FINAL PLAT OF

RIVERWALK FIRST ADDITION
(A PLANNED UNIT DEVELOPMENT)

A PORTION OF THE S 1/2 OF THE SW 1/4, SECTION 8, T 25 N, R 45 E, W.M., SPOKANE COUNTY, WASHINGTON

AUG 3 9 55 AM '95

9508090162

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 9 DAY OF August 1995 AT 9:56 A.M. IN BOOK 23 OF PLAT AT PAGE 37 AT THE REQUEST OF North Idaho Eng.

DEPUTY January

Book 23
page 37
Plat # 3264

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT STANTON DEVELOPMENT COMPANY, A WASHINGTON GENERAL PARTNERSHIP, TIMBERLAND SAVINGS BANK, A WASHINGTON CORPORATION, AND MORVEST CAPITAL CORPORATION, A BRITISH COLUMBIA CORPORATION HAS CAUSED TO BE PLATTED INTO LOTS, TRACTS AND STREETS, THE LAND SHOWN HEREON, TO BE KNOWN HENCEFORTH AS THE RIVERWALK FIRST ADDITION WHICH IS DESCRIBED AS FOLLOWS;

A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, COUNTY OF SPOKANE, STATE OF WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE NORTH 00°35'03" WEST 873.95 FEET ALONG THE WEST LINE OF SAID SECTION;

THENCE NORTH 89°24'57" EAST 30.00 FEET TO THE EAST RIGHT OF WAY LINE OF BARKER ROAD, MARKED BY A 1/2 INCH REBAR WITH PLASTIC CAP, THE TRUE POINT OF BEGINNING OF THE LAND HEREINAFTER DESCRIBED;

THENCE CONTINUING NORTH 89°24'57" EAST 15.00 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP;

THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS, NON-TANGENT CURVE WHICH IS CONCAVE SOUTHEASTERLY AN ARC DISTANCE OF 7.14 FEET THROUGH A CENTRAL ANGLE OF 20°27'23" AND WHOSE CHORD BEARS NORTH 09°38'39" EAST 7.10 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP;

THENCE DEPARTING THE PREVIOUSLY DESCRIBED CURVE ALONG A NON-TANGENT LINE NORTH 89°23'06" EAST 245.23 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP;

THENCE ALONG THE ARC OF A 758.00 FOOT RADIUS CURVE WHICH IS CONCAVE NORTHWESTERLY AN ARC DISTANCE OF 109.27 FEET THROUGH A CENTRAL ANGLE OF 08°15'34" TO A 1/2 INCH REBAR WITH PLASTIC CAP;

THENCE DEPARTING THE PREVIOUSLY DESCRIBED CURVE ALONG A NON-TANGENT LINE SOUTH 29°56'26" EAST 215.80 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP;

THENCE SOUTH 00°00'04" WEST 886.49 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF MISSION AVENUE WHICH IS MARKED BY A 1/2 INCH REBAR WITH PLASTIC CAP;

THENCE ALONG SAID RIGHT OF WAY SOUTH 89°56'50" EAST 173.60 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP;

THENCE DEPARTING SAID RIGHT OF WAY NORTH 00°03'10" EAST 10.00 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP;

THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS, NON-TANGENT CURVE WHICH IS CONCAVE NORTHEASTERLY AN ARC DISTANCE OF 31.40 FEET THROUGH A CENTRAL ANGLE OF 89°56'52" AND WHOSE CHORD BEARS NORTH 44°58'24" WEST 28.27 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP;

THENCE NORTH 00°00'02" EAST 85.00 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP;

THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE WHICH IS CONCAVE SOUTHEASTERLY AN ARC DISTANCE OF 31.43 FEET THROUGH A CENTRAL ANGLE OF 90°03'08" TO A 1/2 INCH REBAR WITH PLASTIC CAP;

THENCE DEPARTING THE PREVIOUSLY DESCRIBED CURVE ALONG A NON-TANGENT LINE NORTH 00°02'29" WEST 50.00 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP;

THENCE DEPARTING THE PREVIOUSLY DESCRIBED CURVE ALONG A NON-TANGENT LINE NORTH 00°02'29" WEST 50.00 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP;

THENCE SOUTH 89°56'51" EAST 50.02 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP;

THENCE NORTH 00°00'02" EAST 195.00 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP;

THENCE SOUTH 89°56'51" EAST 30.00 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP;

THENCE NORTH 00°00'02" EAST 180.42 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP;

THENCE SOUTH 89°56'51" EAST 215.00 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP;

THENCE SOUTH 42°29'21" EAST 89.99 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP;

THENCE SOUTH 59°59'56" EAST 182.52 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP;

THENCE NORTH 30°00'02" EAST 25.00 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP;

THENCE NORTH 59°59'56" WEST 102.02 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP;

THENCE NORTH 26°49'17" WEST 53.52 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP;

THENCE NORTH 49°06'28" EAST 185.43 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP;

THENCE ALONG THE ARC OF A 800.00 FOOT RADIUS, NON-TANGENT CURVE WHICH IS CONCAVE NORTHEASTERLY AN ARC DISTANCE OF 40.16 FEET THROUGH A CENTRAL ANGLE OF 03°00'06" AND WHOSE CHORD BEARS NORTH 38°58'29" WEST 40.15 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP;

THENCE DEPARTING THE PREVIOUSLY DESCRIBED CURVE ALONG A NON-TANGENT LINE NORTH 52°56'34" EAST 150.00 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP;

THENCE NORTH 27°41'51" WEST 145.73 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP;

THENCE NORTH 22°41'20" WEST 149.19 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP;

THENCE NORTH 29°59'56" WEST 290.98 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP;

THENCE SOUTH 60°00'02" WEST 508.04 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP;

THENCE ALONG THE ARC OF A 672.00 FOOT RADIUS CURVE WHICH IS CONCAVE NORTHWESTERLY AN ARC DISTANCE OF 236.73 THROUGH A CENTRAL ANGLE OF 20°05'55" AND WHOSE CHORD BEARS SOUTH 70°02'59" WEST TO A 1/2 INCH REBAR WITH PLASTIC CAP;

THENCE DEPARTING THE PREVIOUSLY DESCRIBED CURVE ALONG A NON-TANGENT LINE SOUTH 00°34'05" EAST 16.81 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP;

THENCE SOUTH 89°23'06" WEST 369.88 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF BARKER ROAD WHICH IS MARKED BY A 1/2 INCH REBAR WITH PLASTIC CAP;

THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 00°35'03" EAST 84.98 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 13.80 ACRES MORE OR LESS.

BE IT FURTHER KNOWN THAT THE OWNERS AS SHOWN HEREON DO HEREBY DEDICATE TO PUBLIC USE FOREVER THE STREETS AND ROADS SHOWN WITHIN THIS PLAT. TRACT "Y" BEING PRIVATE ROADS ARE HEREBY DEDICATED TO THE RIVERWALK OWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED JULY 25, 1995 UNDER STATE UBI NUMBER 601-645-799. TRACTS "G", "I", "J", AND "K" BEING ONE-FOOT (1') WIDE STRIPS AS SHOWN HEREON, ARE HEREBY DEDICATED TO SPOKANE COUNTY AS GENERAL COUNTY PROPERTY, TO BE DEDICATED FOR ROAD PURPOSES AT SUCH TIME AS THE ROAD IS CONTINUED AS FULL WIDTH RIGHT OF WAY, OR UNTIL ADJACENT LANDS ARE PLATTED.

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

LOTS 2, 3, AND 4, BLOCK 5 AND LOTS 6, 7, AND 8, BLOCK 6 ARE LOCATED ON A TEMPORARY STUB ROAD. THIS TEMPORARY STUB ROAD MAY BE EXTENDED TO PROVIDE ACCESS TO ADJACENT PROPERTY AND/OR CONNECT TO EXISTING ROADS OR NEW ROADS AS DEVELOPMENT AND/OR CIRCULATION NEEDS DICTATE.

EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES, SIDEWALKS, AND SLOPE EASEMENTS AS SPECIFIED.

