

1414E

AUDITOR'S CERTIFICATE
4102888
Filed for record this 15 day of May, 1997 at 8:30 AM in
Book 27 of Plats at page 167 of the request of W.T.H. Development Pg 69
Plat # 3344

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that W.T.H. Development Company, a Limited Liability Corporation, and UNITED SECURITY BANK a Washington Banking Corporation has caused to be platted into Lots, Blocks, Common Areas and Street the land shown hereon, to be known as RIVERWALK, SIXTH ADDITION being a parcel of land in the South Half of the Southwest Quarter and Government Lot 6, of Section 8, T.25 N., R.45 E., W.M., in Spokane County, Washington described as follows.

Beginning at the Southeast corner of Lot 8 Block 2 of RIVERWALK SECOND ADDITION according to the plat recorded under Book 23 of Plats, Pages 94 and 95; thence N 00°12'00"W a distance of 119.41 feet (Rec. 119.34 feet); thence N 02°41'03"E a distance of 60.08 feet; thence N 00°12'00"W a distance of 119.94 feet (Rec. 120.00 feet); thence N 89°48'04"E a distance of 443.62 feet; thence S 01°31'46"E a distance of 89.27 feet to the beginning of a curve concave to the northwest having a radius of 30.00 feet; thence southwesterly along said curve through a central angle of 91°19'50" an arc distance of 47.92 feet; thence N 89°48'04"E a distance of 185.75 feet to the east line of said Southwest Quarter; thence S 01°31'46"E along said east line a distance of 179.44 feet to the south line of Government Lot 6; thence S 89°48'04"W along said south line a distance of 648.38 feet; thence S 89°47'31"W a distance of 104.75 feet to the Point of Beginning.

The owners hereby dedicate to the public use forever the street and roads shown within this plat, Lot 8, Block 2, 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 "A" 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 601-645-700. 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.

The private road, Tract "A" shown on this plat is hereby dedicated to the RIVERWALK OWNERS ASSOCIATION. 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 OF EASEMENT, as recorded under Auditor's Document No. 9507250312, which by reference is made a part thereof.

Drainage easements, as platted and shown hereon, which are for the purpose of installing, operating and maintaining drainage swales and drainage facilities, as conditions of plat approval, are hereby granted to Spokane County and the public.

The Drainage Easements and Tract "A" are subject to separate Declaration of Covenant as recorded MARCH 24, 1997 under Auditor's Document No. 4CR-630 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 purpose which are or may be related to a sewer system. Spokane County, its successor or assigns at all times 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.

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') wide strip of land and through a drainage pond in Lots 5 and 6 Block 2, 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.

A Sidewalk Easement is hereby granted over Lot 8 Block 1 as platted and shown hereon to RIVERWALK OWNERS ASSOCIATION and the public. The RIVERWALK OWNERS ASSOCIATION shall be responsible for maintenance of sidewalks within said easement.

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 13th day of March, 1997.

W.T.H. Development Company LLC,
Limited Liability Corporation

BY: Michael D. Home
ITS: Manager

UNITED SECURITY BANK,
a Washington Banking Corporation

BY: Louise Roberson
ITS: VP

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
County of SPOKANE)ss

On this 13th day of March, 1997, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared Michael Home, to me known to be the Manager of W.T.H. Development Company, LLC a Limited Liability Corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said company, 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.

Michael Home
NOTARY PUBLIC in and for the State of
Washington, residing at Spokane
My commission expires 10-27-97



STATE OF WASHINGTON)
County of SPOKANE)ss

On this 13 day of March, 1997, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared Louise Roberson, to me known to be the VP of UNITED SECURITY BANK, a Washington Banking Corporation, 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.

Lauren A. Dutton
NOTARY PUBLIC in and for the State of
Washington, residing at Spokane
My commission expires 5-18-99



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

SPOKANE COUNTY DIVISION OF UTILITIES
Examined and approved this 17th day of April, 1997.

Patrick J. Moore
Director, Spokane County Utilities

SPOKANE COUNTY ENGINEER
Examined and approved this 19th day of March, 1997.

W. C. Johnson
Spokane County Engineer

SPOKANE COUNTY DIVISION OF BUILDING AND PLANNING
Examined and approved this 8th day of May, 1997.

Gary Biddle
Director, Spokane County Division of Building and Planning

SPOKANE COUNTY HEALTH DISTRICT
Examined and approved this 9th day of May, 1997.

