

FINAL PLAT RIVER'S EDGE ESTATES A PORTION OF THE NW1/4 OF SECTION 12 TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M. SPOKANE COUNTY, WASHINGTON SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT ROBERT TOWNSEND CONSTRUCTION INC., A WASHINGTON CORPORATION, CANYON CONSTRUCTION NW INC., A WASHINGTON CORPORATION, AND RIVERBANK, HAVE CAUSED TO BE PLATTED INTO LOTS THAT PORTION OF LAND LOCATED IN THE NW 1/4 OF SECTION 12, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M., TO BE KNOWN AS RIVER'S EDGE ESTATES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 12; THENCE SOUTH 88°51' EAST ALONG THE CENTER LINE OF SAID SECTION 12, 773.42 FEET; THENCE NORTH 1°05' EAST, 30.90 FEET TO THE NORTH RIGHT OF WAY LINE OF WAIKIKI ROAD, THE POINT OF BEGINNING; THENCE CONTINUING NORTH 1°05' EAST, 563.36 FEET TO A POINT 66 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12; THENCE SOUTH 89°09'30" EAST, PARALLEL TO SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 140 FEET; THENCE SOUTH 1°05' WEST, 563.95 FEET TO THE NORTH RIGHT OF WAY LINE OF WAIKIKI ROAD; THENCE NORTH 88°55' WEST ALONG SAID NORTH RIGHT OF WAY LINE OF WAIKIKI ROAD 140 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 12; THENCE SOUTH 88°51' EAST ALONG THE CENTER LINE OF SAID SECTION 12, A DISTANCE OF 778.42 FEET; THENCE NORTH 01°07'13" EAST, A DISTANCE OF 181.87 FEET; THENCE SOUTH 85°55'01" EAST, A DISTANCE OF 134.98 FEET TO THE WEST BOUNDARY OF STONEHEDGE ADDITION; THENCE SOUTH 01°06'55" WEST ALONG SAID STONEHEDGE ADDITION BOUNDARY, A DISTANCE OF 181.87 FEET TO THE NORTH RIGHT OF WAY LINE OF WAIKIKI ROAD; THENCE NORTH 88°55'01" WEST ALONG SAID NORTH RIGHT OF WAY LINE OF WAIKIKI ROAD, A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING

TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY QUARTER CORNER OF SAID SECTION 12; THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 88°51' EAST, ALONG THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 773.42 FEET; THENCE LEAVING SAID LINE NORTH 1°05' EAST, 30.90 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WAIKIKI ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING NORTH 88°51' WEST, ALONG SAID RIGHT OF WAY LINE, 186.32 FEET; THENCE LEAVING SAID LINE NORTH 1°05' EAST, 100.68 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, THROUGH A CENTRAL ANGLE OF 29°31'26" AND AN ARC DISTANCE OF 115.94 FEET; THENCE LEAVING SAID CURVE NORTH 37°14' WEST, 413.73 FEET; THENCE NORTH 60°31' EAST, 159.17 FEET; THENCE NORTH 43°46' EAST, 155.00 FEET; THENCE SOUTH 0°46' WEST, 168.17 FEET; THENCE SOUTH 89°09'30" EAST, 171.49 FEET, MORE OR LESS, TO A POINT WHICH BEARS NORTH 1°05' EAST, FROM THE POINT OF BEGINNING; THENCE SOUTH 1°05' WEST, 563.61 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

ALSO THAT PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY QUARTER CORNER OF SAID SECTION 12; THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 88°51' EAST, ALONG THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 773.42 FEET; THENCE LEAVING SAID LINE NORTH 1°05' EAST, 30.90 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WAIKIKI ROAD; SAID POINT BEING THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING NORTH 88°51' WEST, ALONG SAID RIGHT OF WAY LINE, 186.32 FEET; THENCE LEAVING SAID LINE NORTH 1°05' EAST, 100.68 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, THROUGH A CENTRAL ANGLE OF 29°31'26" AND AN ARC DISTANCE OF 115.94 FEET; THENCE LEAVING SAID CURVE NORTH 37°14' WEST, 413.73 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 60°31' EAST, 159.17 FEET; THENCE NORTH 43°46' EAST, 155 FEET TO A POINT WHICH LIES 60 FEET WESTERLY OF THE WESTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE NORTH 88°57' WEST, 572.09 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID WAIKIKI ROAD; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE, 45 FEET; THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO THE TRUE POINT OF BEGINNING.

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'S EDGE ESTATES HOMEOWNERS ASSOCIATION.

ALL DRAINAGE TRACTS ARE HEREBY DEDICATED TO THE RIVER'S EDGE ESTATES HOMEOWNERS ASSOCIATION 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 LOTS WITHIN THIS PLAT ARE SUBJECT TO THE RECOMMENDATIONS REGARDING BASEMENTS FOUND IN THE GEOTECHNICAL STUDY DATED FEBRUARY 23, 2009, PREPARED BY ALLWEST TESTING AND ENGINEERING, RECORDED UNDER AUDITORS DOCUMENT NUMBER 5761403 WHICH BY REFERENCE BECOMES PART OF THIS DOCUMENT.

THE DRAINAGE EASEMENTS, LOTS, COMMON AREAS AND TRACTS ARE SUBJECT TO THE SEPARATE DRAINAGE DECLARATION OF COVENANT AS RECORDED FEBRUARY 23, 2009 UNDER AUDITOR'S DOCUMENT NO. 5761404 THAT BY REFERENCE IS MADE A PART HEREOF.

