RIVER BLUFF RANCH
PLANNED UNIT DEVELOPMENT

FINAL PLAT

OCTOBER, 2001

4651152
Bk 27
Pg 38

sheet 1 of 6

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 6th DAY OF November 2001 AT 3:50 P.M. IN BOOK 27 OF Plats AT PAGE 38 AT THE REQUEST OF ADAMS & CLARK, INC.

(Signed) J. Higdem
County Auditor

#3528

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Pine Hills, Inc., fka Double L Properties, Inc., a Washington Corporation; Riverbluff Land Company, L.L.C., a Tennessee Limited Liability Company; Christopher L. Heftel and Lori J. Heftel; husband and wife, Patrick C. Siemion and Margaret A. H. Siemion, husband and wife; Richard A. Cramer and Minto I. Cramer, husband and wife; The Bank of New York as Trustee; American West Bank, fka United Security Bank; Toki and Percy Anzai Family Trust dated December 21, 1995; have caused to be platted into Lots, Blocks, Private Roads, Private Driveways, and Common Area Tracts, the land shown hereon to be known as **RIVER BLUFF RANCH, PLANNED UNIT DEVELOPMENT,** being unplatted portions of Section 22 and 27, Township 27 North, Range 42 East, W.M., Spokane County, Washington, described as follows:

Commencing at the northeast corner of said Section 27; thence along east line of said Section 27 the following three courses; 1) S00°31'43"E, 640.51 feet to the TRUE POINT OF BEGINNING, being a point on the southwesterly right-of-way line of Hazard Road as shown on the Record of Survey filed in Book 74, Pages 26, 27 and 28; 2) continuing S00°31'43"E 1,997.91 feet to the southeast corner of the NE1/4 of said Section 27; 3) continuing S00°31'43"E 1,016.64 feet; thence leaving said east line, N89°31'09"W 195.03 feet; thence S00°31'43"E 328.90 feet; thence S09°23'06"W 203.30 feet to a point on a 400.00 foot radius non-tangent curve to the right, the center of circle of which bears N27°44'42"E; thence along the arc of said curve through a central angle of 48°51'59", 341.15 feet; thence S83°04'44"W 517.29 feet; thence S09°54'54"W 835.68 feet; thence S62°40'34"W 411.37 feet; thence S87°45'14"W 1,237.97 feet; thence S00°18'53"W 180.27 feet to the southeast corner of the SW1/4 of said Section 27; thence N88°51'26"W, along the south line of said SW1/4, 1,400.49 feet; thence N09°42'03"W 1,233.37 feet; thence S65°52'39"E 505.10 feet; thence N00°45'18"W 103.07 feet; thence N76°01'16"E 444.84 feet; thence N24°40'36"W 165.33 feet; thence N52°06'27"E 478.48 feet; thence N00°00'00"E 907.82 feet; thence S86°31'30"E 413.26 feet; thence S10°32'57"W 493.75 feet; thence S29°21'25"E 703.48 feet; thence S88°46'30"E 285.16 feet; thence N24°48'03"E 656.98 feet to a point on a 129.96 foot radius non-tangent curve to the right, the center of circle of which bears S28°35'59"E; thence along the arc of said curve through a central angle of 36°49'15", 83.52 feet; thence N04°41'54"W 129.44 feet to the point of curve of a 135.00 foot radius curve to the right; thence along the arc of said curve through a central angle of 21°54'30", 51.62 feet to the point of tangent; thence N17°12'36"E 84.65 feet to the point of curve of a 215.00 foot radius curve to the left; thence along the arc of said curve through a central angle of 44°38'11", 167.50 feet to the point of tangent; thence N27°25'34"W 82.87 feet to the point of curve of a 85.00 foot radius curve to the right; thence along the arc of said curve through a central angle of 31°02'48", 46.06 feet to the point of tangent; thence N03°37'14"E 195.04 feet; thence N11°19'21"W 308.11 feet; thence N06°27'57"E 283.12 feet; thence N03°20'55"E 85.24 feet; thence N09°31'50"E 158.76 feet to a point on a 160.00 foot radius non-tangent curve to the right, the center of circle of which bears N19°59'35"W; thence along the arc of said curve through a central angle of 99°34'00", 278.04 feet to the point of tangent; thence N10°25'35"W 57.26 feet; thence N00°53'13"E 50.99 feet; thence N30°28'53"E 50.00 feet; thence N42°01'09"E 32.49 feet to the point of curve of a 390.00 foot radius curve to the left; thence along the arc of said curve through a central angle of 10°22'08", 70.58 feet; thence S67°56'08"E 140.57 feet; thence N22°19'28"E 979.45 feet to a point on a 303.92 foot radius non-tangent curve to the right on the southerly line of the sixty foot (60') wide easement recorded July 25, 1960, under Auditor's Document No. 723177B, the center of circle of which bears S78°25'35"W; thence along said southerly line the following four (4) calls: 1) along the arc of said curve through a central angle of 05°57'35", 31.61 feet to the point of tangent; 2) S05°36'50"E 145.54 feet to the point of curve of a 198.37 foot radius curve to the left; 3) along the arc of said curve through a central angle of 18°00'30", 62.35 feet to the point of compound curve of a 101.04 foot radius curve to the left, the center of circle of which bears N66°22'40"E; 4) along the arc of said curve through a central angle of 79°43'47", 140.60 feet to the point of tangent; thence N76°38'53"E 257.66 feet; thence S48°54'06"E 472.03 feet to a point on a 100.00 foot radius non-tangent curve to the right, the center of circle of which bears S71°12'45"E; thence along the arc of said curve through a central angle of 88°30'40", 154.48 feet to the point of compound curve of a 850.00 foot radius curve to the right, the center of circle of which bears S17°17'55"W; thence along the arc of said curve through a central angle of 07°46'50", 115.43 feet to the point of reverse curve of a 370.00 foot radius curve to the left, the center of circle of which bears N25°04'45"E; thence along the arc of said curve through a central angle of 28°17'08", 182.66 feet to the point of compound curve of a 104.56 foot radius curve to the left, the center of circle of which bears N03°12'23"W; thence along the arc of said curve through a central angle of 124°39'28", 227.49 feet to the point of tangent; thence N37°51'51"W 187.32 feet to the point of curve of a 100.00 foot radius curve to the right; thence along the arc of said curve through a central angle of 60°19'56", 105.30 feet to the point of tangent; thence N22°28'04"E 47.80 feet; thence S59°41'44"E 330.01 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH those portions of the SE1/4 of Section 22, of the N1/2 of Section 27, and of the NE1/4 of Section 28, all in Township 27 North, Range 42 East, W.M., Spokane County, Washington, described as follows:

