

KNOW ALL MEN BY THESE PRESENTS, that SHOREWOOD HOMES, INC., an Idaho Corporation, has caused to be plotted into Lots, Blocks, Common Areas and Streets the land shown hereon, to be known as RIVERWALK 8TH ADDITION, being a parcel of land in Government Lot 6, of Section 8, T.25 N., R.45 E., W.M., in Spokane County, Washington more particularly described as follows:

Beginning at the northeast 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 to the TRUE POINT OF BEGINNING of the parcel description; thence N.00°12'00"W, a distance of 110.06 feet (Rec. 110.00 feet); thence N.04°02'52"E, (Rec. N.04°02'52"E) a distance of 17.55 feet to a point hereinafter referred to as POINT "D"; thence continuing N.04°02'52"E (Rec. N.04°02'52"E) a distance of 17.55 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 324.72 feet; thence N.01°31'45"W, a distance of 506.09 feet; thence N.21°19'17"W, a distance of 51.61 feet; thence N.56°21'18"E, a distance of 145.02 feet; (Rec. 144.63 feet); thence N.49°20'06"E, a distance of 37.40 feet (Rec. N.49°13'54"E, 37.44 feet); thence N.67°36'33"E, a distance of 140.18 feet (Rec. 140.14 feet) to the East line of said Government Lot 6; thence S.01°31'45"E, along said east line a distance of 1086.49 feet; thence S.89°48'04"W, a distance of 185.75 feet to the beginning of a non-tangent curve concave to the northwest having a radius of 30.00 feet (from which a radial line bears N.00°11'56"W) thence northwesterly along said curve through a central angle of 91°19'50" on an arc distance of 47.82 feet; thence N.01°31'45"W, a distance of 59.27 feet; thence S.89°48'04"W, a distance of 443.62 feet to the True Point of Beginning;

Tract "C" (the private roads), drainage easements and/or common areas (Tract A & B) shown on this plat are hereby dedicated to the RIVERWALK 9TH HOMEOWNERS ASSOCIATION created by document recorded April 13, 1998, under State UBI Number 601-868-708. Drainage Easements are hereby granted over Tracts "A", "B" and "C", to the Riverwalk 9th Homeowners Association.

Drainage easements as 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 9TH HOMEOWNERS 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 report. 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 9TH HOMEOWNERS 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. 4228210, 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. 4360353 REC 4-27-1992 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 Temporary Turn-around Easement is hereby granted over Tracts "A" and "B" to the RIVERWALK 9TH HOMEOWNERS ASSOCIATION. Said easement will be terminated at such time adjacent lands are platted and Hodges Lane has been extended.

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 or 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 to 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 systems 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 over 16' wide and 10' wide strips adjoining the private roads 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. Easements for sidewalks are hereby granted to the RIVERWALK 9TH HOMEOWNERS ASSOCIATION, as platted and shown hereon. The sidewalks are to be maintained by the RIVERWALK 9TH HOMEOWNERS ASSOCIATION or their successors in interest.

IN WITNESS WHEREOF, the aforesaid owners have hereunto set their hands this 16th day of March, 1999.

SHOREWOOD HOMES, INC.,  
an Idaho Corporation  
By: [Signature]  
TOM ANDERL, President

STATE OF WA  
County of SPOKANE

ACKNOWLEDGMENTS  
On this 16th day of March, 1999, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared Tom Anderl, to me known to be the President of SHOREWOOD HOMES, INC., an Idaho 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.  
[Signature]  
Notary Public in and for the State of WA  
My commission expires 10-27-01



RADIAL BEARINGS

LINE	DIRECTION
R1	S67°36'03"W
R2	S72°40'37"W
R3	S83°29'39"W
R4	S69°49'19"W

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	30.00'	47.82'	30.70'	42.92'	91°19'50"
C2	150.00'	48.82'	24.63'	48.61'	18°38'55"
C3	30.00'	46.43'	29.31'	41.93'	88°40'10"
C4	30.00'	46.43'	29.31'	41.93'	88°40'10"
C5	30.00'	47.82'	30.70'	42.92'	91°19'50"

- LEGEND
- - FND. 1/2" REBAR W/YPC STAMPED "MOORE 18091" PER FINAL PLAT OF RIVERWALK FOURTH AND SIXTH ADDITIONS UNLESS OTHERWISE NOTED
  - ⊙ - FND. 1/2" REBAR W/YPC STAMPED "MOORE 18091" PER FINAL PLAT OF RIVERWALK FOURTH AND SIXTH ADDITIONS UNLESS OTHERWISE NOTED
  - SET 1/2" REBAR W/YPC STAMPED "1PE 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
  - (A) PER CERTIFICATE OF EXEMPTIONS NUMBER CE-356-95
  - 19223 - STREET ADDRESS

BASIS OF BEARINGS

THE BEARING OF N.89°48'04"E, ALONG THE CENTERLINE OF FLAT ROCK RIVER LANE, PER FINAL PLAT OF RIVERWALK 4TH ADDITION RECORDED IN BOOK 24, PAGES 74 AND 75, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

