6580535 39-21

FINAL PLAT
RIVER BLUFF RANCH FOURTH ADDITION
PLANNED UNIT DEVELOPMENT

A REPLAT OF A PORTION OF LOT 3, BLOCK 4, RIVER BLUFF RANCH P.U.D.
AND A REPLAT OF LOTS 5 & 6, BLOCK 2, RIVER BLUFF RANCH 2ND ADD. P.U.D.
AND A REPLAT OF LOTS 1 & 2, BLOCK 4, RIVER BLUFF RANCH 3RD ADD. P.U.D.
INCLUDING PORTIONS OF THE NW1/4 & NE1/4 & SE1/4 & SW1/4 OF SECTION 27, T27N, R42E, W.M.
AND PORTIONS OF THE NE1/4 OF SECTION 28, T27N, R42E, W.M.
SPOKANE COUNTY, WASHINGTON
~ SHEET 1 OF 4 ~

plat # 4272

AUDITOR'S CERTIFICATE

FILED FOR RECORD BY:
Landtek LLC
THIS 22nd DAY OF February 2017
AT 24 MINUTES PAST 9 O'CLOCK AM;
AND RECORDED IN BOOK 39 OF PLATS ON
PAGE(S) 21-24.
COUNTY AUDITOR
6580535
AUDITOR'S FILE NO.

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 22nd day of February 2017.
Rob Chase by Andrea Woodbridge
Spokane County Treasurer

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

Examined and approved this 17 day of February 2017.
John Pederson
Department of Building and Planning

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 14 day of February 2017.
Spokane Regional Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 22nd day of February 2017.
Vicki Horton by
Spokane County Assessor

SPOKANE COUNTY ENVIRONMENTAL SERVICES DEPARTMENT

Examined and approved this 2ND day of FEBRUARY 2017.
Spokane County Environmental Services

SPOKANE COUNTY PUBLIC WORKS DEPARTMENT

Examined and approved this 3rd day of February 2017.
Spokane County Engineer

SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington this 14 day of FEBRUARY 2017.
Chairperson
Spokane County Commissioners

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ROGER M. DEVANEY AND MIRIAM E. DEVANEY, TRUSTEES OF THE ROGER M. AND MIRIAN E. DEVANEY REVOCABLE TRUST; LANCE A. MUNCEY AND CYNTHIA J. MUNCEY, HUSBAND AND WIFE; RIVER BLUFF WEST PARTNERS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY; CAROM PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY; CLAY WARREN SHEPHERD AND PAULA JEAN SHEPHERD, HUSBAND AND WIFE, AND PAUL NIBARGER HAVE CAUSED TO BE PLATTED INTO LOTS, AND BLOCKS THE LAND SHOWN HEREON TO BE KNOWN AS RIVER BLUFF RANCH FOURTH ADDITION, PLANNED UNIT DEVELOPMENT, BEING A REPLAT OF A PORTION OF LOT 3, BLOCK 4, RIVER BLUFF RANCH P.U.D., AND A REPLAT OF LOTS 5 AND 6, BLOCK 2, RIVER BLUFF RANCH 2ND ADDITION P.U.D., AND A REPLAT OF LOTS 1 AND 2, BLOCK 4, RIVER BLUFF RANCH 3RD ADDITION P.U.D., AND INCLUDING PORTIONS OF THE NW1/4 & NE1/4 & SE1/4 & SW1/4 OF SECTION 27, T.27N., R.42E., W.M. AND PORTIONS OF THE NE1/4 OF SECTION 28, T.27N., R42E., W.M., DESCRIBED AS FOLLOWS:

LOTS 1 AND 2, BLOCK 4, RIVER BLUFF RANCH 3RD ADDITION P.U.D., ACCORDING TO PLAT RECORDED IN BOOK 34 OF PLATS, PAGES 25-26;

AND THAT PORTION OF THE EAST HALF OF SECTION 27, TOWNSHIP 27 NORTH, RANGE 42 EAST, W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 4; THENCE S89°34'19"E 452.82 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 4; THENCE ALONG THE WESTERLY BOUNDARY OF TRACT "D", RIVER BLUFF RANCH P.U.D., ACCORDING TO PLAT RECORDED IN BOOK 27 OF PLATS, PAGES 38-43, THE FOLLOWING FIVE (5) COURSES: 1) NORTHWESTERLY ALONG A 215.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS S84°53'54"W, THROUGH A CENTRAL ANGLE OF 44°38'11", AN ARC LENGTH OF 167.50 FEET; 2) THENCE N27°25'14"W 82.87 FEET; 3) THENCE ALONG A 85.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 31°02'48", AN ARC LENGTH OF 46.06 FEET; 4) THENCE N03°37'35"E 195.04 FEET; 5) THENCE N11°19'00"W 110.13 FEET; THENCE N89°34'19"W 360.68 FEET; THENCE S17°09'17"W 198.06 FEET; THENCE S25°52'01"W 283.23 FEET TO THE NORTHEASTERLY LINE OF LOT 2, BLOCK 1, RIVER BLUFF RANCH 1ST ADDITION P.U.D., ACCORDING TO PLAT RECORDED IN BOOK 29 OF PLATS, PAGES 64-65; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 2, BLOCK 1 THE FOLLOWING TWO (2) COURSES: 1) SOUTHEASTERLY ALONG A 340.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS S50°44'21"W, THROUGH A CENTRAL ANGLE OF 20°36'48", AN ARC LENGTH OF 122.32 FEET; THENCE ALONG A 1339.79 FOOT REVERSE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 8°04'31", AN ARC LENGTH OF 188.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 4; THENCE N20°38'36"E 182.01 FEET ALONG THE WESTERLY LINE OF SAID LOT 1, BLOCK 4, TO THE POINT OF BEGINNING;

