4110998
BK24 Pg74
Plat# 3347

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 FOURTH ADDITION being a parcel of land in 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 1, Block 4 of RIVERWALK SECOND ADDITION according to the plat recorded in Book 23 of Plats, Pages 94 and 95; thence N.89°48'00"E. a distance of 144.50 feet; thence N.00°12'00"W. a distance of 110.06 feet (Rec. 110.00 feet)' thence N.04°02'55"E. (Rec. N.04°02'52"E.) a distance of 35.10 feet; thence N.00°12'00"W. a distance of 109.94 feet (Rec. 110.00 feet); thence N.89°48'00"E. a distance of 30.01 feet; thence N.01°31'31"W. a distance of 348.09 feet; thence N.33°38'27"W. a distance of 21.65 feet; thence N.56°21'33"E. a distance of 70.00 feet; thence N.33°38'27"W. a distance of 145.00 feet; thence S.56°21'33"W. a distance of 37.48 feet; thence N.33°38'27"W. a distance of 265.20 feet to the southerly line of Parcel "A", as described in a Statutory Warranty Deed recorded under Auditor's Document No. 9405120394; thence S.63°13'23"W. along the southerly line of said Parcel "A" (Rec. S.63°49'W.) a distance of 558.69 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 437.89 feet (Rec. S.09°04'56"E., 437.99 feet); thence S.18°08'02"W. a distance of 46.11 feet to the northerly boundary of said RIVERWALK SECOND ADDITION; thence along said northerly boundary the following four (4) courses:
1.) S.71°51'58"E. a distance of 75.52 feet;
2.) N.81°17'52"E. a distance of 141.92 feet;
3.) N.89°48'04"E. a distance of 160.00 feet;
4.) N.89°50'54"E. a distance of 76.76 feet to the Point of Beginning

The Tract "F" (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 "A", "B", "C", "D" AND "E", to the Riverwalk Owners Association.

Drainage easements as platted and shown hereon, which are for 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. 4043879 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 foot (16') Sidewalk Easements is hereby granted to the RIVERWALK OWNERS ASSOCIATION along Snake River Lake, Flat Rock River Lane, Rio Grande Land 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: Bri 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

BY: G A Moore
ITS: Vice President

3/18/97
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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 NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 6-15-00

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 P. EDWARD DEAN, JR., to me known to be the 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 NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 6-15-00

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 4:31 P.M. in Book 24 of Plats at page 74 at the request of IPE.

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, PLS
Certificate Number 18091

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 13TH day of MAY, 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.

Steve P. Holderby, R.S.
for Spokane County Health Officer

SPOKANE COUNTY ASSESSOR

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

SC Cooney by C. Stolz
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.

John Roskelley
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.

Linda M Wolverton
Spokane County Treasurer by Deputy
a Leach

FINAL PLAT OF RIVERWALK FOURTH ADDITION

(A PLANNED UNIT DEVELOPMENT)

LOCATED IN 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
Spokane, WA 99204
(509) 458-6840
FAX: (509) 458-6844

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BK 24 Pg 75

AUDITOR'S CERTIFICATE

Filed for record this 11 day of June, 1997 at 3:40 P.M. in Book 24 of Plats at page 75 at the request of Pete 3347

