

420300351

FINAL PLAT OF

RIVER WOOD ESTATES

PORTION OF SE1/4 OF NW1/4 OF SECTION 12, T26N, R42E, W.M.
SPOKANE COUNTY, WASHINGTON

SCALE: 1" = 50'

SHEET 1 OF 2

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 5th DAY
OF March 1992, AT 4:24 P.M., IN
BOOK 20 OF PLATS AT
PAGE 38 AT THE REQUEST OF
J. PAUL RAMER & ASSOCIATES, INC.
(142)
3063

TABLE OF RADIAL BEARINGS

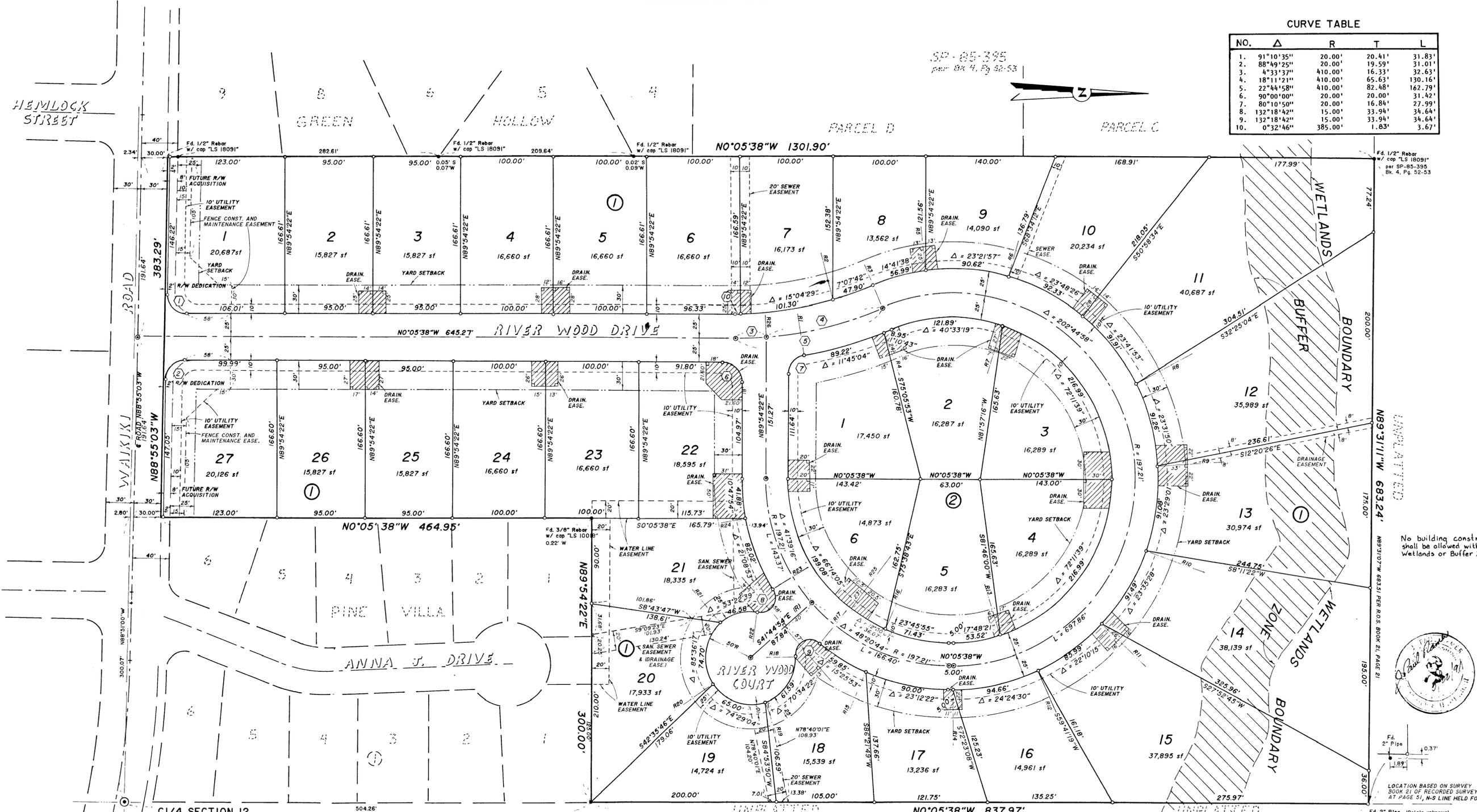
NO.	BEARING	NO.	BEARING
R1	S 80°05'12" W	R14	S 89°54'22" W
R2	S 74°17'07" W	R15	N 66°53'16" W
R3	N 67°09'24" E	R16	N 66°19'43" W
R4	S 68°20'08" E	R17	N 51°27'23" W
R5	N 81°55'03" E	R18	S 3°46'05" E
R6	S 74°47'01" W	R19	S 66°48'17" W
R7	S 72°17'17" E	R20	N 38°42'39" W
R8	S 27°16'42" E	R21	N 46°53'38" E
R9	S 37°44'52" E	R22	S 79°53'42" E
R10	S 19°44'09" W	R23	N 32°02'25" W
R11	S 43°19'37" W	R24	N 10°53'32" W
R12	S 65°29'52" W	R25	N 51°25'23" W
R13	S 72°06'01" W	R26	S 85°20'45" W