TOGETHER WITH LOTS 5 AND 6, BLOCK 2, RIVER BLUFF RANCH 2ND ADDITION P.U.D., ACCORDING TO PLAT RECORDED IN BOOK 32 OF PLATS, PAGES 62-63;

AND THAT PORTION OF SECTION 27, TOWNSHIP 27 NORTH, RANGE 42 EAST, W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5, BLOCK 2; THENCE N49°38'09"W 356.19 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 5, BLOCK 2; THENCE ALONG THE BOUNDARY OF LOT 4 OF SAID BLOCK 2 THE FOLLOWING FOUR (4) COURSES: 1) N05°55'26"W 86.55 FEET; 2) ALONG A 150.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 6°52'08", AN ARC LENGTH OF 17.98 FEET; 3) N00°56'42"E 34.84 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, BLOCK 2; 4) THENCE S85°58'13"W 54.72 FEET TO THE SOUTHEAST CORNER OF LOT 2, BLOCK 2, RIVER BLUFF RANCH 3RD ADDITION P.U.D., ACCORDING TO PLAT RECORDED IN BOOK 34 OF PLATS, PAGES 25-26; THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 2, BLOCK 2 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) THENCE N15°08'20"E 110.85 FEET; 6) THENCE N43°45'23"E 71.74 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 2; THENCE S54°11'43"E 23.34 FEET; THENCE N73°15'30"E 135.41 FEET; THENCE N80°07'42"E 172.94 FEET; THENCE N85°10'02"E 127.08 FEET; THENCE S73°47'59"E 80.59 FEET; THENCE S82°33'28"E 55.68 FEET; THENCE S77°33'37"E 78.57 FEET; THENCE S70°47'39"E 85.85 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, OF SAID RIVER BLUFF RANCH 1ST ADDITION P.U.D.; THENCE S19°12'21"W 63.49 FEET TO THE NORTHEAST CORNER OF TRACT "F" OF SAID RIVER BLUFF RANCH P.U.D.; THENCE N86°33'21"W 413.21 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT "F"; THENCE S00°01'35"W 907.93 FEET ALONG THE WESTERLY BOUNDARY OF SAID TRACT "F"; THENCE S52°08'02"W 119.76 FEET ALONG THE WESTERLY BOUNDARY OF SAID TRACT "F" TO THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF LOT 3, BLOCK 4 OF SAID RIVER BLUFF RANCH P.U.D. LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF SAID RIVER BLUFF RANCH 2ND ADDITION P.U.D.; THENCE N14°30'11"W 1741.99 FEET TO A POINT ON THE NORTH LINE OF LOT 3, BLOCK 4 OF SAID RIVER BLUFF RANCH P.U.D., FROM WHICH THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 27 NORTH, RANGE 42 EAST, W.M. LIES 1129.00 FEET DISTANT EASTERLY, AND THE POINT OF TERMINUS OF SAID LINE;

AND THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 28 LYING SOUTHERLY OF THE SOUTH LINE OF LOT 3, BLOCK 4 OF SAID RIVER BLUFF RANCH P.U.D., NORTHERLY OF THE CENTERLINE OF LOOKOUT MOUNTAIN LANE (AKA LOGAN LANE), A 60-FOOT WIDE EASEMENT AS DELINEATED ON RECORD OF SURVEY FILED IN BOOK 72 OF SURVEYS, PAGE 76, AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF SAID RIVER BLUFF RANCH 2ND ADDITION P.U.D.; THENCE S03°55'50"E 407.80 FEET TO THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 1 OF SAID RIVER BLUFF RANCH 3RD ADDITION P.U.D.; THENCE S07°03'43"W 191.19 FEET TO THE SOUTHWESTERLY CORNER OF LOT 1, BLOCK 1 OF SAID RIVER BLUFF RANCH 3RD ADDITION P.U.D.; THENCE S23°23'38"W 279.16 FEET TO THE CENTERLINE OF SAID LOOKOUT MOUNTAIN LANE AND THE POINT OF TERMINUS OF SAID LINE;

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 OR 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 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.

NOTICE: ALL LOTS WITHIN THIS SUBDIVISION ARE AFFECTED BY ERODIBLE SOILS.

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 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 OR SHOWN HEREON, TO THE SERVING UTILITIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF UNDERGROUND UTILITIES ONLY, 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.

