

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.21°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°27'47"E. a distance of 49.27 feet (Rec. S.74°27'43"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 land.

The owner(s) or successor(s) in interest agree to authorize the County to place their name(s) on the 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: B. Housley, President

BY: DEAN BUILDING CORPORATION a Washington Corporation its General Partner

BY: P. Cannon, President

SEATTLE-FIRST NATIONAL BANK, a National Banking Association

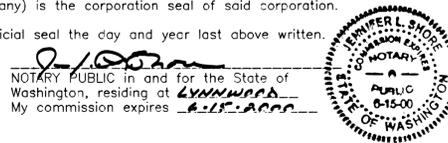
BY: [Signature], Vice President

ACKNOWLEDGMENTS

STATE OF WASHINGTON )
County of KING )ss

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.

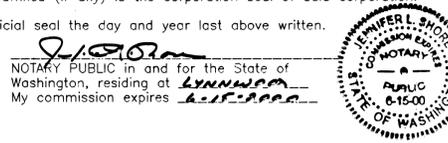
Given under my hand and official seal the day and year last above written.



STATE OF WASHINGTON )
County of KING )ss

On this 20th day of FEBRUARY, 1997, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared P. Cannon, 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.

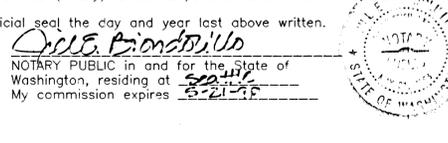
Given under my hand and official seal the day and year last above written.



STATE OF WASHINGTON )
County of KING )ss

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.



AUDITOR'S CERTIFICATE
Filed for this 11 day of June 1997 at the request of [Signature]

[Signature]
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.

[Signature]
Patrick J. Moore, PLS
Certificate Number 18091

SPOKANE COUNTY DIVISION OF UTILITIES

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

[Signature]
Director, Spokane County Utilities

SPOKANE COUNTY ENGINEER

Examined and approved this 25th day of MAY, 1997.

[Signature]
Spokane County Engineer

SPOKANE COUNTY DIVISION OF BUILDING AND PLANNING

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

[Signature]
Director, Spokane County Division of Building and Planning

SPOKANE COUNTY HEALTH DISTRICT

Examined and approved this 9th day of JUNE, 1997.

[Signature]
for Spokane County Health Officer

SPOKANE COUNTY ASSESSOR

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

[Signature]
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.

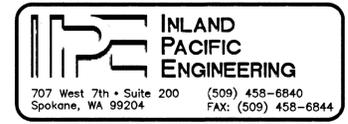
[Signature]
Chairman, Spokane County Commissioners

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.

[Signature]
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



**BASIS OF BEARINGS**

THE BEARING OF N29°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.

**SURVEYOR'S NOTES**

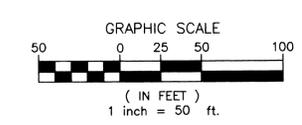
1. THE AREA OF THE SUBDIVISION IS 7.10 ACRES.
2. TOTAL AREA FOR THE PRIVATE ROADS TRACT D IS 40,467 S.F. (.93 AC.)
3. TRACTS "A", "B" AND "C" ARE COMMON AREAS.

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.

Filed for record this 11 day of June, 1997 at the request of IPE  
 Book 24 of Plats at page 3346

EDITOR'S CERTIFICATE  
 January  
 Deputy

4110997  
 BK 24 Pg 72  
 Plat # 3346



**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	14.00'
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°28'53"E	44.58'
T34	N80°28'53"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°28'46"E	14.40'
T40	N70°28'46"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°38'52"
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"

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

**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