

DEDICATION

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

Beginning at the Northeast corner of Tract "B" of RIVERWALK EIGHTH ADDITION according to the plat recorded in Book 25 of Plats, Page 86, the TRUE POINT OF BEGINNING for this description; thence S.67°36'33"W. along the North line of said Tract "B" a distance of 140.18 feet to a point on the Easterly margin of Hodges Lane, said private road being 35 feet in width as it exists today; thence S.49°20'06"W. a distance of 37.40 feet to a point on the Westerly margin of said Hodges Lane, said point also being the Northeast corner of Tract "A" said RIVERWALK EIGHTH ADDITION; thence S.56°21'18"W. along the North line of said Tract "A" and the Northwestern line of Lot 14, Block 2, said RIVERWALK EIGHTH ADDITION a distance of 145.02 feet to the most Northwesterly corner of said Lot 14; thence proceeding along the West and North lines of said Block 2, RIVERWALK EIGHTH ADDITION the following three (3) courses:

- 1. S.21°19'17"E. a distance of 51.61 feet; thence
2. S.01°31'46"E. a distance of 506.09 feet; thence
3. S.89°48'00"W. a distance of 294.72 feet to an angle point in the Easterly line of Tract "D" of RIVERWALK FOURTH ADDITION according to the plat recorded in Book 24, Pages 74 and 75; thence proceeding along the Easterly boundary of said RIVERWALK FOURTH ADDITION the following six (6) courses:
1. N.01°31'31"W. a distance of 348.09 feet; thence
2. N.33°38'27"W. a distance of 21.65 feet; thence
3. N.56°21'33"E. a distance of 70.00 feet; thence
4. N.33°38'27"W. a distance of 145.00 feet; thence
5. S.56°21'33"W. a distance of 37.48 feet; thence
6. N.33°38'27"W. a distance of 265.20 feet to the most Northerly corner of Tract "E" said RIVERWALK FOURTH ADDITION, said point also being on the Southerly line of Parcel "A", as described in a Statutory Warranty Deed recorded under Auditor's Document No. 9405120394; thence N.63°13'23"E. along said Southerly line of Parcel "A"(Rec. S.63°49'W.) a distance of 127.10 feet; thence N.56°21'32"E. a distance of 763.72 feet (Rec. N.55°52"E., 762.20 feet) to the East line of Government Lot 6; thence S.01°32'54"E. along said East line a distance of 425.52 feet to the Center Quarter Corner of said Section 8; thence S.01°31'46"E. along said East line a distance of 67.39 feet (Rec. 67.56 feet) to the TRUE POINT OF BEGINNING.

Tract "B" (the private roads), drainage easements and/or common areas (Tract A) shown on this plat are hereby dedicated to the RIVERWALK NINTH HOMEOWNERS ASSOCIATION created by document recorded April 13, 1998, under State UBI Number 601-868-708.

Drainage easements as platted and shown hereon, which are for the purpose of installing, operating, and maintaining drainage ponds and drainage facilities to dispose of runoff, are hereby granted to the RIVERWALK NINTH HOMEOWNERS ASSOCIATION or its successors in interest.

The drainage easements, lots and tracts are subject to the separate Drainage Declaration of Covenant as recorded JAN 21, 2000 under Auditor's Document No. 4449630 which by reference is made a part hereof.

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 NINTH 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. 4226210 and 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. 4449631 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 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 10' and 16' 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 NINTH 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 17th day of JANUARY, 2000.

SHOREWOOD HOMES, INC., an Idaho Corporation
BY: Tom Anderl, President

WASHINGTON TRUST BANK a Washington Corporation
BY: Constance M. Buschhoff
ITS: V.P.

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF SPOKANE) ss

On this 17th day of JANUARY, 2000, 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.

Notary Public in and for the State of Washington, residing at Spokane, My commission expires 10-27-01

STATE OF WASHINGTON)
COUNTY OF SPOKANE)

I certify that I know or that I have satisfactory evidence that Constance M. Buschhoff is the person who appeared before me, and said person acknowledged that he (she) signed this instrument on oath stated that he (she) was authorized to execute the instrument and acknowledged it as the Vice President of WASHINGTON TRUST BANK, a Washington Corporation to be the free and voluntary act of such corporation, for the uses and purposes stated in the instrument.

DATED this 18th day of January, 2000.