DRAINAGE EASEMENTS, AS PLATTED AND SHOWN HEREON, WHICH ARE FOR THE PURPOSE OF INSTALLING, OPERATION, AND MAINTAINING DRAINAGE SWALES AND DRAINAGE FACILITIES TO DISPOSE OF RUNOFF, ARE HEREBY GRANTED TO THE RIVERWALK OWNERS ASSOCIATION OR ITS SUCCESSORS IN INTEREST.

EASEMENTS FOR SIDEWALKS AND SLOPE ARE HEREBY GRANTED TO THE RIVERWALK OWNERS ASSOCIATION.

UTILITY EASEMENTS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED TO THE SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF UTILITIES. TOGETHER WITH THE RIGHT TO INSPECT SAID UTILITIES AND TO TRIM AND/OR REMOVE BRUSH AND TREES THAT MAY INTERFERE WITH THE CONSTRUCTION, MAINTENANCE AND OPERATION OF THE SAME.

SIGHT DISTANCE EASEMENTS IN LOT 13, BLOCK 1, LOTS 7, AND 9, BLOCK 4, AND LOT 1, BLOCK 8, AS PLATTED AND SHOWN HEREON, ARE HEREBY GRANTED TO SPOKANE COUNTY AND ITS AUTHORIZED AGENTS FOR THE SOLE PURPOSE OF ALLOWING A CLEAR VIEW SIGHT DISTANCE TRIANGLE OVER AND ACROSS THE EASEMENTS. THE OWNERS OF SAID LOTS AGREE NOT TO OBSTRUCT OR IN ANY MANNER ALLOW ANY OBSTACLE TO BLOCK THIS CLEAR VIEW TRIANGLE BETWEEN A HEIGHT OF THREE (3) FEET AND A HEIGHT OF SEVEN (7) FEET ABOVE THE ROAD PAVEMENT ELEVATION ADJACENT TO SAID LOTS. SPOKANE COUNTY AND ITS AUTHORIZED AGENTS ARE HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS TO, OVER AND FROM SAID EASEMENT FOR THE PURPOSE OF INSPECTION AND EMERGENCY MAINTENANCE OF THE SIGHT DISTANCE AREA. IF THE PROPERTY OWNER FAILS TO MAINTAIN THE SIGHT DISTANCE AREA IN REASONABLE CONFORMANCE WITH THE APPROVED PLANS ON FILE IN THE OFFICE OF THE SPOKANE COUNTY ENGINEER, A NOTICE OF SUCH FAILURE MAY BE GIVEN TO THE PROPERTY OWNER. IF NOT CORRECTED AFTER TEN (10) DAYS, SPOKANE COUNTY HAS THE RIGHT TO CORRECT THE MAINTENANCE FAILURE OR HAVE IT CORRECTED AT THE SOLE EXPENSE OF THE PROPERTY OWNER.

THIS PLAT IS SUBJECT TO THE SEPARATE DECLARATIONSOF COVENANT AS RECORDED JULY 25, 1995 AND JULY 25, 1995 UNDER AUDITOR'S DOCUMENT NOS 9507250312 AND 9507250170 WHICH BY REFERENCE ARE MADE A PART HEREOF.

THE EASEMENT AS PLATTED AND SHOWN HEREON ON LOT 8, BLOCK 6 IS FOR THE PURPOSE OF INSTALLING, USE AND MAINTENANCE OF A TEMPORARY TURNOUT. THE SALE OF LOT 8, BLOCK 6 SHALL NOT CLOSE, NOR SHALL A BUILDING PERMIT FOR LOT 8, BLOCK 6 BE ISSUED, UNTIL SUCH TIME AS McMILLAN LANE IS EXTENDED BEYOND THE PLAT BOUNDARY TO EITHER A CUL-DE-SAC MEETING SPOKANE COUNTY REQUIREMENTS OR TO A CONNECTION WITH MISSION AVENUE, AT WHICH TIME THIS EASEMENT FOR TEMPORARY TURNOUT SHALL BE TERMINATED.

NO DIRECT ACCESS SHALL BE ALLOWED FROM LOT 13, BLOCK 1 TO MISSION AVENUE.

THE COMMON AREAS TRACTS "A" AND "B" SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE RIVERWALK OWNERS ASSOCIATION. THE PRIVATE ROADS, LANDSCAPE STRIPS, AND COMMON AREAS SHALL NOT BE SOLD OR TRANSFERRED, REGARDLESS OF ANY PROVISIONS IN THE COVENANTS TO THE CONTRARY WITHOUT EXPRESS APPROVAL BY SPOKANE COUNTY, AND SHALL BE CONSIDERED SUBSERVIENT ESTATES FOR TAX PURPOSES TO THE OTHER LOTS CREATED HEREIN.

TRACTS "C", "D", "E", AND "H" ARE THIRTEEN FOOT (13') WIDE LANDSCAPE STRIPS AND TRACT "F" IS A FIVE FOOT (5') WIDE LANDSCAPE STRIP HEREBY DEDICATED TO THE RIVERWALK OWNERS ASSOCIATION.

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

A PERPETUAL SEWER LINE EASEMENT FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF SANITARY SEWER OVER THE PRIVATE ROADS SHOWN HEREON IS HEREBY GRANTED TO SPOKANE COUNTY, ITS SUCCESSORS AND ASSIGNS FOR THE SOLE PURPOSE OF CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING, ALTERING, REPLACING, REMOVING, AND ALL OTHER USES OR PURPOSES WHICH ARE OR 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, REARING, ALTERING, REPLACING, REMOVING AND ALL OTHER USES OR PURPOSES WHICH ARE/MAY BE RELATED TO A SEWER SYSTEM. THE GRANTORS RESERVE THE RIGHT TO USE AND ENJOY THAT PROPERTY WHICH IS THE SUBJECT OF THIS EASEMENT FOR THE PURPOSES WHICH WILL NOT INTERFERE WITH THE COUNTY'S FULL ENJOYMENT OF THE RIGHTS HEREBY GRANTED; PROVIDED, THE GRANTORS SHALL NOT ERECT 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.

NO MORE THAN ONE (1) DWELLING STRUCTURE SHALL BE PLACED ON ANY ONE LOT; NOR SHALL ANY LOT BE FURTHER SUBDIVIDED FOR THE PURPOSE OF CREATING ADDITIONAL LOTS, OWNERSHIP OR BUILDING SITES WITHOUT FIRST FILING AND RECEIVING APPROVAL OF REPLAT. SIDE YARD AND REAR YARD SETBACKS SHALL BE DETERMINED AT THE TIME OF BUILDING PERMITS ARE REQUESTED. THE SETBACKS INDICATED ON THIS SUBDIVISION MAY BE VARIED FROM IF PROPER ZONING APPROVALS ARE OBTAINED.

USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED. THE PUBLIC WATER SYSTEM, PURSUANT THE WATER PLAN APPROVAL BY COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, COUNTY BUILDING & SAFETY DEPARTMENT, AND WATER PURVEYOR, SHALL BE INSTALLED WITHIN THIS SUBDIVISION, AND THE SUBDIVIDER/SPONSOR SHALL PROVIDE FOR INDIVIDUAL DOMESTIC WATER SERVICE AS WELL AS FIRE PROTECTION TO EACH LOT/TRACT PRIOR TO SALE OF EACH LOT AND PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.

THE OWNER(S) OR SUCCESSOR(S) IN INTEREST AGREE TO JOIN IN ANY COUNTY-APPROVED STORMWATER MANAGEMENT PROGRAM AND PAY SUCH RATES AND CHARGE AS MAY BE FIXED THROUGH PUBLIC HEARINGS FOR SERVICES OR BENEFIT OBTAINING BY THE PLANNING, DESIGN, CONSTRUCTING, MAINTAINING OR OPERATION OF STORMWATER CONTROL FACILITIES.