Beginning at the northeast corner of said Section 27; thence S00°31'43"E, along the east line of said NE1/4, 640.51 feet to a point on the southwesterly right-of-way line of Hazard Road as shown on the Record of Survey recorded in Book 74, Pages 26, 27 & 28; thence along said southwesterly right-of-way line the following nine (9) calls: 1) N59°41'44"W 330.01 feet; 2) continuing N59°41'44"W 103.74 feet to the point of curve of a 630.00 foot radius curve to the right; 3) along the arc of said curve through a central angle of 12°07'28", 133.32 feet to the point of tangent; 4) N47°34'16"W 396.83 feet to the point of curve of a 570.00 foot radius curve to the left; 5) along the arc of said curve through a central angle of 13°37'06", 135.48 feet to the northerly most corner of Parcel "A", as shown on said Record of Survey; 6) continuing along the arc of said curve, the center of circle of which bears S28°48'38"W, through a central angle of 0°15'53", 2.63 feet to the point of tangent; 7) N61°27'15"W 137.60 feet to the point of curve of a 305.00 foot radius curve to the right; 8) along the arc of said curve through a central angle of 28°40'38", 152.66 feet to the point of reverse curve of a 1470.00 foot radius curve to the left, the center of circle of which bears S57°13'23"W; 9) along the arc of said curve through a central angle of 6°36'06", 169.37 feet to the TRUE POINT OF BEGINNING; thence leaving said southwesterly right-of-way line, N88°52'58"W 237.51 feet; thence S00°42'57"W 480.36 feet to a point on a 80.00 foot radius non-tangent curve to the left, the center of circle of which bears S41°22'17"W; on the northerly line of the sixty foot (60') wide easement recorded July 25, 1960, under Auditor's Document No. 723177B; thence along said northerly line the following ten (10) calls: 1) along the arc of said curve through a central angle of 83°19'52", 116.35 feet to the point of tangent; 2) S48°02'25"W 71.69 feet; 3) S45°33'58"W 102.87 feet to the point of curve of a 1,148.91 foot radius curve to the right; 4) along the arc of said curve through a central angle of 05°49'13", 116.71 feet to the point of compound curve of a 325.61 foot radius curve to the right, the center of circle of which bears N38°36'49"W; 5) along the arc of said curve through a central angle of 19°09'14", 108.85 feet to the point of tangent; 6) S70°32'25"W 141.16 feet to the point of curve of a 267.18 foot radius curve to the left; 7) along the arc of said curve through a central angle of 32°53'10", 153.35 feet to the point of compound curve of a 809.29 foot radius curve to the left, the center of circle of which bears S52°20'45"E; 8) along the arc of said curve through a central angle of 06°12'08", 87.60 feet to the point of tangent; 9) S31°27'07"W 50.58 feet to the point of curve of a 141.81 foot radius curve to the right; 10) along the arc of said curve through a central angle of 31°01'47", 76.80 feet; thence leaving said northerly line, N33°27'57"W 670.05 feet; thence N90°00'00"W 60.49 feet; thence S63°53'39"W 93.62 feet to a point on a 683.40 foot radius non-tangent curve to the right, the center of circle of which bears N40°56'14"W; thence along the arc of said curve through a central angle of 16°09'25", 192.71 feet to the point of tangent; thence S65°13'11"W 146.41 feet to the point of curve of a 400.00 foot radius curve to the left; thence along the arc of said curve through a central angle of 22°20'26", 155.97 feet to the point of reverse curve of a 100.00 foot radius curve to the right, the center of circle of which bears N47°07'15"W; thence along the arc of said curve through a central angle of 100°50'00", 175.99 feet to the point of tangent; thence N36°17'15"W 14.79 feet to the point of curve of a 100.00 foot radius curve to the left; thence along the arc of said curve through a central angle of 104°19'28", 182.08 feet to the point of tangent; thence S39°23'17"W 85.24 feet; thence S00°20'21"W 1,106.90 feet; thence N90°00'00"W 4,420.89 feet to a point on the west line of the NE1/4 of said Section 28; thence N00°42'27"W 1,733.04 feet to the northwest corner of said NE1/4 of Section 28; thence S88°16'01"E 2,666.37 feet to the northeast corner of the said NE1/4 of Section 28; thence S89°23'13"E 2,723.68 feet to the northeast corner of the NW1/4 of said Section 27; thence N02°00'54"W, along the west line of the SE1/4 of said Section 22, a distance of 1,474.06 feet to a point on said southwesterly right-of-way line of Hazard Road, being a point on a 170.00 foot radius non-tangent curve to the left, the center of circle of which bears N14°56'21"E; thence along said southwesterly right-of-way line the following ten (10) calls: 1) along the arc of said curve through a central angle of 12°21'55", 36.69 feet to the point of tangent; 2) S87°25'34"E 181.78 feet; 3) continuing S87°25'34"E 157.66 feet to a point on a 520.00 foot radius curve to the right; 4) along the arc of said curve through a central angle of 45°37'38", 414.10 feet to the point of tangent; 5) S41°47'57"E 267.64 feet to the point of curve of a 1,270.00 foot radius curve to the right; 6) along the arc of said curve through a central angle of 16°08'35", 357.82 feet to the point of tangent; 7) S25°39'22"E 135.53 feet to the point of curve of a 730.00 foot radius curve to the left; 8) along the arc of said curve through a central angle of 16°35'29", 211.39 feet to the point of tangent; 9) S42°14'51"E 187.03 feet to the point of curve of a 1,470.00 foot radius curve to the right; 10) along the arc of said curve through a central angle of 02°52'08", 73.61 feet to the TRUE POINT OF BEGINNING.

DEDICATION CONTINUED ON SHEET 2 OF 6

Pine Hills, Inc., fka
Double L Properties, Inc.
Christopher L. Heftel, President

Christopher L. Heftel

Riverbluff Land Company, L.L.C.
Christopher L. Heftel, President

Lori J. Heftel

Patrick C. Siemion
Patrick C. Siemion by
by Christopher L. Heftel, attorney in fact

Margaret A. H. Siemion
Margaret A. H. Siemion by
by Christopher L. Heftel, attorney in fact

Richard A. Cramer
Richard A. Cramer by
by Christopher L. Heftel, attorney in fact

Minto I. Cramer
Minto I. Cramer by
by Christopher L. Heftel, attorney in fact

The Bank of New York, as Trustee
By its Attorney-in-Fact Ocwen Federal Bank FSB
by ~~Tom Tyrcek, Secretary/Treasurer~~
Karen Kettle Servicing official

American West Bank, fka
United Security Bank
by Larry McDonald, Assistant Vice President

Toki and Percy Anzai Family Trust
Toki Anzai by
Toki Anzai, Trustee
by Christopher L. Heftel, attorney in fact

Percy Anzai by
Percy Anzai, Trustee
by Christopher L. Heftel, attorney in fact

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE)Ss
On this 24TH day of OCTOBER 2001, before me personally appeared LARRY McDONALD, to me known to be the ASSISTANT VICE PRESIDENT of American West Bank, fka United Security 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 corporation for the uses and purposes therein mentioned and stated on oath that he/she is authorized to execute said instrument.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Della Holbert
Notary Public in and for the State of WASHINGTON, residing in SPOKANE
My commission expires 8/12/2003

SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 6th day of November, 2001.

Spokane County Commissioners

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 5th day of November, 2001.

Spokane County Engineer

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 1st day of November, 2001.

Spokane Regional Health Officer

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 31st day of October, 2001.

N. Bruce Rawls
Spokane County Utilities

SPOKANE COUNTY ASSESSOR

Examined and approved this 13 day of November, 2001.

Sadie Charlene Conway by M.K. Waltz
Spokane County Assessor

SPOKANE COUNTY DIVISION OF PLANNING

Examined and approved this 6th day of November, 2001.

for John W. Pedersen
Spokane County Planning Director

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 plat, have been fully paid, satisfied, and discharged. Dated this 6th day of November, 2001.

M. Dehan for Linda M. Walverton
Spokane County Treasurer

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.

Daniel B. Clark, P.L.S. #12904
Registered Professional Land Surveyor

DANIEL B. CLARK — STATE OF WASHINGTON — 12904 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 4/21/02

10-25-01

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE)Ss
On this 18TH day of OCTOBER, 2001, before me personally appeared Christopher L. Heftel, to me known to hold a Power of Attorney for Toki Anzai and for Percy Anzai, Trustees of the Toki and Percy Anzai Family Trust, which authorized him to execute the within and foregoing instrument, and acknowledged said instrument to be his free and voluntary act and deed for said Trust for the uses and purposes therein mentioned and stated on oath that he is authorized to execute said instrument.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Della Holbert
Notary Public in and for the State of WASHINGTON, residing in SPOKANE
My commission expires 8/12/2003

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE)Ss
On this 18TH day of OCTOBER 2001, before me personally appeared Christopher L. Heftel, to me known to be the President of Pine Hills, Inc., fka Double L Properties, Inc., a Washington corporation, that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned and stated on oath that he is authorized to execute said instrument.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Della Holbert
Notary Public in and for the State of WASHINGTON, residing in SPOKANE
My commission expires 8/12/2003

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE)Ss
On this 18TH day of OCTOBER 2001, before me personally appeared Christopher L. Heftel, to me known to be the President of 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 stated on oath that he is authorized to execute said instrument.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Della Holbert
Notary Public in and for the State of WASHINGTON, residing in SPOKANE
My commission expires 8/12/2003

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE)Ss
On this 18TH day of OCTOBER 2001, before me personally appeared Christopher L. Heftel and Lori J. Heftel, husband and wife, to me known to be the individuals that 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 stated on oath that they are authorized to execute said instrument.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Della Holbert
Notary Public in and for the State of WASHINGTON, residing in SPOKANE
My commission expires 8/12/2003

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE)Ss
On this 18TH day of OCTOBER 2001, before me personally appeared Christopher L. Heftel, to me known to hold a Power of Attorney for Patrick C. Siemion and for Margaret A. H. Siemion, which authorized him to execute 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 stated on oath that he is authorized to execute said instrument.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Della Holbert
Notary Public in and for the State of WASHINGTON, residing in SPOKANE
My commission expires 8/12/2003

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE)Ss
On this 18TH day of OCTOBER 2001, before me personally appeared Christopher L. Heftel, to me known to hold a Power of Attorney for Richard A. Cramer and Minto I. Cramer, which authorized him to execute 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 stated on oath that he is authorized to execute said instrument.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Della Holbert
Notary Public in and for the State of WASHINGTON, residing in SPOKANE
My commission expires 8/12/2003

ACKNOWLEDGMENT

STATE OF Florida)
COUNTY OF Palm Beach)Ss
On this 23rd day of October 2001, before me personally appeared Karen Kettle, to me known to be the Servicing Official of The Bank of New York, the Corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned and stated on oath that he/she is authorized to execute said instrument. *Ocwen Federal Bank FSB, Attorney-in-Fact for
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Notary Public in and for the State of Florida, residing in Palm Beach
My commission expires 3-21-03

		22-27-42	
		NW	NE
		SW	SE
NW	NE	NW	NE
SW	SE	SW	SE
28-27-42		27-27-42	

SHEET 1 OF 6

AC
Adams & Clark, Inc.
1720 W. Fourth Ave.
Spokane, WA 99204
(509) 747-4600 F(509) 747-8913
ac@adamsandclark.com
Project No. 20001112

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#3528 27/38

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RIVER BLUFF RANCH
PLANNED UNIT DEVELOPMENT

FINAL PLAT

OCTOBER, 2001

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 6th DAY OF November 2001 AT 3:50 P.M. IN BOOK 27 OF Plats AT PAGE 39 AT THE REQUEST OF ADAMS & CLARK, INC.

(Signed) J. Higdem
County Auditor

#3528

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 PUD 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 August 15, 2001 under Auditor's Document No. 4621193, which, by reference, is made a part hereof.

