SURVEYOR'S NOTES

1. THE AREA OF THE SUBDIVISION IS 2.58 ACRES.
2. TOTAL AREA FOR THE PRIVATE ROADS TRACT D IS 22,256 S.F. (.51 AC.)
3. TRACTS "A", "B" AND "C" ARE COMMON AREAS.

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

LEGEND

- ○ –FND. 1/2" REBAR W/RPC STAMPED "RLS #22121" PER FINAL PLAT OF RIVERWALK FIRST ADDITION UNLESS OTHERWISE NOTED
- △ –FND. 1/2" REBAR W/YPC STAMPED "MOORE 18091" PER FINAL PLAT OF RIVERWALK SECOND 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

BASIS OF BEARINGS

THE BEARING OF N.29°59'58"W. 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".

TANGENT TABLE

LINE	DIRECTION	DISTANCE
T1	N85°03'01"E	17.55'
T2	S29°59'43"E	17.50'
T3	N60°00'02"E	30.28'
T4	N60°00'02"E	9.72'
T5	N60°00'02"E	9.72'
T6	N60°00'17"E	15.00'
T7	N29°59'43"W	59.02'
T8	N39°41'12"W	29.00'
T9	N52°21'46"W	29.00'
T10	N75°04'17"W	26.00'
T11	N83°49'15"W	26.00'
T12	N40°47'04"W	28.15'
T13	N37°57'25"E	30.77'
T14	N37°57'25"E	16.79'
T15	N63°17'44"W	28.15'

RADIAL BEARINGS

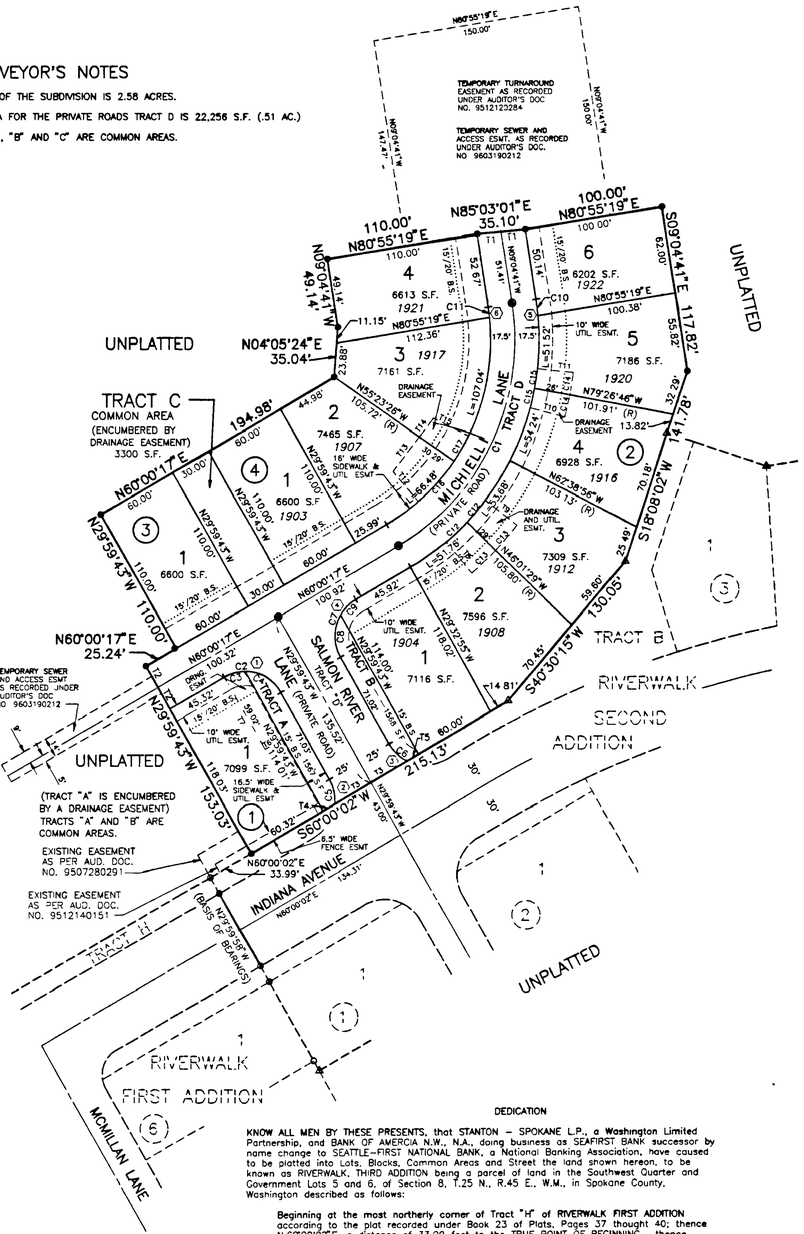
NUMBER	DIRECTION
1	N00°00'17"E
2	N85°28'53"W
3	N25°28'57"E
4	S59°59'43"E
5	S84°35'47"W
6	S83°43'22"W