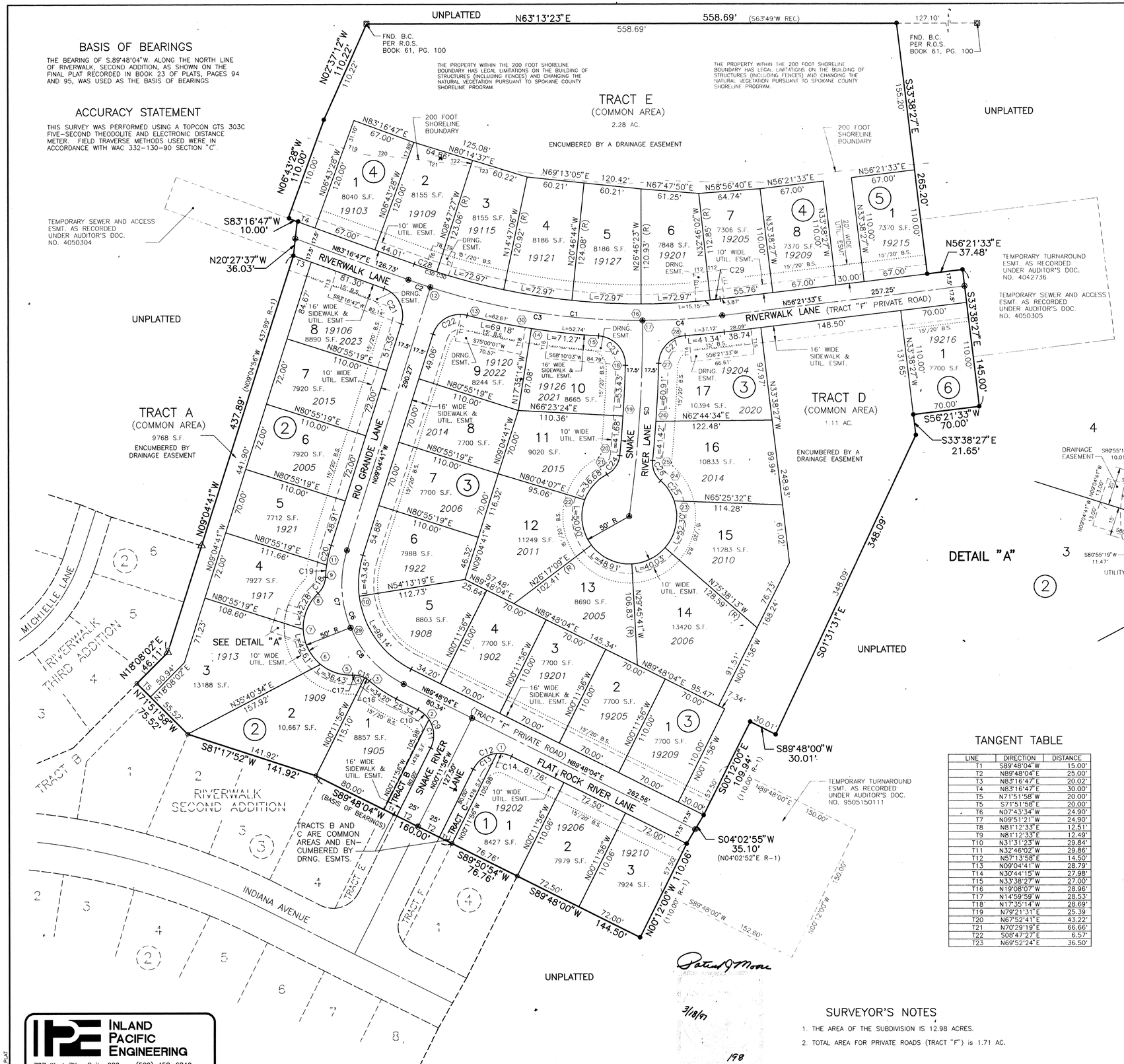
Deputy

BASIS OF BEARINGS

THE BEARING OF S.89°48'04"W. ALONG THE NORTH LINE OF RIVERWALK, SECOND ADDITION, AS SHOWN ON THE FINAL PLAT RECORDED IN BOOK 23 OF PLATS, PAGES 94 AND 95, WAS USED AS THE BASIS OF BEARINGS

ACCURACY STATEMENT

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



RADIAL BEARINGS

NUMBER	BEARING
R1	N30°11'56"W
R2	S29°48'04"W
R3	S14°18'54"W
R4	S00°48'00"W
R5	N29°09'04"W
R6	N12°36'00"E
R7	N61°25'48"E
R8	N70°07'33"W
R9	N66°24'29"E
R10	N56°01'44"E
R11	N71°56'06"E
R12	N08°40'44"W
R13	N12°16'29"W
R14	N17°41'09"W
R15	S23°15'38"E
R16	N26°53'22"W
R17	S63°06'38"W
R18	S65°00'47"W
R19	S67°10'39"W
R20	S68°51'57"W
R21	S54°23'16"E
R22	N83°34'51"E
R23	S44°26'08"W
R24	N14°40'00"E
R25	S68°56'21"W
R26	S67°18'07"W
R27	N64°53'41"E
R28	N30°24'25"W
R29	N40°21'42"E
R30	N17°10'19"W

