

FINAL PLAT
RIVER BLUFF RURAL CLUSTER 2ND ADDITION

BEING PORTIONS OF THE FOLLOWING:
SW1/4 OF SECTION 27, T27N, R42E, W.M.
NE1/4 OF SECTION 28, T27N, R42E, W.M.
SE1/4 OF SECTION 28, T27N, R42E, W.M.
SW1/4 OF SECTION 28, T27N, R42E, W.M.
SPOKANE COUNTY, WASHINGTON

~ SHEET 1 OF 3~

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT 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 THE LAND SHOWN HEREON, TO BE KNOWN AS RIVER BLUFF RURAL CLUSTER 2ND ADDITION, DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 28, AND OF THE SOUTHWEST QUARTER OF SECTION 27, ALL IN TOWNSHIP 27 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 28; THENCE N88°56'54"W 134.50 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE N22°17'05"W 75.93 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, RIVER BLUFF RANCH THIRD ADDITION P.U.D., PER PLAT THEREOF RECORDED IN BOOK 34 OF PLATS, PAGES 25-26; THENCE N82°12'10"W 192.54 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1; THENCE N45°51'39"W 428.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S23°23'38"W 279.16 FEET TO THE CENTERLINE OF LOOKOUT MOUNTAIN LANE, A 60 FEET WIDE EASEMENT PER INSTRUMENT RECORDED JULY 25, 1960 UNDER AUDITOR'S FILE NO. 723177B; THENCE ALONG THE CENTERLINE OF SAID LOOKOUT MOUNTAIN LANE THE FOLLOWING SEVEN (7) COURSES: 1) SOUTHEASTERLY ALONG A 225.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS S23°38'09"W, THROUGH A CENTRAL ANGLE OF 28°26'37", AN ARC LENGTH OF 103.84 FEET; 2) THENCE S39°55'14"E 39.06 FEET; 3) THENCE ALONG A 300.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 28°40'57", AN ARC LENGTH OF 150.18 FEET; 4) THENCE S68°36'11"E 252.48 FEET; 5) THENCE ALONG A 150.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 55°14'33", AN ARC LENGTH OF 144.62 FEET; 6) THENCE S13°21'38"E 75.12 FEET; 7) THENCE ALONG A 130.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 112°38'36", AN ARC LENGTH OF 110.14 FEET; 8) THENCE ALONG A 20.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 84°28'59", AN ARC LENGTH OF 29.49 FEET; THENCE N14°27'02"W 30.00 FEET TO THE CENTERLINE OF HAYDEN LANE, A 60.00 FOOT WIDE EASEMENT PER INSTRUMENT RECORDED JULY 17, 2007 UNDER AUDITOR'S FILE NO. 556337B; THENCE ALONG THE CENTERLINE OF SAID HAYDEN LANE THE FOLLOWING SIX (6) COURSES: 1) ALONG A 473.75 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS N14°27'02"W, THROUGH A CENTRAL ANGLE OF 10°14'43", AN ARC LENGTH OF 82.92 FEET; 2) THENCE ALONG A 100.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°14'50", AN ARC LENGTH OF 18.67 FEET; 3) THENCE N54°49'25"E 46.41 FEET; 4) THENCE ALONG A 140.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11°38'56", AN ARC LENGTH OF 28.46 FEET; 5) THENCE ALONG A 374.11 FOOT RADIUS REVERSE CURVE TO THE RIGHT, AND ALONG THE NORTHERLY LINE OF LOT 1, BLOCK 3 OF SAID RIVER BLUFF RANCH THIRD ADDITION P.U.D., THROUGH A CENTRAL ANGLE OF 30°31'12", AN ARC LENGTH OF 199.28 FEET; 6) THENCE N73°41'40"E 77.51 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 3, AND THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, RIVER BLUFF RANCH SECOND ADDITION P.U.D., PER PLAT THEREOF RECORDED IN BOOK 32 OF PLATS, PAGES 52-63; THENCE N15°43'24"W 278.38 FEET ALONG THE WESTERLY LINE OF SAID LOT 1, BLOCK 2, TO A CORNER ON THE SOUTHERLY LINE OF LOT 1, BLOCK 2 OF SAID RIVER BLUFF RANCH THIRD ADDITION P.U.D.; THENCE S67°41'51"E 37.89 FEET ALONG SAID SOUTHERLY LINE; THENCE N74°33'38"W 307.32 FEET ALONG SAID SOUTHERLY LINE TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 2, RIVER BLUFF RANCH THIRD ADDITION P.U.D.; THENCE N35°18'14"W 172.41 FEET TO THE CENTERLINE OF SAID LOOKOUT MOUNTAIN LANE; THENCE N36°18'43"W 263.19 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 28, AND THE POINT OF BEGINNING;