LEGEND

- INDICATES 1/2" REBAR AND CAP MARKED "LS 10018" UNLESS NOTED OTHERWISE
- INDICATES MONUMENTS FOUND AS NOTED
- SET MONUMENT (R/R SPIKE)
- ▨ DRAINAGE EASEMENT
- UTILITY EASEMENT
- YARD SETBACK LINE

CURVE TABLE

NO.	Δ	R	T	L
1.	91°10'35"	20.00'	20.41'	31.83'
2.	88°49'25"	20.00'	19.59'	31.01'
3.	4°33'37"	410.00'	16.33'	32.63'
4.	18°11'21"	410.00'	65.63'	130.16'
5.	22°44'58"	410.00'	82.48'	162.79'
6.	90°00'00"	20.00'	20.00'	31.42'
7.	80°10'50"	20.00'	16.84'	27.99'
8.	132°18'42"	15.00'	33.94'	34.64'
9.	132°18'42"	15.00'	33.94'	34.64'
10.	0°32'46"	385.00'	1.83'	3.67'



No building construction shall be allowed within wetlands or Buffer Zones.



LOCATION BASED ON SURVEY BOOK 21 OF RECORDED SURVEYS AT PAGE 51, W-S LINE HELD FOR DISTANCE

CI/4 SECTION 12
F.d. 3/8" Rebar R.P.s
18" Pine N76°E 42.47'
3/4" Pipe South 44.08'
"X" on Rock Wall N46°E 21.16'

BASIS OF BEARING

N0°05'38"W - westerly Plat Boundary per GREEN HOLLOW ADDITION as recorded in Spokane County Plat Book 16, at Page 29

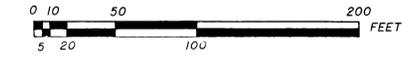
EQUIPMENT AND PROCEDURES

The survey performed hereon was by use of a 10 second theodolite, distance meter, survey tape and plumb bobs. The procedure was by field traverse. Closure was within legal limits.

UNPLATTED

N0°05'38"W 837.97'
BEARING HELD PARALLEL TO GREEN HOLLOW ACCORDING TO R.O.S. BOOK 21, PAGE 51. BEARING RELATES TO PLAT OF GREEN HOLLOW.

SCALE



TBM - 1701.80
USC & GS BM "21 WS 1948"
LOCATED 18' EAST, 18' SOUTH OF SPOKANE COUNTRY CLUB GATE ON TOP OF ROCK AND CEMENT CULVERT, CENTER OF HEADWALL

J. PAUL RAMER & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
N. 10115 NEWPORT HWY., SPOKANE, WASHINGTON 99208 (509) 467-5261

FINAL PLAT OF
RIVER WOOD ESTATES

PORTION OF SE1/4 OF NW1/4 OF SECTION 12, T26N, R42E, W.M.