THE PRIVATE ROADS AND/OR COMMON AREAS CANNOT BE SOLD OR TRANSFERRED, AND SHALL BE CONSIDERED SUBSERVIENT ESTATES FOR TAX PURPOSES TO THE OTHER LOTS CREATED HEREIN.

THE STATUS OF THE AREAS DESIGNATED AS SUBSERVIENT ESTATES FOR TAX PURPOSES CANNOT BE CHANGED WITHOUT FILING A REPLAT.

THE PRIVATE ROADS, AS SHOWN HEREON, ARE EASEMENTS WHICH PROVIDE A MEANS INGRESS AND EGRESS FOR THOSE LOTS WITHIN THE PLAT HAVING FRONTAGE THEREON.

THE COUNTY OF SPOKANE IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS TO ALL PRIVATE ROADS, COMMON AREAS AND/OR DRAINAGE EASEMENTS.

THE PRIVATE ROADS AND DRAINAGE EASEMENTS ARE SUBJECT TO THE SEPARATE DECLARATION OF COVENANT AS RECORDED FEBRUARY 23rd, 2009 UNDER AUDITOR'S DOCUMENT NO. 5761405 WHICH BY REFERENCE IS MADE A PART HEREOF.

THE 5 FOOT SIDEWALK EASEMENT SHOWN HEREON IS HEREBY GRANTED TO THE RIVER'S EDGE ESTATES HOMEOWNER'S ASSOCIATION.

THE PERPETUAL EASEMENT GRANTED TO SPOKANE COUNTY, ITS SUCCESSORS AND ASSIGNS IS FOR THE SOLE PURPOSE OF CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING, ALTERING, REPLACING, REMOVING, AND ALL OTHER USES OR PURPOSES WHICH ARE OF MAY BE RELATED TO A SEWER SYSTEM. SPOKANE COUNTY, ITS SUCCESSORS AND ASSIGNS AT ALL TIMES HEREINAFTER, AT THEIR OWN COST AND EXPENSE, MAY REMOVE ALL CROPS, BRUSH, GRASS OR TREES THAT MAY INTERFERE WITH THE CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING, ALTERING, REPLACING, REMOVING AND ALL OTHER USES OR PURPOSES WHICH ARE OR MAY BE RELATED TO A SEWER SYSTEM. THE GRANTOR(S) RESERVES THE RIGHT TO USE AND ENJOY THAT PROPERTY WHICH IS THE SUBJECT OF THIS EASEMENT FOR PURPOSES WHICH WILL NOT INTERFERE WITH THE COUNTY'S FULL ENJOYMENT OF THE RIGHTS HEREBY GRANTED; PROVIDED, THE GRANTOR(S) SHALL NOT ERRECT OR CONSTRUCT ANY BUILDING OR OTHER STRUCTURE OR DRILL ON THE EASEMENT, OR DIMINISH OR SUBSTANTIALLY ADD TO THE GROUND COVER OVER THE EASEMENT. THE EASEMENT DESCRIBED HEREIN ABOVE IS TO AND SHALL RUN WITH THE LAND.

A PUBLIC SEWER SYSTEM WILL BE MADE AVAILABLE FOR THE PLAT, AND INDIVIDUAL SEWER SERVICES WILL BE PROVIDED TO EACH LOT PRIOR TO SALE. THE USE OF INDIVIDUAL ON-SITE DISPOSAL SYSTEMS SHALL NOT BE AUTHORIZED.

PUBLIC SEWERS SHALL BE CONSTRUCTED TO PROVIDE FOR THE CONNECTION OF EACH PARCEL TO THE COUNTY'S SYSTEM OF SEWERAGE. USES ON PROPERTIES WITHIN THE PROJECT SHALL BE REQUIRED TO CONNECT TO THE SEWER AND PAY APPLICABLE CHARGES PER THE COUNTY SEWER ORDINANCE. SEWER CONNECTION PERMITS SHALL BE REQUIRED.

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, COUNTY DEPARTMENT OF BUILDING & PLANNING AND 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.

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, 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 IF THE MAINTENANCE OF THE PRIVATE ROAD AS PROVIDED HEREBY.

THE PRIVATE ROADS AND/OR COMMON AREAS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE RIVER'S EDGE ESTATES HOMEOWNER'S ASSOCIATION, WHICH WAS CREATED BY THE DOCUMENT RECORDED FEBRUARY 9, 2009, UNDER STATE U.B.I. NO. 602-897-300.

A PORTION OF LOTS 12 AND 13 HAVE SLOPES GREATER THAN OR EQUAL TO 30% WITHIN THEIR BOUNDARY AND ARE AFFECTED BY GEO-HAZARDS.

THIS PLAT SHALL REQUIRE COMPLIANCE WITH THE HABITAT MANAGEMENT PLAN DATED MARCH 2008, CONDUCTED BY BIOLOGY, SOIL & WATER, INC.

THIS PLAT CONTAINS CATEGORY II AND CATEGORY III WETLANDS AS IDENTIFIED IN THE HABITAT MANAGEMENT PLAN, DATED MARCH 2008, CONDUCTED BY BIOLOGY, SOIL & WATER, INC. ANY USES OR ACTIVITIES ALLOWED WITHIN THE WETLAND AREAS AND REQUIRED BUFFERS SHALL BE CONSISTENT WITH THE SPOKANE COUNTY CRITICAL AREAS ORDINANCE.