Slope easements are hereby granted to Spokane County for future construction of Hazard Road.

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

Front and flanking street setbacks 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.

This project site is effected 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.

Tracts A, B, C, D, E, & F, the "Common Area Tracts," 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 will 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 Area Tracts, are not for use 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 the Private Roads and Private Driveways, over a ten foot (10') wide strip adjoining Hazard Road and adjoining 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.

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 Private Driveway Easements as shown hereon are hereby granted:

a) for the benefit of Lots 6, 7 & 8, Block 3 over portions of Lots 6, 7 & 8, Block 3.

b) for the benefit of Lots 9, 10 & 11, Block 1 over portions of Lots 9, 10 & 11, Block 1.

c) for the benefit of Lots 2 & 3, Block 4 over portions of Lots 2 & 3, Block 4.

The private driveways shall be maintained by the owners of the lots benefited by these easements. No other Lots shall be allowed access through these easements unless Private Road plans are accepted by the Spokane County Engineer.

The sponsor will assume responsibility for the provision of domestic-use water.

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.

Drainage easements, as platted and shown hereon, which are for the purposes of installing, operating and maintaining drainage ponds and drainage facilities to dispose of runoff, are hereby granted to Spokane County and the River Bluff Ranch Association and its successors in interest. Drainage and access easements are dedicated to Spokane County and the River Bluff Ranch Association and its successors in interest over all of Tract A, B, C, D, E, and F.

Spokane County and its authorized agents are hereby granted the right to ingress and egress to, over and from all public drainage easements for the purposes of inspection and emergency maintenance of drainage swales, ponds, ditches, culverts and other drainage facilities, if not properly maintained by the River Bluff Ranch Association or its successors in interest. 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 owners to properly maintain such areas.

The property owners 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 owners 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. 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.

Spokane County does not accept the responsibility of maintaining the drainage course on private lots or floodplain areas within 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 3% 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 shall be constructed in accordance with the approved and accepted plans on file at the Spokane County Engineer's Office. Any proposed changes to the approved and accepted 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, which 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 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.

The River Bluff Ranch Association or its successors in interest shall maintain the drainage facilities, located in drainage easements, common areas and tracts A, B, C, D, E, and F in conformance with the approved and accepted plans on file at the Spokane County's Engineer's Office. Maintenance of drainage facilities includes, but is not limited to, keeping open and cleaning storm pipes, ditches, drainage ponds, swales, etc., replacement of drainage facilities as needed, and maintaining live native-type vegetation in natural drainages in common areas or tracts, which do not obstruct the flow and percolation of storm drainage water in natural drainages and ponds as indicated on the approved and accepted plans and also in accordance with the approved and accepted operations and maintenance manual for the plat. 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 plan on file at the Spokane County Engineer's Office, the County Engineer may give a notice of such failure to the River Bluff Ranch Association, or their successors in interest. 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 owners, 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:

A) Hazardous Substances Certificate and Indemnity Agreement and the terms and conditions thereof:
Recorded: October 12,1999
Recording No.: 4421003

B) Easement, including the terms and provisions contained therein:
Recorded: January 5, 1956
Recording No.: 362535B

C) Conditions, notes, and provisions contained and/or delineated on the face of the survey recorded in Volume 72 of Surveys at Page 76

D) Agreement and Easement and the terms and conditions thereof:
Recorded: November 1, 1996
Recording No.: 4051043 & 4051044

E) Conditions, notes, and provisions contained and/or delineated on the face of the survey recorded in Volume 74 of Surveys at Pages 26, 27 & 28. Modification and/or amendment by instrument:
Recorded: December 30,1996
Recording No.: 4066201

F) Terms and conditions of Notice to the Public:
Recorded: December 27, 1996
Recording No.: 4065723

G) Easement, and the terms and provisions contained therein:
Recorded: November 6, 1997
Recording No.: 4158188

H) Easement, and the terms and provisions contained therein:
Recorded: February 17, 1999
Recording No.: 4331334

I) Easement, and the terms and provisions contained therein:
Recorded: February 18, 1999
Recording No.: 4331960

J) Conditions, notes, and provisions contained and/or delineated on the face of the survey recorded in Volume 85 of Surveys at Pages 95 & 96.

K) Terms and conditions of Nitrate Water Quality Notification:
Recorded: June 23, 1999
Recording No.: 4382684

L) Terms and conditions of grant of easement and road maintenance agreement:
Recorded: April 3, 2000
Recording No.: 4468708

M) Declaration of Covenant and the conditions contained therein:
Recorded: August 15, 2001
Recording No.: 4621193

N) Sewer Maintenance Agreement and the terms and conditions thereof:
Recorded: September 11, 2001
Recording No.: 4630507

O) Sewer Maintenance Agreement and the terms and conditions thereof:
Recorded: September 11, 2001
Recording No.: 4630508

P) Terms and conditions of Notice to the Public No. 6:
Recorded: October 17, 2001
Recording No.: 4642811

All or part of the land being platted hereon is benefitted by the following appurtenant easements and agreements:

A) Sewer Maintenance Agreement and the terms and conditions thereof:
Recorded: September 11, 2001
Recording No.: 4630506

B) Drainage and Access Easement:
Recorded: September 11, 2001
Recording No.: 4630509

C) Drainage and Access Easement:
Recorded: September 11, 2001
Recording No.: 4630510

D) Drainage and Access Easement:
Recorded: September 11, 2001
Recording No.: 4630511

E) Grant of Easement:
Recorded: September 18, 2001
Recording No.: 4632608

DANIEL R. CLARK
STATE OF WASHINGTON
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 4/2/03

10-25-01

SHEET 2 OF 6

		22-27-42	
		NW	NE
		SW	SE
NW	NE	NW	NE
SW	SE	SW	SE
28-27-42		27-27-42	

AC
Adams & Clark, Inc.
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Spokane, WA 99204
(509) 747-4600 F(509) 747-8913
ac@adamsandclark.com
Project No. 20001112

2/6 #3528 27/29

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RIVER BLUFF RANCH
PLANNED UNIT DEVELOPMENT

FINAL PLAT

OCTOBER, 2001

P–15
C1/4 CORNER SECTION 22

COUNTY ENGINEER'S CORNER NO. 3741
FOUND 1/2" REBAR WITH PARTIALLY LEGIBLE YELLOW PLASTIC CAP MARKED "JPRA" PER SR26.

REFERENCE POINTS:
FOUND TACK & 3/4" BRASS TAG MARKED "JPRA 18076" IN A POWER POLE:
N60°E 42.88'
S53°E 43.16'
SET 1/2" REBAR WITH RED PLASTIC CAP MARKED "A&C CONT 12904".
S50°W 40.84'

Q–15
C–S1/16 CORNER SECTION 22

FOUND 3/8" REBAR WITH YELLOW PLASTIC CAP MARKED "JPRA LS 29279" PER SR26.

R–11
1/4 CORNER

FOUND STONE WITH "+" PER SR12, SR17, SR21, SR23 & SR24, AT FENCE CORNER, FENCES TO SOUTH AND EAST.

REFERENCE POINTS:
FOUND 24" STUMP PER SR12,
N78°54'E 42.65' TO CENTER
FOUND FENCE CORNER,
N09°30'04"W 138.17', [136.3' NORTH, 22.9' WEST], FENCES TO SOUTH AND EAST.
SET TACK & 3/4" BRASS TAG MARKED "A&C INC LS 12904" IN:
A FENCE CORNER POST,
S46°E 1.28', FENCES TO SOUTH AND EAST
AN 8" FIR, S22°W 10.31'
A 5" ASH, N14°W 11.15'

R–13
SECTION CORNER

COUNTY ENGINEER'S CORNER NO. 3746
FOUND 5/8" IRON PIPE WITH NO IDENTIFYING CAP OR TAG

REFERENCE POINTS:
FOUND TACK & 3/4" BRASS TAG MARKED "JPRA 29279" PER SR26 IN:
THE SOUTH FACE OF TWIN 20" FIR,
N08°48'E 35.47'
THE SOUTH FACE OF AN 18" FIR,
N88°15'E 30.78'
THE WEST FACE OF A 22" PINE,
S12°06W 8.40'

R–15
1/4 CORNER

COUNTY ENGINEER'S CORNER NO. 3739
FOUND 2" IRON PIPE AT FENCE CORNER. FENCES RUN NORTH AND WEST.

REFERENCE POINTS:
FOUND TACK & 3/4" BRASS TAG MARKED "JPRA 29279" PER SR26 IN:
A 15" PINE, S58°23'W 18.77'.
A 12" PINE S62°40'E 27.07'.
SET TACK & 3/4" BRASS TAG MARKED "A&C INC 12904" IN AN OLD BLAZE IN A 14" PINE,
S46°20'E 37.66'

R–17
SECTION CORNER

COUNTY ENGINEER'S CORNER NO. 3740
FOUND 1–1/2" I.D. IRON PIPE WITH WOOD PLUG & TACK

REFERENCE POINTS:
FOUND TACK & 3/4" BRASS TAG MARKED "JPRA 29279" PER SR20 & SR25 IN A 12" PINE,
S15°22'W 27.67'.
SET TACK & 3/4" BRASS TAG MARKED "A&C INC 12904" IN A 12" PINE,
S57°59'W 16.86'
SET TACK & 3/4" BRASS TAG MARKED "A&C INC 12904" IN A BLAZE WITH OLD SCRIBING IN A 10" PINE,
N59°06'W 23.78'

T–11
C1/4 CORNER SECTION 28

FOUND 5/8"REBAR, 2' TALL IN ROCK

REFERENCE POINTS:
SET 1/2" REBAR WITH RED PLASTIC CAP MARKED "A&C CONT. 12904":
N13°37'E 28.87'
S47°08'W 20.66'

T–13
1/4 CORNER

COUNTY ENGINEER'S CORNER NO. 3745
FOUND 2" IRON PIPE PER SR17, SR21, SR23 & SR24.