THE OWNER(S) OR SUCCESSOR(S) IN INTEREST AGREE TO AUTHORIZE THE COUNTY TO PLACE THEIR NAME(S) ON PETITION FOR THE FORMATION OF ULID BY PETITION METHOD PURSUANT TO RCW 36.94, WHICH THE PETITION INCLUDES THE OWNER(S) PROPERTY; AND FURTHER NOT TO OBJECT BY THE SIGNING OF A PROTEST PETITION AGAINST THE FORMATION OF ULID BY RESOLUTION METHOD PURSUANT TO RCW CHAPTER 36.94 WHICH INCLUDES THE OWNER(S) PROPERTY. PROVIDED THIS CONDITION SHALL NOT PROHIBIT THE OWNER(S) OR SUCCESSOR(S) FORM OBJECTING TO ANY ASSESSMENT(S) ON THE PROPERTY AS A RESULT OF IMPROVEMENT CALLED FOR IN CONJUNCTION WITH THE FORMATION OF A ULID BY EITHER PETITION OR RESOLUTION METHOD UNDER RCW CHAPTER 36.94.

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

AT THE TIME OF ISSUANCE OF A BUILDING PERMIT BY SPOKANE COUNTY OR SUCH OTHER MUNICIPALITY ASSERTING JURISDICTION OVER THE PROPERTY FOR CONSTRUCTION OF A DWELLING, THE DEVELOPER OR HIS SUCCESSORS SHALL PAY IN CASH TO THE CENTRAL VALLEY SCHOOL DISTRICT NO. 356 THE SUM OF SEVEN HUNDRED FIFTY DOLLARS AND 00/100 ($750) FOR EACH NEW SINGLE FAMILY RESIDENTIAL UNIT.

WARNING: SPOKANE COUNTY HAS NO RESPONSIBILITY TO BUILD, IMPROVE, OR MAINTAIN OR OTHERWISE SERVICE THE PRIVATE ROADS, AND ASSOCIATED DRAINAGE FACILITIES CONTAINED WITHIN OR PROVIDING SERVICE TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT. BY ACCEPTING THIS DEVELOPMENT OF SUBSEQUENTLY BY ALLOWING A BUILDING PERMIT TO BE ISSUED FOR 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 OF NATURE WHATSOEVER TO ESTABLISH, EXAMINE, SURVEY, CONSTRUCT, ALTER, REPAIR, IMPROVE, MAINTAIN, PROVIDE DRAINAGE OR SNOW REMOVAL ON A PRIVATE ROAD OR ITS' ASSOCIATED DRAINAGE FACILITIES.

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVING HEREUNTO SET THEIR HANDS THIS 31ST DAY OF JULY 1995

STANTON DEVELOPMENT COMPANY, A WASHINGTON GENERAL PARTNERSHIP

BY: HOUSLEY DEVELOPMENT CORPORATION, A WASHINGTON CORPORATION ITS GENERAL PARTNER

BY D. Housley
ITS President

BY: DEAN BUILDING CORPORATION, A WASHINGTON CORPORATION ITS GENERAL PARTNER

BY Alfred D. Dean, V.P.
ITS VICE PRESIDENT

TIMBERLAND SAVINGS BANK, A WASHINGTON CORPORATION

BY Clement E. Hanna
ITS President

MORVEST CAPITAL CORPORATION, A BRITISH COLUMBIA CORPORATION

BY [illegible]
ITS Vice President

STATE OF WASHINGTON

COUNTY OF KING

ON THIS 31ST DAY OF JULY 1995 BEFORE ME PERSONALLY APPEARED BRIAN HOUSLEY KNOWN TO ME, OR ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PRESIDENT OF HOUSLEY DEVELOPMENT CORPORATION, A WASHINGTON GENERAL PARTNERSHIP, AND WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING IN LYNNWOOD

STEVEN L. [illegible] NOTARY PUBLIC STATE OF WASHINGTON

STATE OF WASHINGTON

COUNTY OF KING

ON THIS 31ST DAY OF JULY 1995 BEFORE ME PERSONALLY APPEARED PATRICK J. CARR KNOWN TO ME, OR ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE VICE PRESIDENT OF DEAN BUILDING CORPORATION, A WASHINGTON GENERAL PARTNERSHIP, AND WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING IN LYNNWOOD

STEVEN L. [illegible] NOTARY PUBLIC STATE OF WASHINGTON

STATE OF WASHINGTON

COUNTY OF GRAYS HARBOR

ON THIS 31ST DAY OF JULY 1995 BEFORE ME PERSONALLY APPEARED CLEMENT E. HANNA KNOWN TO ME, OR ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PRESIDENT OF TIMBERLAND SAVINGS BANK, A WASHINGTON CORPORATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING IN HOQUIAM

STEIN O. TOTLAND
NOTARY PUBLIC
STATE OF WASHINGTON
My Commission Expires Jan. 22, 1997

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.

DAVID E. SCHUMANN, RLS #22121

DAVID E. SCHUMANN, STATE OF WASHINGTON, REGISTERED PROFESSIONAL LAND SURVEYOR, 22121

8/1/95

EXPIRES: 4/23/97

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 7th DAY OF August 1995

DIRECTOR, SPOKANE COUNTY UTILITIES

SPOKANE COUNTY ENGINEER

EXAMINED AND APPROVED THIS 2 DAY OF AUGUST 1995

SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DIVISION OF BUILDING & PLANNING

EXAMINED AND APPROVED THIS 8th DAY OF August 1995

For DIRECTOR, SPOKANE COUNTY BUILDING AND PLANNING

SPOKANE COUNTY HEALTH DEPARTMENT

EXAMINED AND APPROVED THIS 7 DAY OF August 1995

FOR SPOKANE COUNTY HEALTH OFFICER

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 9 DAY OF AUGUST 1995

S. Cooney by [illegible]
SPOKANE COUNTY ASSESSOR BY DEPUTY

SPOKANE COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS 2 DAY OF August 1995

CHAIRPERSON, SPOKANE COUNTY COMMISSIONERS

SPOKANE COUNTY TREASURER

I DO HEREBY CERTIFY THAT ALL TAXES WHICH HAVE BEEN LEVIED AND BECOME CHARGEABLE AGAINST THE LAND SHOWN WITHIN THIS SUBDIVISION HAVE BEEN FULLY PAID THIS 9 DAY OF August 1995

Linda M. Halvorson
SPOKANE COUNTY TREASURER BY DEPUTY

Province ~~State~~ of British Columbia
County ~~Country~~ of Canada

ON THIS 28 DAY OF July 1995 BEFORE ME PERSONALLY APPEARED [illegible] KNOWN TO ME, OR ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE [illegible] OF MORVEST CAPITAL CORPORATION, A BRITISH COLUMBIA CORPORATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE ~~STATE~~ OF British Columbia
RESIDING IN Vancouver Province

North Idaho Engineering
4200 West Seltice Way
Coeur d'Alene, Idaho 83814
Phone: (208) 667-1171 Fax: (208) 664-3607

SHEET 1 / 4 SHEETS

23/37
3264

FINAL PLAT OF

RIVERWALK FIRST ADDITION
(A PLANNED UNIT DEVELOPMENT)