THE WETLANDS DELINEATED ON THE SITE ARE CONSIDERED SHORELINES OF THE STATE, AND ARE SUBJECT TO REGULATION UNDER THE SPOKANE COUNTY SHORELINES PRIORITY PROGRAM.

THIS PLAT SHALL REQUIRE COMPLIANCE WITH THE WHITE TAIL DEER PRIORITY WILDLIFE HABITAT AS OUTLINED IN THE HABITAT MANAGEMENT PLAN, DATED MARCH 2008 AS CONDUCTED BY BIOLOGY, SOIL & WATER, INC.

THE BORDER EASEMENT AS SHOWN HEREON IS HEREBY GRANTED TO SPOKANE COUNTY AND ITS AUTHORIZED AGENTS, AND TO THE PUBLIC FOR ROAD PURPOSES, INCLUDING BUT NOT LIMITED TO CURBS, SIDEWALKS, DRAINAGE, SIGNAGE, AND OTHER USAGE DEEMED NECESSARY BY THE SPOKANE COUNTY ENGINEER FOR THE SAFETY AND WELFARE OF THE PUBLIC. NO FENCE OR PORTION THEREOF WILL BE CONSTRUCTED WITHIN SAID EASEMENT WITHOUT PERMISSION OF THE SPOKANE COUNTY ENGINEER, NOR WILL ANY OBJECTS BE PLACED IN SAID EASEMENT THAT WOULD OBSTRUCT THE SIGHT DISTANCE NECESSARY FOR SAFE AND EFFICIENT VEHICULAR MOVEMENTS. ANY OTHER EASEMENTS GRANTED OR DEDICATED WITHIN THE BORDER EASEMENT AREA WILL BE SUBORDINATE TO THE RIGHTS CREATED BY THIS EASEMENT AND ARE SUBJECT TO THE SPOKANE COUNTY PERMIT PROCESS PRIOR TO USAGE.

UTILITY EASEMENTS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED FOR 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 OVER INSTALLED UNDERGROUND FACILITIES, THE RIGHT TO TRIM AND/OR REMOVE TREES, BUSHES, LANDSCAPING AND THE RIGHT TO PROHIBIT STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE, AND SAFE OPERATION OF SAME. THIS PROVISION SHALL NOT PROHIBIT FENCES OR ANY LATERAL CROSSING OF THE EASEMENT STRIPS WITH WATER OR SEWER LINES. SHOULD THE EXCAVATED UTILITY TRENCHES EXTEND 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 SERVING UTILITIES ARE ALSO GRANTED ACCESS TO MAKE LATERAL CROSSINGS OVER AND THROUGH THE DEDICATED BORDER EASEMENTS WHICH WILL BE SUBORDINATE TO THE COUNTY ENGINEER'S RIGHTS.

THE PRIVATE ROAD AND DRIVEWAY AS SHOWN HEREON ARE DEDICATED FOR UTILITY PURPOSES IN ADDITION TO INGRESS AND EGRESS.

NO DIRECT ACCESS SHALL BE ALLOWED FROM LOT 1 TO WAIKIKI ROAD, UNTIL SUCH TIME AS AUTHORIZED BY THE COUNTY ENGINEER.

SLOPE EASEMENTS AS NECESSARY FOR THE CONSTRUCTION OR RECONSTRUCTION OF WAIKIKI ROAD ARE HEREBY GRANTED TO SPOKANE COUNTY.

ACKNOWLEDGMENT

IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED HIS/HER NAME TO BE HEREUNTO SUBSCRIBED THIS 2 DAY OF March, 2009.

ROBERT TOWNSEND CONSTRUCTION, INC. A WASHINGTON CORPORATION BY Robert Townsend, Its President By Russell Augli, His Attorney in Fact ACKNOWLEDGMENTS



STATE OF WASHINGTON ) California ) COUNTY OF SPOKANE ) Santa Barbara )

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT INEZ C. ALSTON IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President OF ROBERT TOWNSEND CONSTRUCTION, INC. A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH COMPANY, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

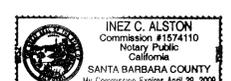
DATED THIS 2 DAY OF March, 2009 Inez C. Alston, Notary Public, California, My Commission Expires 4-26-2010



ACKNOWLEDGMENT

IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED HIS/HER NAME TO BE HEREUNTO SUBSCRIBED THIS 2 DAY OF March, 2009.

CANYON CONSTRUCTION NW, INC. A WASHINGTON CORPORATION BY Russell Augli, Its President ACKNOWLEDGMENTS



STATE OF WASHINGTON ) California ) COUNTY OF SPOKANE ) Santa Barbara )

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT INEZ C. ALSTON IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President OF CANYON CONSTRUCTION NW, INC. A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH COMPANY, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 2 DAY OF March, 2009 Inez C. Alston, Notary Public, California, My Commission Expires 4-26-2010

IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED HIS/HER NAME TO BE HEREUNTO SUBSCRIBED THIS 4 DAY OF March, 2009. RIVERBANK, BY [Signature] ITS SCO/EVP ACKNOWLEDGMENTS

STATE OF WASHINGTON ) ) COUNTY OF SPOKANE ) )

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT STEVE MATH IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SCO/EVP OF RIVERBANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH COMPANY, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 4th DAY OF March, 2009 Steve Math, Notary Public, Washington, My Commission Expires 7/30/10



SURVEYOR'S CERTIFICATE

I, TERRY P. IRWIN, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WASHINGTON; THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION; THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND ACTUALLY SURVEYED; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AS SHOWN; AND THAT THIS PLAT CONFORMS IN ALL RESPECTS TO THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.