REFERENCE POINTS:
FOUND TACK & 3/4" BRASS TAG MARKED "LS 13315" IN:
A 20" FIR, S14°E 20.80'
A 30" FIR, S74°W 6.01'
SET TACK & 3/4" BRASS TAG IN AN OLD BLAZE IN A 16' FIR,
N62°E 27.13'

T–17
1/4 CORNER

FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "JPRA 29279" PER SR20.

REFERENCE POINTS:
SET TACK & 3/4" BRASS TAG MARKED "A&C INC 12904" IN:
A 14" PINE, N54°17'W 42.67'
A 7" FIR, S07°08"W 21.16'
A 9" FIR, S27°30'W 22.04'

V–13
SECTION CORNER

COUNTY ENGINEER'S CORNER NO. 4942
FOUND 1" IRON PIPE PER SR15, SR17, SR19, SR21, SR23, SR24 IN ROCK PILE, 8' SOUTH OF E–W–S FENCE INTERSECTION

REFERENCE POINTS:
SET 1/2" REBAR WITH RED PLASTIC CAP MARKED "A&C CONT. 12904",
N71°45'16"E 93.06'
SET TACK & 3/4" BRASS TAG MARKED "A&C INC 12904" IN AN OLD BLAZE WITH SCRIBING IN A 14" PINE,
S62°40'W 32.57'
FOUND TACK & 3/4" BRASS TAG MARKED "LS 10018" IN A 16" PINE PER SR15,
S79°11'W 33.54'
FOUND TACK & 3/4" BRASS TAG MARKED "LS 10018" IN A 16" PINE PER SR15,
N63°14'W 25.48'

V–15
1/4 CORNER

FOUND 5/8" REBAR PER SR19 WITH NO IDENTIFYING CAP OR TAG, 0.3' TALL.

REFERENCE POINTS:
SET TACK & 3/4" BRASS TAG MARKED "A&C INC 12904" IN:
AN 8" PINE, S53°E 21.79'
A 12" PINE, S46°W 14.68'
A 14" PINE, N14°W 18.29'

V–17
SECTION CORNER

COUNTY ENGINEER'S CORNER NO. 3743
FOUND 1–1/2" IRON PIPE WITH WOOD PLUG AND NAIL.

REFERENCE POINTS
SET TACK & 3/4" BRASS TAG MARKED "A&C INC 12904" IN A 14" PINE,
N16°23'E 21.91'
SET TACK & 3/4" BRASS TAG MARKED "A&C INC 12904" IN A 10" PINE,
N71°25'E 41.19'
FOUND TACK & 3/4" BRASS TAG MARKED "A&C INC 7317" IN A 14" PINE,
S85°29'W 19.86'

SURVEYOR'S NOTES:

1) The field control for this survey was performed, and the corners shown as found were located between, September 1998 and November 2000.
2) Numerous Records of Survey referenced in the "Survey References" list have been filed showing parcel configurations in the area being platted. The monuments shown along the boundary of the proposed plat were searched for and those that were found are shown. Monuments shown on said Records of Survey that are not along the boundary of this plat were not searched for.
3) The alignment of Hazard Road is as shown on the Record of Survey filed in Book 74 Pages 26–28.
4) The alignment of Logan Lane, within Blocks 1 and 3 as shown hereon, is based on the asbuilt location of the asphalt roadway. Existing easements granted along the alignment for Logan Lane shown on the Record of Survey filed in Book 74 Pages 26–28 are relocated to this asbuilt location.

EQUIPMENT AND PROCEDURES

This survey was performed with a 6 second total station theodolite using field traverse procedures.

BASIS OF BEARINGS:

N00°31'43"W was assumed on the east line of the NE1/4 of Section 27 per SR23.

LEGEND

( )SR# = RECORD DATA PER SURVEY REFERENCE SR#
AFN = AUDITOR'S FILE NUMBER
R/W = RIGHT OF WAY

NORTHWEST AREA = 224.76 ACRES
SOUTHEAST AREA = 236.66 ACRES
TOTAL PLATTED AREA = 461.42 ACRES

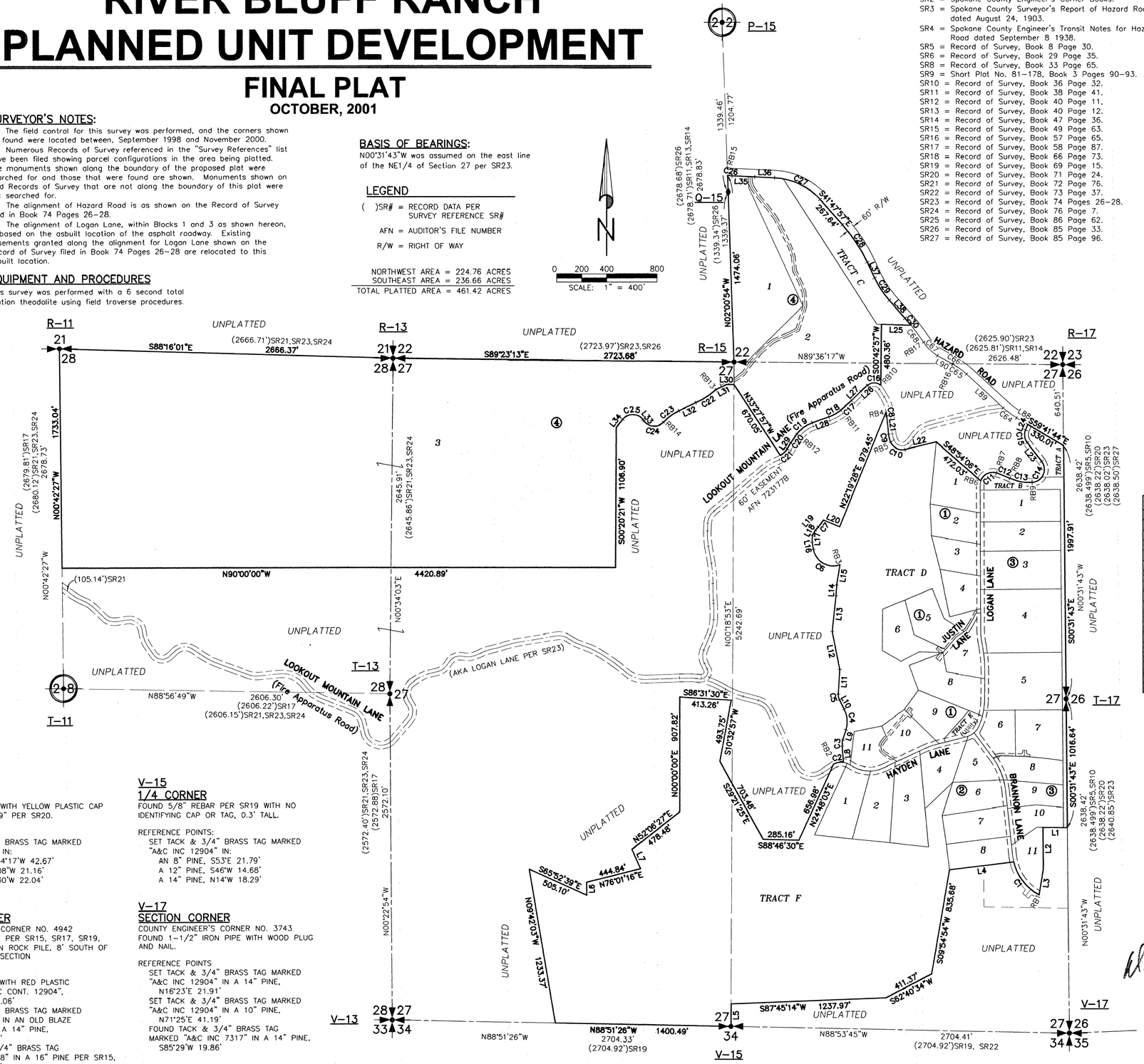
N
0 200 400 800
SCALE: 1" = 400'

SURVEY REFERENCES:

