

FINAL PLAT

RIVER RANCH ON THE LITTLE SPOKANE

PLANNED UNIT DEVELOPMENT

UNPLATTED PORTIONS OF THE W1/2 OF THE NE1/4, AND OF THE W1/2 OF SECTION 34, TOWNSHIP 28 NORTH, RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 26th DAY OF SEPTEMBER 2007 AT 1:44 P.M. IN BOOK 34 OF PLAT AT PAGE 35-38 AT THE REQUEST OF ADAMS & CLARK, INC.

(Signed) [Signature] County Auditor ADAMS

PLAT # 3960

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Kuleana, LLC, a Washington limited liability company who acquired title as Kuleana, LLC, and Mt. Rainier National Bank, have caused to be platted into Lots, Blocks, Tracts, and Private Roads, the land shown hereon to be known as River Ranch on the Little Spokane, being described as follows:

The South half of the Northwest quarter, and all of the Southwest quarter of Section 34, Township 28 North, Range 43, East of the Willamette Meridian;

EXCEPT any portion lying within Inland Empire Highway No. 6 (now known as U.S. Highway 2);

AND EXCEPT Crescent Road (formerly Yale Road);

AND EXCEPT that portion conveyed to the State of Washington by Warranty Deed recorded October 15, 1956 under Auditor's File No. 419086B;

AND EXCEPT Wild Rose Court, also known as Jim Hill Road;

AND ALL of that portion of the Northeast quarter of the Northwest quarter of said Section 34 lying Easterly of Crescent Road (formerly Yale Road) as same now exists over and across said property, and all of that portion of the West half of the Northeast quarter of said Section 34 lying Northwesterly of Inland Empire Highway No. 6 (now known as U.S. Highway 2) as same now exists over and across said property;

EXCEPT that part of said Northeast quarter of the Northwest quarter and of said West half of the Northeast quarter lying North of the following described line;

BEGINNING at a point on the North and South center line of said Section 34, South 371.1 feet, more or less, from the North quarter corner of said Section to a point on the Easterly right of way line of Crescent Road (formerly Yale Road); thence Southwesterly along said Easterly right of way line, 128.9 feet to the True Point of Beginning of the line described herein; thence Easterly at an angle of 125°56' to the left for a distance of 776.2 feet to an iron pin; thence Southeastery at an angle of 37°05' to the right 166 feet, more or less, to the Westerly right of way line of Inland Empire Highway No. 6 (now known as U.S. Highway 2), all in Section 34, Township 28 North, Range 43, East of the Willamette Meridian;

Situate in the County of Spokane, State of Washington.

They do hereby dedicate for public use, forever, the right-of-way for Crescent Road as shown hereon.

The front, flanking street, and side yard setbacks are specifically drafted on this final plat. The setbacks indicated on this plat may be varied from only if proper zoning or variance approvals are obtained.

At the time of approval of the final plat, this property fell under the Washington State Shoreline Management Act, RCW-173-19-400. Any development of this property shall only proceed in strict compliance with the Shoreline Management Act rules and regulations in effect at the time of permit issuance.

All natural features located westerly of Lots 9 through 22, inclusive, Block 1, as shown hereon, or that lie westerly of elevation 1800 feet (NGVD29) = 1803.8 feet (NAVD88) to the north of said Lot 22, Block 1, of this final plat and which lie within the critical areas and their associated buffers regulated by the County Critical Areas Ordinance, shall be retained, including forested areas, wetlands, the Little Spokane River shoreline, 100-year flood plain, geohazard areas, riparian habitat, and priority wildlife habitat. No activity regulated by the Spokane County Critical Areas Ordinance, as amended, shall occur in the critical areas located within Tract A or within Lot 1, Block 2 of the final plat.

The Wildlife Habitat Conservation Easement, shown hereon in Lots 9 through 22, inclusive, Block 1, and Lot 1, Block 2 is hereby dedicated to Spokane County and is subject to the requirements of the Habitat Management Plan approved by Spokane County on file with the Spokane County Building and Planning Department and subject to the restrictive covenants of River Ranch on the Little Spokane.

The owners of Lots 1 through 22, inclusive, Block 1 of this subdivision shall be members of the River Ranch Homeowners Association created January 22, 2007 by the Secretary of State of the State of Washington under U.B.I. Number 602-687-823 and subject to the Articles of Incorporation and Bylaws thereof.

Lots 1 through 22, inclusive, Block 1 of this plat are restricted by the terms of the Declaration Establishing Covenants, Conditions, and Restrictions and Reservation of Easements for River Ranch on the Little Spokane as recorded April 19, 2007, under Auditor's Document Number 5524697, which by reference is made a part hereof.

Development within this subdivision shall conform to the requirements of the National Flood Insurance Program and Chapter 3.20 of the Spokane County Code. Purchasers of the property within this subdivision are warned of possible flooding or ponding and the potential requirement to purchase Flood Insurance. This warning shall be carried in each and every deed drawn to transfer ownership of any and all property within the plat in the area of Special Flood Hazard.

The private roads, Tract "R", and the common open space Tracts "A" & "B", shown on this plat, are hereby dedicated to the River Ranch Homeowners Association. The private roads, Tract "R", and the common open space, Tracts "A" & "B", cannot be sold or transferred. The private roads, as shown hereon, are easements which provide a means of ingress and egress for the lots within this plat having frontage thereon.

The private roads, Tract "R", and the common open space, Tracts "A" & "B", shall be considered subservient estates for tax purposes to Lots 1 through 22, inclusive, Block 1 created herein. The status of the areas designated as subservient estates for tax purposes cannot be changed without filing a replat.

The County of Spokane is hereby granted the right of ingress and egress to all private roads, associated drainage facilities, common areas and or drainage easements.

The private roads, Tract "R", and associated drainage facilities, lots, common areas and tracts are subject to the separate PUD Declaration of Covenant as recorded May 2, 2007, under Auditor's Document No. 5530705 that by reference is made a part hereof.

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 Ranch Homeowners Association.

All drainage tracts are hereby dedicated to the River Ranch Homeowners Association for the purpose of conveying and storing stormwater runoff, and for installing, operating and maintaining drainage ponds and drainage facilities that dispose of and treat stormwater runoff. The right to ingress/egress is granted to Spokane County over all tracts for inspection and emergency maintenance of the stormwater facilities.

The drainage easements, lots, common areas and tracts are subject to the separate Drainage Declaration of Covenant as recorded April 27, 2007, under Auditor's Document No. 5528324 that by reference is made a part hereof.

