

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 Street the land shown hereon, to be known as RIVERWALK, SECOND ADDITION being a parcel of land in 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 northerly corner of Tract "H" of RIVERWALK FIRST ADDITION according to the plat recorded under Book 23 of Plats, Pages 37 though 40; thence S.29°59'58"E. along the Easterly boundary of said RIVERWALK FIRST ADDITION a distance of 159.08; thence N.8°00'02"E. a distance of 269.96 feet; thence S.29°59'58"E. a distance of 27.01 feet (Rec. 27.00 feet); thence N.68°00'58"E. a distance of 61.93 feet; thence N.75°40'58"E. a distance 63.00 feet (Rec. 63.30 feet); thence N.89°48'00"E. a distance of 331.53 feet; thence N.00°12'00"W. a distance of 119.41 feet (Rec. 119.34 feet); thence N.02°41'02"E. a distance of 60.08 feet; thence N.00°12'00"W. a distance of 119.94 feet (Rec. 120.00 feet); thence S.89°50'54"W. a distance of 76.76 feet; thence S.89°48'04"W. a distance of 160.00 feet; thence S.81°17'52"W. a distance of 141.92 feet; thence N.71°51'58"W. a distance of 75.52 feet; thence S.18°08'02"W. a distance of 95.67 feet; thence S.40°30'15"W. a distance of 130.05 feet; thence S.67°00'02"W. a distance of 249.12 feet to the Point of Beginning;

The owners hereby dedicate to the public use forever the street and roads shown within this plat. Lot 2, Block 4, being a one-foot (1') strip 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.

Tract "G" being private roads as 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. 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.

A Temporary turnaround easement over Lots 6, 7, and 8, Block 2 is hereby granted to Spokane County until such time as Indiana Avenue is continued as a full width right of way and dedicated to Spokane County as a public road right of way, at which time the temporary turnaround easement will be vacated. Lot 8, Block 2, is hereby restricted from access onto Indiana Avenue until Indiana has been extended. Lot 1, Block 4 is hereby restricted to access onto Snake River Lane unless an alternative access is approved by Spokane County Engineer. A twenty foot (20') access and utility easement for the benefit of Lot 1, Block 4 is hereby granted over the North 20.00 feet of Tract F.

Sight distance easement in Tract "D" and Lots 1, 2, and 3, Block 2, as platted and shown hereon, are hereby granted to the public 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 easements for the purpose of inspection and emergency maintenance of the sight distance area. Spokane County does not assume any responsibility to inspect or maintain the sight distance easements, nor does the County accept any liability for any failure by the lot owners to properly maintain such areas.

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 within the period indicated on the notice, Spokane County has the right to correct the maintenance failure or have it corrected at the sole expense of the property owner.

The private roads, drainage easement and/or common areas shown on this plat are hereby dedicated to the RIVERWALK OWNERS ASSOCIATION. Drainage Easements are hereby granted over Tracts "A", "B", "C", "E" and "F" to the RIVERWALK OWNERS ASSOCIATION and to the Public.

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 to the RIVERWALK OWNERS ASSOCIATION or its successors in interest and to the public. 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 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 EASEMENT, as recorded under Auditor's Document No. 9507250312, which by reference is made a part thereof.

Subject to separate Declaration of Covenant as recorded January 3, 1996 under Auditor's Document No. 9601030054 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.

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.

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.

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 purposes which are or may be related to a sewer system. Spokane County, its successors 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 purposes 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 land.

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 ULD 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 ULD 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 ULD 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.

A temporary water line easement for the installation, operation and maintenance of a public water system over the East ten feet (10') of Lot 8, Block 2, is hereby granted to Consolidated Irrigation District No. 19 for the sole purpose of construction, installing, operating, maintaining, repairing, altering, replacing, removing and all other uses or purposes which are or may be related to a public water system. Said easement may be terminated at the discretion of Consolidated Irrigation District No. 19. 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.

Use of private wells and water system is prohibited.