A PORTION OF THE S 1/2 OF THE SW 1/4, SECTION 8, T 25 N, R 45 E, W.M.,
SPOKANE COUNTY, WASHINGTON

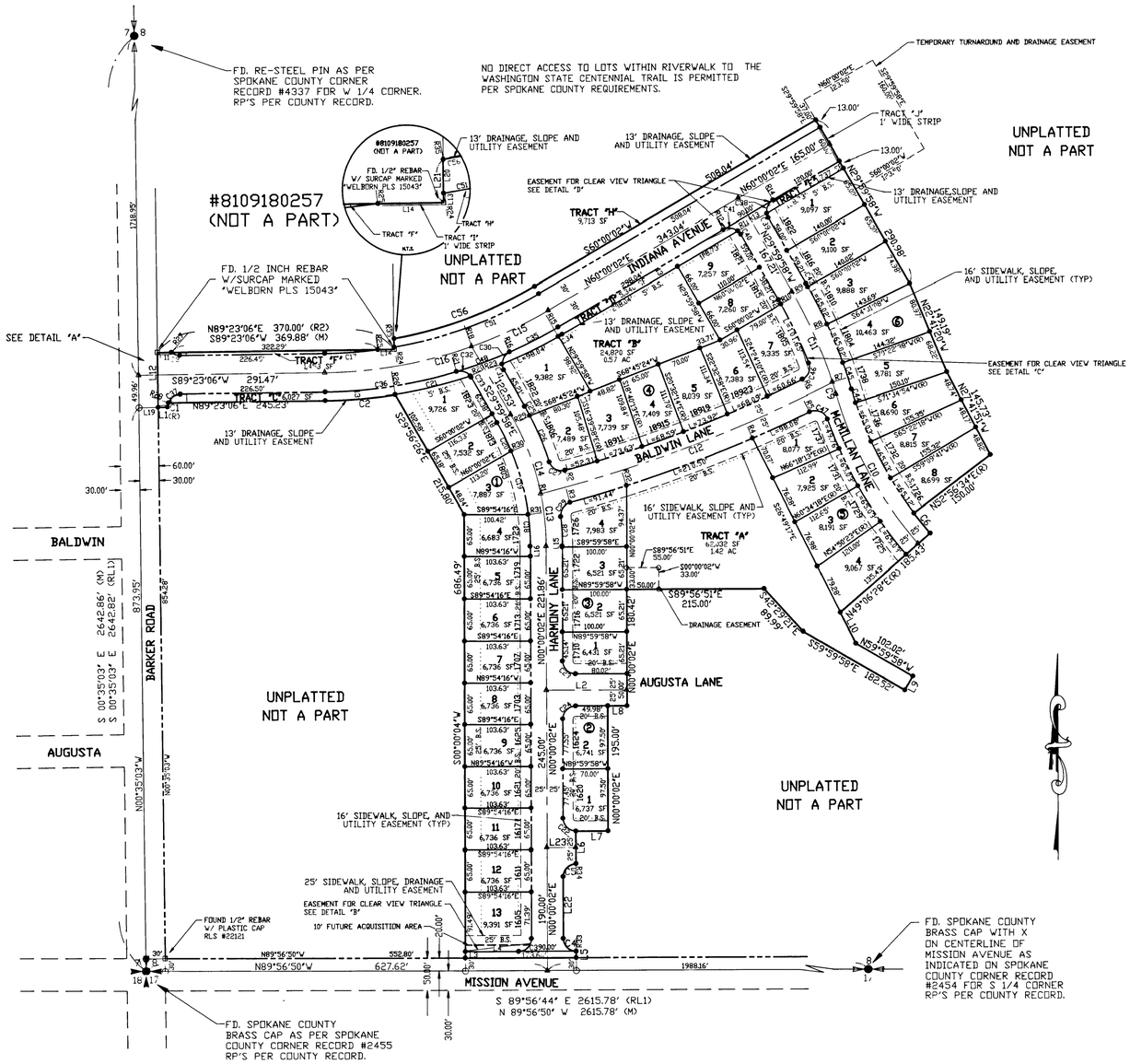
AUG 3 9 56 AM '95
9508098162

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 9 DAY OF August 1995
AT 9:56 A M. IN BOOK 23 OF PLAT N PAGE 38 AT
THE REQUEST OF North Idaho Eng.

DEPUTY January

Book 23
Page 38
Plat # 3264



SEE SHEET 4 FOR DRAINAGE EASEMENT DETAILS E THROUGH P.

SURVEYOR'S NOTES

THE RECORD INFORMATION ON THIS MAP WAS TAKEN FROM SPOKANE COUNTY RECORDS AS FOLLOWS:

RECORD LABEL	BOOKS OF SURVEYS:
(RL1)	BOOK 27, PAGE 42
(RL2)	BOOK 25, PAGE 83
(RL3)	BOOK 9, PAGE 79
(RL4)	BOOK 50, PAGE 27

AND
SPOKANE COUNTY CORNER RECORDS:
#4337
#2455
#2454

RIVERWALK FIRST ADDITION CONTAINS 13.80 ACRES GROSS.

TRACT "Y" CONSISTS OF THE PRIVATE ROADS McMILLAN LANE, BALDWIN LANE, HARMONY LANE, AND AUGUSTA LANE, AND CONTAINS 2.42 ACRES.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS MAP IS THE WEST LINE OF THE SW 1/4 OF SECTION 8 TAKEN AS S 00°35'03" E, TAKEN FROM R.O.S. FILED AT BOOK 27, PAGE 42, OF SURVEYS, SPOKANE COUNTY WASHINGTON.

ACCURACY STATEMENT

THIS SURVEY WAS PERFORMED USING A PENTAX PX10D 10 SECOND THEODOLITE WITH ON BOARD ELECTRONIC DISTANCE METER. FIELD TRAVERSE METHODS WERE USED IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	7.14'	3.61'	7.10'	S09°38'39"W	20°27'23"
C2	758.00'	109.27'	54.73'	109.17'	N85°15'19"E	08°15'34"
C3	20.00'	31.43'	20.00'	28.30'	N45°01'36"E	90°03'08"
C4	20.00'	31.40'	19.98'	28.27'	S44°58'24"E	89°56'52"
C5	20.00'	31.43'	20.02'	28.30'	S45°01'35"W	90°03'08"
C6	600.00'	40.16'	20.09'	40.15'	S38°58'29"E	03°50'06"
C8	20.00'	14.45'	7.56'	14.14'	S69°54'37"E	41°24'35"
C9	725.00'	18.67'	9.34'	18.67'	N17°03'58"W	01°28'32"
C10	625.00'	267.95'	136.06'	265.90'	S28°36'37"E	24°33'49"
C11	725.00'	154.3¬'	77.45'	154.03'	N23°54'06"W	12°11'44"
C12	21¬9.86'	487.58'	244.86'	486.51'	N69°25'32"E	13°06'59"
C13	410.00'	81.9¬'	41.10'	81.78'	N05°43'24"W	11°26'52"
C14	410.00'	132.76'	66.96'	132.18'	N01°43'24"E	18°33'08"
C15	715.00'	132.72'	66.55'	132.¬3'	N65°19'05"E	10°38'07"
C16	715.00'	233.97'	118.04'	232.93'	N80°00'37"E	18°44'57"
C17	685.00'	82.82'	41.46'	82.76'	N69°55'17"E	06°55'37"
C18	385.00'	49.71'	24.89'	49.68'	N03°41'56"W	07°23'54"
C19	385.00'	102.16'	51.38'	101.86'	N15°00'09"W	15°12'14"
C20	385.00'	49.71'	24.89'	49.67'	N26°18'03"W	07°23'53"
C21	758.00'	121.18'	60.72'	121.06'	N76°32'44"E	09°09'36"
C22	20.00'	31.40'	19.98'	28.27'	S44°58'25"E	89°56'52"
C23	20.00'	31.40'	19.98'	28.27'	S44°58'25"E	89°56'52"
C24	20.00'	31.43'	20.02'	28.30'	S45°01'35"W	90°03'08"
C25	435.00'	16.19'	8.10'	16.19'	N28°56'00"W	02°07'58"
C26	435.00'	79.23'	39.73'	79.12'	N22°38'56"W	10°26'09"
C27	20.00'	30.65'	19.25'	27.74'	S61°20'12"E	87°48'41"
C28	475.00'	46.00'	23.02'	45.98'	N03°01'45"W	06°13'33"
C29	20.00'	28.26'	17.07'	25.97'	S34°25'19"W	80°57'41"
C30	20.00'	24.02'	13.70'	22.60'	S32°07'21"W	68°48'34"
C31	20.00'	9.68'	4.93'	9.58'	S16°08'27"E	27°43'03"
C32	20.00'	24.02'	13.70'	22.60'	N72°13'13"W	68°48'34"
C33	20.00'	2.73'	1.37'	2.73'	N33°54'27"W	07°48'57"
C34	758.00'	6.96'	3.48'	6.96'	N60°15'48"E	00°31'39"
C35	745.00'	84.87'	42.48'	84.82'	N63°15'50"E	06°31'37"
C36	745.00'	208.17'	104.77'	207.49'	N81°22'48"E	16°00'25"
C37	20.00'	24.26'	13.88'	22.80'	S54°37'43"W	69°30'46"
C38	20.00'	24.26'	13.88'	22.80'	S25°14'39"W	69°30'46"
C39	20.00'	7.15'	3.61'	7.11'	S19°45'21"E	20°29'14"
C40	20.00'	7.15'	3.61'	7.11'	N40°14'36"W	20°29'14"
C41	20.00'	24.26'	13.88'	22.80'	N85°14'36"W	69°30'46"
C42	700.00'	7.79'	3.90'	7.79'	N29°40'51"W	00°38'15"
C43	750.00'	5.79'	2.89'	5.79'	N29°46'42"W	00°26'30"
C44	600.00'	21.88'	10.94'	21.88'	S17°28'24"E	02°05'24"
C45	750.00'	43.12'	21.57'	43.12'	N17°58'32"W	03°17'40"
C46	20.00'	29.67'	18.32'	27.02'	N21°27'09"E	84°59'16"
C47	20.00'	33.66'	22.38'	29.82'	N67°31'19"W	96°23'23"
C48	745.00'	89.04'	44.57'	88.99'	N69°57'04"E	06°50'52"
C51	685.00'	242.43'	122.49'	241.16'	S70°08'21"W	20°16'39"
C56	672.00'	235.73'	119.09'	234.52'	N70°02'59"E	20°05'55"