TOGETHER WITH THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 27 NORTH, RANGE 42 EAST, W.M.;

EXCEPT THE EAST 330.00 FEET THEREOF;

AND EXCEPT THAT PORTION OF THE SOUTH 330.00 FEET THEREOF LYING EASTERLY OF THE WEST 990.00 FEET OF SAID SOUTHWEST QUARTER;

AND TOGETHER WITH THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 27 NORTH, RANGE 42 EAST, W.M.; LYING SOUTH OF TRACT 8 OF THE RECORD OF SURVEY FILED IN BOOK 74 OF SURVEYS, PAGES 26, 27 & 28;

EXCEPT THE SOUTH 330.00 FEET OF SAID SOUTHEAST QUARTER OF SECTION 28;

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, 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 EASEMENTS FOR PRIVATE ROADS, AS PLATTED AND SHOWN HEREON ARE HEREBY DEDICATED TO THE RIVER BLUFF RANCH ASSOCIATION, CREATED BY DOCUMENT FILED MAY 7, 2001 BY THE SECRETARY OF STATE OF THE STATE OF WASHINGTON UNDER U.B.I. NO. 602119177. 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 SHOWN HEREON, ARE EASEMENTS FOR ROAD AND UTILITIES, WHICH PROVIDES A MEANS OF INGRESS AND EGRESS FOR LOTS WITHIN THIS PLAT.

THE PRIVATE ROADS, AS SHOWN HEREON, SHALL BE MAINTAINED BY RIVER BLUFF RANCH ASSOCIATION.

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

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 RESOLVE 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.

SETBACKS SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT ISSUANCE. THE RIVER BLUFF RANCH ASSOCIATION IMPOSES FRONT AND FLANKING SETBACKS THAT ARE GREATER THAN THE MINIMUM SETBACKS PER COUNTY ZONING STANDARDS.

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 PARCEL, WHICH CONSISTS OF VARIOUS TRACTS A, B, C, D, E, F, G, AND H, AND WAS RECORDED ON NOVEMBER 22, 2016 UNDER AUDITOR'S RECORDING NO. 6556788. THE USE OF THE REMAINDER PARCEL 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 G AND TRACT H ARE AFFECTED BY AN IDENTIFIED GEO-HAZARDOUS INCLUDING ERODIBLE SOILS, ALLUVIUM AND SLOPES OF 30% OR GREATER, GENERALLY AS SHOWN HEREON.

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.

CAROM PROPERTIES, LLC AND RIVER BLUFF WEST PARTNERS, LLC WILL ASSUME RESPONSIBILITY FOR THE PROVISION OF DOMESTIC-USE WATER BY RIVER BLUFF WATER SYSTEM.

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 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 PREVIOUSLY INSTALLED AND APPROVED BY FIRE DISTRICT 4 IS LOCATED IN TRACT A. SAID SYSTEM IS MAINTAINED BY RIVER BLUFF RANCH ASSOCIATION AND MUST BE ENTIRELY IN PLACE AND CAPABLE OF DELIVERING THE FULL WATER SUPPLY, PRIOR TO RELEASE OF BUILDING PERMITS.

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 FEET 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 PINES ARE ALLOWED IN SMALL CLUSTERS AS LONG AS THE BRANCHES ARE 10 FEET FROM THE STRUCTURE AND OTHER PINE TREE CLUSTERS. DEAD WOOD AND LITTER 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 MINIMIZE 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.