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	167.50'	201.96'	115.30'	189.95'	69°04'58"
C2	30.00'	47.12'	30.00'	42.43'	90°00'00"
C3	30.00'	15.71'	8.04'	15.53'	30°00'00"
C4	30.00'	31.42'	17.32'	30.00'	60°00'00"
C5	30.00'	18.07'	9.32'	17.80'	34°30'50"
C6	30.00'	18.08'	9.32'	17.80'	34°31'20"
C7	30.00'	47.12'	30.00'	42.43'	90°00'00"
C8	30.00'	31.42'	17.32'	30.00'	60°00'00"
C9	30.00'	15.71'	8.04'	15.53'	30°00'00"
C10	185.00'	11.86'	5.93'	11.86'	03°40'28"
C11	150.00'	7.33'	3.67'	7.33'	02°48'03"
C12	185.00'	20.46'	10.24'	20.45'	06°20'17"
C13	214.00'	23.67'	11.85'	23.66'	06°20'17"
C14	211.00'	16.11'	8.06'	16.11'	04°22'29"
C15	185.00'	14.13'	7.07'	14.12'	04°22'29"
C16	150.00'	38.23'	19.22'	38.12'	14°36'03"
C17	150.00'	20.70'	10.36'	20.68'	07°54'19"

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

SHEET 1 OF 1



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that STANTON – SPOKANE L.P., a Washington Limited Partnership, and BANK OF AMERCIA N.W., N.A., doing business as SEAFIRST BANK successor by name change to 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, THIRD 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 thought 40; thence N 60°00'02"E. a distance of 33.99 feet to the TRUE POINT OF BEGINNING, 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 N 09°04'41"W. a distance of 49.14 feet; thence N.80°55'19"E. a distance of 110.00 feet, thence N.85°03'01"E. a distance of 35.10 feet, thence N.80°55'19"E. a distance of 100.00 feet; thence S.09°04'41"E. a distance of 117.82 feet; thence S.18°08'02"W a distance of 141.78 feet; thence S.40°30'15"W. a distance of 130.05 feet; thence S.60°00'02"W. a distance of 215.13 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 601–845–799. Drainage Easements are hereby granted over Tracts "A" and "C" to the Riverwalk Owners Association.

Drainage easements in Lots 1, Block 1, Lots 2, 3, 4, and 5, Block 2, Lots 2, and 3, Block 4, 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. Drainage Easement in Tract "A", Lot 1, Block 1, and Lots 2 and 3, Block 2 are hereby granted to the public.

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. 9601030055 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 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 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 and one/half foot (16.5') Sidewalk Easements is hereby granted to the RIVERWALK OWNERS ASSOCIATION along Salmon River Lane and a sixteen foot (16') Sidewalk Easement is hereby granted to the RIVERWALK OWNERS ASSOCIATION along Michielli Lane as shown hereon.

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

A 6.50 foot fence easement across Lot 1 Block 1 is hereby to the RIVERWALK OWNERS ASSOCIATION as platted and shown hereon.

IN WITNESS WHEREOF, the aforesaid owners have hereunto set their hands this _____ day of _____, 199__

STANTON–SPOKANE L.P
BY: STANTON DEVELOPMENT COMPANY, a Washington general 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: Tommy Dean
ITS: PRESIDENT

BANK OF AMERCIA NW, N.A.
doing business as SEAFIRST BANK
successor by name change to its Lender Only and Not as Owner
SEATTLE–FIRST NATIONAL BANK,
a National Banking Association

BY: Douglas B. Collitt
ITS: Vice-President

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
)ss
County of King)

On this 26 day of April, 19 96, 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.

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

DIANNE E. CLARK COMMISSION EXPIRES NOTARY PUBLIC 1-3-00 STATE OF WASHINGTON

STATE OF WASHINGTON)
)ss
County of King)

On this 26 day of April, 19 96 before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared ~~DARREN L. CARR~~ Edward Dean, to me 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.

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

DIANNE E. CLARK COMMISSION EXPIRES NOTARY PUBLIC 1-3-00 STATE OF WASHINGTON

AUDITOR'S CERTIFICATE

Filed for record this 12TH day of JUNE, 1996 at 41:28 P. M. in Book 23 of Plats at page 96 at the request of STANTON - SPOKANE #4064008 #3298

J. Perkins
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
Patrick J. Moore, PLS
Certificate Number 18091

6/6/96

SPOKANE COUNTY DIVISION OF UTILITIES

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

By James A. Report
Director, Spokane County Utilities

SPOKANE COUNTY ENGINEER

Examined and approved this 10TH day of JUNE, 1996

W. E. Johns PE
Spokane County Engineer

SPOKANE COUNTY DIVISION OF BUILDING AND PLANNING

Examined and approved this 11th day of June, 1996

For: Stan Bjordahl
Director, Spokane County Division of Building and Planning

SPOKANE COUNTY HEALTH DISTRICT

Examined and approved this 10th day of June, 1996

Kevin P. Holbrook, R.S.
for Spokane County Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 12 day of JUNE, 1996

S. Cooney by Robert L. Folsom
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. Walderton
Spokane County Treasurer by Deputy

STATE OF WASHINGTON)
)ss
County of KING)

On this 31st day of MAY, 1996 before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared Douglas B. Collitt, to me known to be the Vice President of BANK OF AMERCIA N.W., N.A., 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.

Gail E. Biondarillo
NOTARY PUBLIC in and for the State of Washington, residing at Seattle
My commission expires 5/21/98

NOTARY PUBLIC STATE OF WASHINGTON

FINAL PLAT OF RIVERWALK THIRD ADDITION

(A PLANNED UNIT DEVELOPMENT)

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

D:\95618\PLAT

#3298