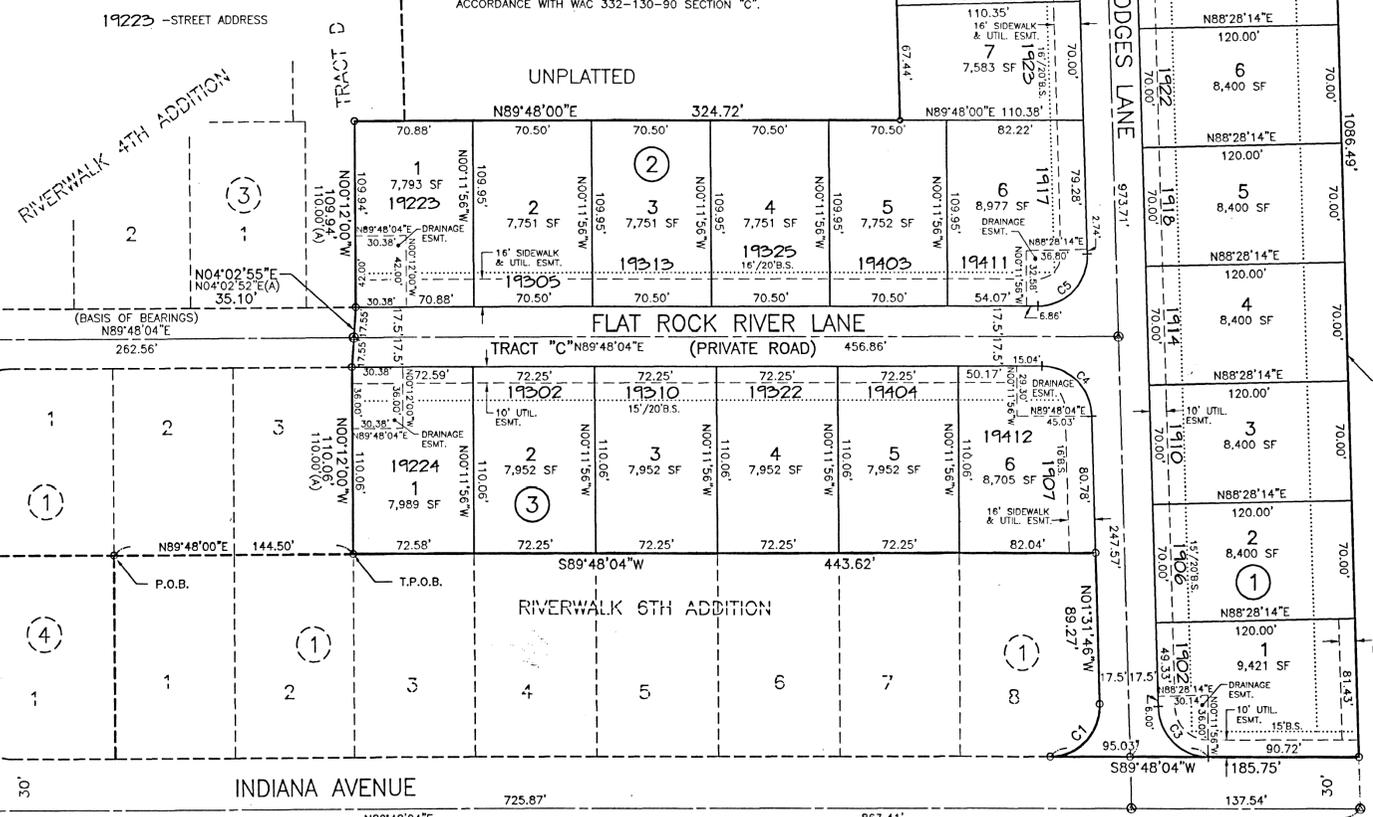
SURVEYOR'S NOTES

THE AREA OF THE SUBDIVISION IS 7.86 ACRES.  
THE AREA OF THE PRIVATE ROADS (TRACT "C") IS 1.19 AC

ACCURACY STATEMENT

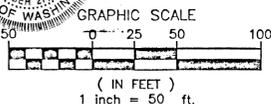
THIS SURVEY WAS PERFORMED USING A TOPCON GTS-303 FIVE-SECOND THEODOLITE AND ELECTRONIC DISTANCE METER. FIELD TRAVERSE METHODS USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".

UNPLATTED



TRACTS "A" & "B" ARE SUBJECT TO A TEMPORARY TURNAROUND EASEMENT. SEE DEDICATION.