THE OWNERS OF ALL LOTS AND TRACTS WITHIN THIS SUBDIVISION SHALL BE MEMBERS OF THE RIVER BLUFF RANCH ASSOCIATION, CREATED BY DOCUMENT FILED MAY 7, 2001 BY THE SECRETARY OF STATE OF THE STATE OF WASHINGTON UNDER U.B.I. NO. 602119177 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, OR 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 '20B' 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 SUBJECT 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 MOTTLLED 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 DAMPROOFING 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 ('20B SWALES') SITUATED ON THEIR RESPECTIVE PROPERTIES, AND ANY PORTION OF A '20B' 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 RANCH ASSOCIATION IS RESPONSIBLE TO KEEP THE AREAS 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; 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 ACCEPTED PLANS AND THE OPERATION 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 ACCEPTED PLANS AND THE OPERATION 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. 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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 ACCEPTED PLANS AND THE OPERATION 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 ACCEPTED PLANS AND THE OPERATION 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. 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# FINAL PLAT RIVER BLUFF RURAL CLUSTER 2ND ADDITION

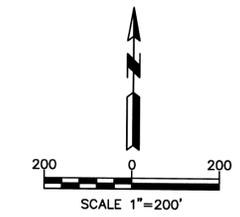
BEING PORTIONS OF THE FOLLOWING:  
SW1/4 OF SECTION 27, T27N, R42E, W.M.  
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SE1/4 OF SECTION 28, T27N, R42E, W.M.  
SW1/4 OF SECTION 28, T27N, R42E, W.M.  
SPOKANE COUNTY, WASHINGTON  
~ SHEET 2 OF 3 ~

### LEGEND

- RB1 • FOUND 5/8" REBAR & CAP "LS 23286"
- RB2 • FOUND 3/8" REBAR & CAP "LS 13318"
- SET 1/2" REBAR & PLASTIC CAP MARKED "LANDTEK LS 26390"
- ◇ SET MAGNAIL & WASHER MARKED "LS 26390"
- AFN AUDITOR'S FILE NUMBER

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 30% OR GREATER SLOPES DERIVED FROM AERIAL MAPPING OF THE PROJECT WHICH PRODUCED 5-FOOT GROUND CONTOUR INTERVALS



### BASIS OF BEARINGS

N88°56'54"W ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 28, T27N, R42E, W.M.

### AUDITOR'S CERTIFICATE

FILED FOR RECORD BY:

LANDTEK

THIS 24<sup>th</sup> DAY OF February 2017

AT 7 MINUTES PAST 11 O'CLOCK A.M.

AND RECORDED IN BOOK 39 OF PLATS ON

PAGE(S) 25-27.

Vicky Olson By /s/ Vicky Olson

COUNTY AUDITOR

6581224

AUDITOR'S FILE NO.

### 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.

### T-13

FOUND 2" IRON PIPE  
REFERENCES:  
TACK & TAG "LS 13315" IN 30" FIR  
- S78°W 5.04'  
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'

### 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-09

FOUND 5/8" REBAR & 1-1/2" ALUMINUM CAP MARKED "LS 18740 1982"  
REFERENCES SET:  
60D SPIKE IN BLAZED 32" FIR  
- N53°32'25"E 79.37'  
60D SPIKE IN BLAZED 22" PINE  
- S75°25'41"W 36.40'

### T-09

29 28  
N88°56'03"W 2599.14'  
2268.98'

### T-11

330.16'

N88°56'54"W 2606.28'

### T-13

80'

### V-09

UNPLATTED  
N00°55'46"W 2639.41'

### T-11

1800.84'

N88°56'54"W 2606.28'

### T-13

80'

### V-09

UNPLATTED  
N00°55'46"W 2639.41'

### V-11

330.08'

N89°40'34"W 2589.78'

### V-13

330.02'