RADIAL LINE TABLE

LINE	DIRECTION
R1	N14°00'59"W
R2	N15°14'32"W
R3	N15°05'59"W
R4	N23°07'32"W
R5	N25°44'01"W
R6	N26°03'14"W
R7	N72°11'46"E
R8	S65°24'36"W
R9	S60°26'34"W
R10	S60°38'17"W
R11	S39°30'47"W
R12	S29°59'58"E
R13	N80°29'16"E
R14	S29°59'58"E
R15	N29°28'05"W
R16	N23°28'22"W
R18	N19°21'52"W
R20	S52°11'04"W
R21	N16°37'30"W
R23	N87°43'04"E
R24	N09°43'20"W
R25	N07°32'31"W
R26	N08°52'28"W
R27	N40°47'40"E
R28	S70°07'40"E
R29	S62°07'59"W
R30	S67°23'53"W
R31	S82°36'07"W
R32	N17°31'43"W
R33	N00°03'10"E
R34	S00°03'09"W
R35	N69°54'03"W

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S89°24'57"W	15.00'
L2	S89°56'51"E	125.00'
L3	S00°00'04"W	10.00'
L4	N89°56'50"W	83.61'
L5	S00°03'10"W	10.00'
L6	S00°02'29"E	50.00'
L7	S89°56'51"E	50.02'
L8	N89°56'51"W	30.00'
L9	N00°00'02"E	25.00'
L10	N26°49'17"W	53.52'
L11	N89°23'06"E	21.79'
L12	S00°35'03"E	84.96'
L13	N00°34'05"W	3.63'
L14	N89°23'06"E	25.81'
L15	S00°00'02"W	1.35'
L16	S00°00'02"W	15.43'
L17	N68°45'24"E	21.18'
L18	N29°59'58"W	15.61'
L19	S89°24'57"W	30.00'
L20	S00°34'05"E	13.17'
L21	S00°34'05"E	16.81'
L22	N00°00'02"E	95.00'
L23	S89°56'51"E	45.00'

LEGEND

- ● SET 1/2 INCH REBAR W/ RED CAP RLS #22121, OR AS NOTED
- ⊡ FD. MONUMENT AS DESCRIBED
- OR FD. CONTROLLING SECTION CORNER OR 1/4 CORNER AS DESCRIBED
- ○ CALCULATED POINT - NOTHING SET
- B.S. BUILDING SETBACK
- ▲ SET 2 INCH IRON PIPE W/ BRASS CAP MARKED RLS #22121 IN MONUMENT CASE
- (R), R# RADIAL BEARING
- (M) FIELD MEASUREMENT
- (RL#) RECORD LABEL
- (#) BLOCK NUMBER

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

DAVID SCHUMANN STATE OF WASHINGTON 22121 REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 4/28/97
8/1/95

North Idaho Engineering
4200 West Seltice Way
Coeur d'Alene, Idaho 83814
Phone: (208) 667-1171 Fax: (208) 664-3507

SHEET 2 / 4 SHEETS

23/38
3264

FINAL PLAT OF

RIVERWALK FIRST ADDITION
(A PLANNED UNIT DEVELOPMENT)

A PORTION OF THE SW 1/4, SECTION 8, T 25 N, R 45 E, W.M.,
SPOKANE COUNTY, WASHINGTON

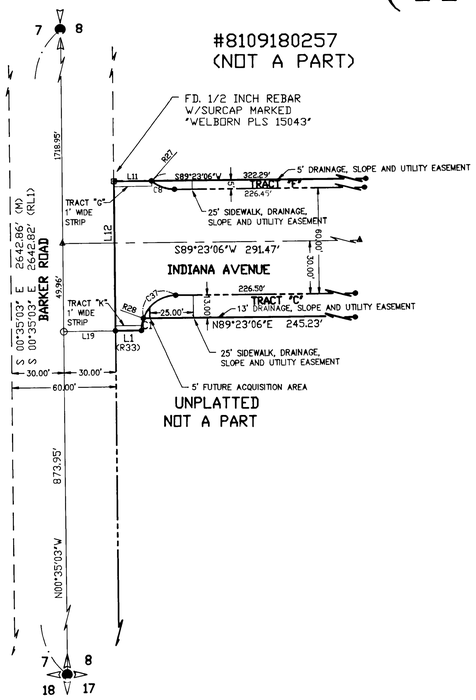
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 9 DAY OF August, 1995
AT 9:20 A.M. IN BOOK 23 OF PLAT AT PAGE 39 AT
THE REQUEST OF North Idaho Eng.

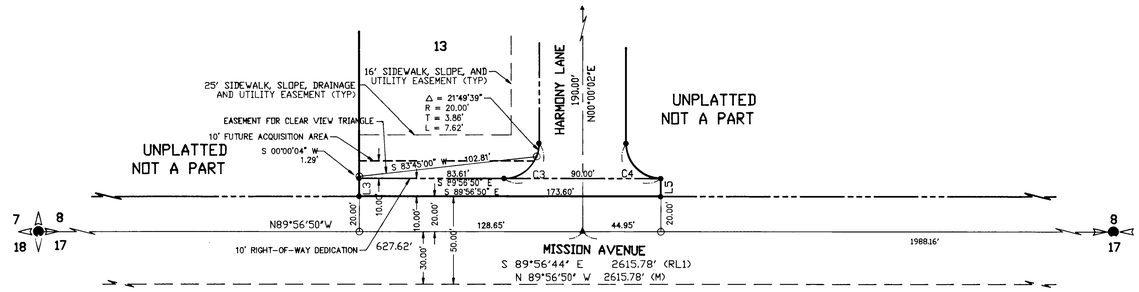
DEPUTY January

9508090162

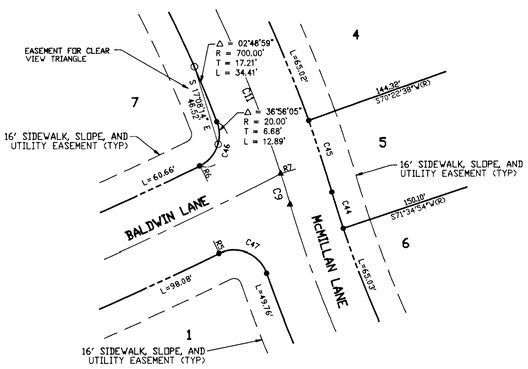
Book 23
page 39
Plat #3264



DETAIL "A"



DETAIL "B"



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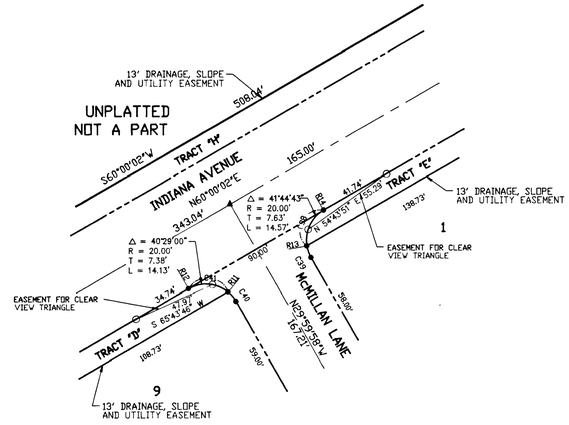


