PLAT 4229

FINAL PLAT

RIVER BLUFF RURAL CLUSTER 1ST ADDITION

BEING PORTIONS OF THE:
NW1/4 SECTION 2, T26N, R42E, W.M.
SW1/4 SECTION 35, T27N, R42E, W.M.
SPOKANE COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RIVER BLUFF WEST PARTNERS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, HAS CAUSED TO BE PLATTED THE LAND SHOWN HEREON, TO BE KNOWN AS RIVER BLUFF RURAL CLUSTER 1ST ADDITION, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M. DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 2; THENCE N00°03'13"E 770.03 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, TO THE CENTERLINE OF RIVER BLUFF LANE PER 60-FOOT WIDE EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 9210070317 AND THE POINT OF BEGINNING;

THENCE N88°55'09"E 1920.14 FEET ALONG SAID CENTERLINE; THENCE ALONG A 510.00 FOOT RADIUS CURVE TO THE RIGHT IN SAID CENTERLINE, THROUGH A CENTRAL ANGLE OF 00°28'54" AN ARC LENGTH OF 4.29 FEET; THENCE N00°43'38"W 30.00 FEET TO THE SOUTHEAST CORNER OF TRACT "A", BLOCK 1, RIVER BLUFF RURAL CLUSTER, PER PLAT THEREOF RECORDED IN BOOK 36 OF PLATS, PAGES 12-15; THENCE ALONG A 540.00 FOOT RADIUS NON-TANGENT CURVE LEFT, THE CENTER OF WHICH BEARS S00°36'22"E, THROUGH A CENTRAL ANGLE OF 00°28'29", AN ARC LENGTH OF 4.47 FEET; THENCE S88°55'09"W 478.77 FEET TO THE SOUTHWEST CORNER OF TRACT "B" OF SAID RIVER BLUFF RURAL CLUSTER; THENCE N01°04'51"W 222.74 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID BLOCK 1; THENCE S79°09'22"W 86.25 FEET TO A POINT OF CURVE ON THE CENTERLINE OF BOULDER PARK LANE, A 60-FOOT INGRESS, EGRESS, ROAD AND UTILITY EASEMENT RECORDED UNDER AUDITOR'S RECORDING NO. 5323333; THENCE NORTHWESTERLY ALONG A 520.00 FOOT RADIUS NON-TANGENT CURVE LEFT IN SAID CENTERLINE, THE CENTER OF WHICH BEARS S88°55'09"W, THROUGH A CENTRAL ANGLE OF 49°54'36", AN ARC LENGTH OF 452.97 FEET TO THE MOST SOUTHERLY CORNER OF LOT 3, BLOCK 1, RIVER BLUFF ESTATES II, PER PLAT THEREOF RECORDED IN BOOK 32 OF PLATS, PAGES 45-46; THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID BLOCK 1, RIVER BLUFF ESTATES II THE FOLLOWING NINE (9) COURSES:

1) CONTINUING ALONG SAID 520.00 FOOT RADIUS CURVE LEFT, THROUGH A CENTRAL ANGLE OF 25°18'56" AN ARC LENGTH OF 229.76 FEET;

2) THENCE ALONG A 500.00 FOOT RADIUS REVERSE CURVE RIGHT, THROUGH A CENTRAL ANGLE OF 27°36'35" AN ARC LENGTH OF 240.94 FEET;

3) THENCE N48°41'48"W 120.77 FEET;

4) THENCE ALONG A 500.00 FOOT RADIUS CURVE LEFT, THROUGH A CENTRAL ANGLE OF 07°11'53" AN ARC LENGTH OF 62.82 FEET;

5) THENCE ALONG A 500.00 FOOT RADIUS REVERSE CURVE RIGHT, THROUGH A CENTRAL ANGLE OF 04°56'08" AN ARC LENGTH OF 43.07 FEET;

6) THENCE N47°33'09"E 30.36 FEET;

7) THENCE ALONG A 470.00 FOOT RADIUS NON-TANGENT CURVE RIGHT, THE CENTER OF WHICH BEARS N38°29'35"E, THROUGH A CENTRAL ANGLE OF 03°34'34" AN ARC LENGTH OF 29.33 FEET;

8) THENCE ALONG A 20.00 FOOT RADIUS COMPOUND CURVE RIGHT, THROUGH A CENTRAL ANGLE OF 54°53'00" AN ARC LENGTH OF 19.16 FEET;

9) THENCE ALONG A 60.00 FOOT RADIUS REVERSE CURVE LEFT, THROUGH A CENTRAL ANGLE OF 82°05'59" AN ARC LENGTH OF 85.97 FEET TO THE CORNER OF TRACT "E", RIVER BLUFF RURAL CLUSTER, PER PLAT THEREOF RECORDED IN BOOK 36 OF PLATS, PAGES 12-15; THENCE CONTINUING ALONG SAID 60.00 FOOT RADIUS CURVE LEFT IN THE SOUTHEASTERLY LINE OF SAID TRACT "E", THROUGH A CENTRAL ANGLE OF 102°18'33" AN ARC LENGTH OF 107.14 FEET TO THE CORNER OF LOT 2, BLOCK 2 OF SAID RIVER BLUFF RURAL CLUSTER; THENCE ALONG THE BOUNDARY OF SAID BLOCK 2 THE FOLLOWING THIRTEEN (13) COURSES:

1) CONTINUING ALONG SAID 60.00 FOOT RADIUS CURVE LEFT, THROUGH A CENTRAL ANGLE OF 98°04'30", AN ARC LENGTH OF 102.70 FEET;

2) THENCE ALONG A 20.00 FOOT RADIUS REVERSE CURVE RIGHT, THROUGH A CENTRAL ANGLE OF 48°15'47", AN ARC LENGTH OF 16.85 FEET;

3) THENCE ALONG A 530.00 FOOT RADIUS REVERSE CURVE LEFT, THROUGH A CENTRAL ANGLE OF 8°37'35", AN ARC LENGTH OF 79.80 FEET;

4) THENCE ALONG A 470.00 FOOT RADIUS REVERSE CURVE RIGHT, THROUGH A CENTRAL ANGLE OF 7°11'53", AN ARC LENGTH OF 59.05 FEET;