Steven P. Hobbie, P.S.
for Spokane County Health Officer

SPOKANE COUNTY ASSESSOR
Examined and approved this 13th day of May, 1997.

J.C. Corney Ripka House
Spokane County Assessor by Deputy

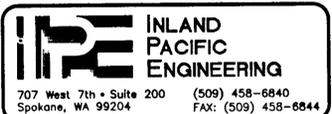
SPOKANE COUNTY COMMISSIONERS
This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 18 day of May, 1997.

John Roubelley
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 18 day of May, 1997.

Prinda M. Wolstanton
Spokane County Treasurer by Deputy

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

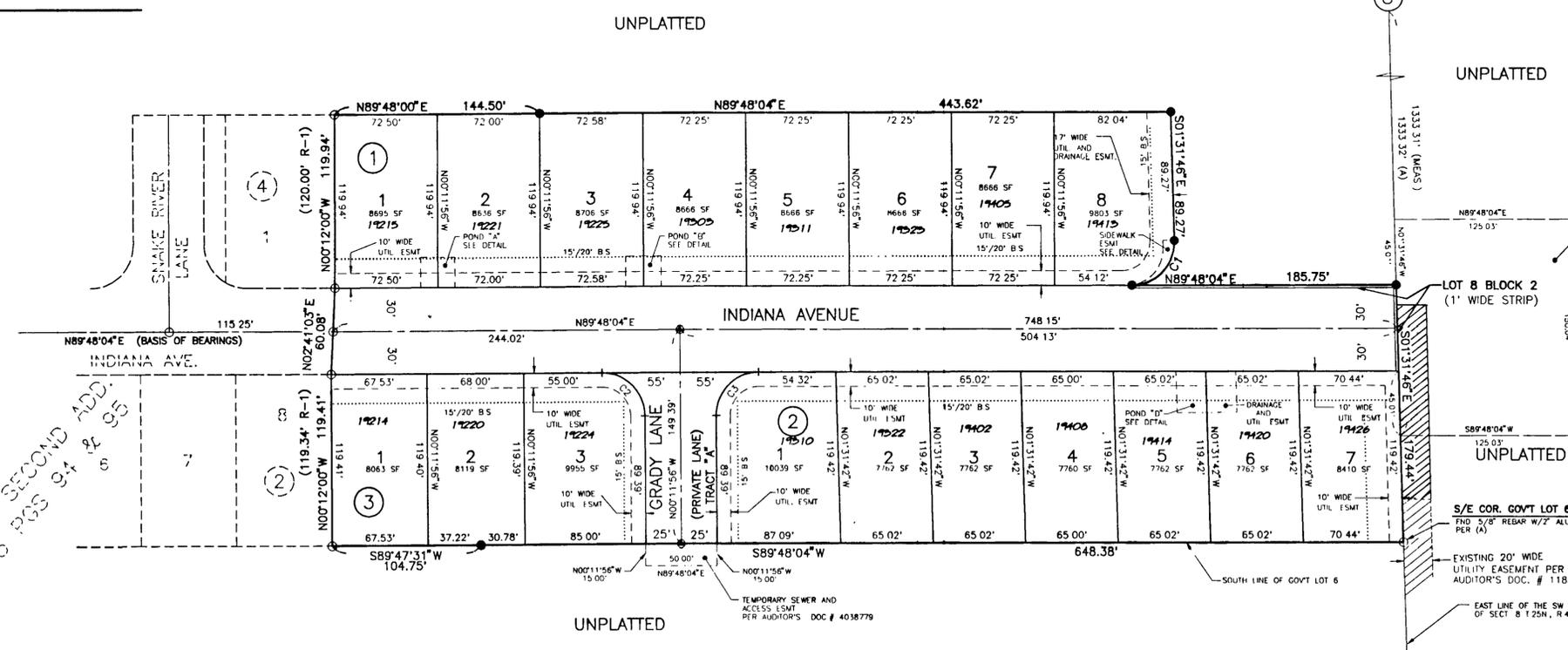
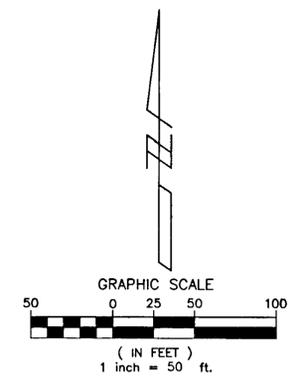
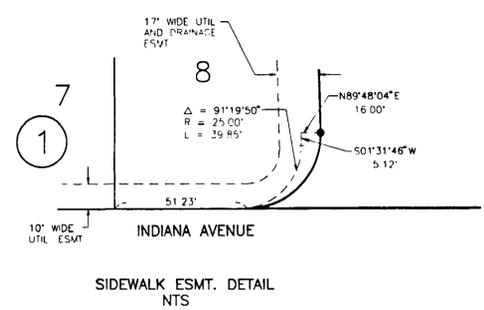