Notary Public in and for the State of Washington residing at Spokane, My commission expires: 10-27-01



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 AUDITOR'S CERTIFICATE

Filed for record this 2 day of Feb, 2000 at 1:57 M. in Book 26 of Plats at page 27-28 at the request of Shorewood Homes Inc

Deputy

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 27th day of January, 2000

Spokane County Utilities

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 28th day of January, 2000

Spokane County Engineer

SPOKANE COUNTY DIVISION OF BUILDING AND PLANNING

Examined and approved this 1st day of February, 2000

Director, Division of Building and Planning

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 1st day of February, 2000

for Spokane Regional Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 2nd day of February, 2000

Spokane County Assessor by Deputy

SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 1st day of February, 2000.

Chairman, Spokane County Commissioners

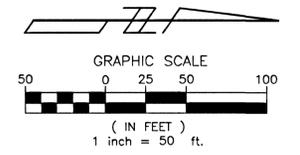
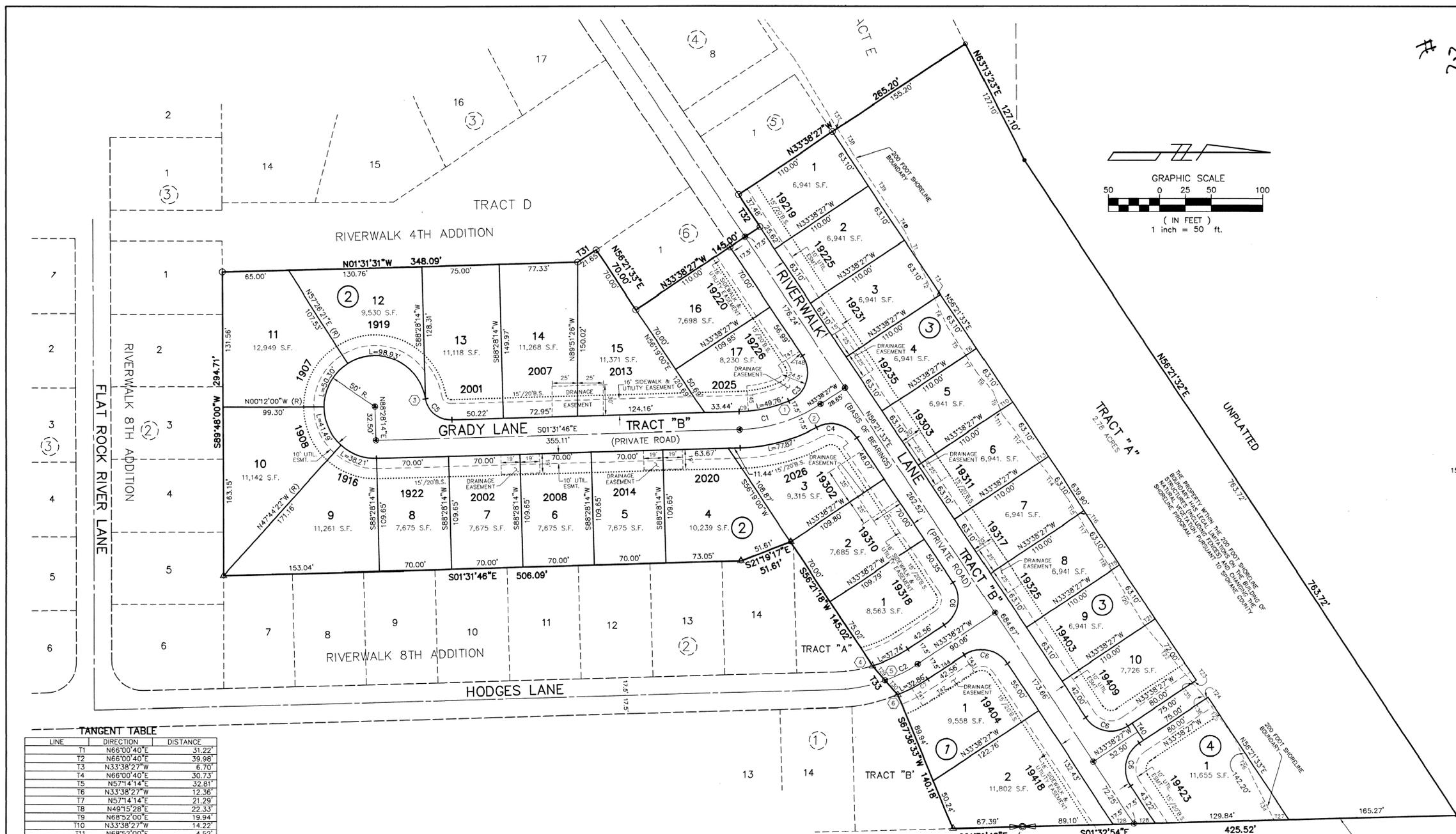
SPOKANE COUNTY TREASURER