TERRY P. IRWIN, P.L.S. CERTIFICATE NO. 26401

MARCH 11, 2009 DATE

SPOKANE COUNTY AUDITOR FILED FOR RECORD BY ROBERT TOWNSEND CONSTRUCTION THIS 25th DAY OF MARCH 2009 AT 21 MINUTES PAST 4 O'CLOCK P.M.; AND RECORDED IN BOOK 35 OF PLATS AT PAGE(S) 60-61 RECORDS OF SPOKANE COUNTY, WASHINGTON.

William Anderson, Spokane County Auditor - Deputy

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 25 day of March 2009. [Signature] Spokane County Treasurer

SPOKANE COUNTY ASSESSOR

Examined and approved this 24th day of March 2009. [Signature] Spokane County Assessor

SPOKANE COUNTY DIVISION OF ENGINEERING & ROADS

Examined and approved this 13th day of March 2009. [Signature] Spokane County Engineer

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 16th day of March 2009. [Signature] Spokane County Division of Utilities

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

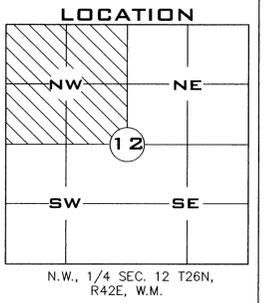
Examined and approved this 17th day of March 2009. [Signature] Director/Designer

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 24th day of March 2009. [Signature] Spokane Regional Health Officer

SPOKANE COUNTY COMMISSIONERS

Examined and approved this 20th day of March 2009. [Signature] Commissioner



IWCE WHIPPLE CONSULTING ENGINEERS CIVIL AND TRANSPORTATION ENGINEERING 2528 N. SULLIVAN ROAD SPOKANE VALLEY, WASHINGTON 99216 PH: 509-893-2617 FAX: 509-898-9227

# FINAL PLAT ALTERATION OF RIVER'S EDGE ESTATES

(RECORDED IN BOOK 35 OF PLATS, PAGES 60 AND 61)  
A PORTION OF THE NW 1/4 SECTION 12  
TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.  
SPOKANE COUNTY, WASHINGTON  
ORIGINAL RECORDING # 977215

**SPOKANE COUNTY AUDITOR**  
FILED FOR RECORD BY Canyon Construction  
THIS 7 DAY OF OCTOBER 2009 AT 53  
MINUTES PAST 11 O'CLOCK A.M. AND RECORDED IN  
BOOK 35 OF PLATS AT PAGE(S) 60 & 61 RECORDS OF  
SPOKANE COUNTY, WASHINGTON.

*Rebecca Johnson-deputy*  
SPOKANE COUNTY AUDITOR  
Plat #4066

**SPOKANE COUNTY DIVISION  
OF ENGINEERING & ROADS**  
EXAMINED AND APPROVED THIS 30<sup>TH</sup> DAY OF  
SEPTEMBER 2009  
*[Signature]*  
SPOKANE COUNTY ENGINEER

**SPOKANE COUNTY DEPARTMENT  
OF BUILDING AND PLANNING**  
EXAMINED AND APPROVED THIS 6<sup>TH</sup> DAY OF  
OCTOBER 2009  
*[Signature]*  
DIRECTOR/DESIGNEE

**SPOKANE COUNTY COMMISSIONERS**  
EXAMINED AND APPROVED THIS 6<sup>TH</sup> DAY OF  
OCTOBER 2009  
*[Signature]*  
COMMISSIONER

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENT THAT ROBERT TOWNSEND CONSTRUCTION INC., A WASHINGTON CORPORATION, CANYON CONSTRUCTION NW INC., A WASHINGTON CORPORATION, AND RIVERBANK, HAVE CAUSED TO BE ALTERED THAT PORTION OF LAND LOCATED IN THE NW 1/4 OF SECTION 12, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M., TO BE KNOWN AS THE FINAL PLAT ALTERATION OF RIVER'S EDGE ESTATES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 12, RIVER'S EDGE ESTATES, AS PER PLAT RECORDED IN VOLUME 35 OF PLATS, PAGES 60 AND 61, RECORDS OF SPOKANE COUNTY;

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

ALL DEDICATED EASEMENTS ACCORDING TO THE PLAT OF RIVER'S EDGE ESTATES ARE UNCHANGED EXCEPT FOR THE DRAINAGE EASEMENT ON LOT 12.

ALL CONDITIONS AND DEDICATION LANGUAGE ON THE PLAT OF RIVER'S EDGE ESTATES ARE UNCHANGED.

**ACKNOWLEDGMENT**  
IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED HIS/HER NAME TO BE HEREUNTO SUBSCRIBED THIS 28<sup>TH</sup> DAY OF September 2009.

ROBERT TOWNSEND CONSTRUCTION, INC. A WASHINGTON CORPORATION  
BY *[Signature]* ITS PRESIDENT

ACKNOWLEDGMENTS  
STATE OF WASHINGTON )  
                                  ) SS  
COUNTY OF SPOKANE )

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT *Robert Townsend* IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE *President* OF ROBERT TOWNSEND CONSTRUCTION, INC. A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH COMPANY, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 28<sup>TH</sup> DAY OF September 2009.