DETAIL "D"

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

DAVID SCHUMANN
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 4/28/97

8/1/95

North Idaho Engineering
4200 West Seltice Way
Coeur d'Alene, Idaho 83814
Phone: (208) 667-1171 Fax: (208) 664-3507

SHEET 3 / 4 SHEETS

23/39

3264

FINAL PLAT OF

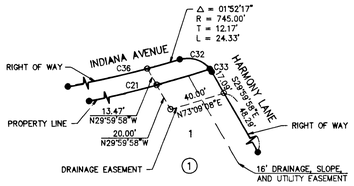
RIVERWALK FIRST ADDITION
(A PLANNED UNIT DEVELOPMENT)

A PORTION OF THE S 1/2 OF THE SW 1/4, SECTION 8, T 25 N, R 45 E, W.M.,
SPOKANE COUNTY, WASHINGTON

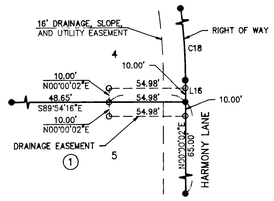
AUG 9 9 56 AM '95
SPOKANE COUNTY WASH.
9508090162

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 9 DAY OF August 1995
AT 9:56 A.M. IN BOOK 23 OF PLAT AT PAGE 40 AT
THE REQUEST OF Port of Idaho Eng.
DEPUTY January

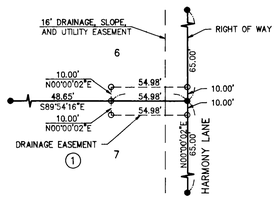
Book 23
page 40
Plat # 3264



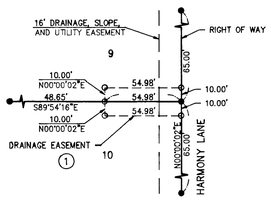
DETAIL E



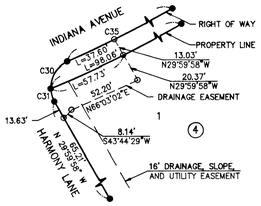
DETAIL F



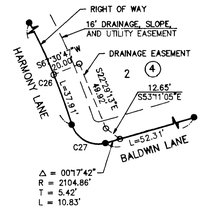
DETAIL G



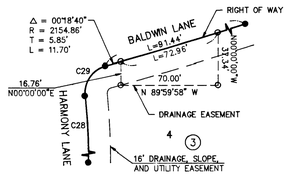
DETAIL H



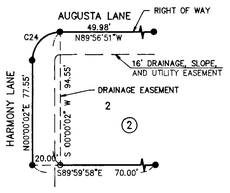
DETAIL I



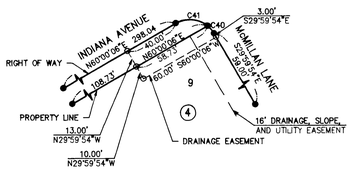
DETAIL J



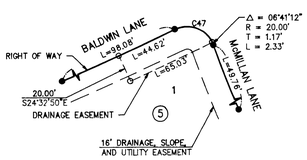
DETAIL K



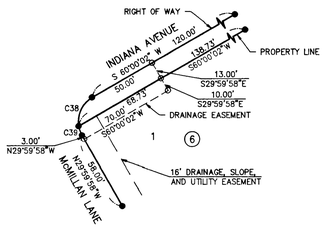
DETAIL L



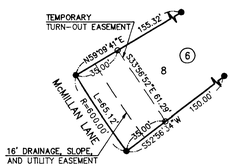
DETAIL M



DETAIL N



DETAIL O



DETAIL P

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

DAVID SCHUMANN
STATE OF WASHINGTON
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 4/28/97
8/1/95

North Idaho Engineering
4200 West Seltice Way
Coeur d'Alene, Idaho 83814
Phone: (208) 667-1171 Fax: (208) 664-3507

SHEET 4 / 4 SHEETS

23/40
3264

4110997
BK 24 Pg 73
Plat # 2346

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that STANTON – SPOKANE L.P., a Washington Limited Partnership, and SEATTLE–FIRST NATIONAL BANK, a National Banking Association, have caused to be platted into Lots, Blocks, Common Areas and Private Streets the land shown hereon, to be known as RIVERWALK, FIFTH ADDITION being a parcel of land in the South half of the Southwest quarter and Government Lots 5 and 6, of Section 8, T.25 N., R.45 E., W.M., in Spokane County, Washington described as follows:

Beginning at the most northeasterly corner of Lot 6, Block 2, of RIVERWALK THIRD ADDITION according to the plat recorded under Book 23 of Plats, Page 96; thence along the northerly boundary of said RIVERWALK THIRD ADDITION the following three (3) courses:

1.) S.80°55'19"W. a distance of 100.00 feet;
2.) S.85°03'01"W. a distance of 35.10 feet;
3.) S.80°55'19"W. a distance of 110.00 feet; thence N.09°04'41"W. a distance of 100.89 feet to the beginning of a non–tangent curve concave to the south having a radius of 267.50 feet (from which a radial line bears S.20°57'58"E.); thence easterly along said curve through a central angle of 07°34'40" an arc distance of 35.38 feet; thence N.09°04'41"W. a distance of 100.21 feet; thence S.78°23'34"W. a distance of 82.49 feet; thence S.65°09'55"W. a distance of 262.49 feet; thence N.12°19'11"W. a distance of 66.34 feet; thence S.77°40'49"W. a distance of 10.00 feet; thence N.12°19'11"W. a distance of 145.00 feet; thence N.77°40'49"E. a distance of 40.57 feet; thence N.12°19'11"W. a distance of 117.84 feet; thence N.84°18'44"E. a distance of 22.15 feet; thence N.12°19'11"W. a distance of 110.59 feet to the southerly line of Parcel "A", as described in a Statutory Warranty Deed recorded under Auditor's Document No. 9405120394; thence along the southerly line of said Parcel "A" N.80°41'37"E. (Record S.81°16'W.) a distance of 517.09 feet; thence S.02°37'12"E. a distance of 110.22 feet; thence S.06°43'28"E. a distance of 110.00 feet; thence N.83°16'47"E. a distance of 10.00 feet; thence S.20°27'37"E. a distance of 36.03 feet; thence S.09°04'41"E. a distance of 320.06 feet (Rec. S.09°04'56"E.) to the Point of Beginning;

TOGETHER WITH That portion of the South Half of the Southwest Quarter and Government Lot 5, of Section 8, T.25 N., R.45 E., W.M., County of Spokane, State of Washington, more particularly described as follows:

Beginning at the southwesterly corner of Lot 1 Block 1 of RIVERWALK THIRD ADDITION according to the plat recorded under Book 23 of Plats, Page 96; thence N.29°59'43"W. a distance of 153.03 feet; thence N.60°00'17"E. a distance of 25.24 feet; thence N.29°59'43"W. a distance of 110.00 feet; thence N.60°00'17"E. a distance of 194.98 feet; thence N.04°05'24"E. a distance of 35.04 feet; thence S.65°09'55"W. a distance of 420.59 feet; thence S.49°56'27"E. a distance of 71.11 feet (Rec. S.49°55'47"E., 71.10 feet); thence S.29°59'58"E. a distance of 110.00 feet; thence S.74°43'35"E. a distance of 49.27 feet (Rec. S.74°43'43"E., 49.26 feet); thence S.29°59'58"E. a distance of 118.04 feet (Rec. 118.00 feet) to the north line of Tract "H" of RIVERWALK FIRST ADDITION according to the plat recorded under Book 23 of Plats, Pages 37 through 40; thence N.60°00'02"E. along said north line a distance of 86.08 feet to the most northeasterly corner of said Tract "H"; thence continuing N.60°00'02"E. a distance of 33.99 feet to the Point of Beginning

The Tract "D" (the private roads), drainage easements and/or common areas shown on this plat are hereby dedicated to the RIVERWALK OWNERS ASSOCIATION created by document recorded July 25, 1995 under State UBI Number 601–645–799. Drainage Easements are hereby granted over Tracts "B" and "C" to the Riverwalk Owners Association.