That in consideration of Mutual Benefits now or to be hereafter derived, the owners do for themselves, their heirs, grantees, assigns and successor(s) in interest hereby request and authorize Spokane County to include the above described property in a Road Improvement District (RID) and to support the formation of a Road Improvement District for improvement of the road(s) described below by requesting and authorizing Spokane County to place their name(s) on a petition for the formation of a Road Improvement District pursuant to RCW 36.88.050, or by requesting and authorizing Spokane County to cast their ballot in favor of an RID being formed under the resolution method pursuant to RCW 36.88.030, and/or by not filing a protest against the formation of an RID being formed under the alternative resolution method provided for in RCW 36.88.065 and Chapter 35.43 RCW.

If an RID is proposed for improvement of the road(s) described below, said owner(s) and successor(s) further agree: (1) that the improvements or construction contemplated within the proposed RID are feasible and (2) that the benefits to be derived from the formation of the RID by the property included therein, together with the amount of any County participation, exceeds the cost and expense of formation of the RID, and (3) that the property within the proposed RID is sufficiently developed; provided, themselves, their heirs, grantees, assigns and successor(s) shall retain the right, as authorized under RCW 36.88.090, to object to any assessment(s) on the property as a result of the improvements called for in conjunction with the formation of an RID by either the petition or resolution method under Chapter 36.88 RCW and to appeal to the Superior Court the decision of the Board of County Commissioners confirming the final assessment roll; provided further, it is recognized that actual assessments may vary from assessment estimate so long as they do not exceed a figure equal to the increased true and fair value improvement(s) add(s) to the property.

It is further acknowledged and agreed that at such time as an RID is created or any County Road Improvement project is authorized by Spokane County, the improvements required shall be at the sole expense of the owner(s) of property within the RID or served by the improvements without any monetary participation by Spokane County.

The RID waiver contained in this agreement shall expire after ten (10) years from the date of execution below. This provision is applicable to Crescent Road.

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 subsequently by 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, or 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.

Utility easements over the private roads, Tract "R", over 10 foot wide strips adjoining the private roads, and over 10 foot wide strips adjoining the public roads, as shown hereon, are hereby granted to the serving utility companies for the construction, reconstruction, maintenance, and operation of utilities together with the right to prohibit changes in grade over installed underground utility facilities, and to inspect said utilities and to trim and/or remove trees which may interfere with the construction, maintenance, and operation of same. Storm drain drywells and water meter boxes shall not be placed within the 10 foot wide strips.

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.

Use of private wells and water systems is prohibited, except for Lot 1, Block 2.

The public water system, pursuant to the Water Plan approved by county and state health authorities, the local fire protection district, the Division of Building and Code Enforcement, and the water purveyor, shall be installed within this subdivision, and the applicant 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.

The 20' Pedestrian Access Easement within Lot 22, Block 1, as shown hereon, is hereby granted to the members of the River Ranch Homeowners Association.

The additional residence, identified as the caretaker's quarters, located on Lot 1 of Block 2, shall be used only as a caretaker's residence for the purpose of overseeing the operation of the Johnson family ranch and its successors in interest and shall not be leased, rented or sold for other residential uses.

Emergency access across Tract "A" and "R" from the northerly end of Elena Lane to a point near the southerly end of River Ranch Lane is granted on the Emergency Access Easement recorded May 19, 2007, under Auditor's Document No. 5549242, which by reference is made a part hereof.

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

- a) An easement recorded May 15, 1944, Recording No. 621153A,
b) An easement recorded July 21, 1945, Recording No. 660145A,
c) An easement recorded July 9, 1946, recorded in Book 571, page 210,
d) An agreement recorded April 10, 1951, Recording No. 24558B,
e) An easement recorded September 20, 1956, Recording No. 419087B
f) Relinquishment of rights as per Deed recorded October 15, 1956, Recording No. 419086B.

Kuleana, LLC

By [Signature]
Title President
Kuleana, LLC, a Washington limited liability company who acquired title as Kuleana, LLC



Mt. Ranier National Bank

By [Signature]
Title SVP, Credit Administration

ACKNOWLEDGMENT

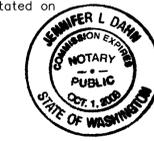
STATE OF Washington
COUNTY OF Spokane
On this 23 day of May, 2007, before me personally appeared Harold E. Johnson Jr., to me known to be the President of Kuleana, LLC, a Washington limited liability company, that executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned and stated on oath that 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.
[Signature]
Notary Public in and for the State of Washington,
residing in Spokane County
My commission expires May 12, 2008

ACKNOWLEDGMENT

STATE OF Washington
COUNTY OF Spokane
On this 25th day of May, 2007, before me personally appeared Sterlin Franks, to me known to be the SVP, Credit Admin. of Mt. Ranier National Bank, a Washington Corporation 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 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.
[Signature]
Notary Public in and for the State of Washington,
residing in Bonney Lake
My commission expires 10-1-08



SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 25th day of Sept., 2007.

[Signature]
Chairman, Spokane County Commissioners

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 20th day of SEPTEMBER, 2007.

[Signature]
Spokane County Engineer

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 20th day of SEPTEMBER, 2007.

[Signature]
Spokane Regional Health Officer

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 20th day of JUNE, 2007.

[Signature]
Spokane County Utilities

SPOKANE COUNTY ASSESSOR

Examined and approved this 26 day of September 2007.

[Signature]
Spokane County Assessor

SPOKANE COUNTY BUILDING AND PLANNING DEPARTMENT

Examined and approved this 26th day of September 2007.

[Signature]
Spokane County Building & Planning Department

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 24th day of Sept., 2007.