### V-09

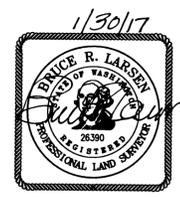
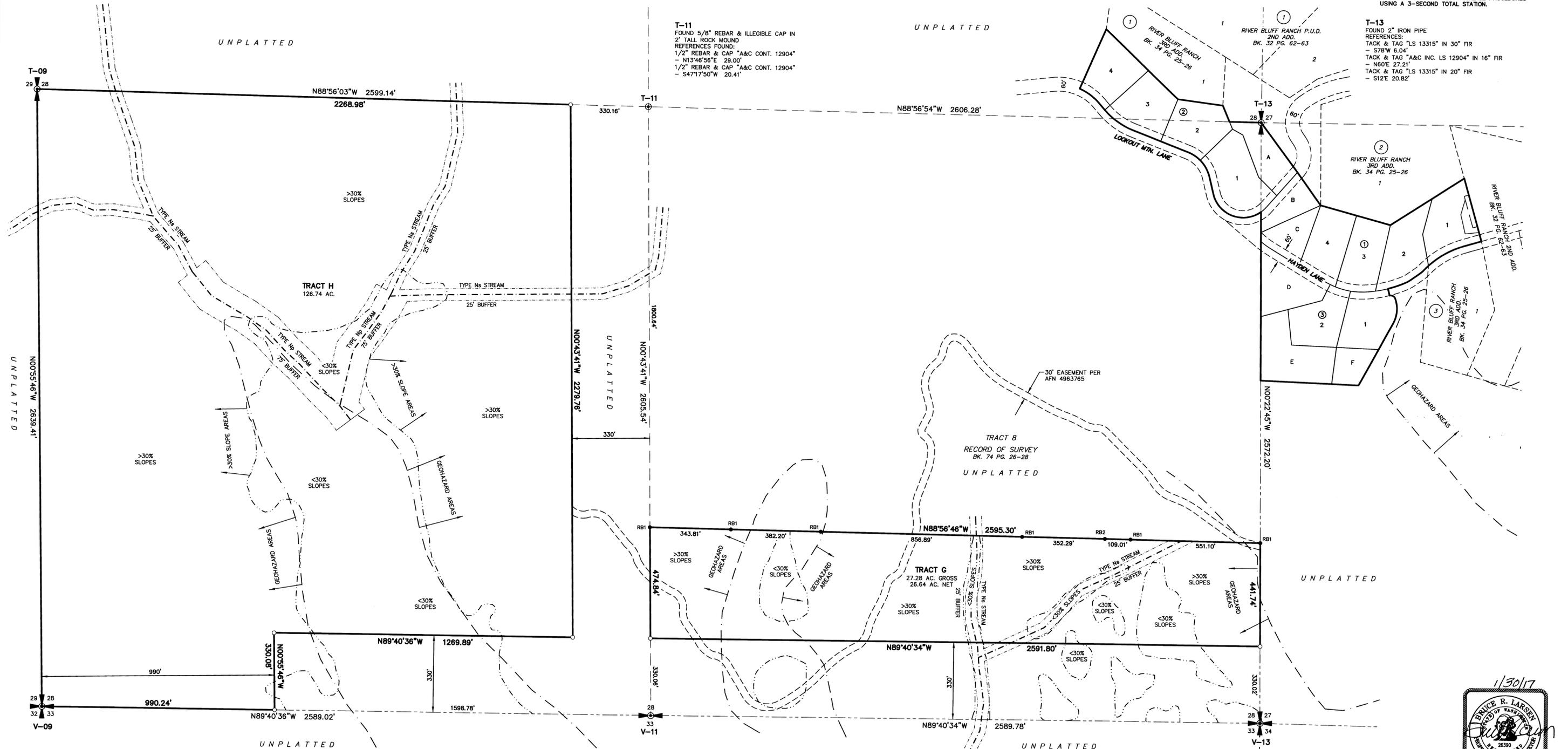
FOUND 6" TRIANGULAR x 24" TALL GRANITE STONE LYING ON ITS SIDE IN STONE MOUND. RESET AT APPARENT POSITION OF ORIGINAL BASE POINT. REBUILT STONE MOUND.  
REFERENCES:  
FOUND TACK & TAG "LS 10018" IN DEAD 16" BLAZED PINE  
- S87°54'09"E 17.24'  
SET 60D SPIKE IN BLAZED 18" PINE  
- N13°02'02"E 19.89'  
SET 60D SPIKE IN BLAZED 12" PINE  
- S08°40'30"E 29.91'  
SET 3/8" REBAR & CAP "LANDTEK CONTROL" AT WEST BASE OF 6"x8"x5" TALL ROCK OUTCROP, UP 0.60'  
- S63°31'58"W 43.73'

### V-11

FOUND 5/8" REBAR WITH 2" ALUM. CAP MARKED "LS 18740 1994"  
REFERENCES FOUND:  
BLAZED 20" PINE WITH 60D SPIKE - S62°E 31.0'  
BLAZED 22" PINE WITH 60D SPIKE - S28°W 60.6'