5) THENCE S48°41'48"E 120.77 FEET;

6) THENCE ALONG A 530.00 FOOT RADIUS CURVE LEFT, THROUGH A CENTRAL ANGLE OF 14°12'04", AN ARC LENGTH OF 131.36 FEET;

7) THENCE S29°15'35"W 152.59 FEET;

8) THENCE S00°43'47"E 192.69 FEET;

9) THENCE N68°08'50"W 54.83 FEET;

10) THENCE N78°30'57"W 458.10 FEET;

11) THENCE N30°11'44"E 34.70 FEET;

12) THENCE N78°30'57"W 246.58 FEET;

13) THENCE N00°03'13"E 505.06 FEET;

THENCE S52°06'46"W 44.38 FEET TO THE SOUTHEASTERLY CORNER OF LOT 2, BLOCK 1, RIVER BLUFF ESTATES II FIRST ADDITION, PER PLAT THEREOF RECORDED IN BOOK 34 OF PLATS, PAGES 57-58, AND THE WEST LINE OF SAID SECTION 2; THENCE S00°03'13"W 1115.77 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 27 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF TRACT "D", RIVER BLUFF RURAL CLUSTER, PER PLAT THEREOF RECORDED IN BOOK 36 OF PLATS, PAGES 12-15; THENCE N55°40'14"W 312.84 FEET ALONG THE NORTHEASTERLY LINE OF SAID TRACT "D", TO THE POINT OF BEGINNING;

THENCE CONTINUING N55°40'14"W 574.35 FEET ALONG SAID NORTHEASTERLY LINE TO THE MOST SOUTHERLY CORNER OF TRACT "F" OF SAID RIVER BLUFF RURAL CLUSTER; THENCE N06°22'28"E 354.08 FEET ALONG THE EASTERLY LINE OF SAID TRACT "F"; THENCE S55°40'14"E 813.83 FEET; THENCE S47°33'09"W 321.29 FEET TO THE POINT OF BEGINNING;

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

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.

SHOULD THE UTILITY TRENCH BE EXCAVATED BEYOND THE LIMITS OF THE PLATTED EASEMENT STRIPS SHOWN HEREON, THE EASEMENT SHALL THEN BE IDENTIFIED BY THE ACTUAL PHYSICAL LOCATION OF THE INSTALLED UTILITIES.

THE EASEMENT FOR PRIVATE ROAD, AS PLATTED HEREON IN BLOCK 1, IS HEREBY DEDICATED TO THE RIVER BLUFF ESTATES II ASSOCIATION, CREATED BY DOCUMENT FILED DECEMBER 5, 2003 BY THE SECRETARY OF STATE OF THE STATE OF WASHINGTON UNDER U.B.I. NO. 602348683. NO PORTION OF THIS PRIVATE ROAD 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 ROAD, AS PLATTED HEREON, IS AN EASEMENT FOR ROAD AND UTILITIES, WHICH PROVIDES A MEANS OF INGRESS AND EGRESS FOR LOTS WITHIN THIS PLAT.

THE PRIVATE ROAD, PLATTED HEREON AS LUNA LANE, SHALL BE MAINTAINED BY RIVER BLUFF ESTATES II ASSOCIATION.

THE COUNTY OF SPOKANE, A MUNICIPAL CORPORATION, IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS TO THE PRIVATE ROAD, AS PLATTED HEREON.

SETBACKS SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT ISSUANCE.

AN APPROVED RIVER BLUFF RURAL CLUSTER PRELIMINARY PLAT HABITAT MANAGEMENT PLAN HAS BEEN PREPARED FOR LANDS WITHIN THIS PLAT AND IS ON FILE WITH THE SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING.

AN APPROVED OPEN SPACE MANAGEMENT PLAN FOR THIS PLAT WAS PREPARED FOR THE REMAINDER PARCELS, WHICH CONSISTS OF TRACTS A, B, C, D, E, F, G, H, I, J, K AND L, AND WAS RECORDED ON MARCH 17, 2016 UNDER AUDITOR'S RECORDING NO. 6481436. THE USE OF THE REMAINDER PARCELS SHALL BE CONSISTENT WITH THE PURPOSE AND INTENT OF CHAPTER 14.820 OF THE SPOKANE COUNTY ZONING CODE AND THE UNDERLYING ZONING OF THE PARCEL. ONLY THOSE USES DEFINED WITHIN THE OPEN SPACE MANAGEMENT PLAN, AND CONSISTENT WITH THE UNDERLYING ZONE, ARE PERMITTED ON THE REMAINDER PARCEL.

DEVELOPMENT OF THIS SITE SHALL COMPLY WITH THE MITIGATION MEASURES SET FORTH IN THE HABITAT MANAGEMENT PLAN AND OPEN SPACE MANAGEMENT PLAN.

PORTIONS OF TRACT L ARE AFFECTED BY AN IDENTIFIED GEO-HAZARD; INCLUDING ERODIBLE SOILS, ALLUVIUM AND SLOPES OF 30% OR GREATER, GENERALLY AS SHOWN HEREON.

THE PRIVATE ROADS ARE SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS IMPOSED BY INSTRUMENTS RECORDED UNDER AUDITOR'S RECORDING NOS. 5187750, 4656393, 5187072, 5371885 AND 5733792.

WARNING: SPOKANE COUNTY HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE THE PRIVATE ROADS CONTAINED WITHIN OR PROVIDING SERVICE TO THE PROPERTY DESCRIBED IN THIS PLAT. BY ACCEPTING THIS PLAT, OR BY SUBSEQUENTLY ALLOWING A BUILDING PERMIT TO BE ISSUED ON PROPERTY ON A PRIVATE ROAD, SPOKANE COUNTY ASSUMES NO OBLIGATION FOR SAID PRIVATE ROAD; AND THE OWNERS HEREBY ACKNOWLEDGE THAT THE COUNTY HAS NO OBLIGATION OF ANY KIND OR NATURE WHATSOEVER TO ESTABLISH, EXAMINE, SURVEY, CONSTRUCT, ALTER, REPAIR, IMPROVE, MAINTAIN, PROVIDE DRAINAGE OR SNOW REMOVAL ON A PRIVATE ROAD. THIS REQUIREMENT IS AND SHALL RUN WITH THE LAND; AND SHALL BE BINDING UPON THE OWNER, THEIR HEIRS, SUCCESSORS OR ASSIGNS, INCLUDING THE OBLIGATION TO PARTICIPATE IN THE MAINTENANCE OF THE PRIVATE ROAD AS PROVIDED HEREIN.