Utility and Water Main Easements are hereby granted over the private roads and over ten foot (10') and a sixteen foot (16') wide strips of land and over Tract "F" and over a five foot (5') wide strip of land in Lot 1, Block 4, 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 Easement is hereby granted to the RIVERWALK OWNERS ASSOCIATION along Snake River Lane as shown hereon. A 6.5' Sidewalk Easement is hereby granted to the RIVERWALK OWNERS ASSOCIATION along Salmon River 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 herunto set their hands this 21ST day of MARCH, 1996.

STANTON-SPOKANE L.P., A Washington Limited Partnership

BY: STANTON DEVELOPMENT COMPANY, A Washington General Partnership ITS General Partner

BY: HOUSLEY DEVELOPMENT CORPORATION, A Washington Corporation, Partner

BY: Brian Houdley ITS President

BY: DEAN BUILDING CORPORATION, A Washington Corporation Partner

BY: Edmy Dean ITS PRESIDENT

BANK OF AMERICA NW, N.A., doing business as SEAFIRST BANK, successor by name change to SEATTLE-FIRST NATIONAL BANK, a National Banking Association

BY: Graham ITS Vice President

ACKNOWLEDGMENTS

STATE OF WASHINGTON) ss County of King

On this 21 day of March, 1996, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared Edmy Dean, to me known to be the President of DEAN BUILDING CORPORATION, a Washington Corporation, and partner of STANTON DEVELOPMENT COMPANY, a Washington General Partnership who is the General Partner of STANTON-SPOKANE L.P., a Washington Limited Partnership that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said partnership, 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.

Dianne E. Clark NOTARY PUBLIC in and for the State of Washington, residing at Spokane, WA My commission expires 1-3-00



STATE OF WASHINGTON) ss County of King

On this 21 day of March, 1996, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared Brian Houdley, to me known to be the President of HOUSLEY DEVELOPMENT CORPORATION, a Washington Corporation, and partner of STANTON DEVELOPMENT COMPANY, a Washington General Partnership who is the General Partner of STANTON-SPOKANE L.P., a Washington Limited Partnership that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said partnership, 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.

Dianne E. Clark NOTARY PUBLIC in and for the State of Washington, residing at Spokane, WA My commission expires 1-3-00



STATE OF WASHINGTON) ss County of King

On this 22nd day of March, 1996, 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.

G. A. Moore NOTARY PUBLIC in and for the State of Washington, residing at Spokane, WA My commission expires 8/21/98



AUDITOR'S CERTIFICATE

Filed for record this 17th day of June, 1996 at 4:26 P.M. in Book 23 of Plats at page 44 at the request of STANTON-SPOKANE

#3297

Pg 1 of 2

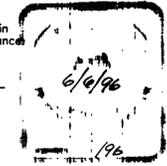
J. Perkins Deputy

#4004007

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, PLS Certificate Number 18091



SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 7th day of June, 1996.

James A. Legat Director, Spokane County Utilities

SPOKANE COUNTY ENGINEER

Examined and approved this 10th day of JUNE, 1996.

W. C. Johnson PE Spokane County Engineer

SPOKANE COUNTY DIVISION OF BUILDING AND PLANNING

Examined and approved this 11th day of JUNE, 1996.

Stacy Birdsell for Director, Spokane County Division of Building and Planning

SPOKANE COUNTY HEALTH DISTRICT

Examined and approved this 10th day of June, 1996.

Sharon F. Holshuy, R.S. for Spokane County Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 12 day of JUNE, 1996.

S. Cooney by Robert J. Fuborn Spokane County Assessor by Deputy

SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 11 day of June, 1996.

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 12 day of June, 1996.