SR1 = U.S. General Land Office Notes and Plats
SR2 = Spokane County Engineer's Corner Books.
SR3 = Spokane County Surveyor's Report of Hazard Road dated August 24, 1903.
SR4 = Spokane County Engineer's Transit Notes for Hazard Road dated September 8 1938.
SR5 = Record of Survey, Book 8 Page 30.
SR6 = Record of Survey, Book 29 Page 35.
SR8 = Record of Survey, Book 33 Page 65.
SR9 = Short Plat No. 81–178, Book 3 Pages 90–93.
SR10 = Record of Survey, Book 36 Page 32.
SR11 = Record of Survey, Book 38 Page 41.
SR12 = Record of Survey, Book 40 Page 11.
SR13 = Record of Survey, Book 40 Page 12.
SR14 = Record of Survey, Book 47 Page 36.
SR15 = Record of Survey, Book 49 Page 63.
SR16 = Record of Survey, Book 57 Page 65.
SR17 = Record of Survey, Book 58 Page 87.
SR18 = Record of Survey, Book 66 Page 73.
SR19 = Record of Survey, Book 69 Page 15.
SR20 = Record of Survey, Book 71 Page 24.
SR21 = Record of Survey, Book 72 Page 76.
SR22 = Record of Survey, Book 73 Page 37.
SR23 = Record of Survey, Book 74 Pages 26–28.
SR24 = Record of Survey, Book 76 Page 7.
SR25 = Record of Survey, Book 86 Page 62.
SR26 = Record of Survey, Book 85 Page 33.
SR27 = Record of Survey, Book 85 Page 96.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 4th DAY OF November 2001, AT 3:55 P.M. IN BOOK 41 OF 3 40-13 AT PAGE 40
AT THE REQUEST OF ADAMS & CLARK, INC.
(Signed) J. Higham
County Auditor
#3528



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	341.15'	400.00'	48°51'59"	181.73'
C2	83.52'	129.96'	36°49'15"	43.26'
C3	51.62'	135.00'	21°54'30"	26.13'
C4	167.50'	215.00'	44°38'11"	88.26'
C5	46.06'	85.00'	31°02'48"	23.61'
C6	278.04'	160.00'	99°34'00"	189.22'
C7	70.58'	390.00'	10°22'08"	35.39'
C8	31.61'	303.92'	5°57'35"	15.82'
C9	62.35'	198.37'	18°00'30"	31.43'
C10	140.60'	101.04'	79°43'47"	84.38'
C11	154.48'	100.00'	88°30'40"	97.43'
C12	115.43'	850.00'	7°46'50"	57.80'
C13	182.66'	370.00'	28°17'08"	93.23'
C14	227.49'	104.56'	124°39'28"	199.40'
C15	105.30'	100.00'	60°19'56"	58.12'
C16	116.35'	80.00'	83°19'52"	71.19'
C17	116.71'	1148.91'	5°49'13"	58.41'
C18	108.85'	325.61'	19°09'14"	54.94'
C19	153.35'	267.18'	32°53'10"	78.85'
C20	87.60'	809.29'	6°12'08"	43.85'
C21	76.80'	141.81'	31°01'47"	39.37'
C22	192.71'	683.40'	16°09'25"	97.00'
C23	155.97'	400.00'	22°20'26"	78.99'
C24	175.99'	100.00'	100°50'00"	120.95'
C25	182.08'	100.00'	104°19'28"	128.74'
C26	36.69'	170.00'	12°21'55"	18.42'
C27	414.10'	520.00'	45°37'38"	218.73'
C28	357.82'	1270.00'	16°08'35"	180.10'
C29	211.39'	730.00'	16°35'29"	106.44'
C30	73.61'	1470.00'	2°52'08"	36.81'
C64	133.32'	630.00'	12°07'28"	66.91'
C65	135.48'	570.00'	13°37'06"	68.06'
C66	2.63'	570.00'	0°15'53"	1.32'
C67	152.66'	305.00'	28°40'38"	77.96'
C68	169.37'	1470.00'	6°36'06"	84.78'

BEARING TABLE	
RADIAL	BEARING
RB1	N27°44'42"E
RB2	S28°35'59"E
RB3	N19°59'35"W
RB4	S78°25'35"W
RB5	N66°22'40"E
RB6	S71°12'45"E
RB7	S17°17'55"W
RB8	N25°04'45"E
RB9	N03°12'23"W
RB10	S41°22'17"W
RB11	N38°36'49"W
RB12	S52°20'45"E
RB13	N40°56'14"W
RB14	N47°07'15"W
RB15	N14°56'21"E
RB16	S28°48'38"W
RB17	S57°13'23"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°31'09"W	195.03'
L2	S00°31'43"E	328.90'
L3	S09°23'06"W	203.30'
L4	S83°04'44"W	517.29'
L5	S00°18'53"W	180.27'
L6	N00°45'18"W	103.07'
L7	N24°40'36"W	165.33'
L8	N04°41'54"W	129.44'
L9	N17°12'36"E	84.65'
L10	N27°25'34"W	82.87'
L11	N03°37'14"E	195.04'
L12	N11°19'21"W	308.11'
L13	N06°27'57"E	283.12'
L14	N03°20'55"E	85.24'
L15	N09°31'50"E	158.76'
L16	N10°25'35"W	57.26'
L17	N00°53'13"E	50.99'
L18	N30°28'53"E	50.00'
L19	N42°01'09"E	32.49'
L20	S67°56'08"E	140.57'
L21	S05°36'50"E	145.54'
L22	N76°38'53"E	257.66'
L23	N37°51'51"W	187.32'
L24	N22°28'04"E	47.80'
L25	N88°52'58"W	237.51'
L26	S48°02'25"W	71.69'
L27	S45°33'58"W	102.87'
L28	S70°32'25"W	141.16'
L29	S31°27'07"W	50.58'
L30	N90°00'00"W	60.49'
L31	S63°53'39"W	93.62'
L32	S65°13'11"W	146.41'
L33	N36°17'15"W	14.79'
L34	S39°23'17"W	85.24'
L35	S87°25'34"E	181.78'
L36	S87°25'34"E	157.66'
L37	S25°39'22"E	135.53'
L38	S42°14'51"E	187.03'
L88	N59°41'44"W	103.74'
L89	N47°34'16"W	396.83'
L90	N61°27'15"W	137.60'

DANIEL B. CLARK
STATE OF WASHINGTON
18894
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 4/2/03
10-25-01

SHEET 3 OF 6

22–27–42	
NW	NE
SW	SE

NW	NE	NW	NE
SW	SE	SW	SE
28–27–42		27–27–42	

AC
Adams & Clark, Inc.
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Spokane, WA 99204
(509) 747-4600 F(509) 747-8913
ac@adamsandclark.com
Project No. 20001112

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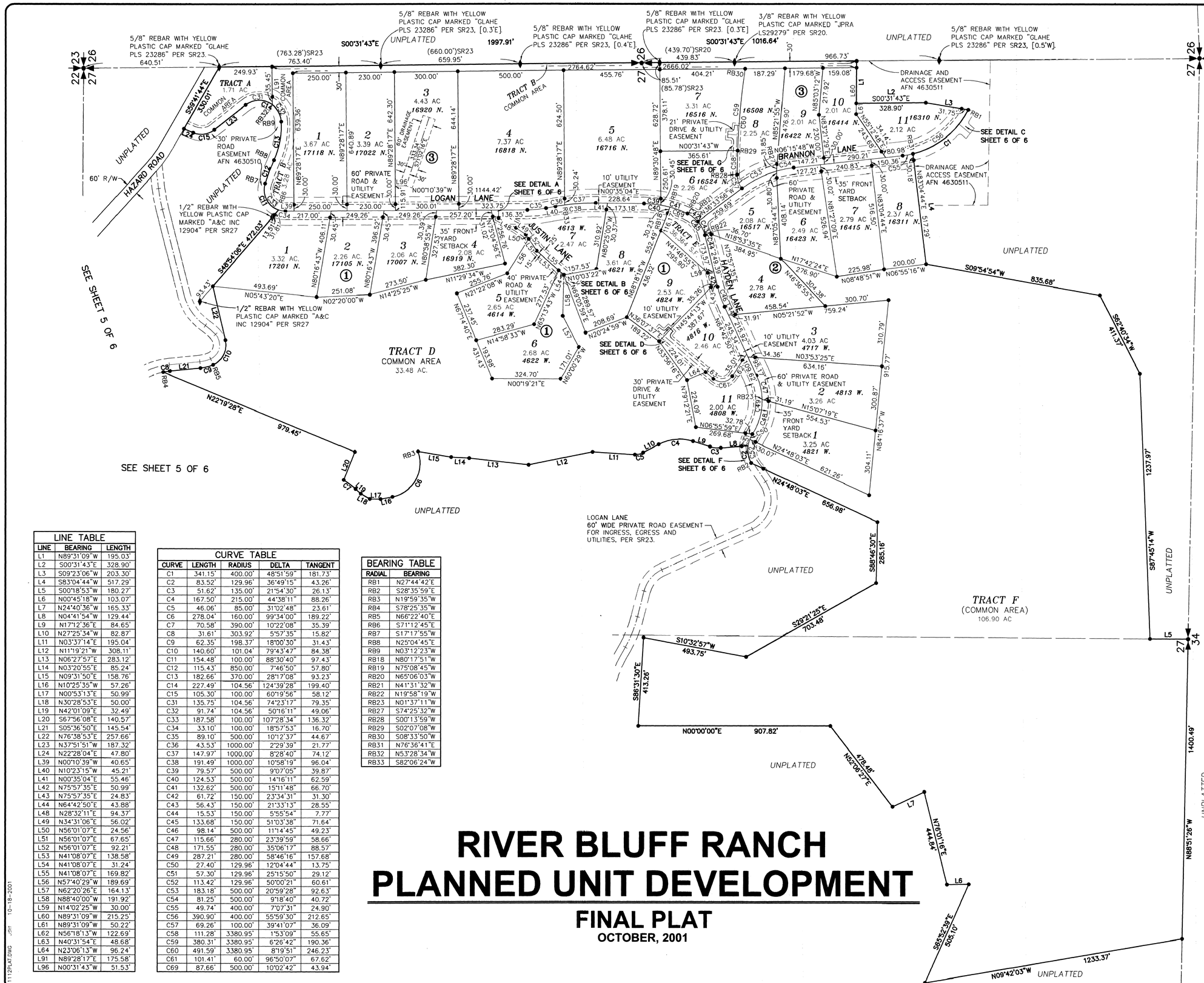
1112PLAT.DWG JOB# 10-18-2001

3/6 #3528 27/40



465 1152
Bk 27
Pg 41
Sheet 4 of 6

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 6th DAY OF November 2001 AT 3:00 P.M. IN BOOK 27 OF Plats AT PAGE 41 AT THE REQUEST OF ADAMS & CLARK, INC.