SUBJECT TO SPECIFIC APPLICATION APPROVAL AND ISSUANCE OF PERMITS BY THE HEALTH OFFICER, THE USE OF AN INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEM MAY BE AUTHORIZED. ALTERNATIVE METHODS OF SEWAGE DISPOSAL MAY BE REQUIRED.

THE SPONSOR WILL ASSUME RESPONSIBILITY FOR THE PROVISION OF DOMESTIC-USE WATER.

USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED.

THE PUBLIC WATER SYSTEM, PURSUANT TO THE WATER PLAN APPROVED BY COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, THE COUNTY BUILDING AND PLANNING DEPARTMENT AND THE WATER PURVEYOR SHALL BE INSTALLED WITHIN THIS SUBDIVISION. THE SPONSOR SHALL PROVIDE FOR INDIVIDUAL DOMESTIC WATER SERVICE AS WELL AS FIRE PROTECTION TO EACH LOT PRIOR TO SALE OF EACH LOT AND PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.

A FIRE SUPPRESSION WATER SYSTEM IS REQUIRED THAT PROVIDES AT LEAST 30,000 GALLONS OF WATER AT THE LOCATION SHOWN ON THIS PLAT (TRACT B). THE HYDRANT SHALL BE MARKED ON THE BARREL AS "DRAFT HYDRANT" AND MEET THE FIRE DISTRICT'S SPECIFICATIONS. THE HYDRANT WITHIN FIRE DISTRICT 9 JURISDICTION SHALL HAVE SIX (6) INCHES DRAFT HOSE THAT MEETS THE DISTRICT'S SPECIFICATIONS AND IS MAINTAINED ONSITE AT ALL TIMES. EACH SYSTEM MUST BE IN ENTIRELY IN PLACE AND CAPABLE OF DELIVERING THE FULL WATER SUPPLY, PRIOR TO RELEASE OF BUILDING PERMITS. RIVER BLUFF ESTATES II ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE FIRE SUPPRESSION WATER SYSTEM.

THE REMAINDER PARCEL TRACTS IN THIS PLAT MAY NOT BE BUILT ON, RE-PLATTED OR DEVELOPED UNTIL A FULL WATER SUPPLY SYSTEM IS INSTALLED IN THE PROJECT IN ACCORDANCE WITH THE CODES IN PLACE AT THE TIME OF DEVELOPMENT OR RE-PLATTING.

DEFENSIBLE SPACE FOR FIRE PROTECTION. ALL BUILDINGS SHALL HAVE A DEFENSIBLE SPACE MAINTAINED AROUND THEM, COMPRISED OF TWO ZONES, AS FOLLOWS:
ZONE 1- THIS IS AT LEAST 30 TO 50 FOOT IN RADIUS AROUND ALL BUILDINGS WHICH NEEDS TO BE 'LEAN & CLEAN'. IT IS A NON-FLAMMABLE ZONE. LEAN- MINIMAL DEAD WOODY VEGETATION. CLEAN - FREE OF PINE NEEDLES, FIRE WOOD AND OTHER FLAMMABLE LITTER. FIRE RESISTANT PLANTS ARE RECOMMENDED, DECIDUOUS TREES ARE RECOMMENDED. PONDEROSA PINE ARE ALLOWED IN SMALL CLUSTERS AS LONG AS THE BRANCHES ARE 10 FEET FROM THE STRUCTURE AND OTHER PINE TREE CLUSTERS. DEAD WOOD AND LITTLER SHALL BE REGULARLY REMOVED FROM THE TREES.
ZONE 2- 'TRIM AND PRUNE" THIS ZONE EXTENDS FROM ZONE 1, AT LEAST 50 FEET ON THE COLD SIDE OF THE STRUCTURE; AND AT LEAST 150 ON THE HOT SIDE OF THE STRUCTURE. THE 'TRIM" IS AIMED AT PRE-COMMERCIAL THINNING, SPACING THE TREES TO AT LEAST 5 FEET BETWEEN LIVE CROWNS. THE 'PRUNE" IS TO ELIMINATE LADDER FUELS THAT ALLOW FIRE TO CLIMB INTO THE CROWNS. PRUNING HEIGHT IS 8 TO 10 FEET. THE 'HOT ZONE" INSIDE ZONE 2 IS GENERALLY THAT SIDE OF A HOME THAT HAS HIGHER RISK OF EXPOSURE TO SPREAD OF FOREST FIRE DUE TO PREVAILING WINDS, SOUTHERLY ASPECT, AND TERRAIN THAT SITS LOWER IN ELEVATION THAN THE HOME.

NATURAL DRAINAGE EASEMENTS AS PLATTED AND SHOWN HEREON, WHICH ARE FOR THE PURPOSES OF PRESERVING NATIVE OR HISTORIC STORMWATER RUNOFF, CONVEYANCE, INFILTRATION, SEEPAGE, DETENTION, RETENTION, TREATMENT, SLOPE STABILITY, AND EROSION & SEDIMENTATION CONTROL ARE HEREBY GRANTED TO SPOKANE COUNTY TOGETHER WITH THE RIVER BLUFF RANCH AND COUNTRY HILLS ASSOCIATIONS. THIS EASEMENT REGARDS REGULAR STORMWATER RUNOFF AND MAY BE OR BECOME SUBSERVIENT TO FEDERAL AND STATE STREAM REGULATIONS AND THE ASSOCIATED RIPARIAN BUFFER REQUIREMENTS, AS CURRENTLY REGULATED BY THE WASHINGTON STATE DEPARTMENTS OF FISH & WILDLIFE AND NATURAL RESOURCES. A DRAINAGE EASEMENT IS HEREBY GRANTED TO SPOKANE COUNTY PERSONNEL AND ITS AUTHORIZED AGENTS OVER ALL TRACTS FOR INSPECTION OF AND EMERGENCY REPAIRS WITHIN THE EASEMENT AREA.