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 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.

RIVER BLUFF WEST PARTNERS, LLC AND CAROM, LLC WILL BE RESPONSIBLE FOR ASSESSING THE ADEQUACY AND POTABILITY OF DOMESTIC-USE WATER FOR THE PLAT, INCLUDING THE PROVISION OF DOMESTIC-USE WATER FROM RIVER BLUFF WATER SYSTEM.

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 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. IN THE EVENT 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:

ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE RECORDED PLAT OF RIVER BLUFF RANCH, P.U.D., IN VOLUME 27 OF PLATS, PAGES 38-43; AND RIVER BLUFF RANCH THIRD ADDITION, A PUD, IN VOLUME 34 OF PLATS, PAGES 25-26.

DECLARATION COVENANTS, CONDITIONS AND RESTRICTIONS IMPOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 4686883 AND ANNEXATION RECORDED UNDER RECORDING NO. 5181719 AND AMENDED UNDER RECORDING NO. 5181720, INCLUDING BUT NOT LIMITED TO LIABILITY FOR ASSESSMENTS LEVIED BY THE COMMUNITY ASSOCIATION AND ANNEXATION RECORDED UNDER RECORDING NO. 5564176 AND AMENDED AT 5891836 AND AT 6105738 AND ASSIGNMENT OF UTILITY RIGHT OF WAY EASEMENT RECORDED DECEMBER 31, 2012 UNDER RECORDING NO. 6162931.

EASEMENT RECORDED JANUARY 5, 1956 UNDER RECORDING NO. 362535B.

EASEMENT RECORDED: JULY 25, 1960 UNDER RECORDING NO. 723177B.

EASEMENTS RECORDED MARCH 4, 1996; MARCH 5, 1996; FEBRUARY 18, 1999; SEPTEMBER 18, 2001; SEPTEMBER 16, 2003; FEBRUARY 10, 2005 AND FEBRUARY 16, 2005 UNDER RECORDING NOS. 9603040316; 9603040317; 9603050419; 4331956; 4331960; 4963765.

ROAD MAINTENANCE AGREEMENT RECORDED MARCH 5, 1996 RECORDING NO. 9603050419.

AGREEMENT AND EASEMENT RECORDED NOVEMBER 1, 1996 UNDER RECORDING NOS. 4051043 AND 4051044.

NOTICE TO THE PUBLIC RECORDED DECEMBER 27, 1996, UNDER RECORDING NO. 4065723.

EASEMENT RECORDED NOVEMBER 6, 1997 RECORDING NO. 4158188.

EASEMENT AND ROAD MAINTENANCE AGREEMENT RECORDED APRIL 3, 2000 RECORDING NO. 4468708.

DEVELOPMENT CONDITIONS IMPOSED BY INSTRUMENT RECORDED ON AUGUST 15, 2001, UNDER RECORDING NO. 4621193.

SEWER MAINTENANCE AGREEMENT RECORDED SEPTEMBER 11, 2001 UNDER RECORDING NO. 4630507.

EASEMENT RECORDED SEPTEMBER 18, 2001 UNDER RECORDING NO. 4632608.

NOTICE TO THE PUBLIC RECORDED OCTOBER 17, 2001 UNDER RECORDING NO. 4642811.

TITLE NOTICE RECORDED NOVEMBER 8, 2001; AND MAY 24, 2006 UNDER RECORDING NOS. 4652093, AND 5383695.

MATTERS SET FORTH BY SURVEY RECORDED DECEMBER 14, 1996 UNDER RECORDING NO. 4063336 AND ADDENDUM 4066201.

EASEMENT RECORDED FEBRUARY 2, 2007 RECORDING NO. 5492719.

MASTER SEWER MAINTENANCE AGREEMENT RECORDED MARCH 21, 2005 UNDER RECORDING NO. 5192829.

TITLE NOTICE RECORDED MAY 24, 2006 UNDER RECORDING NO. 5383695.

BENEFICIAL MUTUAL EASEMENT RECORDED JULY 17, 2007 UNDER RECORDING NO.5563376.

DECLARATION OF COVENANT IMPOSED BY INSTRUMENT RECORDED ON JULY 18, 2007, UNDER RECORDING NO. 5564177.

EASEMENT RECORDED FEBRUARY 2, 2007 UNDER RECORDING NO. 5492719.

EASEMENT RECORDED SEPTEMBER 4, 2013 UNDER RECORDING NO. 6244685.

OPERATING AND MAINTENANCE AGREEMENT RECORDED OCTOBER 5, 2006 UNDER RECORDING NO. 5444280.

EASEMENT RECORDED JANUARY 29, 2007 UNDER RECORDING NO. 5490377.

UTILITY RIGHT OF WAY EASEMENT RECORDED JUNE 10, 2011 UNDER RECORDING NO. 6005826; ; ASSIGNED TO RIVER BLUFF WATER ASSOCIATION OCTOBER 23, [illegible] UNDER RECORDING NO. 6140937.

EASEMENT RECORDED SEPTEMBER 4, 2013 UNDER RECORDING NO. 6244685.