(Signed) J. Higlen
County Auditor

3528

0 100 200 400
SCALE: 1" = 200'

LEGEND

- ● = SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "A&C INC. 12904" UNLESS OTHERWISE SHOWN
- ♦ = FOUND AS SHOWN
- [ ] = LATITUDE AND DEPARTURE FROM CALCULATED POSITION CORNER NOT ACCEPTED
- ( )SR# = RECORD DATA PER SURVEY REFERENCE SR#
- AC. = ACRES
- AFN = AUDITOR'S FILE NUMBER
- R/W = RIGHT OF WAY
- S.F. = SQUARE FEET

SURVEYOR'S NOTE:
Witness corners, rather than front lot corners, were set where shown due to road construction.

DANIEL B. CLARK
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 4/2/03
10-25-01

SHEET 4 OF 6

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°31'09"W	195.03'
L2	S00°31'43"E	328.90'
L3	S09°23'06"W	203.30'
L4	S83°04'44"W	517.29'
L5	S00°18'53"W	180.27'
L6	N00°45'18"W	103.07'
L7	N24°40'36"W	165.33'
L8	N04°41'54"W	129.44'
L9	N17°12'36"E	84.65'
L10	N27°25'34"W	82.87'
L11	N03°37'14"E	195.04'
L12	N11°19'21"W	308.11'
L13	N06°27'57"E	283.12'
L14	N03°20'55"E	85.24'
L15	N09°31'50"E	158.76'
L16	N10°25'35"W	57.26'
L17	N00°53'13"E	50.99'
L18	N30°28'53"E	50.00'
L19	N42°01'09"E	32.49'
L20	S67°56'08"E	140.57'
L21	S05°36'50"E	145.54'
L22	N76°38'53"E	257.66'
L23	N37°51'51"W	187.32'
L24	N22°28'04"E	47.80'
L39	N00°10'39"W	40.65'
L40	N10°23'15"W	45.21'
L41	N00°35'04"E	55.46'
L42	N75°57'35"E	50.99'
L43	N75°57'35"E	24.83'
L44	N64°42'50"E	43.88'
L48	N28°32'11"E	94.37'
L49	N34°31'06"E	56.02'
L50	N56°01'07"E	24.56'
L51	N56°01'07"E	67.65'
L52	N56°01'07"E	92.21'
L53	N41°08'07"E	138.58'
L54	N41°08'07"E	31.24'
L55	N41°08'07"E	169.82'
L56	N57°40'29"W	189.69'
L57	N62°20'26"E	164.13'
L58	N88°40'00"W	191.92'
L59	N14°02'25"W	30.00'
L60	N89°31'09"W	215.25'
L61	N89°31'09"W	50.22'
L62	N56°18'13"W	122.69'
L63	N40°31'54"E	48.68'
L64	N23°06'13"W	96.24'
L91	N89°28'17"E	175.58'
L96	N00°31'43"W	51.53'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	341.15'	400.00'	48°51'59"	181.73'
C2	83.52'	129.96'	36°49'15"	43.26'
C3	51.62'	135.00'	21°54'30"	26.13'
C4	167.50'	215.00'	44°38'11"	88.26'
C5	46.06'	85.00'	31°02'48"	23.61'
C6	278.04'	160.00'	99°34'00"	189.22'
C7	70.58'	390.00'	10°22'08"	35.39'
C8	31.61'	303.92'	5°57'35"	15.82'
C9	62.35'	198.37'	18°00'30"	31.43'
C10	140.60'	101.04'	79°43'47"	84.38'
C11	154.48'	100.00'	88°30'40"	97.43'
C12	115.43'	850.00'	7°46'50"	57.80'
C13	182.66'	370.00'	28°17'08"	93.23'
C14	227.49'	104.56'	124°39'28"	199.40'
C15	105.30'	100.00'	60°19'56"	58.12'
C31	135.75'	104.56'	74°23'17"	79.35'
C32	91.74'	104.56'	50°16'11"	49.06'
C33	187.58'	100.00'	107°28'34"	136.32'
C34	33.10'	100.00'	18°57'53"	16.70'
C35	89.10'	500.00'	10°12'37"	44.67'
C36	43.53'	1000.00'	2°29'39"	21.77'
C37	147.97'	1000.00'	8°28'40"	74.12'
C38	191.49'	1000.00'	10°58'19"	96.04'
C39	79.57'	500.00'	9°07'05"	39.87'
C40	124.53'	500.00'	14°16'11"	62.59'
C41	132.62'	500.00'	15°11'48"	66.70'
C42	61.72'	150.00'	23°34'31"	31.30'
C43	56.43'	150.00'	21°33'13"	28.55'
C44	15.53'	150.00'	5°55'54"	7.77'
C45	133.68'	150.00'	51°03'38"	71.64'
C46	98.14'	500.00'	11°14'45"	49.23'
C47	115.66'	280.00'	23°39'59"	58.66'
C48	171.55'	280.00'	35°06'17"	88.57'
C49	287.21'	280.00'	58°46'16"	157.68'
C50	27.40'	129.96'	12°04'44"	13.75'
C51	57.30'	129.96'	25°15'50"	29.12'
C52	113.42'	129.96'	50°00'21"	60.61'
C53	183.18'	500.00'	20°59'28"	92.63'
C54	81.25'	500.00'	9°18'40"	40.72'
C55	49.74'	400.00'	7°07'31"	24.90'
C56	390.90'	400.00'	55°59'30"	212.65'
C57	69.26'	100.00'	39°41'07"	36.09'
C58	111.28'	3380.95'	1°53'09"	55.65'
C59	380.31'	3380.95'	6°26'42"	190.36'
C60	491.59'	3380.95'	8°19'51"	246.23'
C61	101.41'	60.00'	96°50'07"	67.62'
C69	87.66'	500.00'	10°02'42"	43.94'

BEARING TABLE	
RADIAL	BEARING
RB1	N27°44'42"E
RB2	S28°35'59"E
RB3	N19°59'35"W
RB4	S78°25'35"W
RB5	N66°22'40"E
RB6	S71°12'45"E
RB7	S17°17'55"W
RB8	N25°04'45"E
RB9	N03°12'23"W
RB18	N80°17'51"W
RB19	N75°08'45"W
RB20	N65°06'03"W
RB21	N41°31'32"W
RB22	N19°58'19"W
RB23	N01°37'11"W
RB27	S74°25'32"W
RB28	S00°13'59"W
RB29	S02°07'08"W
RB30	S08°33'50"W
RB31	N76°36'41"E
RB32	N53°28'34"W
RB33	S82°06'24"W

RIVER BLUFF RANCH
PLANNED UNIT DEVELOPMENT

FINAL PLAT

OCTOBER, 2001

22-27-42	
NW	NE
SW	SE

NW	NE	NW	NE
SW	SE	SW	SE
28-27-42		27-42	

AC
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ac@adamsandclark.com
Project No. 20001112