[Signature]
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



(Signed) [Signature] County Auditor/Deputy

PLAT #3560

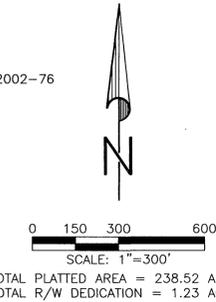
# RIVER RANCH ON THE LITTLE SPOKANE

## PLANNED UNIT DEVELOPMENT

UNPLATTED PORTIONS OF THE W1/2 OF THE NE1/4, AND OF THE W1/2 OF SECTION 34, TOWNSHIP 28 NORTH, RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON

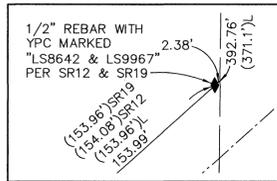
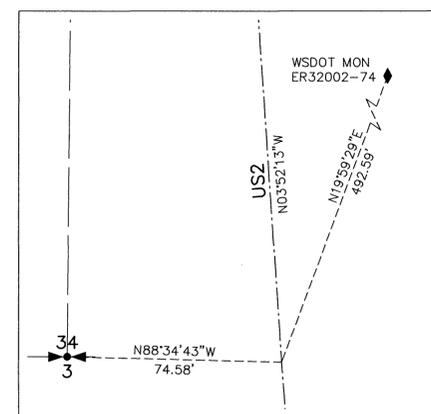
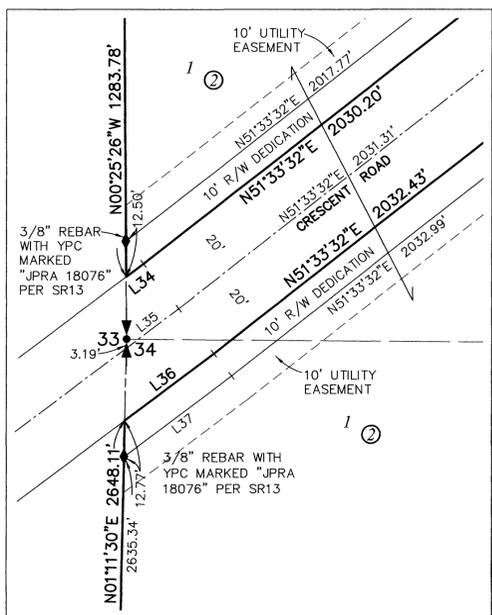
RADIAL	BEARING
RB1	N37°23'22"W
RB20	N88°00'16"E
RB21	N67°42'07"W
RB22	N61°55'13"W
RB23	N60°47'44"W
RB24	N69°54'19"W

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L6	N68°17'55"E	95.17'	L73	N32°45'29"E	135.00'
L7	N78°34'50"E	177.89'	L74	N25°09'39"E	88.55'
L13	N09°46'16"W	88.33'	L75	N40°23'13"E	80.82'
L14	S79°44'12"E	88.95'	L76	N42°02'57"E	69.63'
L15	N26°02'20"W	67.36'	L77	N51°38'01"E	84.89'
L16	N45°29'18"E	87.21'	L78	N75°20'17"E	40.98'
L17	N67°07'22"E	72.92'	L79	S79°14'27"E	189.12'
L18	N29°37'51"E	76.14'	L80	N14°25'36"E	178.90'
L19	S67°42'05"E	168.16'	L81	N01°00'54"W	62.67'
L20	S67°42'07"E	35.00'	L82	N06°53'10"E	97.17'
L21	N60°02'44"W	60.00'	L83	N15°34'13"E	165.79'
L33	N47°45'11"E	128.90'	L84	N02°41'52"W	59.44'
L34	N52°42'20"E	7.60'	L85	N14°31'30"E	57.19'
L35	N52°42'20"E	22.91'	L86	N29°15'42"E	86.32'
L36	N52°42'20"E	39.01'	L87	N22°43'32"E	162.56'
L37	N52°42'20"E	47.06'	L88	N29°03'56"E	63.82'
L39	N27°17'19"E	184.49'	L89	N32°22'31"E	67.68'
L40	S62°14'53"E	100.34'	L90	N31°26'26"E	98.94'
L41	N83°04'53"E	139.83'	L91	N20°25'15"E	78.59'
L42	N20°06'07"E	157.44'	L92	N12°21'29"E	48.18'
L43	N01°39'49"W	155.17'	L93	N63°16'29"E	184.27'
L44	N05°10'13"E	108.18'	L94	N56°46'14"E	179.14'
L45	N07°19'31"E	137.18'	L95	N36°47'50"E	170.96'
L46	S72°51'55"E	144.26'	L96	N17°20'18"W	30.54'
L47	N68°52'26"E	332.18'	L97	S85°31'40"E	120.74'
L48	N32°09'10"E	263.04'	L98	N37°28'45"E	173.35'
L49	N13°59'31"E	58.75'	L99	N05°33'56"W	115.47'
L50	N89°12'19"E	85.58'	L100	N68°20'17"E	90.50'
L51	S72°32'06"E	83.09'	L101	N81°03'20"E	202.53'
L52	N74°33'17"E	235.67'	L102	N53°17'29"E	230.65'
L53	N13°58'29"W	161.66'	L103	N00°11'02"E	161.58'
L54	N73°54'52"E	65.16'	L104	N34°52'10"W	55.19'
L55	N38°14'46"E	255.24'	L105	N49°19'34"E	133.93'
L56	N50°55'31"W	146.50'	L106	N01°33'27"E	65.95'
L57	N63°17'17"E	30.74'	L107	N86°49'47"E	95.30'
L58	N73°16'30"E	244.65'	L108	N76°51'10"E	191.09'
L59	N60°52'16"E	191.87'	L109	N23°53'06"E	205.02'
L60	N06°38'15"W	121.83'	L110	N27°15'50"E	124.04'
L61	N82°16'54"E	228.66'	L111	N65°08'53"E	21.53'
L62	N03°19'54"W	184.74'	L112	N84°53'03"E	80.01'
L63	N40°58'02"E	76.24'	L113	N66°13'24"E	76.87'
L64	N68°26'38"E	115.03'	L114	S58°51'57"E	48.66'
L65	N54°59'35"E	219.58'	L115	S38°49'18"E	46.15'
L66	N32°48'41"E	231.28'	L116	S22°47'56"E	124.85'
L67	N04°20'38"W	70.92'	L117	N85°01'50"E	192.81'
L68	N03°38'14"E	53.37'	L118	N32°09'55"E	183.23'
L69	N32°02'25"E	135.81'	L119	N03°32'20"W	77.06'
L70	N05°25'43"W	190.69'	L120	S83°43'16"E	30.18'
L71	N88°12'06"E	147.05'	L121	N67°39'49"E	30.39'
L72	N47°00'48"E	191.43'			