### V-13

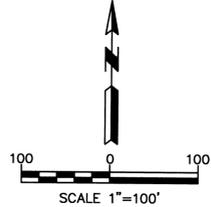
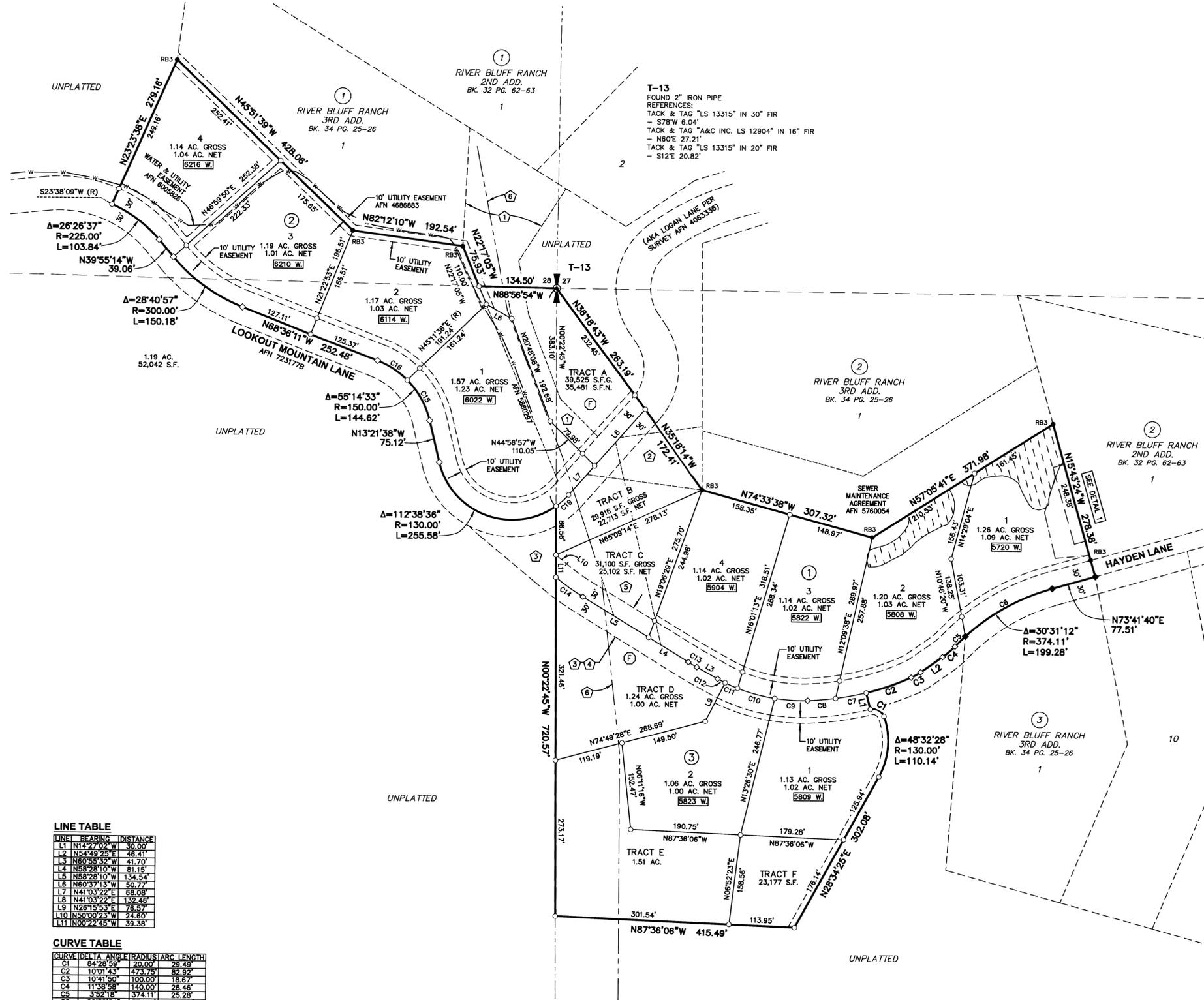
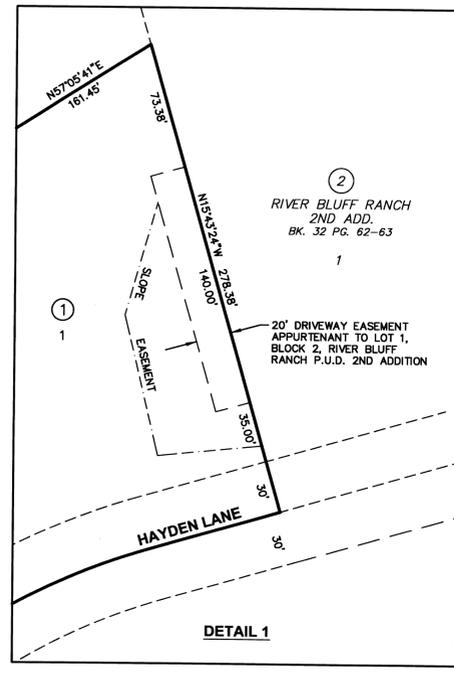
FOUND 1-1/4" IRON PIPE  
REFERENCES:  
FND. TACK & TAG "LS 12904" IN 18" PINE  
- S83°W 32.56'  
FND. MAGNAIL & WASHER "LANDTEK 22354-26390" IN 20" PINE  
- N15°E 27.07'  
FND. TACK & TAG "LS 10018" IN 18" PINE  
- S79°W 33.51'  
SET MAGNAIL & TAG "LS 26390" IN 20" PINE  
- S47°E 50.63'