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 2 day of February, 2000

Spokane County Treasurer by Deputy

FINAL PLAT OF RIVERWALK TENTH ADDITION (A PLANNED UNIT DEVELOPMENT) LOCATED IN A PORTION OF THE WEST HALF OF SECTION 8, T.25N., R.45E.W.M. SPOKANE COUNTY, WASHINGTON

3451 2d2 #4452996 BK 26 pg 28



- LEGEND**
- - FND. 1/2" REBAR W/YPC STAMPED "MOORE 18091" PER FINAL PLAT OF RIVERWALK FOURTH ADDITIONS UNLESS OTHERWISE NOTED
 - △ - FND. 1/2" REBAR W/YPC STAMPED "MOORE 18091" PER FINAL PLAT OF RIVERWALK EIGHTH ADDITIONS UNLESS OTHERWISE NOTED
 - SET 1/2" REBAR W/YPC STAMPED "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
 - 1234 - STREET ADDRESS

BASIS OF BEARINGS
 THE BEARING OF N56°21'33"E, ALONG THE CENTERLINE OF RIVERWALK LANE, PER FINAL PLAT OF RIVERWALK FOURTH ADDITION RECORDED IN BOOK 24, PAGES 74 AND 75, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

SURVEYOR'S NOTES

1. THE AREA OF THE SUBDIVISION IS 10.04 ACRES.
2. THE AREA OF THE PRIVATE ROADS (TRACT "B") IS 1.20 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".

TANGENT TABLE

LINE	DIRECTION	DISTANCE
T1	N66°00'40"E	31.22'
T2	N66°00'40"E	39.98'
T3	N33°38'27"W	6.70'
T4	N66°00'40"E	30.73'
T5	N57°14'14"E	32.81'
T6	N33°38'27"W	12.36'
T7	N57°14'14"E	21.29'
T8	N49°15'28"E	22.33'
T9	N68°52'00"E	19.94'
T10	N33°38'27"W	14.22'
T11	N68°52'00"E	4.52'
T12	N52°02'15"E	58.86'
T13	N33°38'27"W	10.76'
T14	N51°33'21"E	44.79'
T15	N58°01'26"E	18.48'
T16	N33°38'27"W	7.55'
T17	N58°01'26"E	44.00'
T18	N58°38'21"E	19.13'
T19	N33°38'27"W	9.59'
T20	N58°38'21"E	63.15'
T21	N33°38'27"W	12.10'
T22	N50°19'31"E	72.40'
T23	N33°38'27"W	4.49'
T24	N33°38'27"W	2.76'
T25	N53°15'37"E	43.72'
T26	N64°30'46"E	53.96'
T27	N01°32'54"W	14.66'
T28	N01°32'54"W	20.66'
T29	N49°20'06"E	18.86'
T30	N49°20'06"E	18.53'
T31	N33°38'27"W	21.65'
T32	N56°21'33"E	37.48'
T33	S49°20'06"W	37.40'
T34	N63°02'19"E	37.60'
T35	S59°21'04"W	12.74'
T36	S53°15'37"W	7.34'
T37	N33°38'27"W	5.77'
T38	N58°29'43"E	27.87'
T39	N59°47'43"E	76.65'
T40	N56°21'33"E	20.00'
T41	N58°08'49"E	19.97'
T42	N33°38'27"W	60.03'
T43	S58°08'49"W	19.01'
T44	N33°38'27"W	42.06'
T45	S86°19'04"W	24.76'
T47	N33°36'48"W	24.51'
T48	N56°21'33"E	5.00'

CURVE INFORMATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	150.00'	84.07'	43.17'	82.97'	32°06'41"
C2	150.00'	35.25'	17.70'	35.16'	132°7'46"
C3	30.00'	52.67'	36.13'	46.16'	100°35'45"
C4	30.00'	44.26'	27.26'	40.35'	84°33'26"
C5	25.00'	35.93'	21.86'	32.91'	82°20'16"
C6	30.00'	47.12'	30.00'	42.43'	90°00'00"
C7	167.50'	17.98'	9.00'	17.97'	6°08'55"
C9	132.50'	9.05'	4.53'	9.05'	3°54'45"

RADIAL BEARINGS

NUMBER	BEARING
1	S66°57'17"W
2	N61°50'07"E
3	S09°11'30"E
4	S72°40'37"W
5	S69°49'20"W
6	S67°36'03"W



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SHEET 2 OF 2

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