DRAINAGE EASEMENTS, AS PLATTED AND SHOWN HEREON, WHICH ARE FOR THE PURPOSE OF CONVEYING AND STORING STORMWATER RUNOFF, AND FOR INSTALLING, OPERATING AND MAINTAINING DRAINAGE PONDS AND DRAINAGE FACILITIES WHICH DISPOSE OF AND TREAT STORMWATER RUNOFF, ARE HEREBY GRANTED TO SPOKANE COUNTY AND THE RIVER BLUFF ESTATES II ASSOCIATION. THE RIGHT TO INGRESS/EGRESS IS GRANTED TO SPOKANE COUNTY OVER ALL TRACTS FOR INSPECTION AND EMERGENCY MAINTENANCE OF THE STORMWATER FACILITIES.

THE OWNERS OF ALL LOTS AND TRACTS WITHIN THIS SUBDIVISION SHALL BE MEMBERS OF THE RIVER BLUFF ESTATES II ASSOCIATION, CREATED BY DOCUMENT FILED DECEMBER 5, 2003 BY THE SECRETARY OF STATE OF THE STATE OF WASHINGTON UNDER U.B.I. NO. 602348683 AND SUBJECT TO THE ARTICLES OF INCORPORATION AND BYLAWS AND THE COVENANTS, CONDITIONS AND RESTRICTIONS THEREOF.

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. THE ASSOCIATIONS ARE 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 ASSOCIATIONS TO PROPERLY MAINTAIN SUCH AREAS. THE PROPERTY OWNER(S) AND/OR THE ASSOCIATIONS SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES, WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

THE RIVER BLUFF ESTATES II ASSOCIATION OR ITS SUCCESSORS IN INTEREST SHALL MAINTAIN ALL DRAINAGE FACILITIES LOCATED IN THE PRIVATE TRACTS OR COMMON AREAS IN CONFORMANCE WITH THE ACCEPTED PLANS AND THE OPERATIONS AND MAINTENANCE MANUAL AS PREPARED BY THE DESIGN ENGINEER, METRO ENGINEERING INC., 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 ASSOCIATIONS SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES, WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

IF THE RIVER BLUFF ESTATES II ASSOCIATION, OR ITS SUCCESSORS IN INTEREST, FAIL TO MAINTAIN THE DRAINAGE FACILITIES IN CONFORMANCE WITH THE ACCEPTED DRAINAGE PLANS AND THE OPERATION AND MAINTENANCE MANUAL ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE, A NOTICE OF SUCH FAILURE MAY BE GIVEN TO THE RIVER BLUFF ESTATES II ASSOCIATION IN BREACH, OR ITS SUCCESSORS IN INTEREST, BY THE COUNTY ENGINEER. IF NOT CORRECTED WITHIN THE PERIOD INDICATED ON SAID NOTICE, SPOKANE COUNTY HAS THE RIGHT TO CORRECT THE MAINTENANCE FAILURE, OR HAVE IT CORRECTED, AT THE EXPENSE OF THE RIVER BLUFF ESTATES II ASSOCIATION IN BREACH, OR ITS SUCCESSORS IN INTEREST.

SHOULD THE RIVER BLUFF ESTATES II ASSOCIATION BE TERMINATED FOR ANY REASON, THE SUCCESSORS IN INTEREST SHALL BE THE INDIVIDUAL LOT OWNER(S), OR THEIR SUCCESSORS IN INTEREST, WHO ARE MEMBERS OF THE RIVER BLUFF ESTATES II ASSOCIATION AT THE TIME OF SAID TERMINATION. THE SUCCESSORS IN INTEREST SHALL SHARE EQUALLY IN THE RESPONSIBILITY AND COST OF MAINTAINING SAID DRAINAGE FACILITIES.

ALL OR PART OF THE HEREIN DESCRIBED PROPERTY IS SUBJECT TO THE FOLLOWING, WHICH BY REFERENCE ARE MADE A PART HEREOF:

COVENANTS, CONDITIONS AND RESTRICTIONS IMPOSED BY INSTRUMENT RECORDED ON NOVEMBER 20, 2001, RECORDING NO. 4656393; DECLARATION OF ANNEXATION RECORDED MARCH 4, 2005, RECORDING NO. 5187072 AND FIRST AMENDMENT RECORDED APRIL 27, 2006, RECORDING NO. 5371885 AND SECOND AMENDMENT RECORDED OCTOBER 30, 2012, RECORDING NO. 6143522 AND THIRD AMENDMENT RECORDED MARCH 17, 2016, RECORDING NO. 6481437.

EASEMENT(S) AS DISCLOSED BY INSTRUMENT RECORDED JUNE 19, 2002, RECORDING NO. 4740743 AND MODIFIED BY INSTRUMENT RECORDED JANUARY 6, 2010, RECORDING NO. 5865476.

MUTUAL EASEMENT AND WELL SHARING AGREEMENT RECORDED MARCH 28, 2003, RECORDING NO. 4867831, AND SUBSTITUTION OF MUTUAL WELL SHARING EASEMENT AGREEMENT RECORDED OCTOBER 24, 2007, RECORDING NO. 5604042.

PROVISIONS IMPOSED BY INSTRUMENT RECORDED JULY 10, 2008, RECORDING NO. 5403964.

COVENANTS, CONDITIONS AND RESTRICTIONS IMPOSED BY INSTRUMENT RECORDED ON NOVEMBER 5, 2008, RECORDING NO. 5733791.

COVENANTS, CONDITIONS AND RESTRICTIONS IMPOSED BY INSTRUMENT RECORDED ON NOVEMBER 5, 2008, RECORDING NO. 5733792.

UTILITY RIGHT OF WAY EASEMENT RECORDED JUNE 10, 2011, RECORDING NO. 6005826, AND ASSIGNMENT OF UTILITY RIGHT OF WAY EASEMENT RECORDED OCTOBER 23, 2012, RECORDING NO. 6140937.

