4/08

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

PN-1866-99-C

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

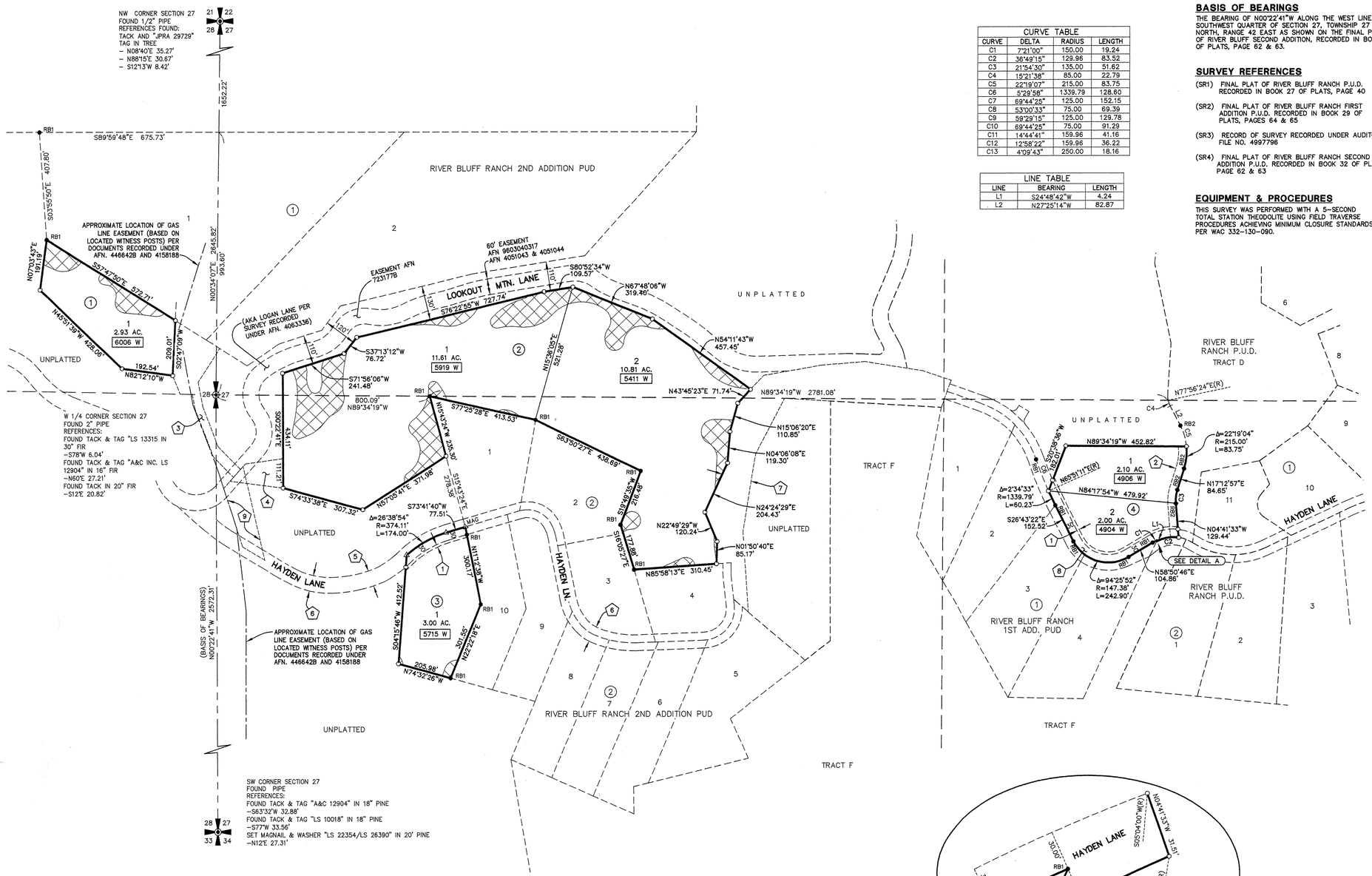
FILE: 07-1143\RIVERBLUFF RANCH PUD 3RD.dwg 7/18/2007 4:30:33 PM

5570127 34/26

FINAL PLAT

RIVER BLUFF RANCH THIRD ADDITION
PLANNED UNIT DEVELOPMENT

PORTIONS OF THE NW 1/4, SW 1/4 & SE 1/4 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



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	7°21'00"	150.00	19.24
C2	36°49'15"	129.96	83.52
C3	21°54'30"	135.00	51.62
C4	15°21'38"	85.00	22.79
C5	22°19'07"	215.00	83.75
C6	5°29'58"	1339.79	128.60
C7	69°44'25"	125.00	152.15
C8	53°00'33"	75.00	69.39
C9	59°29'15"	125.00	129.78
C10	69°44'25"	75.00	91.29
C11	14°44'41"	159.96	41.16
C12	12°58'22"	159.96	36.22
C13	4°09'43"	250.00	18.16

LINE TABLE		
LINE	BEARING	LENGTH
L1	S24°48'42"W	4.24
L2	N27°25'14"W	82.87

BASIS OF BEARINGS

THE BEARING OF N00°22'41"W ALONG THE WEST LINE OF SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 27 NORTH, RANGE 42 EAST AS SHOWN ON THE FINAL PLAT OF RIVER BLUFF SECOND ADDITION, RECORDED IN BOOK 32 OF PLATS, PAGE 62 & 63.