*[Signature]*  
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE COUNTY MY COMMISSION EXPIRES 10/13/12



**ACKNOWLEDGMENT**  
IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED HIS/HER NAME TO BE HEREUNTO SUBSCRIBED THIS 28<sup>TH</sup> DAY OF September 2009.

CANYON CONSTRUCTION NW, INC. A WASHINGTON CORPORATION  
BY *[Signature]* ITS PRESIDENT  
*[Signature]* : His Attorney In Fact

ACKNOWLEDGMENTS  
STATE OF WASHINGTON )  
                                  ) SS  
COUNTY OF SPOKANE )

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT *Robert Townsend* IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE *President* OF CANYON CONSTRUCTION NW, INC. A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH COMPANY, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 28<sup>TH</sup> DAY OF September 2009.

*[Signature]*  
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE COUNTY MY COMMISSION EXPIRES 10/13/12



**ACKNOWLEDGMENT**  
IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED HIS/HER NAME TO BE HEREUNTO SUBSCRIBED THIS 28<sup>TH</sup> DAY OF September 2009.

RIVERBANK  
BY *[Signature]* ITS EVP

ACKNOWLEDGMENTS  
STATE OF WASHINGTON )  
                                  ) SS  
COUNTY OF SPOKANE )

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT *Dean Bellamy* IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE *EVP* OF RIVERBANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH COMPANY, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 28<sup>TH</sup> DAY OF September 2009.

*[Signature]*  
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE COUNTY MY COMMISSION EXPIRES 10/13/12



**EQUIPMENT & PROCEDURES**  
THIS SURVEY WAS PERFORMED WITH A TOPCON "HYPER" RTK GPS SYSTEM AND A 5-SECOND TOPCON OPT 300SLW TOTAL STATION THEODOLITE USING FIELD TRAVERSE PROCEDURES ACHIEVING MINIMUM CLOSURE STANDARDS PER WAC 332-130-090, WAC 332-130-100.

**PLAT DATA**  
TOTAL PLAT ALTERATION GROSS AREA - 20,141 S.F.  
TOTAL PLAT ALTERATION NET AREA - 20,141 S.F.  
OLD DRAINAGE EASEMENT-4,131 S.F.  
NEW DRAINAGE EASEMENT-3,023 S.F.

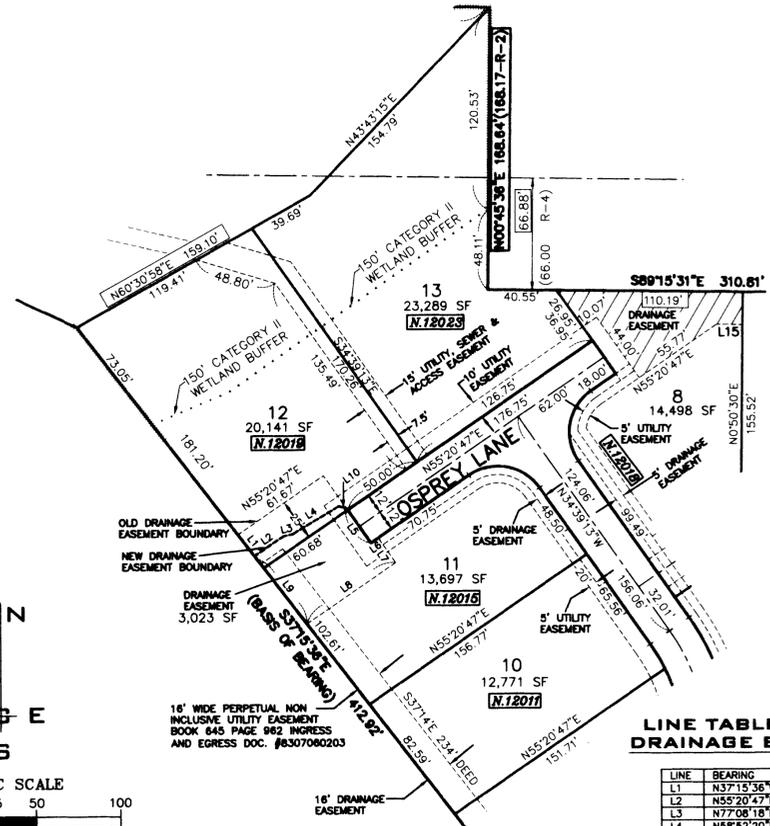
**RECORD DOCUMENTS**  
(R1) PLAT OF RIVER'S EDGE ESTATES DATED MARCH 25, 2009, RECORDED IN BOOK 35 OF PLATS, PAGE 60 & 61.  
(R2) RECORD OF SURVEY BY SARGENT RAMER & ASSOCIATES DATED OCTOBER 13, 1981, RECORDED IN BOOK 26, PAGE 9.  
(R4) PLAT OF STONEHEDGE ADDITION SUBDIVISION DATED JANUARY 20, 1977, RECORDED IN PLAT BOOK 12, PAGE 99.

**BASIS OF BEARINGS**  
THE BEARING OF S37°15'36"E LOCATED ALONG THE WEST LINE OF LOTS 9, 10, 11 & 12 AS SHOWN ON THE FINAL PLAT OF RIVER'S EDGE ESTATES AND RECORDED IN BOOK 35 OF PLATS, PAGES 60 & 61, WAS USED FOR THE BASIS OF BEARING OF THIS PLAT.