IN WITNESS WHEREOF, THE AFORESAID OWNER HAS HEREUNTO AFFIXED THEIR SIGNATURE.

RIVER BLUFF WEST PARTNERS, LLC
A WASHINGTON LIMITED LIABILITY COMPANY

(signature)
BRADLEY WEST, MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF WASHINGTON) SS
COUNTY OF SPOKANE)

ON THIS 29th DAY OF MARCH, 2016 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.

(signature)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Spokane
MY COMMISSION EXPIRES 12-1-18

ANDREW C. SMYTHE — NOTARY PUBLIC — STATE OF WASHINGTON — COMMISSION EXPIRES 12-01-18

AUDITOR'S CERTIFICATE

FILED FOR RECORD BY:
BRUCE LARSEN
THIS 19th DAY OF APR 2016
AT 59 MINUTES PAST 3 O'CLOCK P.M;
AND RECORDED IN BOOK 38 OF PLATS ON PAGE(S) 45-48.

(signature)
COUNTY AUDITOR / DEPUTY

6489058
AUDITOR'S FILE NO.

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 5th day of April, 2016.
(signature)
Spokane County Engineer

SPOKANE COUNTY UTILITIES

Examined and approved this 11th day of April, 2016.
(signature)
Spokane County Utilities

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

Examined and approved this 11th day of April, 2016.
John Pederson
Department of Building and Planning

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 13th day of April, 2016.
(signature)
For Spokane Regional Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 13th day of April, 2016.
(signature)
Spokane County Assessor

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 19 day of April, 2016.
Rob Chase by Tami Scherman
Spokane County Treasurer

OFFICIAL SEAL — TREASURER SPOKANE COUNTY WASHINGTON

SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington this 19 day of APRIL, 2016
(signature)
Chairperson
Spokane County Commissioners

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.

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

3/29/16
DATE

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

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

PN-2017-08

FILE: 15-2015/2015-RiverBluffCluster1st.dwg 03-28-16

6489658 38/46

FINAL PLAT

RIVER BLUFF RURAL CLUSTER 1ST ADDITION

BEING PORTIONS OF THE:
NW1/4 SECTION 2, T26N, R42E, W.M.
SW1/4 SECTION 35, T27N, R42E, W.M.
SPOKANE COUNTY, WASHINGTON
~ SHEET 2 OF 4 ~

AUDITOR'S CERTIFICATE

FILED FOR RECORD BY:

BRUCE LARSEN

THIS 14TH DAY OF APR 2016

AT 59 MINUTES PAST 3 O'CLOCK P.M;

AND RECORDED IN BOOK 38 OF PLATS ON

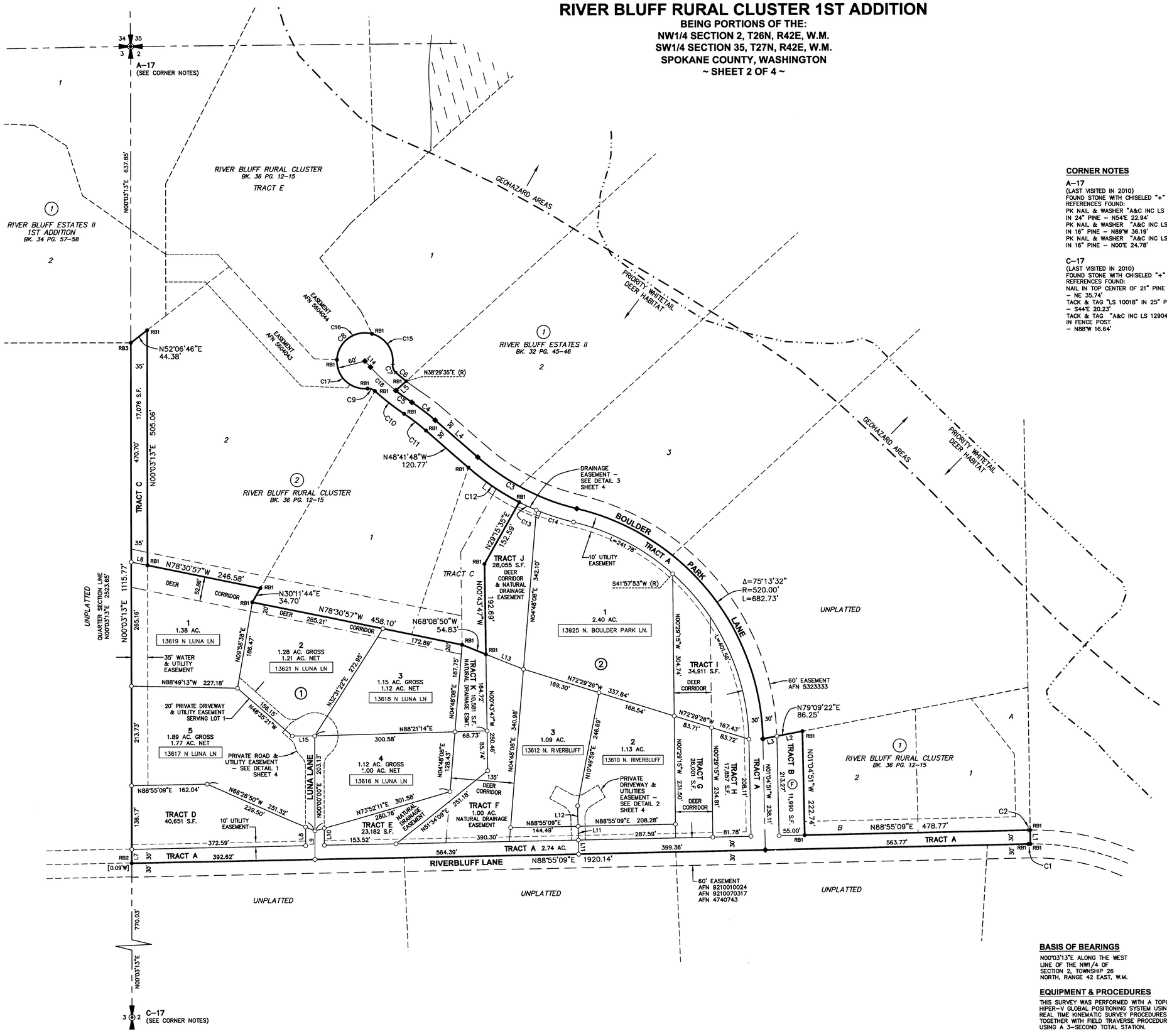
PAGE(S) 45 - 48.