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

(SR4) FINAL PLAT OF RIVER BLUFF RANCH SECOND ADDITION P.U.D. RECORDED IN BOOK 32 OF PLATS, PAGE 62 & 63

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.

SPOKANE COUNTY AUDITOR

Filed for record by RIVERBLUFF LAND CO, LLC
this 1st day of AUGUST 2007, at 1
minutes past 1 o'clock PM; and recorded
in Book 34 of Plats at Page(s) 25-26
Records of Spokane County, Washington.

Spokane County Auditor/Deputy

PLAT #3947

200 0 200
SCALE 1"=200'

LEGEND

- ○ SET 1/2" REBAR & "LANDTEK LS 26390" CAP
- △ SET MAG NAIL & "LS 22354/26390" WASHER
- RB1 ● FOUND 1/2" REBAR & "LS 26390" CAP
- RB2 ● FOUND 1/2" REBAR & "A&C LS 12904" CAP, PER SR1
- MAG △ FOUND MAG NAIL & "LS 22354/LS 26390" WASHER
- 1234 LOT ADDRESS
- (#) EASEMENT NOTATION CALLOUT
- APPROXIMATE AREAS OF GREATER THAN 30% SLOPES

EASEMENT NOTATIONS

1. 10–FOOT WIDE DRY UTILITY EASEMENT AS DEDICATED HEREIN
2. 30' INGRESS–EGRESS & UTILITIES EASEMENT BENEFITTING LOTS 1 & 2, BLOCK 4 AS DEDICATED HEREIN. EASEMENT MAY BE EXTENDED NORTHERLY TO SERVE FUTURE LOTS AS THEY BECOME PLATTED, SUBJECT TO SPOKANE COUNTY PRIVATE ROAD STANDARDS FOR SERVICE TO MORE THAN 3 LOTS.
3. PRIVATE DRIVEWAY & UTILITY EASEMENT A.F.N. 5563374 (PREVIOUSLY A.F.N. 5346008) BENEFITTING LOT 1, BLOCK 1 AND UP TO TWO (2) OTHER PARCELS.
4. INGRESS–EGRESS & UTILITIES EASEMENT BENEFITTING LOT 1, BLOCK 2 AND OTHER PROPERTIES PER A.F.N. 5563373.
5. HAYDEN LANE INGRESS–EGRESS EASEMENT EXTENDING FROM WEST LINE OF BLOCK 2, RIVER BLUFF RANCH 2ND ADDITION TO SOUTH LINE OF LOOKOUT MOUNTAIN LANE, PER A.F.N. 5563376.
6. 60' RIGHT OF WAY EASEMENT IN FAVOR OF INLAND POWER & LIGHT CO. WITHIN BLOCK 2, RIVER BLUFF RANCH 2ND ADDITION AND EXTENDING TO WEST LINE OF SECTION 28, PER A.F.N. 5492719.
7. INGRESS–EGRESS & UTILITIES EASEMENT EXTENDING FROM BLOCK 1, RIVER BLUFF RANCH 1ST ADDITION TO BLOCK 2, RIVER BLUFF RANCH 2ND ADDITION, PER A.F.N. 5356012.
8. 30' INGRESS–EGRESS, UTILITIES AND DRAINAGE EASEMENT EXTENDING FROM TRACT D, RIVER BLUFF RANCH P.U.D. ALONG NORTH LINE BLOCK 1, RIVER BLUFF RANCH 1ST ADDITION, PER A.F.N. 5059357.
9. UTILITY RIGHT OF WAY EASEMENT PER A.F.N. 5563375.

SURVEYOR'S NOTES

SECTION CORNERS SHOWN HEREON ARE PER THE FINAL PLAT OF RIVER BLUFF RANCH 2ND ADDITION P.U.D., FILED IN BOOK 32 OF PLATS, PAGES 62–63.

THE SECTION CORNERS WERE NOT REVISITED FOR THIS SURVEY.

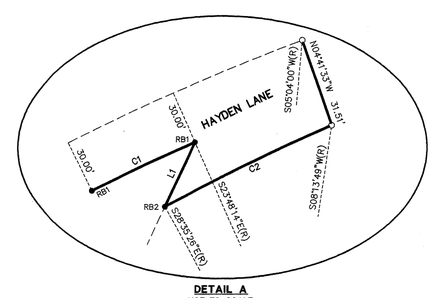
SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.

7/19/07

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

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



DETAIL A
NOT TO SCALE

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

FILE: 07-1143\RIVERBLUFF RANCH PUD 3RD.dwg 7/18/2007 4:30:33 PM

PN-1866-99-C