4/6 #3528 27/41

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RIVER BLUFF RANCH
PLANNED UNIT DEVELOPMENT

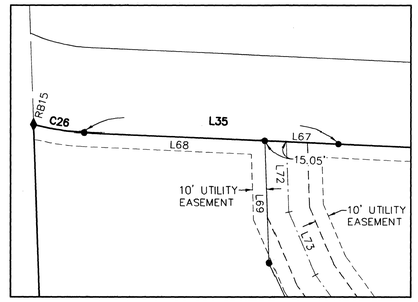
FINAL PLAT

OCTOBER, 2001

LINE TABLE		
LINE	BEARING	LENGTH
L25	N88°52'58"W	237.51'
L26	S48°02'25"W	71.69'
L27	S45°33'58"W	102.87'
L28	S70°32'25"W	141.16'
L29	S31°27'07"W	50.58'
L30	N90°00'00"W	60.49'
L31	S63°53'39"W	93.62'
L32	S65°13'11"W	146.41'
L33	N36°17'15"W	14.79'
L34	S39°23'17"W	85.24'
L35	S87°25'34"E	181.78'
L36	S87°25'34"E	157.66'
L37	S25°39'22"E	135.53'
L38	S42°14'51"E	187.03'
L65	N88°52'58"W	272.91'
L66	N88°52'58"W	35.40'
L67	N87°25'34"W	52.34'
L68	N87°25'34"W	129.44'
L69	N02°00'54"W	86.77'
L70	N89°36'17"W	98.64'
L71	N00°17'58"E	177.66'
L72	N02°00'54"W	49.88'
L73	N23°13'47"W	48.42'
L74	N36°19'23"W	105.79'
L75	N41°16'55"W	80.79'
L76	N36°17'09"W	109.08'
L77	N29°16'07"W	101.82'
L78	N25°27'29"W	156.90'
L79	N19°02'11"W	78.68'
L80	N05°13'09"W	110.91'
L81	N26°21'04"W	99.20'
L82	N21°35'02"W	83.20'
L83	N04°04'05"W	110.30'
L84	N17°39'33"E	194.58'
L85	N62°24'45"E	79.98'
L86	N65°49'33"E	138.61'
L87	N49°18'47"E	124.64'
L92	N41°58'19"E	122.47'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C16	116.35'	80.00'	83°19'52"	71.19'
C17	116.71'	1148.91'	5°49'13"	58.41'
C18	108.85'	325.61'	19°09'14"	54.94'
C19	153.35'	267.18'	32°53'10"	78.85'
C20	87.60'	809.29'	6°12'08"	43.85'
C21	76.80'	141.81'	31°01'47"	39.37'
C22	192.71'	683.40'	16°09'25"	97.00'
C23	155.97'	400.00'	22°20'26"	78.99'
C24	175.99'	100.00'	100°50'00"	120.95'
C25	182.08'	100.00'	104°19'28"	128.74'
C26	36.69'	170.00'	12°21'55"	18.42'
C27	414.10'	520.00'	45°37'38"	218.73'
C28	357.82'	1270.00'	16°08'35"	180.10'
C29	211.39'	730.00'	16°35'29"	106.44'
C30	73.61'	1470.00'	2°52'08"	36.81'
C62	345.57'	520.00'	38°04'36"	179.44'
C63	68.53'	520.00'	7°33'02"	34.31'

BEARING TABLE	
RADIAL	BEARING
RB10	S41°22'17"W
RB11	N38°36'49"W
RB12	S52°20'45"E
RB13	N40°56'14"W
RB14	N47°07'15"W
RB15	N14°56'21"E
RB34	S10°07'27"W



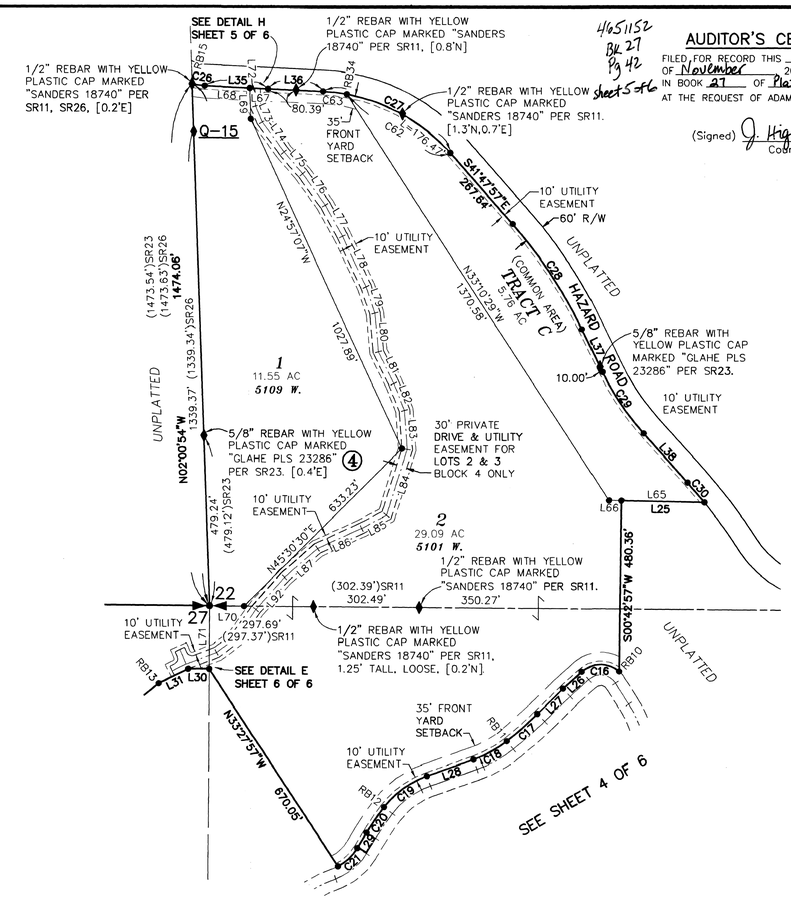
DETAIL H
SCALE 1"=50'

LEGEND

- ● = SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "A&C INC. 12904" UNLESS OTHERWISE SHOWN
- ♦ = FOUND AS SHOWN
- [ ] = LATITUDE AND DEPARTURE FROM CALCULATED POSITION CORNER NOT ACCEPTED
- ( )SR# = RECORD DATA PER SURVEY REFERENCE SR#
- R/W = RIGHT OF WAY

N

0 100 200 400
SCALE: 1" = 200'



4651152
Bk 27
Pg 42

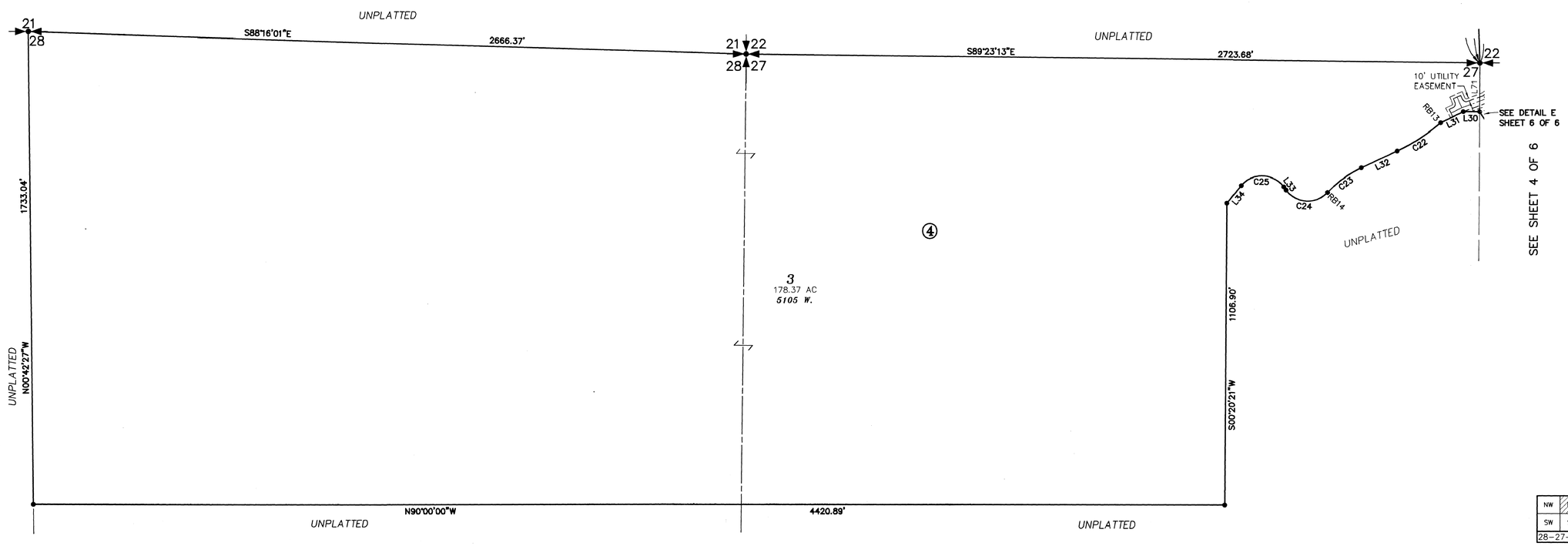
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 6th DAY OF November 2001 AT 3:09 P.M. IN BOOK 27 OF Plats AT PAGE 42 AT THE REQUEST OF ADAMS & CLARK, INC.

sheet 5 of 6

(Signed) J. Higdem
County Auditor

#3528



DANIEL R. CLARK
STATE OF WASHINGTON
12904
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 4/2/03
10-25-01

SHEET 5 OF 6

		22-27-42	
		NW	NE
		SW	SE
NW	NE	NW	NE
SW	SE	SW	SE
28-27-42		27-27-42	

AC
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ac@adamsandclark.com
Project No. 20001112

5/6 #3528 27/42

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RIVER BLUFF RANCH
PLANNED UNIT DEVELOPMENT

FINAL PLAT

OCTOBER, 2001

4651152
Bk 27
Pg 43
Sheet 6 of 6

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 6th DAY OF November 2001 AT 3:50 P.M. IN BOOK 27 OF Plats AT PAGE 43 AT THE REQUEST OF ADAMS & CLARK, INC.