COUNTY AUDITOR - DEPUTY

6489658

AUDITOR'S FILE NO.

PLAT 4229



CORNER NOTES

A-17
(LAST VISITED IN 2010)
FOUND STONE WITH CHISELED "+"
REFERENCES FOUND:
PK NAIL & WASHER "A&C INC LS 12904"
IN 24" PINE – N54°E 22.94'
PK NAIL & WASHER "A&C INC LS 12904"
IN 16" PINE – N89°W 36.19'
PK NAIL & WASHER "A&C INC LS 12904"
IN 16" PINE – N00°E 24.78'

C-17
(LAST VISITED IN 2010)
FOUND STONE WITH CHISELED "+"
REFERENCES FOUND:
NAIL IN TOP CENTER OF 21" PINE STUMP
– NE 35.74'
TACK & TAG "LS 10018" IN 25" PINE
– S44°E 20.23'
TACK & TAG "A&C INC LS 12904"
IN FENCE POST
– N88°W 16.64'

N

100 0 100
SCALE 1"=100'

LEGEND

RB1 ●	FOUND 1/2" REBAR & PLASTIC CAP MARKED "LANDTEK LS 26390"
RB2 ●	FOUND 1/2" REBAR & PLASTIC CAP MARKED "A&C INC LS 12904"
RB3 ●	FOUND 3/8" REBAR & PLASTIC CAP MARKED "LS 10018"
◆	FOUND MAGNAIL & WASHER MARKED "LS 26390"
○	SET 1/2" REBAR & PLASTIC CAP MARKED "LANDTEK LS 26390"
◇	SET MAGNAIL & WASHER MARKED "LS 26390"
(F)	FIRE RESERVOIR LOCATION
AFN	AUDITOR'S FILE NUMBER
(R)	DENOTES RADIAL BEARING
##### # ###### ##	LOT ADDRESS
—·—·—	LIMITS OF GENERALIZED AREAS OF GEOHAZARD INCLUDING ERODIBLE SOILS AND ALLUVIAL SEDIMENTS IDENTIFIED IN "GEO-HAZARD EVALUATION, PRELIMINARY REPORT" DATED 12/10/2008 PREPARED BY BUDINGER & ASSOCIATES, INC. AND ILLUSTRATED ON FIGURE 4 OF SAID REPORT.
—·—·—	APPROXIMATE LIMITS OF PRIORITY WHITETAIL DEER HABITAT AS SCALED FROM SPOKANE COUNTY GIS MAP
	AREAS OF 30% OR GREATER SLOPES DERIVED FROM AERIAL MAPPING OF THE PROJECT WHICH PRODUCED 5-FOOT GROUND CONTOUR INTERVALS

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°43'38"W	30.00'
L2	N79°09'22"E	55.81'
L3	N79°09'22"E	30.44'
L4	N48°41'48"W	120.77'
L5	N47°33'09"E	30.36'
L6	N78°30'57"W	35.71'
L7	N00°03'13"E	30.01'
L8	N00°00'00"E	40.49'
L9	N00°00'00"W	61.40'
L10	N00°00'00"E	36.80'
L11	N01°04'51"W	30.00'
L12	N01°04'51"W	43.84'
L13	N68°08'50"W	86.38'
L14	N42°27'23"W	17.82'
L15	N90°00'00"E	47.95'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT
C1	0°28'54"	510.00'	4.29'	2.14'
C2	0°28'29"	540.00'	4.47'	2.24'
C3	27°36'35"	500.00'	240.94'	122.86'
C4	7°11'53"	500.00'	62.82'	31.45'
C5	4°56'08"	500.00'	43.07'	21.55'
C6	3°34'34"	470.00'	29.33'	14.67'
C7	54°53'00"	20.00'	19.16'	10.39'
C8	282°29'02"	60.00'	295.82'	48.17'
C9	48°15'47"	20.00'	16.85'	8.96'
C10	8°37'35"	530.00'	79.80'	39.97'
C11	7°11'53"	470.00'	59.05'	29.56'
C12	14°12'04"	530.00'	131.36'	66.02'
C13	4°22'27"	530.00'	40.46'	20.24'
C14	9°02'04"	530.00'	83.57'	41.87'
C15	82°05'59"	60.00'	85.97'	52.25'
C16	102°18'33"	60.00'	107.14'	74.50'
C17	98°04'30"	60.00'	102.70'	69.11'
C18	8°30'10"	500.00'	74.20'	37.17'

BASIS OF BEARINGS

N00°03'13"E ALONG THE WEST LINE OF THE NW1/4 OF SECTION 2, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.