**LEGEND**  
ROW RIGHT-OF-WAY  
YPC YELLOW PLASTIC CAP  
(R) RADIAL BEARING  
[7234] LOT ADDRESS  
WHITE TAIL DEER HABITAT  
WETLAND BUFFER  
30% SLOPE AREA BOUNDARY

**PURPOSE OF ALTERATION**  
THE PURPOSE OF THIS PLAT ALTERATION IS TO CHANGE THE SIZE OF THE DRAINAGE EASEMENT ON LOT 12 TO INCREASE THE SIZE OF THE BUILDABLE AREA.

- NOTES**
- DEEDS AND EASEMENT INFORMATION OBTAINED FROM COMMONWEALTH LAND TITLE INSURANCE COMPANY FILE #160112 DATED AUGUST 5, 2009.
  - THIS PLAT ALTERATION MAY BE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED AUGUST 7, 1981, UNDER RECORDING NUMBER 8108070154.
  - THIS PLAT ALTERATION MAY BE SUBJECT TO A EASEMENT RECORDED JULY 6, 1983, UNDER RECORDING NUMBER 8307060203.
  - THIS PLAT ALTERATION MAY BE SUBJECT TO DRAINAGE DECLARATION OF COVENANTS RECORDED FEBRUARY 23, 2009, UNDER RECORDING NUMBER 5761404.
  - THIS PLAT ALTERATION MAY BE SUBJECT TO A PUD DECLARATION OF COVENANT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, RECORDED FEBRUARY 23, 2009, UNDER RECORDING NUMBER 5761405.
  - THIS PLAT ALTERATION MAY BE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED FEBRUARY 23, 2009, UNDER RECORDING NUMBER 5761406.
  - THIS PLAT ALTERATION MAY BE SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, WETLAND BUFFERS AND RESTRICTIONS AS RECORDED IN THE PLAT OF RIVER'S EDGE ESTATES ON MARCH 25, 2009, UNDER RECORDING NUMBER 577215.



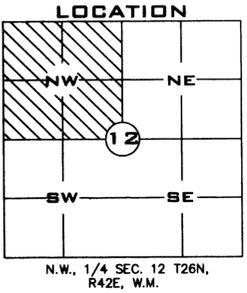
**LINE TABLE FOR NEW DRAINAGE EASEMENT**

LINE	BEARING	DISTANCE
L1	N37°15'36"W	16.09
L2	N55°20'47"E	20.81
L3	N77°08'18"E	5.69
L4	N58°52'20"E	32.19
L5	N34°39'13"W	24.00
L6	N55°20'47"E	5.28
L7	N34°39'13"W	18.00
L8	N55°20'47"E	64.05
L9	N37°15'36"W	50.58
L10	N65°20'45"W	5.63

**SURVEYOR'S CERTIFICATE**

THIS FINAL PLAT ALTERATION WAS SURVEYED AND PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS A TRUE AND CORRECT REPRESENTATION OF THE SUBJECT PROPERTY AND THAT THIS PLAT CONFORMS IN ALL RESPECTS TO THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE. NO MONUMENTS WERE SET OR REESTABLISHED FOR THIS PLAT ALTERATION.

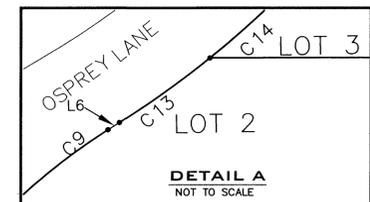
*[Signature]*  
JON A. GORDON P.L.S., CERTIFICATE NO. 43610  
Sept 28, 2009



# FINAL PLAT RIVER'S EDGE ESTATES

A PORTION OF THE NW 1/4 SECTION 12  
TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.  
SPOKANE COUNTY, WASHINGTON  
SHEET 2 OF 2

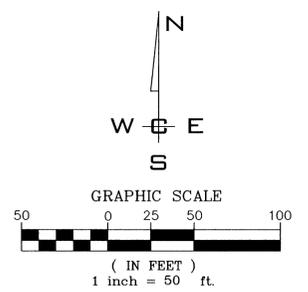
**SPOKANE COUNTY AUDITOR**  
FILED FOR RECORD  
BY **WILLIAM D. ANDERSON** THIS 25<sup>TH</sup>  
DAY OF **MARCH** 2009, AT MINUTES 21  
PAST 4 O'CLOCK P.M.; AND RECORDED IN  
BOOK **32** OF PLATS AT PAGE(S) **62-61**  
RECORDS OF SPOKANE COUNTY, WASHINGTON.  
*William D. Anderson*  
SPOKANE COUNTY AUDITOR - Deputy