EASEMENT RECORDED MARCH 21, 2016 UNDER RECORDING NO. 6481870.

IN WITNESS WHEREOF, THE AFORESAID PARTIES HAVE HEREUNTO AFFIXED THEIR SIGNATURES.

SURVEYOR'S CERTIFICATE

THIS PLAT CORRECTLY REPRESENTS A SURVEY PERFORMED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION CODE.

1/27/17

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

LANDTEK LLC
PROFESSIONAL LAND SURVEYORS
619 N. MADELIA STREET
SPOKANE, WASHINGTON 99202
PHONE 509.926.2821 FAX 509.926.2736
LANDTEKSURVEYORS@GMAIL.COM

PN-1866-99-D

FILE: 2032-RBR 4TH-NEW.dwg 01/26/2017 01:59 PM

6580535 39-22

FINAL PLAT
RIVER BLUFF RANCH FOURTH ADDITION
PLANNED UNIT DEVELOPMENT

A REPLAT OF A PORTION OF LOT 3, BLOCK 4, RIVER BLUFF RANCH P.U.D.
AND A REPLAT OF LOTS 5 & 6, BLOCK 2, RIVER BLUFF RANCH 2ND ADD. P.U.D.
AND A REPLAT OF LOTS 1 & 2, BLOCK 4, RIVER BLUFF RANCH 3RD ADD. P.U.D.
INCLUDING PORTIONS OF THE NW1/4 & NE1/4 & SE1/4 & SW1/4 OF SECTION 27, T27N, R42E, W.M.
AND PORTIONS OF THE NE1/4 OF SECTION 28, T27N, R42E, W.M.
SPOKANE COUNTY, WASHINGTON
~ SHEET 2 OF 4 ~

AUDITOR'S CERTIFICATE

FILED FOR RECORD BY:
LANDTEK LLC
THIS 21st DAY OF FEBRUARY 2017
AT 24 MINUTES PAST 9 O'CLOCK A M;
AND RECORDED IN BOOK 31 OF PLATS ON
PAGE(S) 21-24.
COUNTY AUDITOR
6580535
AUDITOR'S FILE NO.

Plat # 4272

ACKNOWLEDGMENT

RIVER BLUFF WEST PARTNERS, LLC
BRADLEY WEST, MANAGER

STATE OF WASHINGTON) SS
COUNTY OF SPOKANE)

ON THIS 30th DAY OF January, 2017, BEFORE ME PERSONALLY APPEARED BRADLEY WEST, TO ME KNOWN TO BE THE MANAGING MEMBER OF THE 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 AND THAT THE SEAL AFFIXED IS THE OFFICIAL SEAL OF SAID COMPANY.

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 9-3-17

ANGIE DE ARTH Commission Expires NOTARY PUBLIC 09-03-2017 STATE OF WASHINGTON

ACKNOWLEDGMENT

ROGER M. DEVANEY AND MIRIAN E. DEVANEY REVOCABLE TRUST
ROGER M. DEVANEY, TRUSTEE
MIRIAM E. DEVANEY, TRUSTEE

STATE OF WASHINGTON) SS
COUNTY OF SPOKANE)

ON THIS 31st DAY OF January, 2017, BEFORE ME PERSONALLY APPEARED ROGER M. DEVANEY AND MIRIAM E. DEVANEY, TO ME KNOWN TO BE THE TRUSTEES OF THE ROGER M. DEVANEY AND MIRIAM E. DEVANEY REVOCABLE TRUST THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID TRUST, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE OFFICIAL SEAL OF SAID TRUST.

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 9-3-17

ANGIE DE ARTH Commission Expires NOTARY PUBLIC 09-03-2017 STATE OF WASHINGTON

ACKNOWLEDGMENT

CLAY WARREN SHEPHERD
PAULA JEAN SHEPHERD

STATE OF WASHINGTON) SS
COUNTY OF SPOKANE)

ON THIS 31st DAY OF January, 2017, BEFORE ME PERSONALLY APPEARED CLAY WARREN SHEPHERD AND PAULA JEAN SHEPHERD, HUSBAND AND WIFE, WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE 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 9-3-17

ANGIE DE ARTH Commission Expires NOTARY PUBLIC 09-03-2017 STATE OF WASHINGTON

ACKNOWLEDGMENT

CAROM PROPERTIES, LLC
CHRISTOPHER L. HEFTEL, MANAGER

STATE OF WASHINGTON) SS
COUNTY OF SPOKANE)

ON THIS 25th DAY OF January, 2017, BEFORE ME PERSONALLY APPEARED CHRISTOPHER L. HEFTEL, TO ME KNOWN TO BE THE MANAGING MEMBER OF THE 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 AND THAT THE SEAL AFFIXED IS THE OFFICIAL SEAL OF SAID COMPANY.