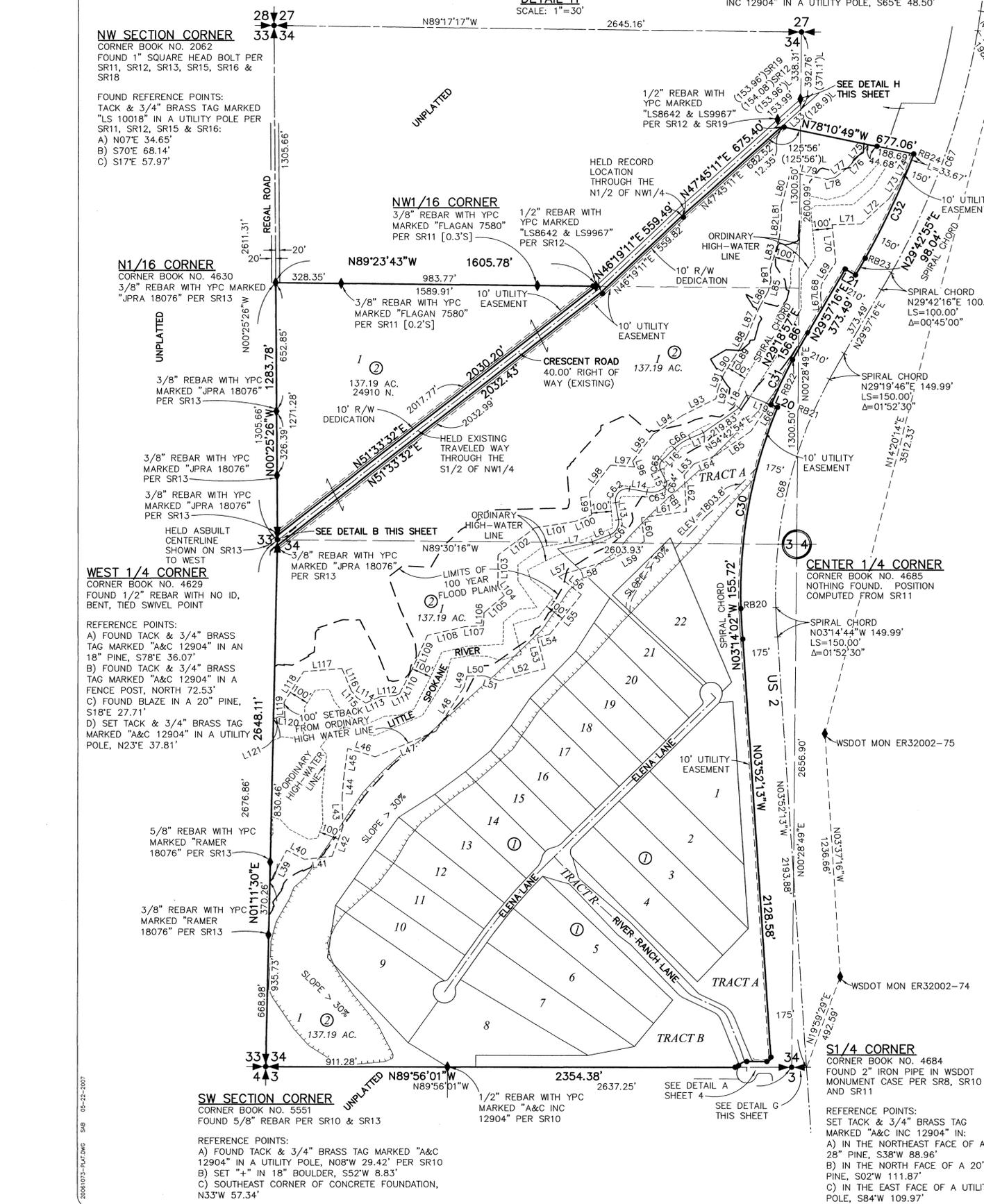
- LEGEND**
- = SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "A&C INC. 12904" UNLESS OTHERWISE SHOWN
  - ◆ = FOUND AS SHOWN
  - [ ] = LATITUDE AND DEPARTURE FROM CALCULATED POSITION CORNER NOT ACCEPTED
  - ( )SR# = RECORD DATA PER SURVEY REFERENCE SR#
  - ( )L = RECORD DATA PER LEGAL DESCRIPTION
  - R/W = RIGHT OF WAY
  - NO ID = NO IDENTIFYING CAP OR TAG
  - RPC = RED PLASTIC CAP
  - YPC = YELLOW PLASTIC CAP
  - - - = 100 YEAR FLOOD PLAIN BOUNDARY
  - - - - - = 100' SETBACK FROM HIGHWATER LINE
  - - - - - = ORDINARY HIGHWATER LINE
  - - - - - = APPROXIMATE LIMITS OF SLOPE > 30%
  - ⊕ = SECTION CORNER
  - ⊙ = 1/4 CORNER
  - ⊙ = CENTER 1/4 CORNER
  - ⊕ = BLOCK #

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C30	2467.00'	24°17'37"	1046.01'	530.98'
C31	2502.00'	5°46'54"	252.47'	126.34'
C32	3670.00'	9°06'35"	583.51'	292.37'
C61	70.00'	78°04'11"	95.38'	56.76'
C62	60.00'	110°02'04"	115.23'	85.74'
C63	113.85'	47°39'10"	94.69'	50.28'
C64	25.00'	78°38'58"	34.32'	20.48'
C65	40.00'	71°31'38"	49.94'	28.81'
C66	250.00'	21°38'04"	94.40'	47.77'
C67	3820.00'	19°37'52"	1308.84'	660.90'
C68	2292.00'	30°04'30"	1203.09'	615.75'



**N1/4 CORNER**  
CORNER BOOK NO. 2061  
FOUND 1" IRON PIPE WITH NO ID. PER SR8 & SR12 AT THE INTERSECTION OF CHATTAROY ROAD AND YALE ROAD

REFERENCE POINTS:  
FOUND TAG & 3/4" BRASS TAG MARKED "L 10018" IN A UTILITY POLE PER SR15:  
A) N35°W 40.85'  
B) S60°W 42.90'  
C) SET TACK & 3/4" BRASS TAG MARKED "A&C INC 12904" IN A UTILITY POLE, S65°E 48.50'



**EQUIPMENT AND PROCEDURES**  
This survey was performed with a 6 second total station theodolite using field traverse procedures, and using Global Positioning System (GPS) equipment with 5 mm. + 1 ppm. accuracy.