EQUIPMENT & PROCEDURES

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

3/29/16

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

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

PN-2017-08

FILE: 15-2015/2015-RiverBluffCluster1st.dwg 03-28-16

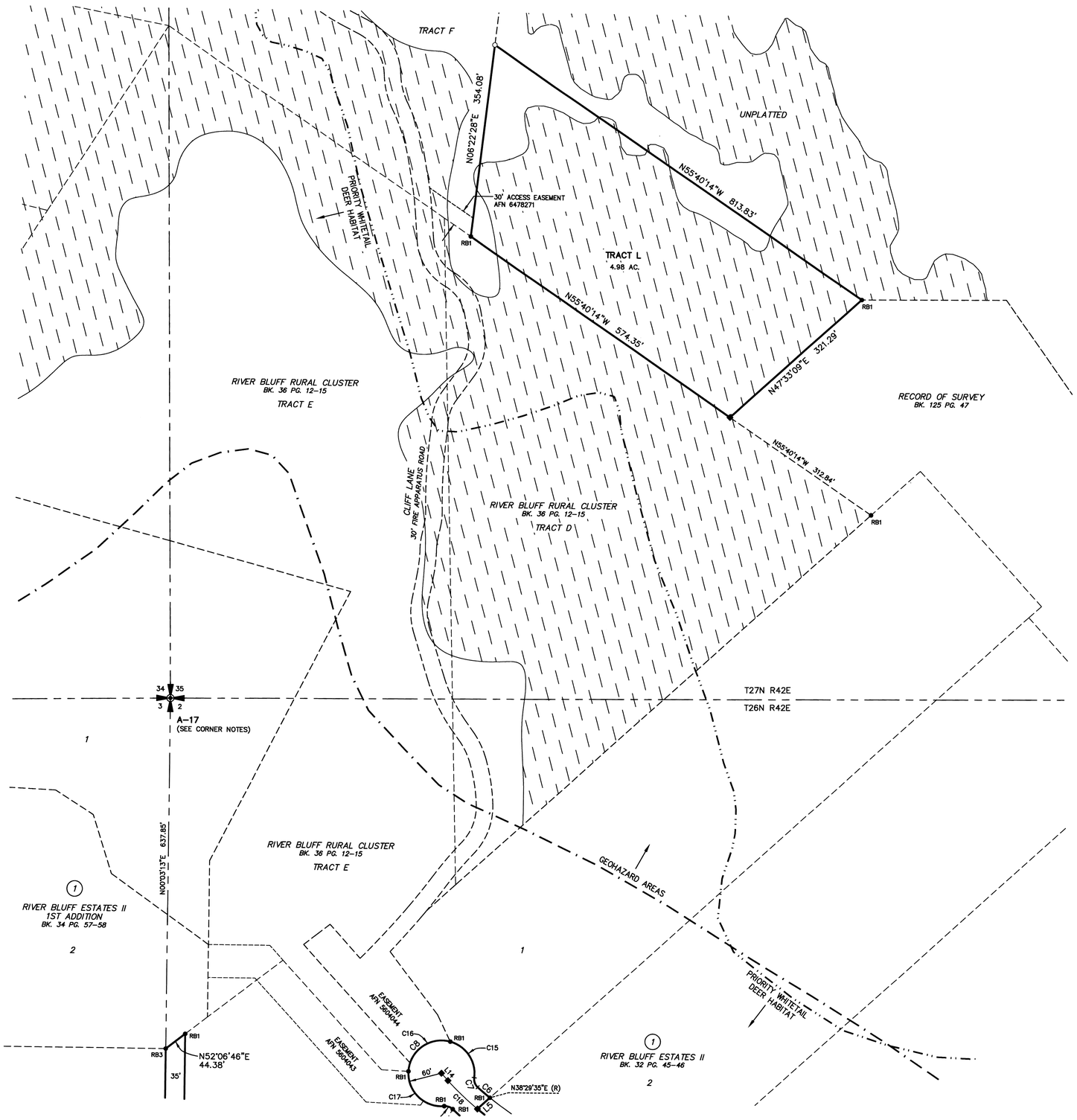
6489658 38/47

FINAL PLAT
RIVER BLUFF RURAL CLUSTER 1ST ADDITION

BEING PORTIONS OF THE:
NW1/4 SECTION 2, T26N, R42E, W.M.
SW1/4 SECTION 35, T27N, R42E, W.M.
SPOKANE COUNTY, WASHINGTON
~ SHEET 3 OF 4 ~

PLAT 4229

AUDITOR'S CERTIFICATE
FILED FOR RECORD BY:
BRUCE LARSEN
THIS 29th DAY OF APR 20 16
AT 59 MINUTES PAST 3 O'CLOCK PM;
AND RECORDED IN BOOK 38 OF PLATS ON
PAGE(S) 45-48.
COUNTY AUDITOR
6489658
AUDITOR'S FILE NO.



100 0 100
SCALE 1"=100'

LEGEND

RB1 ●	FOUND 1/2" REBAR & PLASTIC CAP MARKED "LANDTEK LS 26390"
RB2 ●	FOUND 1/2" REBAR & PLASTIC CAP MARKED "A&C INC LS 12904"
RB3 ●	FOUND 3/8" REBAR & PLASTIC CAP MARKED "LS 10018"
◆	FOUND MAGNAIL & WASHER MARKED "LS 26390"
○	SET 1/2" REBAR & PLASTIC CAP MARKED "LANDTEK LS 26390"
◇	SET MAGNAIL & WASHER MARKED "LS 26390"
(F)	FIRE RESERVOIR LOCATION
AFN	AUDITOR'S FILE NUMBER
(R)	DENOTES RADIAL BEARING
##### # ##### ##	LOT ADDRESS
—·—·—	LIMITS OF GENERALIZED AREAS OF GEOHAZARD INCLUDING ERODIBLE SOILS AND ALLUVAL SEDIMENTS IDENTIFIED IN "GEO-HAZARD EVALUATION, PRELIMINARY REPORT" DATED 12/10/2008 PREPARED BY BUDINGER & ASSOCIATES, INC. AND ILLUSTRATED ON FIGURE 4 OF SAID REPORT.
—··—··—	APPROXIMATE LIMITS OF PRIORITY WHITETAIL DEER HABITAT AS SCALED FROM SPOKANE COUNTY GIS MAP
	AREAS OF 30% OR GREATER SLOPES DERIVED FROM AERIAL MAPPING OF THE PROJECT WHICH PRODUCED 5-FOOT GROUND CONTOUR INTERVALS

CORNER NOTES

A-17
(LAST VISITED IN 2010)
FOUND STONE WITH CHISELED "+"
REFERENCES FOUND:
PK NAIL & WASHER "A&C INC LS 12904"
IN 24" PINE – N54°E 22.94'
PK NAIL & WASHER "A&C INC LS 12904"
IN 16" PINE – N89°W 36.19'
PK NAIL & WASHER "A&C INC LS 12904"
IN 16" PINE – N00°E 24.78'

BASIS OF BEARINGS

N00°03'13"E ALONG THE WEST LINE OF THE NW1/4 OF SECTION 2, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.