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 9-3-17

ANGIE DE ARTH Commission Expires NOTARY PUBLIC 09-03-2017 STATE OF WASHINGTON

ACKNOWLEDGMENT

LANCE A. MUNCEY
CYNTHIA J. MUNCEY

STATE OF WASHINGTON) SS
COUNTY OF SPOKANE)

ON THIS 31st DAY OF January, 2017, BEFORE ME PERSONALLY APPEARED LANCE A. MUNCEY AND CYNTHIA J. MUNCEY, HUSBAND AND WIFE, WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE 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 9-3-17

ANGIE DE ARTH Commission Expires NOTARY PUBLIC 09-03-2017 STATE OF WASHINGTON

ACKNOWLEDGMENT

PAUL NIBARGER

STATE OF WASHINGTON) SS
COUNTY OF SPOKANE)

ON THIS 31st DAY OF January, 2017, BEFORE ME PERSONALLY APPEARED PAUL NIBARGER, WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED, 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 9-3-17

ANGIE DE ARTH Commission Expires NOTARY PUBLIC 09-03-2017 STATE OF WASHINGTON

1/27/17

BRUCE R. LARSEN STATE OF WASHINGTON 26390 REGISTERED PROFESSIONAL LAND SURVEYOR

LANDTEK LLC
PROFESSIONAL LAND SURVEYORS
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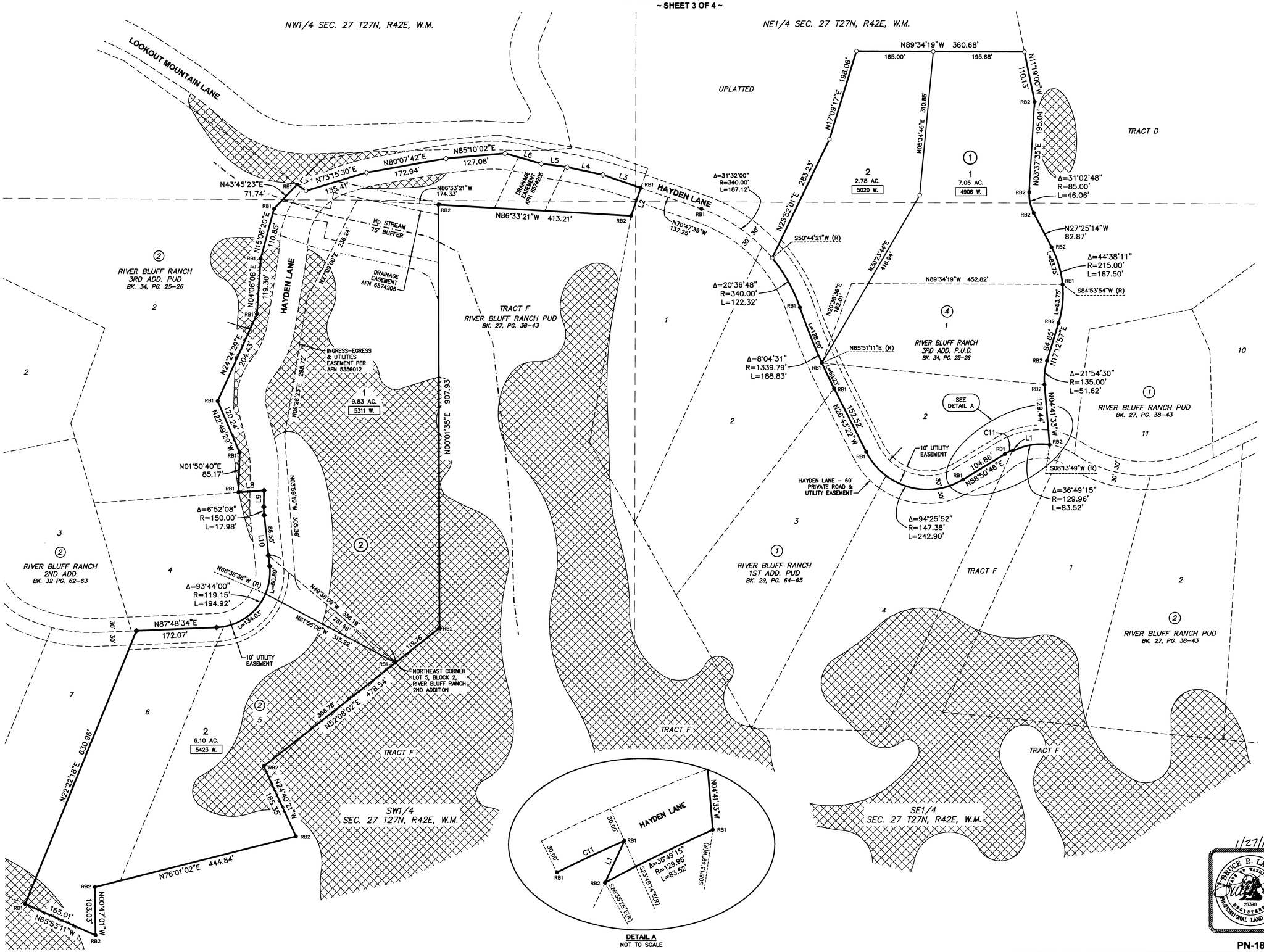
FILE: 2032-RBR 4TH-NEW.dwg 01/26/2017 01:59 PM