LINE TABLE		
LINE	LENGTH	BEARING
L1	3.80'	N60°21'41"E
L2	65.05'	N01°30'16"E
L3	6.18'	N01°30'16"E
L4	114.06'	N34°39'13"W
L5	60.40'	N01°30'16"E
L6	1.96'	N58°28'04"E
L7	5.70'	N62°13'05"E
L8	24.00'	N34°39'13"W
L9	50.00'	N55°20'47"E
L10	126.75'	N55°20'47"E
L11	24.00'	N34°39'13"W
L12	18.00'	N55°20'47"E
L13	98.49'	N34°39'13"W
L14	36.95'	N35°04'46"W
L15	15.22'	N89°15'31"W
L16	14.57'	N34°39'13"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	100.00'	102.72'	56.41'	98.26'	58°51'25"
C2	125.00'	207.29'	136.45'	184.34'	95°00'54"
C3	30.00'	28.07'	15.16'	27.06'	53°36'10"
C4	112.00'	98.76'	53.46'	96.49'	51°02'06"
C5	111.00'	170.67'	107.37'	154.35'	88°05'39"
C6	30.00'	47.12'	30.00'	42.42'	90°00'00"
C7	30.00'	47.12'	30.00'	42.42'	90°00'00"
C8	139.00'	225.91'	146.78'	201.85'	93°07'17"
C9	88.00'	87.49'	47.74'	83.93'	56°57'48"
C10	27.93'	44.08'	28.14'	39.64'	90°25'18"
C11	112.00'	18.82'	9.48'	18.90'	9°40'43"
C12	111.00'	17.00'	8.52'	16.98'	8°46'39"
C13	139.00'	20.54'	10.29'	20.52'	8°27'57"
C14	139.00'	91.16'	47.29'	89.54'	37°34'29"
C15	139.00'	81.49'	41.95'	80.33'	33°35'31"
C16	139.00'	32.72'	16.44'	32.64'	13°29'20"
C17	112.00'	116.68'	65.60'	113.21'	60°42'49"



PRIVATE DRIVEWAY LINE TABLE		
LINE	LENGTH	BEARING
PL1	58.83'	N55°20'47"E
PL2	113.07'	S89°09'30"E

PRIVATE DRIVEWAY CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
PCT	50.00'	30.98'	16.01'	30.49'	35°29'43"

**PLAT DATA**  
TOTAL PLAT AREA - 6.35 AC.  
NUMBER OF LOTS / AREA - 14 LOTS / 6.35 AC.  
COMMON AREA TRACTS - 1 (TRACT A)  
PRIVATE ROAD - 0.51 AC.  
DEDICATED TO COUNTY - NONE

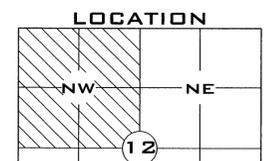
**BASIS OF BEARINGS**  
S88°51'00"E LOCATED ALONG THE SOUTH LINE OF THE NORTHWEST CORNER WAS USED FOR THE BASIS OF BEARING OF THIS PLAT

- NOTES**
- DATE OF SURVEY AUGUST 5, 2007 TO DEC 9, 2008
  - DEEDS AND EASEMENT INFORMATION OBTAINED FROM FIRST AMERICAN TITLE INSURANCE COMPANY FILE#4259-1321854 DATED DECEMBER 10, 2008.
  - DEEDS CALLS ON THE SOUTH LINE WERE 773.42', AN ADDITIONAL 5.0' WAS TAKEN FROM BLA FOR THE CURRENT DISTANCE NOTED OF 778.42'
  - EASEMENT, DEED AND TITLE INFORMATION FOR THIS PLAT WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED DECEMBER 10, 2008.
  - THIS PLAT IS SUBJECT TO A DEED RECORDED JANUARY 11, 1923, UNDER RECORDING NUMBER 697860, THAT GIVES SPOKANE COUNTY THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS.
  - THIS PLAT MAY BE SUBJECT TO AN EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, PER DOCUMENT NO 944720B, DATED JUNE 18, 1963.
  - THIS PLAT MAY BE SUBJECT TO RESERVATIONS AND/OR EXCEPTIONS CONTAINED WITHIN DOCUMENT NUMBER 8108070154.
  - AN EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, PER DOCUMENT NO 8307060203, DATED DECEMBER 17, 1983, FOR INGRESS, EGRESS AND UTILITY PURPOSES.
  - THIS PLAT MAY BE SUBJECT TO AN EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, PER DOCUMENT NO 5735907, DATED NOVEMBER 14, 2008, FOR A SEPTIC DRAIN FIELD SYSTEM. SAID DOCUMENT ALSO STATES WITHIN THAT SAID EASEMENT WILL EXPIRE ON JUNE 1, 2009, OR UPON COUNTY APPROVAL OF THE HOOK UP TO THE COUNTY SEWER SYSTEM, TO THE PARCEL DESIGNATED AS CE-272-07A ON THIS PLAT, WHICHEVER OCCURS FIRST.