Drainage easements in the Lots, Blocks and Tracts, 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 to the RIVERWALK OWNERS ASSOCIATION or its successors in interest. The private roads, drainage easements 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 of ingress and egress for those lots within the Plat having frontage thereon.

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.

The owners of all lots within this subdivision shall be members of the RIVERWALK OWNERS ASSOCIATION and subject to the Articles of Incorporation and Bylaws thereof. Subject to the DECLARATION OF COVENANTS, CONDITIONS, RESTRICTION AND RESERVATION OF EASEMENT, as recorded under Auditor's Document No. 9507250312, which by reference is made a part thereof.

WARNING: Spokane County has no responsibility to build, improve, or 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(s), their heirs, successors or assigns including the obligation to participate in the maintenance of the private road as provided herein.

This Plat is subject to separate DECLARATION OF COVENANTS as recorded under Auditor's Document No. 4059272 and which by reference is made a part thereof.

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

A perpetual sewer line easement for the installation, operation and maintenance of sanitary sewer over the private roads as shown hereon is hereby granted to Spokane County, its successors and assigns for the sole purpose of construction, installing operating, maintaining, repairing, altering, replacing, removing and all other uses or purpose which are or may be related to a sewer system. Spokane County, its successor and assigns at all time hereinafter at their own cost and expense, may remove all crops, brush, grass or trees that may interfere with the construction, installing, operating, maintaining, repairing, altering, replacing, removing and all other uses or purpose which are/may be related to a sewer system. The grantors reserve the right to use and enjoy that property which is subject to this easement for the purposes which will not interfere with the county full enjoyment of the rights hereby granted; provided the grantors shall not erect 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 lard.

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 Chapter 36.94 which includes the owner(s)' property. PROVIDED this condition shall not prohibit the owner(s) or successor(s) from objecting to any assessment(s) 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 Chapter 36.94.

A public sewer system will be made available for the plat and individual service will be provided to each lot prior to sale. Use of individual on–site sewage disposal systems shall not be authorized.

Use of private wells and water system is prohibited.

The public water system, pursuant to the Water Plan approved by county and state health authorities, the local fire protection district, County Building & Safety Department 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.

Utility Easements are hereby granted over the private roads and as shown hereon to the serving utility companies for the construction, reconstruction, maintenance and operation of the utilities. Together with the right to inspect said utilities and to trim, and/or remove brush and trees that may interfere with the construction, maintenance and operation of the same.

Sixteen foot (16') Sidewalk Easements are hereby granted to the RIVERWALK OWNERS ASSOCIATION, along Michielli Lane, Shannon Lane, and Riverwalk Lane, as shown hereon.

This Plat is subject to a Voluntary Mitigation Agreement as recorded under Auditor's Document No. 9507240089.

IN WITNESS WHEREOF, the aforesaid owners have hereunto set their hands this 20th day of February, 1997.

STANTON–SPOKANE L.P.,
a Washington Limited Partnership,

BY: HOUSLEY DEVELOPMENT CORPORATION,
a Washington Corporation its General Partner

BY: Brian Housley
ITS: President

BY: DEAN BUILDING CORPORATION
a Washington Corporation its General Partner

BY: P. Edward Dean Jr.
ITS: President

SEATTLE–FIRST NATIONAL BANK,
a National Banking Association
As Lender Only and Not as Owner

BY: G.A. Moore
ITS: Vice President

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
)ss
County of King)

On this 20th day of February, 1997, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared BRIAN HOUSLEY, to me known to be the President of HOUSLEY DEVELOPMENT CORPORATION, a Washington General Partnership, that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed (if any) is the corporation seal of said corporation.

Given under my hand and official seal the day and year last above written.

NOTARY PUBLIC in and for the State of Washington, residing at Lynnwood
My commission expires 6-15-2000

JENNIFER L. SHORE COMMISSION EXPIRES NOTARY PUBLIC 6-15-00 STATE OF WASHINGTON

STATE OF WASHINGTON)
)ss
County of King)

On this 20th day of February, 1997, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared ~~PATRICK J. CARR, to me~~ P. EDWARD DEAN, JR. known to be the ~~Vice~~ President of DEAN BUILDING CORPORATION, a Washington General Partnership, that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed (if any) is the corporation seal of said corporation.

Given under my hand and official seal the day and year last above written.

NOTARY PUBLIC in and for the State of Washington, residing at Lynnwood
My commission expires 6-15-2000

JENNIFER L. SHORE COMMISSION EXPIRES NOTARY PUBLIC 6-15-00 STATE OF WASHINGTON

STATE OF WASHINGTON)
)ss
County of King)

On this 20th day of February, 1997, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared G.A. Moore, to me known to be the Vice President of SEATTLE–FIRST NATIONAL BANK, a National Banking Association, that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed (if any) is the corporation seal of said corporation.

Given under my hand and official seal the day and year last above written.

NOTARY PUBLIC in and for the State of Washington, residing at Seattle
My commission expires 5-21-98

AUDITOR'S CERTIFICATE

Filed for record this 11 day of June, 1997 at 4:40 p.m.
Book 24 of Plats at page 73 at the request of SPC.

Deputy

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.

Patrick J. Moore
Certificate Number 18091

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 11TH day of June, 1997.

Director, Spokane County Utilities

SPOKANE COUNTY ENGINEER

Examined and approved this 28th day of May, 1997

Spokane County Engineer

SPOKANE COUNTY DIVISION OF BUILDING AND PLANNING

Examined and approved this 11th day of June, 1997

for Director, Spokane County Division of Building and Planning

SPOKANE COUNTY HEALTH DISTRICT

Examined and approved this 9th day of June, 1997

for Spokane County Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 11th day of June, 1997

Spokane County Assessor by Deputy

SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 10 day of June, 1997.

Chairman, Spokane County Commissioners

SPOKANE COUNTY TREASURER

I do hereby certify that all taxes which have been levied and become chargeable against the land shown within this map have been fully paid this 11 day of June, 1997.

Spokane County Treasurer by Deputy

FINAL PLAT OF RIVERWALK FIFTH ADDITION

(A PLANNED UNIT DEVELOPMENT)
LOCATED IN THE S 1/2 OF THE SW 1/4
AND GOVERNMENT LOTS 5 AND 6
OF SECTION 8, T.25 N., R.45 E., W.M.
SPOKANE COUNTY, WASHINGTON

INLAND PACIFIC ENGINEERING
707 West 7th • Suite 200 (509) 458–6840
Spokane, WA 99204 FAX: (509) 458–6844

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Bk 24 Pg 72
Plat # 3346

AUDITOR'S CERTIFICATE
Filed for record this 11 day of June, 1997 at 4:45 P.M.
Book 24 of Plats at page 72 at the request of IPE
Deputy January