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

LEGEND

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

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

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

● –ANGLE POINT IN BOUNDARY

⊤ –LOT CORNER

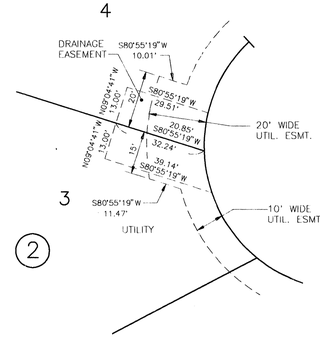
♠ –CENTERLINE MONUMENT

B.S. –BUILDING SETBACK

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

R–1 PER CERTIFICATE OF EXEMPTIONS NUMBER CE–356–95

DETAIL "A"



11th June 97
S.C. Cooney Lynda Rouse

CURVE INFORMATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	715.00'	335.94'	171.13'	332.86'	26°55'14"
C2	715.00'	24.44'	12.22'	24.44'	01°57'31"
C3	715.00'	227.25'	114.59'	226.30'	18°12'38"
C4	715.00'	84.25'	42.17'	84.20'	06°45'05"
C5	1432.03'	206.59'	103.47'	206.41'	08°15'56"
C6	117.50'	166.36'	100.57'	152.81'	81°07'15"
C7	117.50'	83.18'	43.42'	81.45'	40°33'37"
C8	117.50'	83.18'	43.42'	81.45'	40°33'38"
C9	30.00'	47.12'	30.00'	42.43'	90°00'00"
C10	30.00'	15.71'	8.04'	15.53'	30°00'00"
C11	30.00'	31.42'	17.32'	30.00'	60°00'00"
C12	30.00'	47.12'	30.00'	42.43'	90°00'00"
C13	30.00'	31.42'	17.32'	30.00'	60°00'00"
C14	30.00'	15.71'	8.04'	15.53'	30°00'00"
C15	25.00'	18.97'	9.97'	18.51'	43°27'58"
C16	25.00'	5.90'	2.96'	5.88'	13°30'54"
C17	25.00'	13.07'	6.69'	12.92'	29°57'04"
C18	25.00'	18.97'	9.97'	18.51'	43°27'58"
C19	135.00'	13.02'	6.52'	13.02'	05°31'37"
C20	135.00'	21.17'	10.61'	21.15'	08°59'13"
C21	30.00'	45.89'	28.79'	41.54'	87°38'32"
C22	30.00'	45.45'	28.37'	41.23'	86°48'12"
C23	30.00'	46.22'	29.11'	41.78'	88°16'25"
C24	25.00'	24.76'	13.50'	23.76'	56°44'47"
C25	50.00'	25.98'	13.29'	25.69'	29°46'08"
C26	25.00'	23.68'	12.81'	22.81'	54°16'21"
C27	30.00'	44.35'	27.34'	40.42'	84°41'54"
C28	697.50'	25.21'	12.60'	25.20'	02°04'14"
C29	697.50'	10.64'	5.32'	10.64'	00°52'25"
C30	697.50'	12.96'	6.48'	12.96'	01°03'54"

TANGENT TABLE

LINE	DIRECTION	DISTANCE
T1	S89°48'04"W	15.00'
T2	N89°48'04"E	25.00'
T3	N83°16'47"E	20.02'
T4	N83°16'47"E	30.00'
T5	N71°51'58"W	20.00'
T5	S71°51'58"E	20.00'
T6	N07°43'34"W	24.90'
T7	N09°51'21"W	24.90'
T8	N81°12'33"E	12.51'
T9	N81°12'33"E	12.49'
T10	N31°31'23"W	29.84'
T11	N32°46'02"W	29.86'
T12	N57°13'58"E	14.50'
T13	N09°04'41"W	28.79'
T14	N30°44'15"W	27.98'
T15	N33°38'27"W	27.00'
T16	N19°08'07"W	28.96'
T17	N14°59'59"W	28.53'
T18	N17°35'14"W	28.69'
T19	N79°21'31"E	25.39
T20	N67°52'41"E	43.22'
T21	N70°29'19"E	66.66'
T22	S08°47'27"E	6.57'
T23	N69°52'24"E	36.50'

Patrick J. Moore
3/18/97

SURVEYOR'S NOTES

1. THE AREA OF THE SUBDIVISION IS 12.98 ACRES.
2. TOTAL AREA FOR PRIVATE ROADS (TRACT "F") IS 1.71 AC.

FINAL PLAT OF RIVERWALK FOURTH ADDITION

(A PLANNED UNIT DEVELOPMENT)

LOCATED IN 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
Spokane, WA 99204
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SHEET 2 OF 2

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