6580535 39-23

FINAL PLAT
RIVER BLUFF RANCH FOURTH ADDITION
PLANNED UNIT DEVELOPMENT

A REPLAT OF A PORTION OF LOT 3, BLOCK 4, RIVER BLUFF RANCH P.U.D.
AND A REPLAT OF LOTS 5 & 6, BLOCK 2, RIVER BLUFF RANCH 2ND ADD. P.U.D.
AND A REPLAT OF LOTS 1 & 2, BLOCK 4, RIVER BLUFF RANCH 3RD ADD. P.U.D.
INCLUDING PORTIONS OF THE NW1/4 & NE1/4 & SE1/4 & SW1/4 OF SECTION 27, T27N, R42E, W.M.
AND PORTIONS OF THE NE1/4 OF SECTION 28, T27N, R42E, W.M.
SPOKANE COUNTY, WASHINGTON
~ SHEET 3 OF 4 ~



AUDITOR'S CERTIFICATE

FILED FOR RECORD BY: LANDTEK LLC

THIS 2ND DAY OF FEBRUARY 2017

AT 24 MINUTES PAST 4 O'CLOCK P M;

AND RECORDED IN BOOK 39 OF PLATS ON PAGE(S) 21-24

COUNTY AUDITOR

6580535

AUDITOR'S FILE NO.

plat # 4878

SCALE 1"=100'

LEGEND

- RB1 ● FOUND 1/2" REBAR & PLASTIC CAP MARKED "LANDTEK LS 26390"
- RB2 ● FOUND 1/2" REBAR & CAP "A & C INC. LS 12904"
- ◆ FOUND MAGNAIL & WASHER MARKED "LS 26390"
- ○ SET 1/2" REBAR & PLASTIC CAP MARKED "LANDTEK LS 26390"
- ◇ SET MAGNAIL & WASHER MARKED "LS 26390"
- FIRE RESERVOIR LOCATION
- AFN AUDITOR'S FILE NUMBER
- (R) DENOTES RADIAL BEARING
- ##### W. LOT ADDRESS
- APPROXIMATE AREAS OF SLOPES OF 30% AND GREATER

LINE TABLE

LINE	BEARING	DISTANCE
L1	N24°49'29"E	4.24'
L2	N19°12'21"E	63.49'
L3	N70°47'39"W	85.65'
L4	N77°33'37"W	78.57'
L5	N82°33'28"W	55.68'
L6	N73°47'59"W	80.59'
L7	N54°11'43"W	23.34'
L8	N85°58'13"E	54.72'
L9	N00°59'42"E	34.64'
L10	N05°55'26"W	109.53'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C11	7°21'00"	150.00'	19.24

BASIS OF BEARINGS

BEARINGS ARE BASED ON PRIOR PLATS OF:
RIVER BLUFF RANCH 2ND ADDITION P.U.D.
BOOK 32 OF PLATS, PAGES 62-63
RIVER BLUFF RANCH 3RD ADDITION P.U.D.
BOOK 34 OF PLATS, PAGES 25-26

EQUIPMENT & PROCEDURES

THIS SURVEY WAS PERFORMED WITH A TOPCON HIPER-V GLOBAL POSITIONING SYSTEM USING REAL TIME KINEMATIC SURVEY PROCEDURES IN CONJUNCTION WITH FIELD TRAVERSE PROCEDURES USING A 3-SECOND TOTAL STATION.

PLAT DATA

PLAT AREA:	121.62 AC.
BUILDING LOTS:	8 (3 NEW)
COMMON AREA:	NONE
GROSS DENSITY:	1 UNIT/15.20 ACRES
EXISTING ZONING:	RURAL TRADITIONAL (RT)

MINIMUM SETBACKS

FRONT AND FLANKING STREET SETBACKS: 35' MEASURED FROM OUTSIDE EDGE OF PRIVATE ROAD EASEMENT
SIDE YARD: 5' PER STORY
REAR YARD: 30'
SETBACKS FROM PRIVATE DRIVEWAYS (SERVING 3 OR FEWER LOTS): 5' MEASURED FROM THE OUTSIDE EDGE OF THE DRIVEWAY EASEMENT

GREATER SETBACKS ARE IMPOSED BY THE RIVER BLUFF RANCH ASSOCIATION.

1/27/17

BRUCE R. LARSEN — STATE OF WASHINGTON — 26390 — REGISTERED PROFESSIONAL LAND SURVEYOR

LANDTEK LLC
PROFESSIONAL LAND SURVEYORS
619 N. MADELIA STREET
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LANDTEKSURVEYORS@GMAIL.COM