1414E

AUDITOR'S CERTIFICATE
4102888
BK 24
8970
Filed for record this 15 day of May, 1992 at 9:27 AM in Book 24 of Plats at page 70 at the request of WTA Development
Deputy January

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	30.00'	47.82'	30.70'	42.92'	91°19'50"
C2	30.00'	47.12'	30.00'	42.43'	90°00'00"
C3	30.00'	47.12'	30.00'	42.43'	90°00'00"



- LEGEND
- - FND. 1/2" REBAR W/PC STAMPED "MOORE 18091" PER FINAL PLAT OF RIVERWALK SECOND ADDITION UNLESS OTHERWISE NOTED
 - - 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
 - (A) - PER RECORD OF SURVEY RECORDED IN BOOK 61 OF SURVEYS PAGE 100

SURVEYOR'S NOTES

1. THE AREA OF THE SUBDIVISION IS 4.71 ACRES.
2. THE AREA OF TRACT "A" (PRIVATE ROADS) IS 0.15 AC.

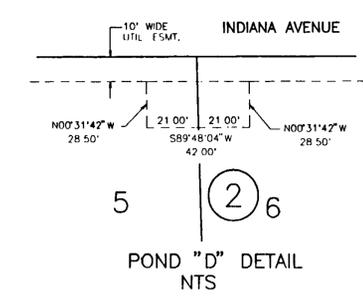
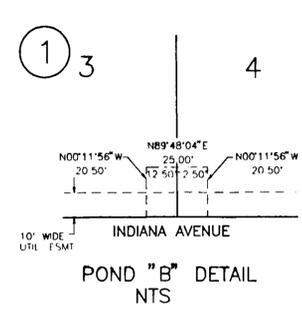
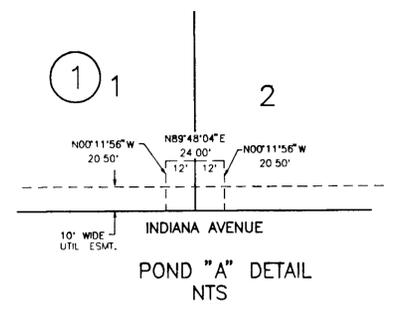
BASIS OF BEARINGS

THE BEARING OF N89°48'04"E, ALONG THE CENTERLINE OF INDIANA AVE., AS SHOWN ON THE FINAL PLAT OF RIVERWALK SECOND ADDITION 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 303 TEN-SECOND THEODOLITE AND ELECTRONIC DISTANCE METER. FIELD TRAVERSE METHODS USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".