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

**FINAL PLAT**  
**RIVER BLUFF RURAL CLUSTER 2ND ADDITION**  
 BEING PORTIONS OF THE FOLLOWING:  
 SW1/4 OF SECTION 27, T27N, R42E, W.M.  
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 SW1/4 OF SECTION 28, T27N, R42E, W.M.  
 SPOKANE COUNTY, WASHINGTON  
 ~ SHEET 3 OF 3 ~

**AUDITOR'S CERTIFICATE**  
 FILED FOR RECORD BY:  
 LANDTEK  
 THIS 27th DAY OF February 2017  
 AT 07 MINUTES PAST 11 O'CLOCK A.M.  
 AND RECORDED IN BOOK 39 OF PLATS ON  
 PAGE(S) 25-27.  
 Vicky Steiner by [Signature] & [Signature]  
 COUNTY AUDITOR  
 10581224  
 AUDITOR'S FILE NO.



- LEGEND**
- RB3 ● 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"
  - ⊙ FIRE RESERVOIR LOCATION
  - AFN AUDITOR'S FILE NUMBER
  - (R) DENOTES RADIAL BEARING
  - ### W LOT ADDRESS
  - S.F.G. SQUARE FEET - GROSS
  - S.F.N. SQUARE FEET - NET

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.

AREAS OF 30% OR GREATER SLOPES DERIVED FROM AERIAL MAPPING OF THE PROJECT WHICH PRODUCED 5-FOOT GROUND CONTOUR INTERVALS

- EASEMENT NOTATIONS**
- ① PRIVATE DRIVEWAY & UTILITY EASEMENT A.F.N. 5563374 (PREVIOUSLY A.F.N. 5346008).
  - ② INGRESS-EGRESS & UTILITIES EASEMENT PER A.F.N. 5563373.
  - ③ HAYDEN LANE INGRESS-EGRESS EASEMENT EXTENDING FROM WEST LINE OF BLOCK 2, RIVER BLUFF RANCH 2ND ADDITION TO SOUTH LINE OF LOOKOUT MOUNTAIN LANE, PER A.F.N. 5563378.
  - ④ 60' RIGHT OF WAY EASEMENT IN FAVOR OF INLAND POWER & LIGHT CO. WITHIN BLOCK 2, RIVER BLUFF RANCH 2ND ADDITION AND EXTENDING TO WEST LINE OF SECTION 27, PER A.F.N. 5492719.
  - ⑤ UTILITY RIGHT OF WAY EASEMENT PER A.F.N. 5563375.
  - ⑥ APPROXIMATE LOCATION OF GAS LINE EASEMENT PER DOCUMENTS RECORDED UNDER AFN 446642B AND A.F.N. 4158185.