Linda M. Walworth Spokane County Treasurer by Deputy



FINAL PLAT OF RIVERWALK SECOND 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

J. Perkins
Deputy

4064007

CURVE TABLE

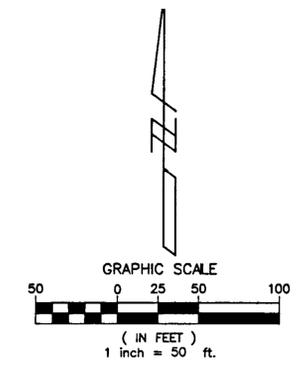
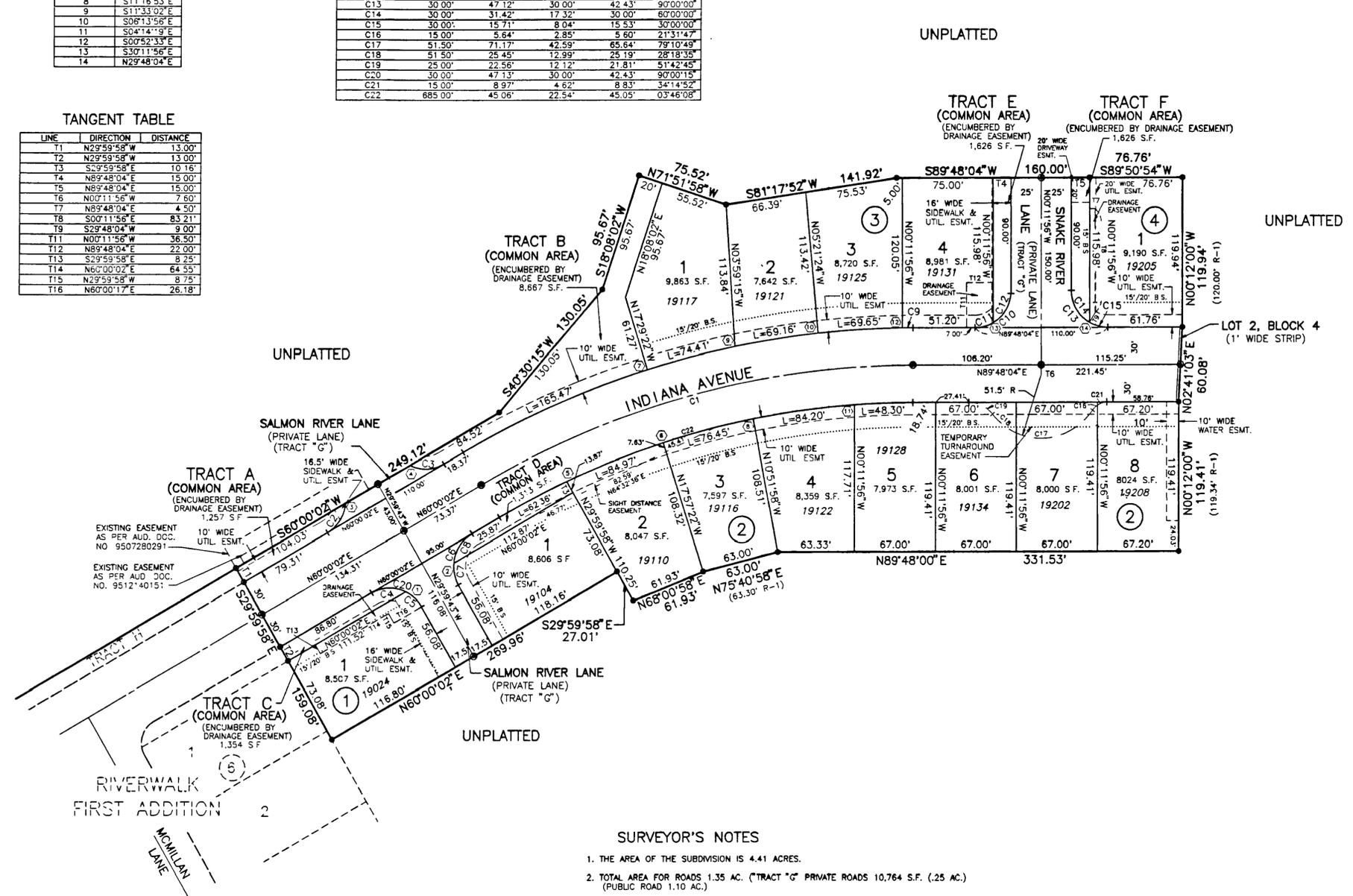
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	715.00'	371.89'	190.25'	367.71'	29°48'02"
C2	30.00'	29.05'	15.78'	27.93'	55°28'55"
C3	30.00'	29.05'	15.78'	27.93'	55°28'55"
C4	30.00'	29.05'	15.78'	27.93'	55°28'55"
C5	30.00'	18.08'	9.32'	17.80'	34°31'20"
C6	30.00'	47.12'	30.00'	42.42'	89°59'45"
C7	30.00'	18.07'	9.32'	17.80'	34°30'50"
C8	30.00'	29.05'	15.78'	27.93'	55°28'55"
C9	745.00'	8.90'	4.40'	8.80'	00°40'37"
C10	30.00'	47.12'	30.00'	42.43'	90°00'00"
C11	30.00'	15.71'	8.04'	15.53'	30°00'00"
C12	30.00'	31.42'	17.32'	30.00'	60°00'00"
C13	30.00'	47.12'	30.00'	42.43'	90°00'00"
C14	30.00'	31.42'	17.32'	30.00'	60°00'00"
C15	30.00'	15.71'	8.04'	15.53'	30°00'00"
C16	15.00'	5.84'	2.85'	5.60'	21°31'47"
C17	51.50'	71.17'	42.59'	65.64'	79°10'49"
C18	51.50'	25.45'	12.99'	25.19'	28°18'35"
C19	25.00'	22.56'	12.12'	21.81'	51°42'45"
C20	30.00'	47.13'	30.00'	42.43'	90°00'15"
C21	15.00'	8.97'	4.62'	8.83'	34°14'52"
C22	685.00'	45.06'	22.54'	45.05'	03°46'08"