PN-1866-99-D

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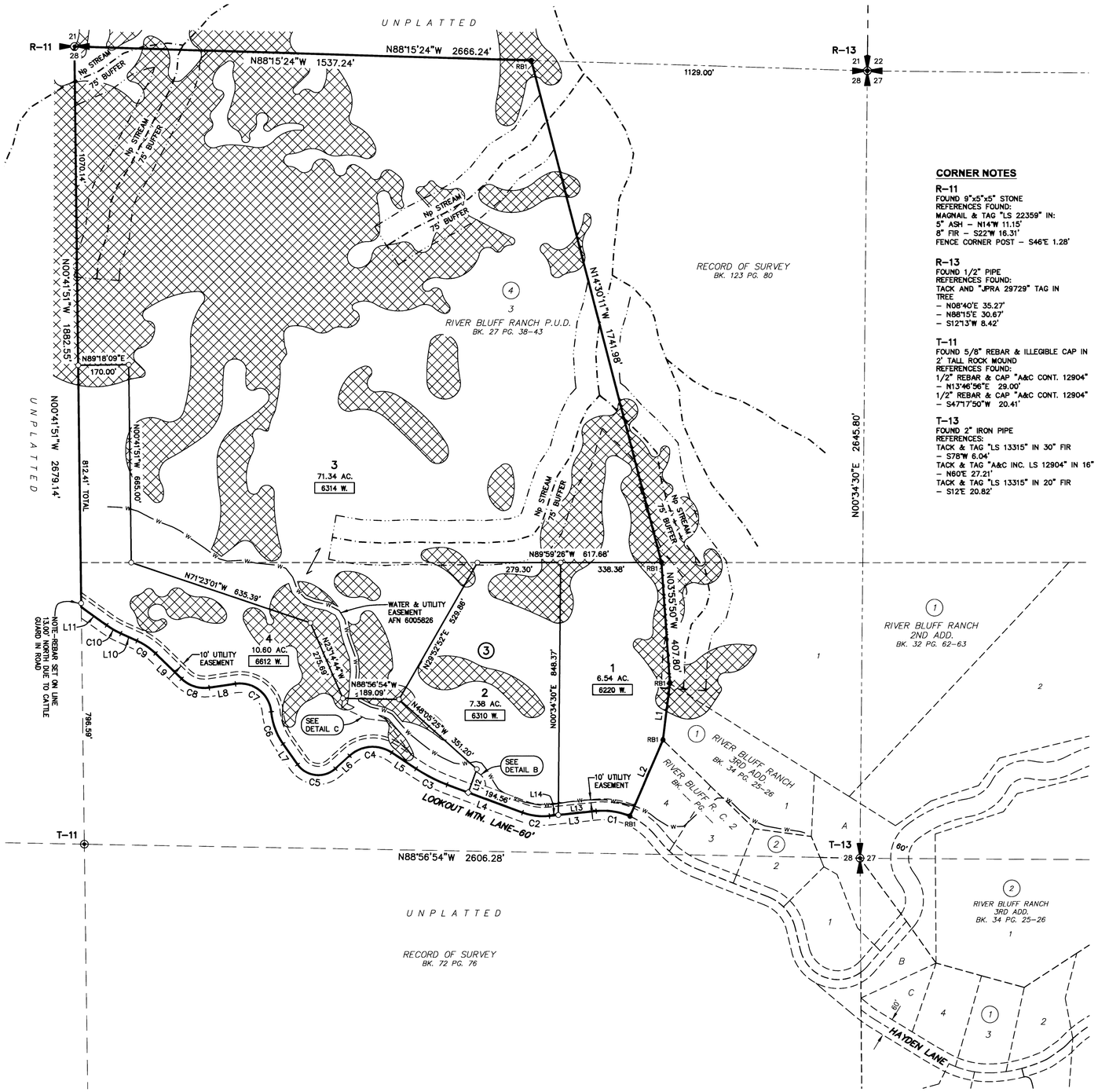
6580535 39-24

FINAL PLAT
RIVER BLUFF RANCH FOURTH ADDITION
PLANNED UNIT DEVELOPMENT

A REPLAT OF A PORTION OF LOT 3, BLOCK 4, RIVER BLUFF RANCH P.U.D.
AND A REPLAT OF LOTS 5 & 6, BLOCK 2, RIVER BLUFF RANCH 2ND ADD. P.U.D.
AND A REPLAT OF LOTS 1 & 2, BLOCK 4, RIVER BLUFF RANCH 3RD ADD. P.U.D.
INCLUDING PORTIONS OF THE NW1/4 & NE1/4 & SE1/4 & SW1/4 OF SECTION 27, T27N, R42E, W.M.
AND PORTIONS OF THE NE1/4 OF SECTION 28, T27N, R42E, W.M.
SPOKANE COUNTY, WASHINGTON
~ SHEET 4 OF 4 ~



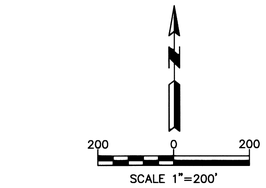
CORNER NOTES

R-11
FOUND 9"x5"x5" STONE
REFERENCES FOUND:
MAGNAIL & TAG "LS 22359" IN:
5" ASH – N14°W 11.15'
8" FIR – S22°W 16.31'
FENCE CORNER POST – S46°E 1.28'

R-13
FOUND 1/2" PIPE
REFERENCES FOUND:
TACK AND "JPRA 29729" TAG IN TREE
– N08°40'E 35.27'
– N88°15'E 30.67'
– S12°13'W 8.42'