SPOKANE COUNTY, WASHINGTON MARCH, 1992

SCALE: 1" = 50'

SHEET 2 OF 2

9203050351

Co Planning
From 5800

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 5th DAY OF
MAY, 1992, AT 4:24 P.M. IN BOOK 20 OF
PLATS AT PAGE 39 AT THE REQUEST OF
River Wood (2 of 2)
3063

DEDICATION

BE IT KNOWN BY THESE PRESENTS that RIVER WOOD DEVELOPMENT CORPORATION, a Washington corporation, have caused to be platted into lots the lands shown hereon to be known as RIVER WOOD ESTATES, and being legally described as follows:

All that certain real property situated in the SE1/4 of the NW1/4 of Section 12, T26 N, R 42 E, W.M., Spokane County, Washington, being particularly described as follows:

COMMENCING at the southeasterly corner of said SE1/4 of the NW1/4; thence from said point of commencement N 88°51'00" W, along the southerly line of said SE1/4 of the NW1/4, 300.07 feet; thence N 0°05'38" W 32.80 feet to the point of BEGINNING, said point also being on the northerly right-of-way line of Waikiki Road; thence from said point of beginning N 88°55'03" W, along said northerly right-of-way line of Waikiki Road, 383.29 feet; thence leaving said right-of-way line N 0°05'38" W, along the easterly line of GREEN HOLLOW ADDITION, as recorded in Book 16 at Page 29, Spokane County Book of Recorded Plats, and the northerly extension thereof, 1301.90 feet to a point on the northerly line of said SE1/4 of the NW1/4; thence S 89°31'11" E, along said northerly line of the SE1/4 of the NW1/4, 683.24 feet to the northeasterly corner of said SE1/4 of the NW1/4; thence S 0°05'38" E, along the easterly line of said SE1/4 of the NW1/4, a distance of 837.97 feet to the northeasterly corner of PINE VILLA ADDITION, as recorded in Book 7 at Page 76, Spokane County Book of Recorded Plats; thence S 89°54'22" W, along the northerly line of said PINE VILLA ADDITION, 300.00 feet; thence S 0°05'38" E, along the westerly line of said PINE VILLA ADDITION, 464.95 feet to the point of beginning.

1. No more than one (1) dwelling structure shall be placed on any lot, nor shall any lot be further subdivided for the purpose of creating additional lots, ownerships, or building sites without first filing and receiving approval of a replat.
2. Side yard and rear yard setbacks shall be determined at the time building permits are requested unless these setbacks are specifically drafted on this final plat. The setbacks indicated on this plat may be varied from if proper zoning approvals are obtained.
3. The public water system, pursuant to the Water Plan approved by the county and state health authorities, the local fire protection district, County Building and Safety Department, and water purveyor shall be installed within this plat, and the subdivider/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.
4. The platlor hereby dedicates forever the street rights-of-way shown hereon for public road purposes.
5. Development within this subdivision shall conform to the requirements of the National Flood Insurance Program and the Spokane County Flood Zone Ordinance. Purchasers of the property within this subdivision are warned of a 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 the special flood hazard. This condition is applicable to driveway approaches, driveways, and private roads constructed on the site for access.
6. No direct access shall be allowed from lots to Waikiki Road.