⊙ RADIAL BEARINGS ⊙

NUMBER	DIRECTION
1	N25°38'57"E
2	N89°28'53"W
3	S89°28'53"E
4	S25°28'57"W
5	S24°46'59"E
6	S17°40'32"E
7	S17°16'25"E
8	S11°16'53"E
9	S11°33'02"E
10	S08°13'56"E
11	S04°14'19"E
12	S00°52'33"E
13	S30°11'56"E
14	N29°48'04"E

TANGENT TABLE

LINE	DIRECTION	DISTANCE
T1	N29°59'58"W	13.00'
T2	N29°59'58"W	13.00'
T3	S29°59'58"E	10.16'
T4	N89°48'04"E	15.00'
T5	N89°48'04"E	15.00'
T6	N00°11'56"W	7.60'
T7	N89°48'04"E	4.50'
T8	S00°11'56"E	83.21'
T9	S29°48'04"W	9.00'
T11	N00°11'56"W	36.50'
T12	N89°48'04"E	22.00'
T13	S29°59'58"E	8.25'
T14	N60°00'02"E	64.55'
T15	N29°59'58"W	8.75'
T16	N60°00'17"E	26.18'



- LEGEND
- -FND. 1/2" REBAR W/RPC STAMPED "RLS #22121" PER FINAL PLAT OF RIVERWALK FIRST ADDITION UNLESS OTHERWISE NOTED
 - SET 1/2" REBAR W/PC 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 EXEMPTIONS NUMBER CE-356-95

Stanton-Spokane
6/16/96

SURVEYOR'S NOTES

1. THE AREA OF THE SUBDIVISION IS 4.41 ACRES.
2. TOTAL AREA FOR ROADS 1.35 AC. ("TRACT "G" PRIVATE ROADS 10,764 S.F. (.25 AC.) (PUBLIC ROAD 1.10 AC.)

BASIS OF BEARINGS
THE BEARING OF S.29°59'58"E. ALONG THE EAST LINE OF RIVERWALK, FIRST ADDITION, AS SHOWN ON THE FINAL PLAT RECORDED IN BOOK 23 OF PLATS, PAGES 37 THROUGH 40, 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".

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

FINAL PLAT OF RIVERWALK SECOND 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