RIVERWALK SECOND ADD. BK 23 PGS 94 & 95



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

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

96083 PLAT FEBRUARY 26, 1997

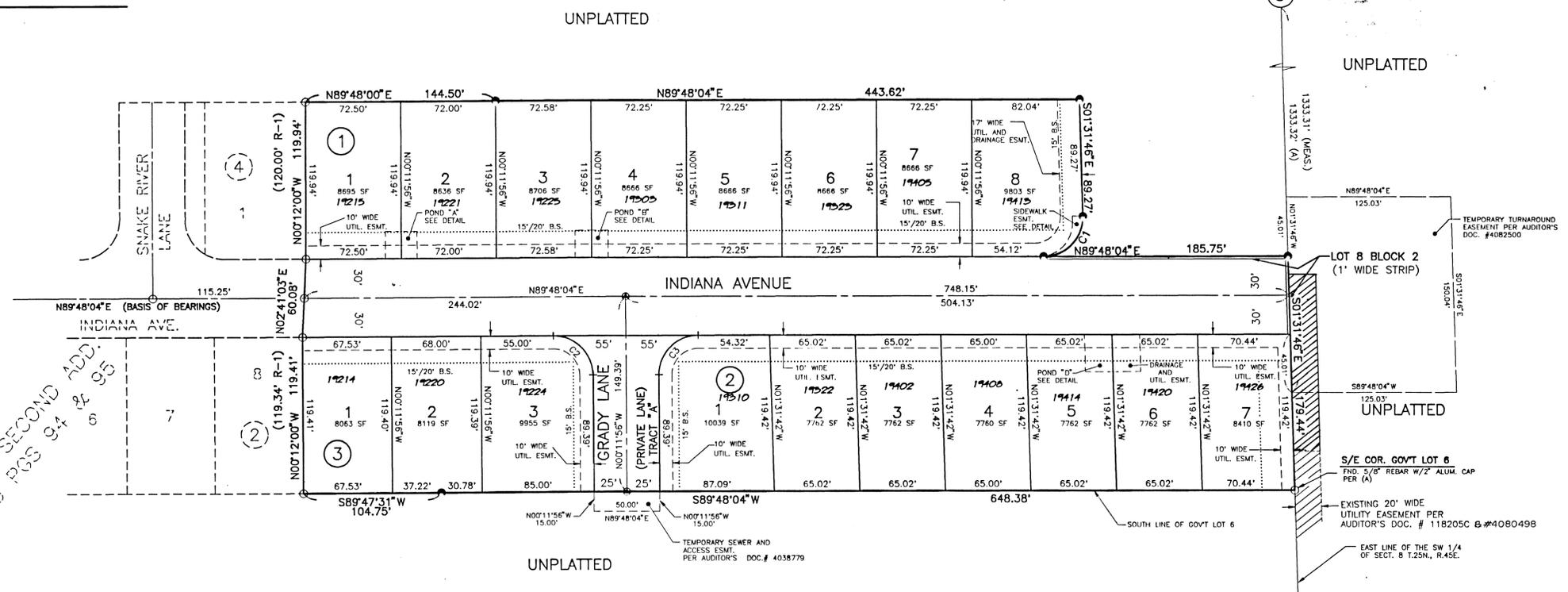
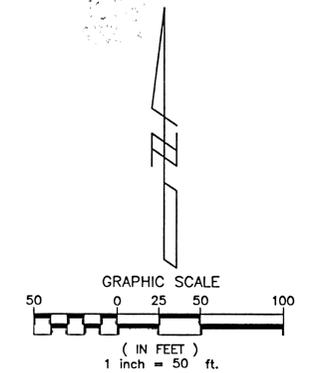
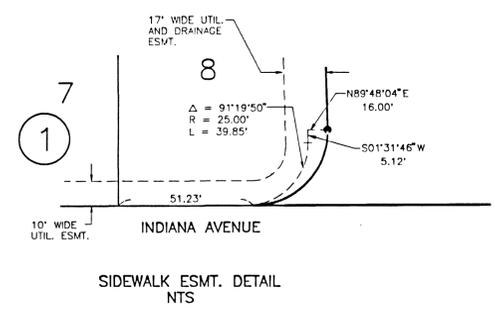
MMME
4102888
BK24

AUDITOR'S CERTIFICATE
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Deputy January

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- LEGEND
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 - 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
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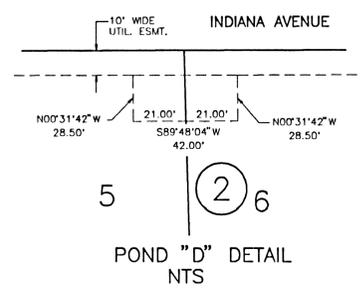
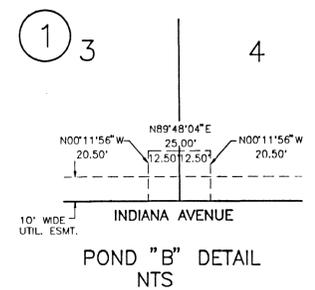
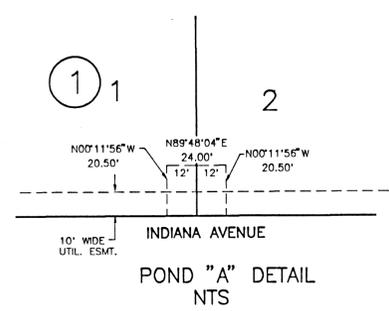
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SPOKANE COUNTY, WASHINGTON

INLAND PACIFIC ENGINEERING
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Spokane, WA 99204 FAX: (509) 458-6844

90083 PLAT FEBRUARY 26, 1997