**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        |
| <b>PLAT TOTALS</b>        | <b>99.24</b> | <b>3.20</b> | <b>96.04</b> |

| RIVER BLUFF RURAL CLUSTER 1ST ADDITION | GROSS AREA   | ROADS AREA  | NET AREA     |
|--|--------------|-------------|--------------|
| LOTS                                   | 11.44        | 0.44        | 11.00        |
| TRACTS                                 | 13.54        | 2.76        | 10.78        |
| <b>PLAT TOTALS</b>                     | <b>24.98</b> | <b>3.20</b> | <b>21.78</b> |

| RIVER BLUFF RURAL CLUSTER 2ND ADDITION | GROSS AREA    | ROADS AREA  | NET AREA      |
|--|---------------|-------------|---------------|
| LOT 1 BLK 1                            | 1.26          | 0.17        | 1.09          |
| LOT 2 BLK 1                            | 1.20          | 0.17        | 1.03          |
| LOT 3 BLK 1                            | 1.14          | 0.12        | 1.02          |
| LOT 4 BLK 1                            | 1.14          | 0.12        | 1.02          |
| LOT 1 BLK 2                            | 1.57          | 0.14        | 1.03          |
| LOT 2 BLK 2                            | 1.17          | 0.34        | 1.23          |
| LOT 3 BLK 2                            | 1.19          | 0.18        | 1.01          |
| LOT 4 BLK 2                            | 1.14          | 0.10        | 1.04          |
| LOT 1 BLK 3                            | 1.13          | 0.11        | 1.02          |
| LOT 2 BLK 3                            | 1.06          | 0.06        | 1.00          |
| <b>SUBTOTALS</b>                       | <b>12.00</b>  | <b>1.51</b> | <b>10.49</b>  |
| TRACT A                                | 0.91          | 0.10        | 0.81          |
| TRACT B                                | 0.69          | 0.17        | 0.52          |
| TRACT C                                | 0.71          | 0.13        | 0.58          |
| TRACT D                                | 1.24          | 0.24        | 1.00          |
| TRACT E                                | 1.51          | 0.00        | 1.51          |
| TRACT F                                | 0.53          | 0.00        | 0.53          |
| TRACT G                                | 27.28         | 0.64        | 26.64         |
| TRACT H                                | 126.74        | 0.00        | 126.74        |
| <b>SUBTOTALS</b>                       | <b>159.61</b> | <b>1.28</b> | <b>158.33</b> |
| <b>PROJECT TOTALS</b>                  | <b>295.83</b> | <b>9.19</b> | <b>286.64</b> |

**LINE TABLE**

| LINE | BEARING      | DISTANCE |
|------|--------------|----------|
| L1   | N14°27'02" W | 30.00'   |
| L2   | N54°49'25" E | 46.41'   |
| L3   | N60°55'32" W | 41.70'   |
| L4   | N58°28'10" W | 81.15'   |
| L5   | N58°28'10" W | 134.54'  |
| L6   | N60°37'13" W | 50.77'   |
| L7   | N41°03'22" E | 68.08'   |
| L8   | N41°03'22" E | 132.48'  |
| L9   | N26°15'53" E | 76.57'   |
| L10  | N50°00'23" W | 24.80'   |
| L11  | N00°22'45" W | 39.38'   |

**CURVE TABLE**

| CURVE | DELTA ANGLE | RADIUS  | ARC LENGTH |
|-------|-------------|---------|------------|
| C1    | 84°28'59"   | 20.00'  | 29.49'     |
| C2    | 10°01'43"   | 473.75' | 82.92'     |
| C3    | 10°41'50"   | 100.00' | 18.67'     |
| C4    | 11°38'58"   | 140.00' | 26.46'     |
| C5    | 3°52'18"    | 374.11' | 67.27'     |
| C6    | 26°38'54"   | 374.11' | 174.00'    |
| C7    | 8°32'18"    | 473.75' | 54.06'     |
| C8    | 3°54'32"    | 473.75' | 48.89'     |
| C9    | 10°58'00"   | 300.11' | 57.27'     |
| C10   | 12°49'56"   | 300.11' | 67.21'     |
| C11   | 4°30'09"    | 300.11' | 23.58'     |
| C12   | 2°48'34"    | 300.11' | 14.72'     |
| C13   | 2°27'22"    | 400.00' | 17.15'     |
| C14   | 8°19'57"    | 400.00' | 58.17'     |
| C15   | 31°26'48"   | 150.00' | 82.33'     |
| C16   | 23°47'47"   | 150.00' | 82.30'     |
| C17   | NOT USED    |         |            |
| C18   | NOT USED    |         |            |
| C19   | 12°58'24"   | 130.00' | 29.36'     |

NOTE - ALL AREAS ARE SHOWN IN ACRES

1/30/17

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