COMMON AREA ENCUMBERED BY DRAINAGE EASEMENT AND TURN AROUND EASEMENT



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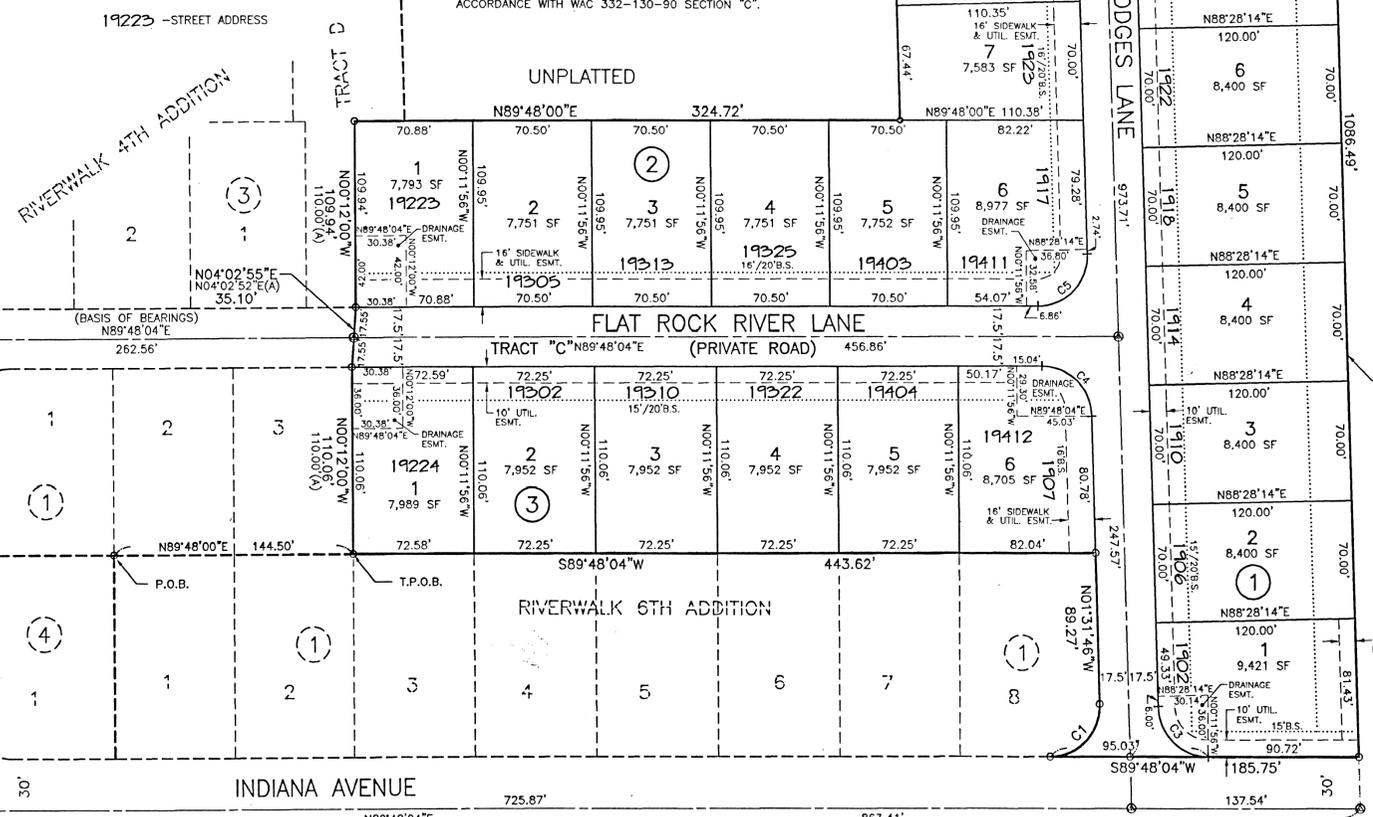
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UNPLATTED



AUDITOR'S CERTIFICATE  
4363849  
Filed for record this 4th day of MAY, 1999 at 1:32 P.M. in Book 25 of Plats at page 76 at the request of Shorewood Homes  
Deputy [Signature]



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 27th day of April, 1999.

[Signature]  
Director, Spokane County Utilities

SPOKANE COUNTY ENGINEER  
Examined and approved this 23rd day of April, 1999.

[Signature]  
Spokane County Engineer

SPOKANE COUNTY DIVISION OF BUILDING AND PLANNING  
Examined and approved this 4th day of May, 1999.

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

SPOKANE COUNTY HEALTH DISTRICT  
Examined and approved this 4th day of May, 1999.

[Signature]  
for Spokane County Health Officer

SPOKANE COUNTY ASSESSOR  
Examined and approved this 4th day of May, 1999.

[Signature]  
Spokane County Assessor by Deputy

SPOKANE COUNTY COMMISSIONERS  
This plat was approved and accepted by the County Commission of Spokane County, Washington, on this 4th day of May, 1999.

[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 4th day of May, 1999.

[Signature]  
Spokane County Treasurer by Deputy

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

FINAL PLAT OF RIVERWALK EIGHTH ADDITION (A PLANNED UNIT DEVELOPMENT) LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 8, T.25N., R.45E.W.M. SPOKANE COUNTY, WASHINGTON