EQUIPMENT & PROCEDURES

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

3/29/16
BRUCE R. LARSEN
STATE OF WASHINGTON
26390
REGISTERED
PROFESSIONAL LAND SURVEYOR

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

PN-2017-08

FILE: 15-2015/2015-RiverBluffCluster1st.dwg 03-28-16

6489058 38/48

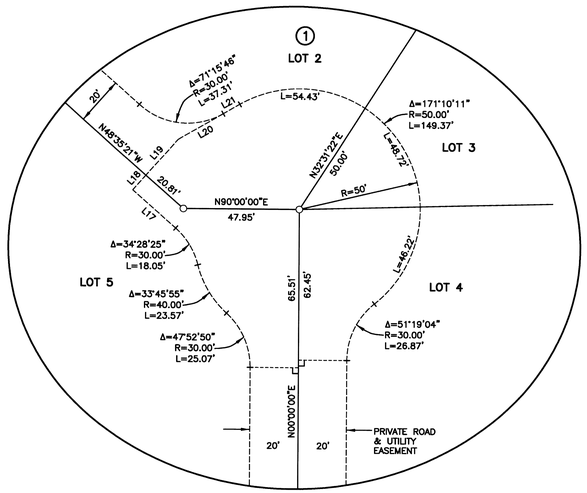
FINAL PLAT

RIVER BLUFF RURAL CLUSTER 1ST ADDITION

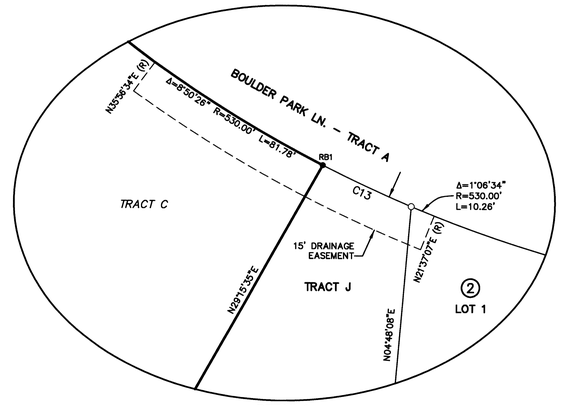
BEING PORTIONS OF THE:
NW1/4 SECTION 2, T26N, R42E, W.M.
SW1/4 SECTION 35, T27N, R42E, W.M.
SPOKANE COUNTY, WASHINGTON
~ SHEET 4 OF 4 ~

AUDITOR'S CERTIFICATE
FILED FOR RECORD BY:
BRUCE LARSEN
THIS 8TH DAY OF APR 2016
AT 59 MINUTES PAST 3 O'CLOCK P M;
AND RECORDED IN BOOK 38 OF PLATS ON
PAGE(S) 45-48 .
COUNTY AUDITOR - DEPUTY
6489058
AUDITOR'S FILE NO.

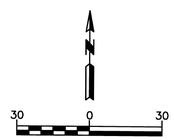
PLAT 4229



DETAIL 1
PRIVATE ROAD & UTILITIES EASEMENT



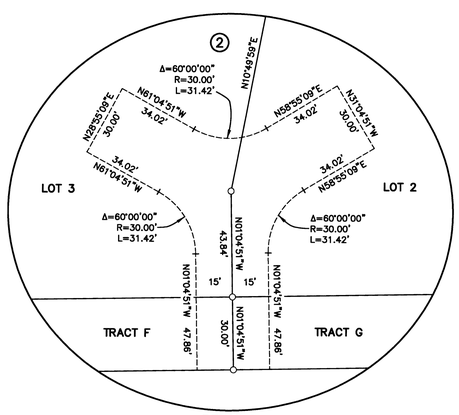
DETAIL 3
PRIVATE DRIVEWAY & UTILITIES EASEMENT



SCALE 1"=30'

LINE TABLE

LINE	BEARING	DISTANCE
L17	N48°35'21"W	23.89'
L18	N41°24'39"E	8.20'
L19	N41°24'39"E	20.00'
L20	N60°08'53"E	21.50'
L21	N60°08'53"E	7.83'



DETAIL 2
PRIVATE DRIVEWAY & UTILITIES EASEMENT

PLAT DATA

RIVER BLUFF RURAL CLUSTER	GROSS AREA	ROADS AREA	NET AREA
LOTS	10.33	0.63	9.70
TRACTS	88.91	2.57	86.34
PLAT TOTALS	**99.24**	**3.20**	**96.04**

RIVER BLUFF RURAL CLUSTER 1ST ADDITION	GROSS AREA	ROADS AREA	NET AREA
LOT 1 BLK 1	1.38	0.00	1.38
LOT 2 BLK 1	1.28	0.07	1.21
LOT 3 BLK 1	1.15	0.03	1.12
LOT 4 BLK 1	1.12	0.12	1.00
LOT 5 BLK 1	1.89	0.12	1.77
LOT 1 BLK 2	2.40	0.00	2.40
LOT 2 BLK 2	1.13	0.05	1.08
LOT 3 BLK 2	1.09	0.05	1.04
SUBTOTALS	**11.44**	**0.44**	**11.00**
TRACT A	2.74	2.74	0.00
TRACT B	0.28	0.00	0.28
TRACT C	0.39	0.00	0.39
TRACT D	0.93	0.00	0.93
TRACT E	0.53	0.00	0.53
TRACT F	1.00	0.01	0.99
TRACT G	0.60	0.01	0.59
TRACT H	0.41	0.00	0.41
TRACT I	0.80	0.00	0.80
TRACT J	0.64	0.00	0.64
TRACT K	0.24	0.00	0.24
TRACT L	4.98	0.00	4.98
SUBTOTALS	**13.54**	**2.76**	**10.78**
PROJECT TOTALS	**124.22**	**6.40**	**117.82**

0.82 CUMULATIVE OPEN SPACE RATIO
(NET TRACTS AREA / TOTAL NET AREA)

NOTE - ALL AREAS ARE SHOWN IN ACRES

3/29/16

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

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

PN-2017-08

FILE: 15-2015/2015-RiverBluffCluster1st.dwg 03-28-16