7. The owner(s) or successor(s) in interest agree to authorize the County to place their name(s) on a petition for the formation of a Road Improvement District (RID) by the petition method pursuant to RCW 36.88, which petition includes the owner's property, and further not to object, by the signing of a ballot, to the formation of an RID by the resolution method pursuant to RCW 36.88, which resolution includes the owner's property. If an RID is formed by either the petition or resolution method as provided for in RCW 36.88, the owner(s) or successor(s) further agree: (a) that the improvement(s) or construction contemplated within the proposed RID is feasible; (b) 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, exceed the cost and expense of formation of the RID; and (c) that the property within the proposed RID is sufficiently developed. PROVIDED further that the owner(s) or 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 RCW 36.88, and to appeal to the Superior Court the decision of the Board of County Commissioners affirming the final assessment roll. It is further agreed that at such time as an RID is created or any Road Improvement Project is sanctioned by Spokane County, the improvements required (curb, sidewalk, drainage control, and paving) will be at the sole expense of the undersigned owner(s) their heirs, grantees, and assigns without participation by Spokane County. The RID waiver contained in this agreement shall expire after ten (10) years from the date of execution below. However, the owner(s) or successor(s) agree that if said RID waiver expires without construction of the required improvements, the owner(s) or successor(s) agree to construct the improvements at their own expense, pay to Spokane County the then estimated cost of the required improvements to enable the County to complete the same, or furnish a bond or other secure method suitable to the County (which may include the execution of another RID waiver agreement) providing for or securing to the County the actual construction of the improvements. All of the requirements of this agreement shall run with the land and shall be binding upon the owner(s), their successor(s), or assign(s). This provision is applicable to Waikiki Road.
8. The owner(s) or successor(s) in interest agree to join in any County approved stormwater management program and to pay such rates and charges as may be fixed through public hearings for service or benefit obtained by the planning, design, constructing, maintaining, or operation of stormwater control facilities.
9. The owner(s) or successor(s) in interest agree to authorize the County to place their name(s) on a petition for the formation of a ULID by petition method pursuant to RCW 36.94, which petition includes the owner's property; and further not to object by the signing of a protest petition against the formation of a ULID by resolution method pursuant to RCW 36.94 which resolution includes the owner's property. PROVIDED, this condition shall not prohibit the owner(s) or successor(s) from objecting to any assessments on the property as a result of improvements called for in conjunction with the formation of a ULID by either petition or resolution method under RCW 36.94.
10. Each new dwelling unit shall be double-plumbed for connection to future areawide collection systems.
11. Use of private wells and water systems is prohibited.
12. Subject to specific application approval and issuance of permits by the Health Officer, the use of on-site sewage systems may be authorized. Note: Special construction requirements may be necessary for the installation of on-site sewage disposal systems.
13. Drainage easements as platted and shown hereon, which are for the purpose of installing, operating, and maintaining drainage swales and drainage facilities to dispose of runoff, are hereby granted. The County of Spokane is hereby granted the right of ingress and egress to all drainage easements adjacent to the public right-of-way. The property owner shall maintain the drainage swale with a permanent live cover of lawn turf, with optional shrubbery and/or trees, which do not obstruct the flow and percolation of storm water in the drainage swale as indicated by the approved plans.
14. The owners of all lots shall be held responsible for keeping open and maintaining the path of the natural or man-made drainage flow over and across the property.
15. The property owner or his representative shall inform each succeeding purchaser of all drainage easements on the property and his responsibility for maintaining drainage facilities within said easements.
16. Spokane County does not accept the responsibility of maintaining the drainage course on private lots within drainage easements or floodplain areas, nor the responsibility for any drainage, 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.
17. Building construction is prohibited on the following lots, Lot 9 + 22-27, Block 1, and Lots 1-6, Block 2, until such time as the entire subdivision is connected to public sewer.
18. Subject to private covenants recorded on Jan 15, 1992 under Auditor's Document No. 9201150309, which by reference is made a part hereof.

IN WITNESS WHEREOF the aforementioned persons do hereby affix their signatures.

James V. Farrow
For: RIVER WOOD DEVELOPMENT CORPORATION
Title: President Date: 1-16-92

ACKNOWLEDGEMENT

State of Washington)
County of Spokane)
I certify that I know or have satisfactory evidence that James V. Farrow signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the President of RIVER WOOD DEVELOPMENT CORPORATION to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.
Dated: Jan 16, 1992.

Notary: Barney K. Ramer
My appointment expires: 6-14-92



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.

J. Paul Ramer 5/23/92
J. PAUL RAMER, P.E. & L.S.
Certificate #10018



COUNTY ENGINEER

Examined and approved this 2nd day of Feb, 1992.

R. Adamson
COUNTY ENGINEER

COUNTY ASSESSOR

Examined and approved this 2 day of March, 1992.

George Butte
DEPUTY COUNTY ASSESSOR

COUNTY UTILITIES DIRECTOR

Examined and approved this 28th day of FEBRUARY, 1992.

William D. Delt
DIRECTOR, COUNTY UTILITIES

COUNTY HEALTH DISTRICT

Examined and approved this 2nd day of March, 1992.

Steven P. Holden, P.S.
SPOKANE COUNTY HEALTH DISTRICT

COUNTY PLANNING DEPARTMENT

Examined and approved this 3rd day of MARCH, 1992.

W. J. Hubbard
COUNTY PLANNING DIRECTOR

COUNTY TREASURER

I hereby certify that the required taxes on the hereon platted land have been fully paid this 3rd day of March, 1992.

P. S. Culler
SPOKANE COUNTY TREASURER

COUNTY COMMISSIONERS

Examined and approved this 3 day of MARCH, 1992.

John R. B. Brien
CHAIRPERSON, BOARD OF COMMISSIONERS