**BASIS OF BEARINGS**  
N89°56'01"W on the south line of the SW1/4 of Section 34 per SR10

**SURVEYOR'S NOTE:**  
1) The field control for this survey was performed, and the corners shown as found hereon were located, between April 21 and October 31, 2006  
2) State Route No. 2  
The location of the LL Line of State Route No. 2 is based on found monuments ER32002-74, -75 and -76 shown on SR14. The west right-of-way line is defined by SR2 centerline data revised by SR14

- SURVEY REFERENCES:**
- SR1 = Spokane County Engineer's Corner Book
  - SR2 = Washington State Department of Transportation Plans for Primary State Highway No. 6 Dean to Chattaroy, approved April 3, 1956, revised July 10, 1956
  - SR3 = Record of Survey, Book 26 Page 7
  - SR4 = Record of Survey, Book 37 Page 25
  - SR5 = Washington State Department of Transportation Right of Way and Limited Access Plan for SR2, MP298.48 to 306.20 Day-Mt. Spokane Road to Chattaroy, approved June 10, 1988.
  - SR6 = Record of Survey, Book 41 Page 18
  - SR7 = Spokane County Engineer's Office Cadastral Retracement Record dated 09/21/1989 for Corner No. 4629
  - SR8 = Record of Survey, Book 59 Page 53
  - SR9 = Spokane County Engineer's Office Cadastral Retracement Record dated May 6, 1994 for Corner No. 5551
  - SR10 = Spokane County Short Plat 825-92, Book 12 Pages 48 & 49
  - SR11 = Record of Survey, Book 67 Page 100
  - SR12 = Record of Survey, Book 74 Page 80
  - SR13 = Record of Survey, Book 98 Page 45 & 46
  - SR14 = WSDOT Map titled "US 2 Deer Road to Westwood Road Monumentation Map" signed 10/8/02.
  - SR15 = Record of Survey, Book 110 Page 66
  - SR16 = Spokane County Engineer's Office Cadastral Retracement Record dated 02/01/2005 for Corner No. 2062
  - SR17 = Spokane County Engineer's Office Cadastral Retracement Record dated 03/29/2005 for Corner No. 2061
  - SR18 = Record of Survey, Book 120 Page 15
  - SR19 = Record of Survey, Book 122 Page 9

**BENCHMARKS:**  
Found National Geodetic Survey Monument P 484 (SV1027)  
Published Elevation = 1706.99' (NAVD88)

Found National Geodetic Survey Monument G 232 (SV0767)  
Published Elevation = 1729.72' (NAVD88)

**FLOOD ZONE A**  
The Base Flood Elevations limits for Flood Zone A, 100 year flood boundary, shown hereon are based on elevations shown on the FEMA National Flood Insurance Program, Flood Insurance Rate Map, Community Panel No. 530174 0095 B, effective date May 17, 1988. The elevations shown on the FIRM map are NGVD29. The relationship of NAVD88 = NGVD29+3.80' was used for this map.

**NOTES:**

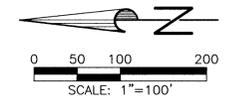
- County Planning Department Condition #25 refers to elevation 1800 feet (NGVD29). For the purposes of this plat, the relationship of NAVD88 = NGVD29+3.80' was used. The elevation of 1800 feet (NGVD29) = 1803.8 feet (NAVD88). Elevations shown on this plat are NAVD88.
- The Ordinary High Water line shown hereon was field located



FILED FOR RECORD THIS 26<sup>th</sup> DAY OF SEPTEMBER 2007 AT 1:44 PM IN BOOK 34 OF PLATS AT PAGE 35-38 AT THE REQUEST OF ADAMS & CLARK, INC.