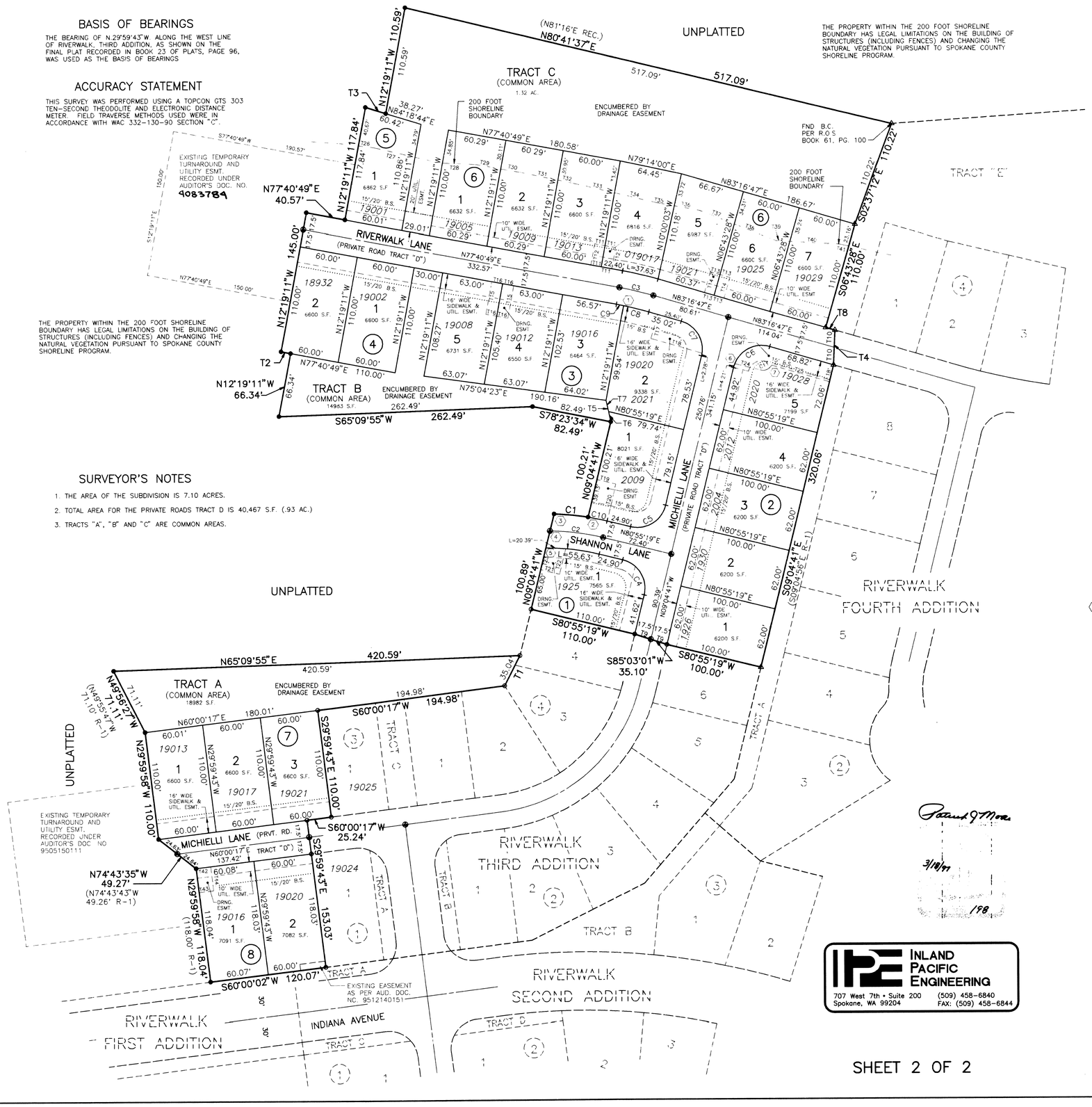
BASIS OF BEARINGS

THE BEARING OF N.29°59'43"W ALONG THE WEST LINE OF RIVERWALK, THIRD ADDITION, AS SHOWN ON THE FINAL PLAT RECORDED IN BOOK 23 OF PLATS, PAGE 96, WAS USED AS THE BASIS OF BEARINGS

ACCURACY STATEMENT

THIS SURVEY WAS PERFORMED USING A TOPCON GTS 303 TEN-SECOND THEODOLITE AND ELECTRONIC DISTANCE METER. FIELD TRAVERSE METHODS USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".

THE PROPERTY WITHIN THE 200 FOOT SHORELINE BOUNDARY HAS LEGAL LIMITATIONS ON THE BUILDING OF STRUCTURES (INCLUDING FENCES) AND CHANGING THE NATURAL VEGETATION PURSUANT TO SPOKANE COUNTY SHORELINE PROGRAM.



GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

LEGEND

○ –FND. 1/2" REBAR W/YPC STAMPED "MOORE 18091" PER FINAL PLAT OF RIVERWALK THIRD ADDITION UNLESS OTHERWISE NOTED

△ –FND. 1/2" REBAR W/YPC STAMPED "MOORE 18091" PER FINAL PLAT OF RIVERWALK FOURTH ADDITION UNLESS OTHERWISE NOTED

SET 1/2" REBAR W/YPC STAMPED "MOORE 18091" (UNLESS OTHERWISE NOTED) AS:

● –ANGLE POINT IN BOUNDARY

⊤ –LOT CORNER

⊛ –CENTERLINE MONUMENT

B.S. –BUILDING SETBACK

15'/20' B.S. –15' HOME AND 20' GARAGE BUILDING SETBACK

(R–1) – PER CERTIFICATE OF EXEMPTION NO. CE–356–95

TANGENT TABLE

LINE	DIRECTION	DISTANCE
T1	S04°05'24"W	35.04'
T2	S77°40'49"W	10.00'
T3	S84°18'44"W	22.15'
T4	S20°27'37"E	36.03'
T5	N35°08'45"W	22.63'
T6	N35°08'45"W	10.79'
T7	N35°08'45"W	11.84'
T8	N83°16'47"E	10.00'
T9	N85°03'01"E	17.55'
T10	S20°27'37"E	18.02'
T11	N77°40'49"E	11.00'
T12	N12°19'11"W	22.00'
T13	N83°16'47"E	10.50'
T14	N06°43'28"W	22.00'
T15	S12°19'11"E	34.00'
T16	N77°40'49"E	11.50'
T17	N06°43'13"W	26.00'
T18	N83°16'47"E	55.13'
T19	N80°55'19"E	20.10'
T20	N09°04'41"W	38.37'
T21	N80°55'19"E	20.00'
T22	N09°04'41"W	26.92'
T23	N09°04'41"W	22.96'
T24	N80°55'19"E	27.75'
T25	N83°16'47"E	61.59'
T26	N74°10'03"E	16.63'
T27	N80°28'17"E	43.47'
T28	N69°59'16"E	34.83'
T29	N77°31'07"E	25.77'
T30	N77°31'07"E	20.77'
T31	N78°58'27"E	39.52'
T32	S78°58'27"W	15.48'
T33	N80°26'53"E	44.58'
T34	N80°26'53"E	44.13'
T35	N77°15'10"E	18.98'
T36	N77°15'10"E	26.55'
T37	N88°24'03"E	38.49'
T38	N88°24'03"E	46.15'
T39	N70°26'46"E	14.40'
T40	N70°26'46"E	51.28'
T41	N79°21'31"E	10.02'
T42	N60°01'00"E	15.10'
T43	N60°00'02"E	15.01'
T44	N29°48'19"W	25.00'

⬡ RADIAL BEARINGS ⬡

NUMBER	BEARING
1	S11°06'40"E
2	S13°23'18"E
3	S20°57'58"E
4	S21°48'42"E
5	S22°47'18"E
6	N88°57'45"E
7	N84°34'34"W

CURVE INFORMATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	267.50'	35.38'	17.72'	35.35'	07°34'40"
C2	250.00'	55.56'	27.90'	55.45'	12°44'01"
C3	367.50'	35.92'	17.97'	35.90'	05°35'58"
C4	30.00'	47.12'	30.00'	42.43'	90°00'00"
C5	30.00'	47.12'	30.00'	42.43'	90°00'00"
C6	30.00'	48.36'	31.26'	43.29'	92°21'28"
C7	30.00'	45.89'	28.79'	41.54'	87°38'32"
C8	350.00'	26.82'	13.42'	26.82'	04°23'27"
C9	350.00'	7.38'	3.69'	7.38'	01°12'31"
C10	267.50'	20.12'	10.07'	20.12'	04°18'37"
C11	10.00'	13.18'	7.74'	12.24'	75°29'53"

SURVEYOR'S NOTES

1. THE AREA OF THE SUBDIVISION IS 7.10 ACRES.
2. TOTAL AREA FOR THE PRIVATE ROADS TRACT D IS 40,467 S.F. (.93 AC.)
3. TRACTS "A", "B" AND "C" ARE COMMON AREAS.

Patrick J. Moore
3/18/97
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FAX: (509) 458-6844

SHEET 2 OF 2

FINAL PLAT OF RIVERWALK FIFTH ADDITION

(A PLANNED UNIT DEVELOPMENT)

LOCATED IN THE S 1/2 OF THE SW 1/4 AND GOVERNMENT LOTS 5 AND 6 OF SECTION 8, T.25 N., R.45 E., W.M. SPOKANE COUNTY, WASHINGTON

\95581\PLAT

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