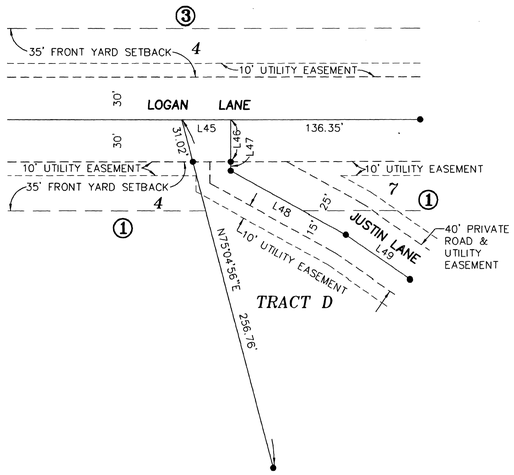
(Signed) J. Higdem
County Auditor

#3528

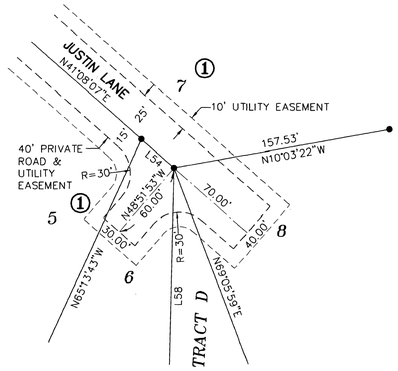
BEARING TABLE	
RADIAL	BEARING
RB1	N27°44'42"E
RB2	S28°35'59"E
RB24	N33°29'06"E
RB25	S21°24'22"W
RB26	S08°13'16"W
RB28	N00°13'59"E
RB29	N02°07'08"E
RB31	N76°36'41"E

LINE TABLE		
LINE	BEARING	LENGTH
L8	N04°41'54"W	129.44'
L30	N90°00'00"W	60.49'
L31	S63°53'39"W	93.62'
L45	N00°10'39"W	35.36'
L46	N90°00'00"E	30.00'
L47	N90°00'00"E	6.55'
L48	N28°32'11"E	94.37'
L49	N34°31'06"E	56.02'
L54	N41°08'07"E	31.24'
L58	N88°40'00"W	191.92'
L63	N40°31'54"E	48.68'
L64	N23°06'13"W	96.24'
L70	N89°36'17"W	98.64'
L71	N00°17'58"E	177.66'
L92	N41°58'19"E	122.47'
L93	N35°27'36"E	96.09'
L94	N52°56'04"E	71.04'
L95	S69°38'03"W	93.49'

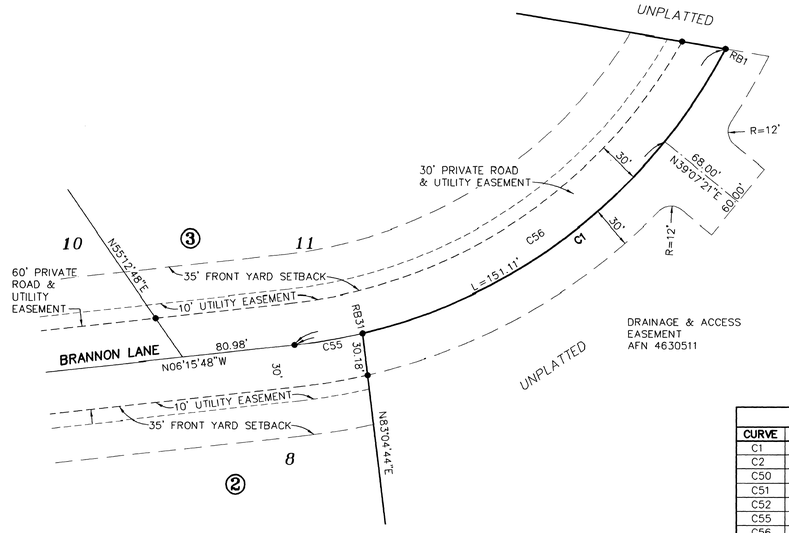
CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	341.15'	400.00'	48°51'59"	181.73'
C2	83.52'	129.96'	36°49'15"	43.26'
C50	27.40'	129.96'	12°04'44"	13.75'
C51	57.30'	129.96'	25°15'50"	29.13'
C52	113.42'	129.96'	50°00'21"	60.61'
C55	49.74'	400.00'	7°07'31"	24.90'
C56	390.90'	400.00'	55°59'30"	212.65'
C57	69.26'	100.00'	39°41'07"	36.09'
C58	111.28'	3380.95'	1°53'09"	55.65'
C61	101.41'	60.00'	96°50'07"	67.62'



DETAIL A
SCALE: 1"=50'



DETAIL B
SCALE: 1"=50'

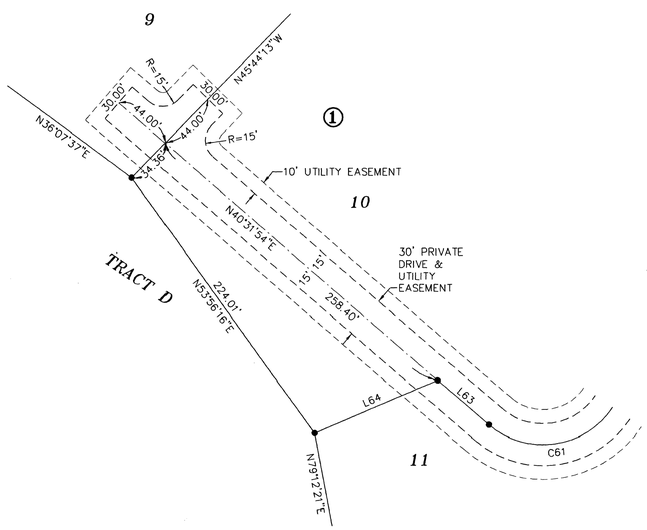


DETAIL C
SCALE: 1"=50'

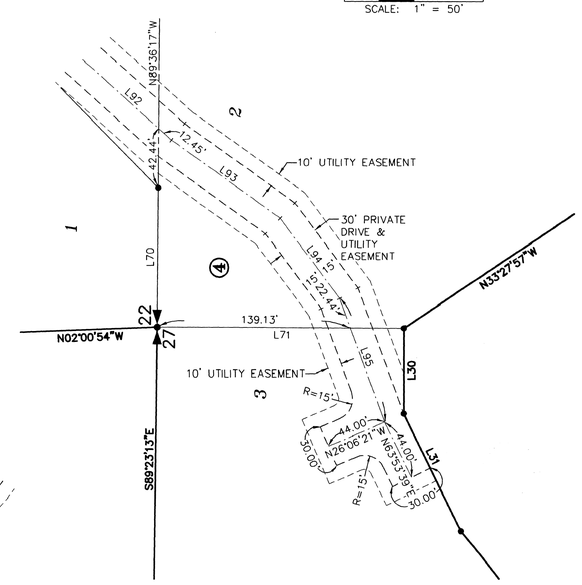
0 25 50 100
SCALE: 1" = 50'

LEGEND

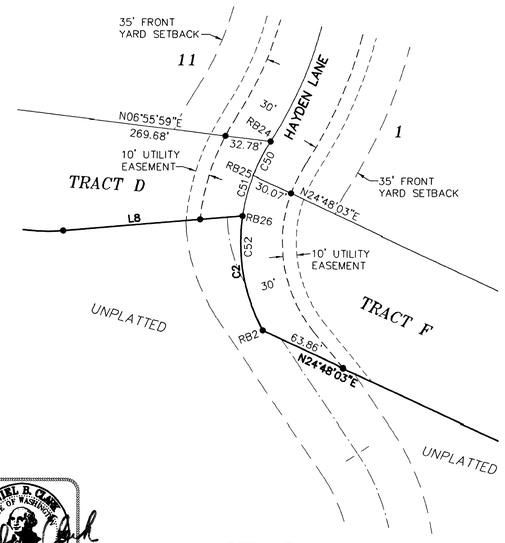
● = SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "A&C INC. 12904" UNLESS OTHERWISE SHOWN



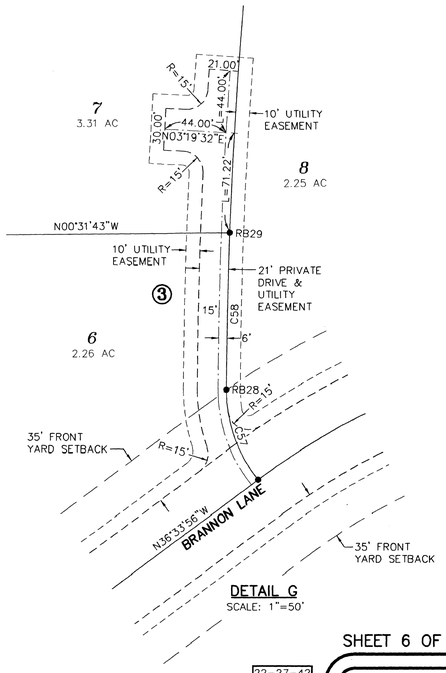
DETAIL D
SCALE: 1"=50'



DETAIL E
SCALE: 1"=50'



DETAIL F
SCALE: 1"=50'



DETAIL G
SCALE: 1"=50'

DANIEL B. CLARK
STATE OF WASHINGTON
LS 12904
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 4/2/03

10-25-01

SHEET 6 OF 6

		22-27-42	
		NW	NE
		SW	SE
NW	NE	NW	NE
SW	SE	SW	SE
28-27-42		27-27-42	

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6 of #3528

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