(Signed) *[Signature]*  
County Auditor/Deputy

PLAT # 3560

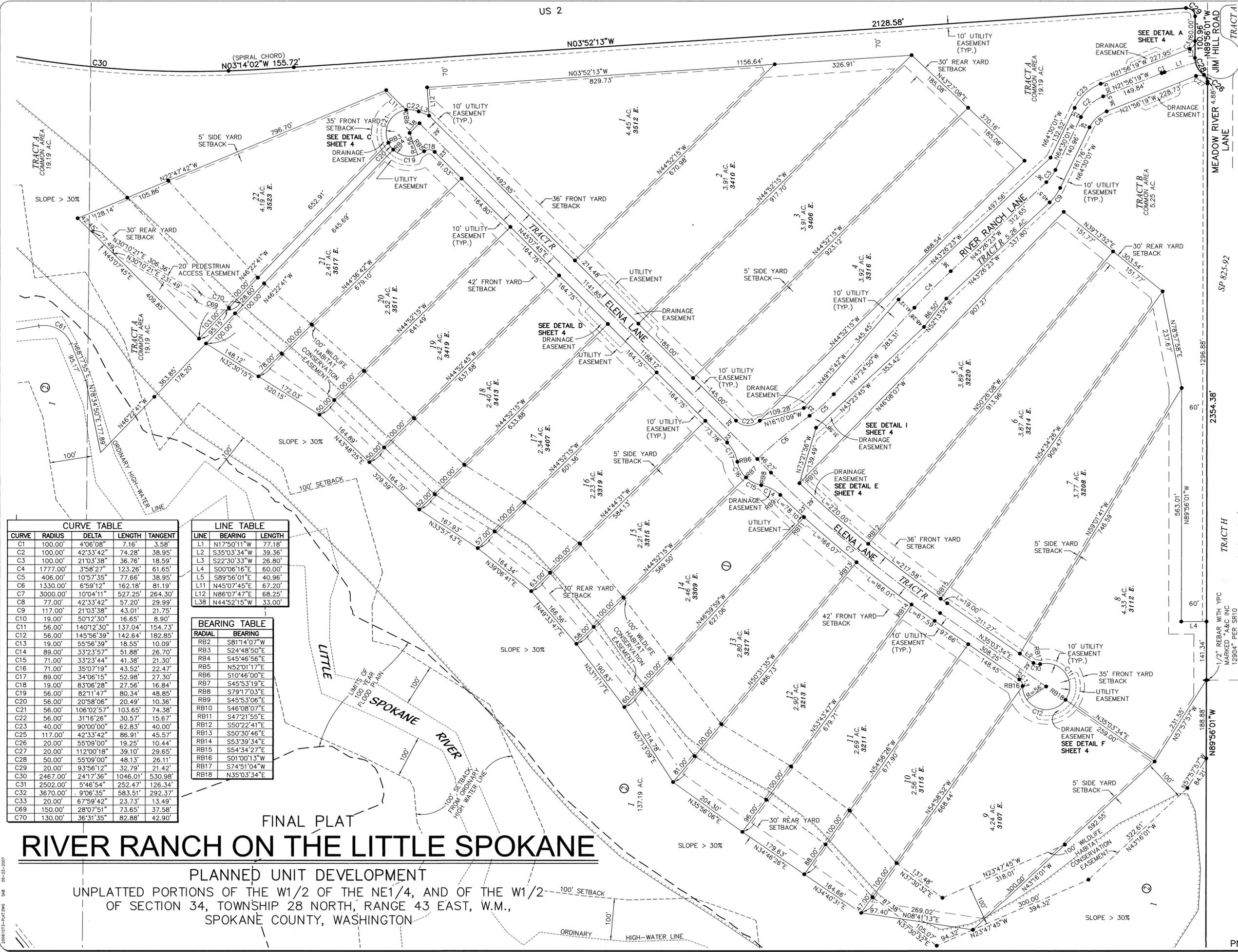


- LEGEND**
- = SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "A&C INC. 12904" UNLESS OTHERWISE SHOWN
  - ◆ = FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "A&C INC. 12904" UNLESS OTHERWISE SHOWN
  - [ ] = LATITUDE AND DEPARTURE FROM CALCULATED POSITION CORNER NOT ACCEPTED
  - ( )SR# = RECORD DATA PER SURVEY REFERENCE SR#
  - R/W = RIGHT OF WAY
  - YPC = YELLOW PLASTIC CAP
  - - - = 100 YEAR FLOOD BOUNDARY
  - - - - - = 100' SETBACK FROM HIGHWATER LINE
  - - - - - = ORDINARY HIGHWATER LINE
  - - - - - = APPROXIMATE LIMITS OF SLOPE > 30%



SHEET 3 OF 4

**AC**  
Adams & Clark, Inc.  
1720 W. Fourth Ave.  
Spokane, WA 99204  
(509) 747-4600 F(509) 747-8913  
www.adamsandclark.com  
Project No. 2006-01-073



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	100.00'	4°06'08"	7.16'	3.58'
C2	100.00'	42°33'42"	74.28'	38.95'
C3	100.00'	21°03'38"	36.76'	18.59'
C4	1777.00'	3°58'27"	123.26'	61.65'
C5	406.00'	10°57'35"	77.66'	38.95'
C6	1330.00'	6°59'12"	162.18'	81.19'
C7	3000.00'	10°04'11"	527.25'	264.30'
C8	77.00'	42°33'42"	57.20'	29.99'
C9	117.00'	21°03'38"	43.01'	21.75'
C10	19.00'	50°12'30"	16.65'	8.90'
C11	56.00'	140°12'30"	137.04'	154.73'
C12	56.00'	145°56'39"	142.64'	182.85'
C13	19.00'	55°56'39"	18.55'	10.09'
C14	89.00'	33°23'57"	51.88'	26.70'
C15	71.00'	33°23'44"	41.38'	21.30'
C16	71.00'	35°07'19"	43.52'	22.47'
C17	89.00'	34°06'15"	52.98'	27.30'
C18	19.00'	83°06'28"	27.56'	16.84'
C19	56.00'	82°11'47"	80.34'	48.85'
C20	56.00'	20°58'06"	20.49'	10.36'
C21	56.00'	106°02'57"	103.65'	74.38'
C22	56.00'	31°16'26"	30.57'	15.67'
C23	40.00'	90°00'00"	62.83'	40.00'
C25	117.00'	42°33'42"	86.91'	45.57'
C26	20.00'	55°09'00"	19.25'	10.44'
C27	20.00'	112°00'18"	39.10'	29.65'
C28	50.00'	55°09'00"	48.13'	26.11'
C29	20.00'	93°56'12"	32.79'	21.42'
C30	2467.00'	24°17'36"	1046.01'	530.98'
C31	2502.00'	5°46'54"	252.47'	126.34'
C32	3670.00'	9°06'35"	583.51'	292.37'
C33	20.00'	67°59'42"	23.73'	13.49'
C69	150.00'	28°07'51"	73.65'	37.58'
C70	130.00'	36°31'35"	82.88'	42.90'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N17°50'11"W	77.18'
L2	S35°03'34"W	39.36'
L3	S22°30'33"W	26.80'
L4	S00°06'16"E	60.00'
L5	S89°56'01"E	40.96'
L11	N45°07'45"E	67.20'
L12	N86°07'47"E	68.25'
L38	N44°52'15"W	33.00'

BEARING TABLE	
RADIAL	BEARING
RB2	S81°14'07"W
RB3	S24°48'50"E
RB4	S45°46'56"E
RB5	N52°01'17"E
RB6	S10°46'00"E
RB7	S45°53'19"E
RB8	S79°17'03"E
RB9	S45°53'06"E
RB10	S46°08'07"E
RB11	S47°21'55"E
RB12	S50°22'41"E
RB13	S50°30'46"E
RB14	S53°39'34"E
RB15	S54°34'27"E
RB16	S01°00'13"W
RB17	S74°51'04"W
RB18	N35°03'34"E

**RIVER RANCH ON THE LITTLE SPOKANE**  
PLANNED UNIT DEVELOPMENT  
UNPLATTED PORTIONS OF THE W1/2 OF THE NE1/4, AND OF THE W1/2 OF SECTION 34, TOWNSHIP 28 NORTH, RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON

# FINAL PLAT RIVER RANCH ON THE LITTLE SPOKANE

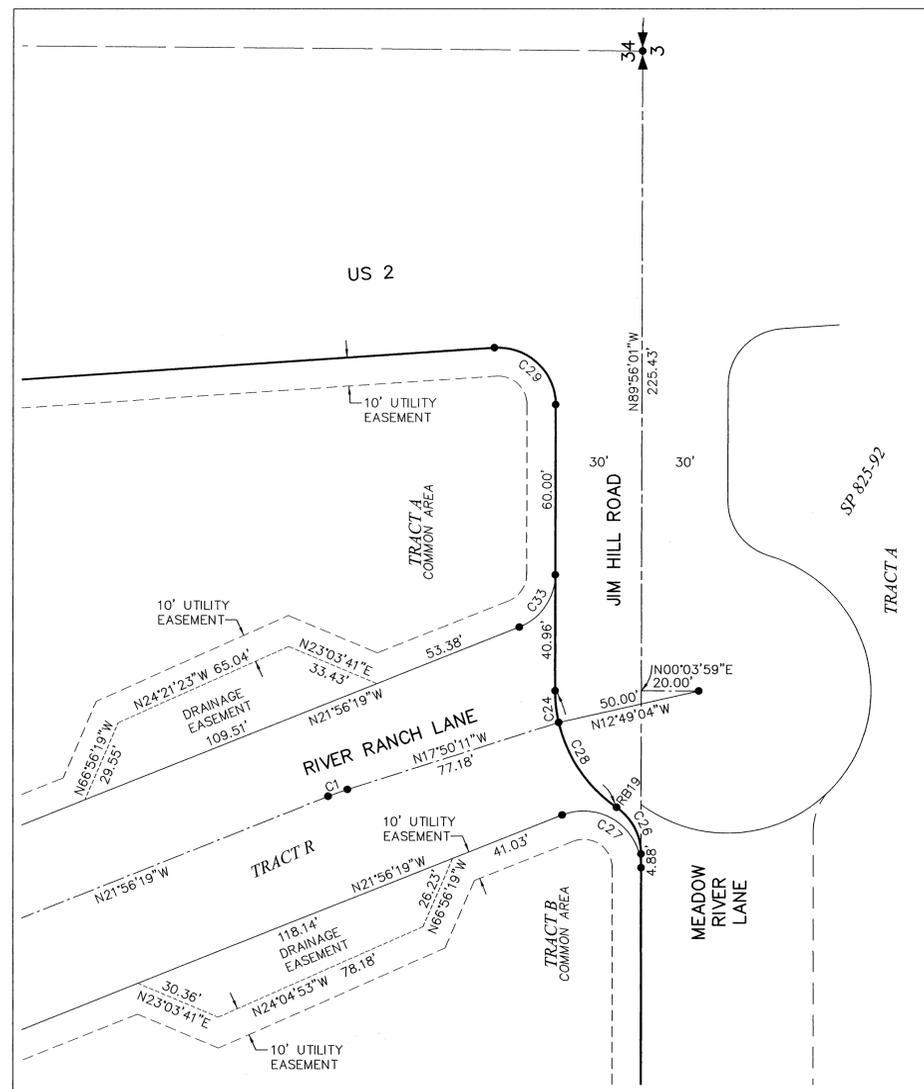
## PLANNED UNIT DEVELOPMENT

UNPLATTED PORTIONS OF THE W1/2 OF THE NE1/4, AND OF THE W1/2 OF SECTION 34, TOWNSHIP 28 NORTH, RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON

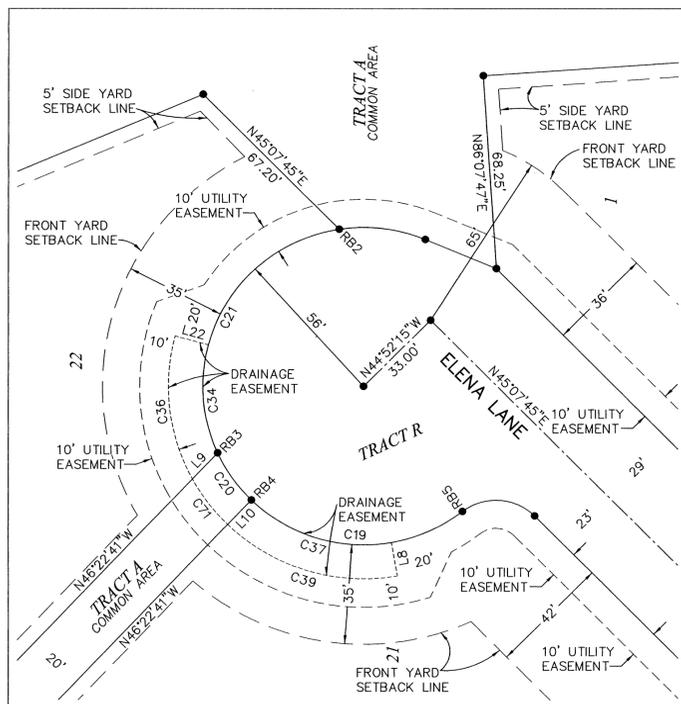
AUDITOR'S CERTIFICATE  
FILED FOR RECORD THIS 26<sup>TH</sup> DAY OF SEPTEMBER 2007 AT 1:44 P.M. IN BOOK 34 OF PLATS AT PAGE 35-38 AT THE REQUEST OF ADAMS & CLARK, INC.

(Signed) *[Signature]*  
County Auditor *[Signature]*

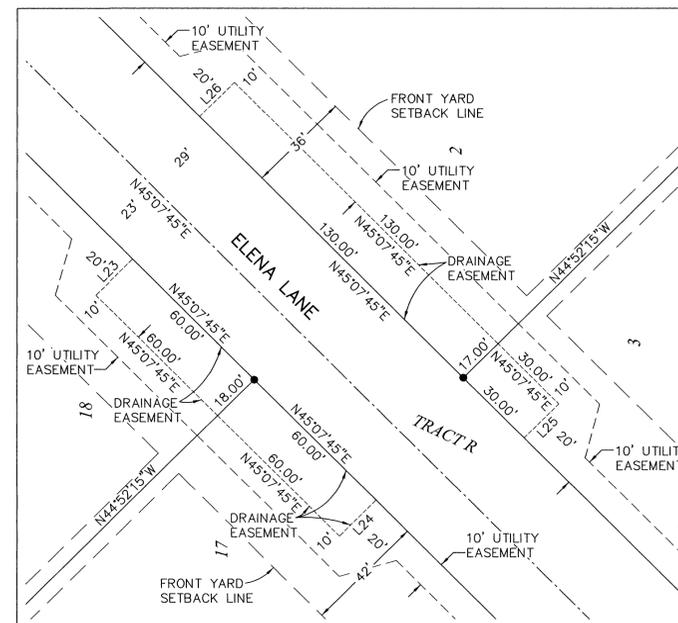
PLAT # 3960



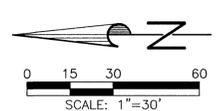
DETAIL A  
SCALE: 1"=30'



DETAIL C  
DRAINAGE EASEMENTS  
SCALE: 1"=30'



DETAIL D  
DRAINAGE EASEMENTS  
SCALE: 1"=30'