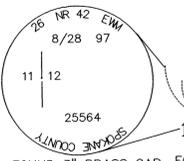
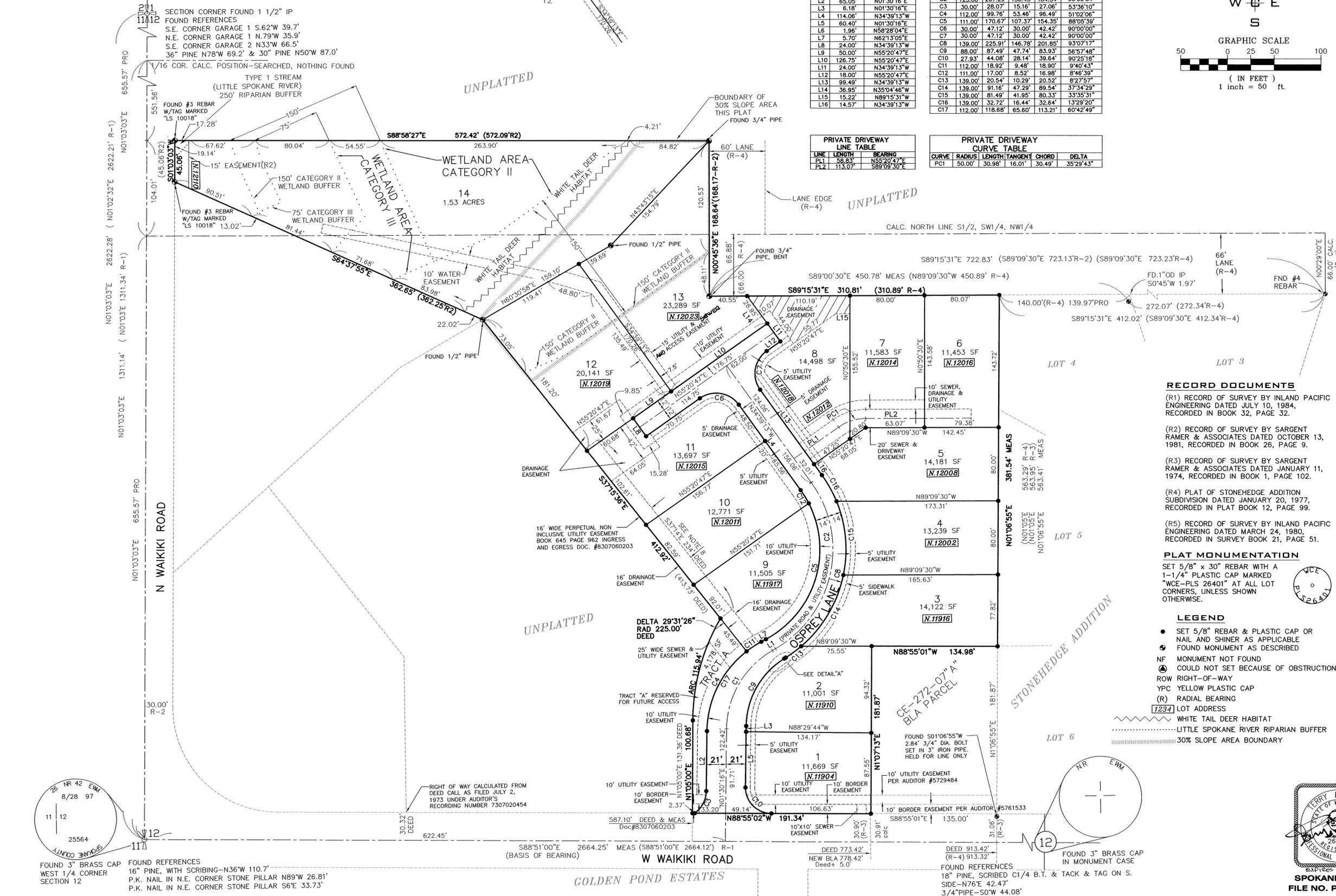
- RECORD DOCUMENTS**
- RECORD OF SURVEY BY INLAND PACIFIC ENGINEERING DATED JULY 10, 1984, RECORDED IN BOOK 32, PAGE 32.
  - RECORD OF SURVEY BY SARGENT RAMER & ASSOCIATES DATED OCTOBER 13, 1981, RECORDED IN BOOK 26, PAGE 9.
  - RECORD OF SURVEY BY SARGENT RAMER & ASSOCIATES DATED JANUARY 11, 1974, RECORDED IN BOOK 1, PAGE 102.
  - PLAT OF STONEHEDGE ADDITION SUBDIVISION DATED JANUARY 20, 1977, RECORDED IN PLAT BOOK 12, PAGE 99.
  - RECORD OF SURVEY BY INLAND PACIFIC ENGINEERING DATED MARCH 24, 1980, RECORDED IN SURVEY BOOK 21, PAGE 51.

**PLAT MONUMENTATION**  
SET 5/8" x 30" REBAR WITH A 1-1/4" PLASTIC CAP MARKED "WCE-PLS 26401" AT ALL LOT CORNERS, UNLESS SHOWN OTHERWISE.

- LEGEND**
- SET 5/8" REBAR & PLASTIC CAP OR NAIL AND SHINER AS APPLICABLE
  - ⊙ FOUND MONUMENT AS DESCRIBED
  - ⊘ MONUMENT NOT FOUND
  - ⊙ COULD NOT SET BECAUSE OF OBSTRUCTION
  - ROW RIGHT-OF-WAY
  - YPC YELLOW PLASTIC CAP
  - (R) RADIAL BEARING
  - [7237] LOT ADDRESS
  - ~~~~~ WHITE TAIL DEER HABITAT
  - LITTLE SPOKANE RIVER RIPARIAN BUFFER
  - 30% SLOPE AREA BOUNDARY



N.W., 1/4 SEC. 12 T26N, R42E, W.M.



FOUND 3" BRASS CAP WEST 1/4 CORNER SECTION 12  
FOUND REFERENCES  
16" PINE, WITH SCRIBING-N36°W 110.7'  
P.K. NAIL IN N.E. CORNER STONE PILLAR N89°W 26.81'  
P.K. NAIL IN N.E. CORNER STONE PILLAR S6°E 33.73'

GOLDEN POND ESTATES

FOUND REFERENCES  
18" PINE, SCRIBED C1/4 B.T. & TACK & TAG ON S. SIDE-N76°E 42.47'  
3/4" PIPE-S0°W 44.08'  
"X" ON ROCK WALL-N46°E 21.16'