T-11
FOUND 5/8" REBAR & ILLEGIBLE CAP IN 2' TALL ROCK MOUND
REFERENCES FOUND:
1/2" REBAR & CAP "A&C CONT. 12904"
– N13°46'56"E 29.00'
1/2" REBAR & CAP "A&C CONT. 12904"
– S47°17'50"W 20.41'

T-13
FOUND 2" IRON PIPE
REFERENCES:
TACK & TAG "LS 13315" IN 30" FIR
– S78°W 6.04'
TACK & TAG "A&C INC. LS 12904" IN 16" FIR
– N60°E 27.21'
TACK & TAG "LS 13315" IN 20" FIR
– S12°E 20.82'



LEGEND

- RB1 ● FOUND 1/2" REBAR & PLASTIC CAP MARKED "LANDTEK LS 26390"
- ◆ FOUND MAGNAIL & WASHER MARKED "LS 26390"
- ○ SET 1/2" REBAR & PLASTIC CAP MARKED "LANDTEK LS 26390"
- ◇ SET MAGNAIL & WASHER MARKED "LS 26390"
- AFN AUDITOR'S FILE NUMBER
- (R) DENOTES RADIAL BEARING
- ##### W. LOT ADDRESS
- APPROXIMATE AREAS OF SLOPES 30% AND GREATER

BASIS OF BEARINGS

N89°56'54"W ALONG THE SOUTH LINE OF THE NE1/4 OF SECTION 28, T27N, R42E, W.M.

EQUIPMENT & PROCEDURES

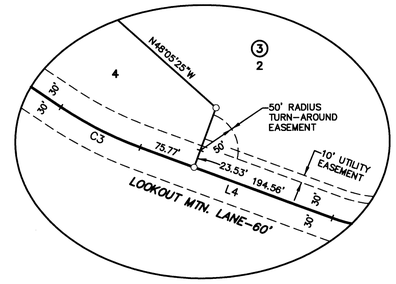
THIS SURVEY WAS PERFORMED WITH A TOPCON HIPER-V GLOBAL POSITIONING SYSTEM USING REAL TIME KINEMATIC SURVEY PROCEDURES IN CONJUNCTION WITH FIELD TRAVERSE PROCEDURES USING A 3-SECOND TOTAL STATION.

LINE TABLE

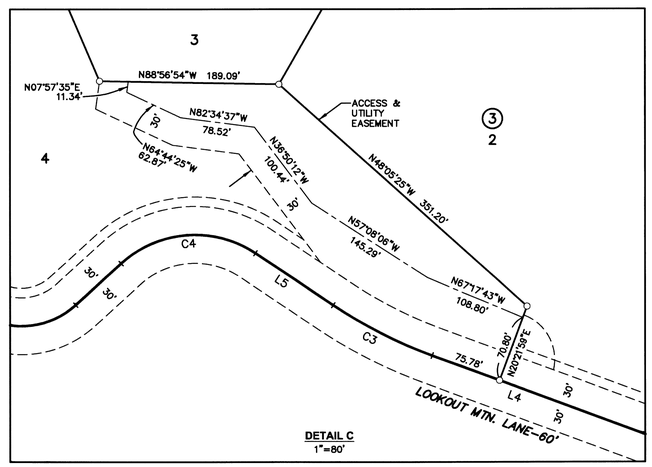
LINE	BEARING	DISTANCE
L1	N07°03'43"E	191.19'
L2	N23°23'36"E	279.16'
L3	N84°05'33"E	157.86'
L4	N69°38'01"W	270.33'
L5	N56°11'46"W	98.52'
L6	N47°31'04"E	84.98'
L7	N35°00'18"W	84.78'
L8	N81°37'55"E	89.31'
L9	N45°52'05"W	122.07'
L10	N65°42'41"W	59.38'
L11	N54°27'17"W	105.15'
L12	N20°21'59"E	83.53'
L13	N84°05'33"E	127.81'
L14	N84°05'33"E	30.05'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	29°32'36"	225.00'	116.02'
C2	26°18'26"	200.00'	91.77'
C3	13°26'15"	500.00'	117.26'
C4	76°17'10"	115.00'	153.12'
C5	97°28'38"	85.00'	144.61'
C6	29°40'38"	225.00'	116.54'
C7	93°02'25"	105.08'	170.63'
C8	52°30'00"	110.00'	100.79'
C9	19°50'36"	220.00'	76.19'
C10	11°15'24"	280.00'	55.01'



DETAIL B
1"=100'



DETAIL C
1"=80'

AUDITOR'S CERTIFICATE

FILED FOR RECORD BY:
LANDTEK LLC
THIS 22ND DAY OF FEBRUARY 2017
AT 24 MINUTES PAST 9 O'CLOCK A.M.;
AND RECORDED IN BOOK 39 OF PLATS ON
PAGE(S) 21-24
COUNTY AUDITOR
6580535
AUDITOR'S FILE NO.

Plat # 4272

1/27/17

LANDTEK LLC
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