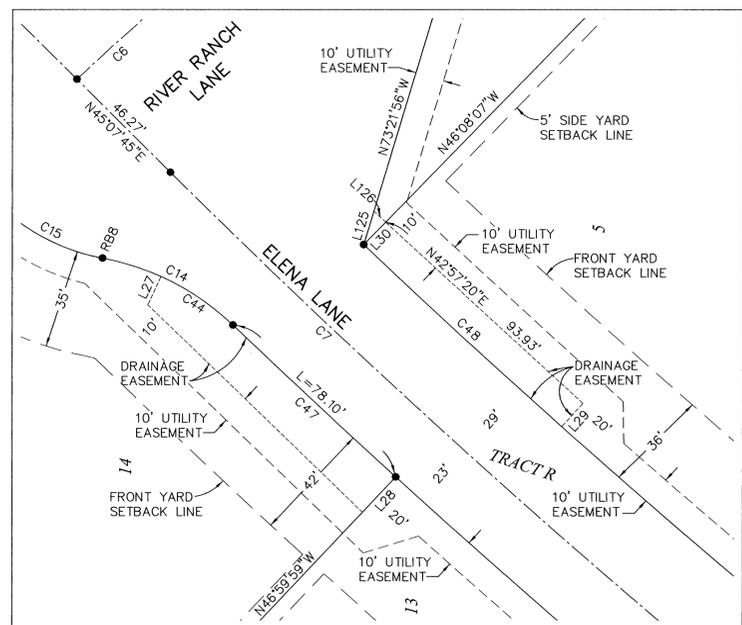
### LEGEND

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

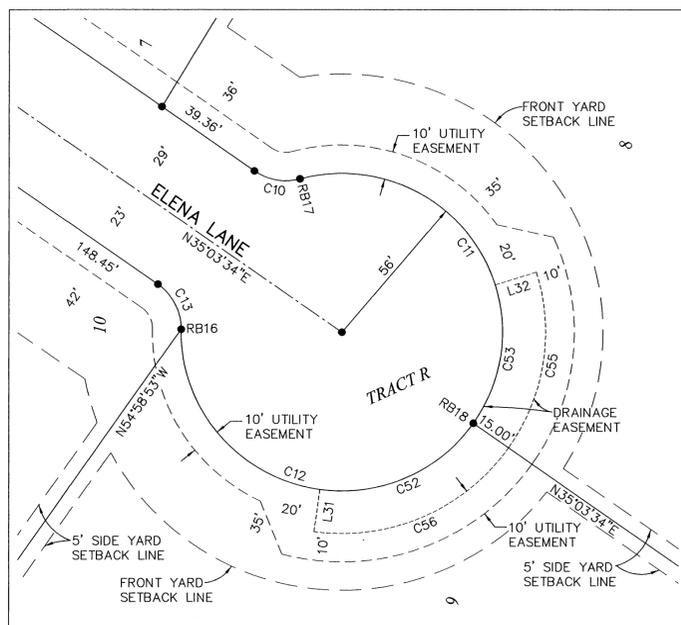
CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	100.00'	4°06'08"	7.16'	3.58'
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C13	19.00'	55°56'39"	18.55'	10.09'
C14	89.00'	33°23'57"	51.88'	26.70'
C15	71.00'	33°23'44"	41.38'	21.30'
C19	56.00'	82°11'47"	80.34'	48.85'
C20	56.00'	20°58'06"	20.49'	10.36'
C21	56.00'	106°02'57"	103.65'	74.38'
C24	50.00'	12°53'03"	11.24'	5.65'
C26	20.00'	55°09'00"	19.25'	10.44'
C27	20.00'	112°00'18"	39.10'	29.65'
C28	50.00'	55°09'00"	48.13'	26.11'
C29	20.00'	93°56'12"	32.79'	21.42'
C33	20.00'	67°59'42"	23.73'	13.49'
C34	56.00'	39°54'09"	39.00'	20.33'
C36	68.00'	43°50'52"	52.04'	27.37'
C37	56.00'	54°13'35"	53.00'	28.67'
C39	68.00'	54°07'16"	64.23'	34.74'
C44	89.00'	19°35'14"	30.43'	15.36'
C47	3023.00'	1°28'49"	78.10'	39.05'
C48	2971.00'	1°49'06"	94.28'	47.14'
C52	56.00'	62°43'20"	61.30'	34.13'
C53	56.00'	52°29'55"	51.31'	27.62'
C55	71.00'	52°29'55"	65.06'	35.01'
C56	71.00'	62°43'20"	77.72'	43.27'
C71	68.00'	17°07'41"	20.33'	10.24'
C72	298.73'	20°39'05"	107.67'	54.43'

BEARING TABLE	
RADIAL	BEARING
RB2	S81°14'07"W
RB3	S24°48'50"E
RB4	S45°46'56"E
RB5	N52°01'17"E
RB8	S79°17'03"E
RB16	S01°00'13"W
RB17	S74°51'04"W
RB18	N35°03'34"E
RB19	S55°05'01"E
RB25	N60°34'24"E
RB26	N39°55'19"E

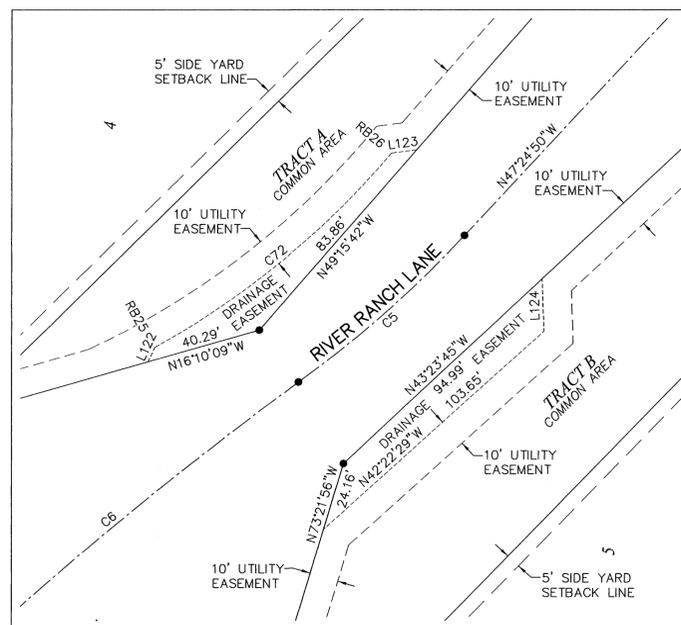
LINE TABLE		
LINE	BEARING	LENGTH
L8	S79°59'29"W (R)	12.00'
L9	N46°22'41"W	12.73'
L10	N46°22'41"W	12.00'
L22	N15°05'19"E (R)	12.00'
L23	N44°52'15"W	18.00'
L24	N44°52'15"W	18.00'
L25	N44°52'15"W	17.00'
L26	N44°52'15"W	17.00'
L27	N65°28'20"W (R)	11.00'
L28	S46°59'59"E	17.00'
L29	N47°57'13"W (R)	11.00'
L30	N46°08'07"W	11.00'
L31	N82°13'06"W (R)	15.00'
L32	N17°26'21"W (R)	15.00'
L122	S65°17'19"E	5.62'
L123	S07°36'43"E	8.81'
L124	S88°02'24"W	18.56'
L125	S73°21'56"E	12.27'
L126	N42°57'20"E	5.62'



DETAIL E  
DRAINAGE EASEMENTS  
SCALE: 1"=30'



DETAIL F  
DRAINAGE EASEMENT  
SCALE: 1"=30'



DETAIL I  
DRAINAGE EASEMENTS  
SCALE: 1"=30'

