

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that C & L DEVELOPMENTS, L.L.C., a Limited Liability Company, and CONTINENTAL SAVINGS BANK, a Washington state chartered savings bank, have caused to be platted into Lots, Blocks, Common Areas and Streets the land shown hereon, to be known as RIVERWALK ELEVENTH ADDITION, being a parcel of Government Lot 5, of Section 8, T.25 N., R.45 E., W.M., in Spokane County, Washington more particularly described as follows:

That portion of Government Lot 5 in Section 8, Township 25 North, Range 45 East, W.M., Spokane County, Washington more particularly described as follows:

BEGINNING at the northwest corner of Tract C, RIVERWALK FIFTH ADDITION, according to the plat thereof recorded in Book 24 of Plats, Pages 72 and 73, thence along the boundary of said plat the following twelve (12) courses:

- 1) South 12°19'11" East a distance of 110.59 feet;
- 2) South 84°18'44" West a distance of 22.15 feet;
- 3) South 12°19'11" East a distance of 117.84 feet;
- 4) South 77°40'49" West a distance of 40.57 feet;
- 5) South 12°19'11" East a distance of 145.00 feet;
- 6) North 77°40'49" East a distance of 10.00 feet;
- 7) South 12°19'11" East a distance of 66.34 feet;
- 8) North 65°09'55" East a distance of 262.49 feet;
- 9) North 78°23'35" East a distance of 82.49 feet;
- 10) South 09°04'40" East a distance of 100.25 feet to a non-tangent curve concave southerly with a radial bearing of South 13°23'26" East and a radius of 267.50 feet;
- 11) westerly along said curve through a central angle of 73°44'40", an arc distance of 35.38 feet;
- 12) South 09°04'40" East a distance of 100.85 feet to the northwest corner of Lot 4, Block 4, RIVERWALK THIRD ADDITION, according to the plat thereof recorded in Book 23 of Plats, Page 96; thence South 09°04'40" East along the west line of said lot, a distance of 49.14 feet to the northeast corner of Tract A of said plat of RIVERWALK FIFTH ADDITION; thence South 65°09'55" West along the north line of said tract, a distance of 300.56 feet to the southeast corner of Lot 10, Block 4, RIVERWALK 9TH ADDITION, according to the plat thereof recorded in Book 25 of Plats, Pages 40 and 41; thence along the boundary of said plat the following twelve (12) courses:
 - 1) North 24°50'19" West a distance of 109.96 feet;
 - 2) North 28°14'47" West a distance of 35.06 feet;
 - 3) North 24°50'19" West a distance of 110.00 feet;
 - 4) South 65°09'41" West a distance of 130.00 feet;
 - 5) South 60°36'02" West a distance of 45.11 feet;
 - 6) South 89°25'56" West a distance of 95.09 feet to a non-tangent curve concave westerly with a radial bearing of South 69°40'47" West and a radius of 342.50 feet;
 - 7) northerly along said curve through a central angle of 52°5'58", an arc distance of 32.48 feet;
 - 8) North 89°25'56" East a distance of 109.88 feet;
 - 9) North 01°12'48" East a distance of 71.97 feet;
 - 10) North 50°20'22" West a distance of 132.50 feet;
 - 11) North 12°20'03" East a distance of 58.39 feet;
 - 12) North 32°18'10" West a distance of 181.41 feet to the most northerly corner of Lot 1, Block 1 of said plat; thence North 66°24'24" East a distance of 345.58 feet; thence North 80°41'38" East a distance of 39.08 feet to the Point of Beginning;

Said tract of land containing 4.97 acres, along with and subject to any existing easements.

The owners of all lots within this subdivision shall be members of the RIVERWALK ELEVENTH HOMEOWNERS ASSOCIATION, created by document recorded May 2, 2002, under State UBI Number 602 202 739 and subject to the Articles of Incorporation and Bylaws thereof.

Tract "A" and "D" (the common area), Tracts "B" and "C" (the private roads), and the drainage easements shown hereon are hereby dedicated to the RIVERWALK ELEVENTH HOMEOWNERS 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 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. The setbacks indicated on this plat may be varied from if proper zoning approvals are obtained.

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 to, and shall run with the land and shall be binding upon the owner(s), their heirs, successors and/or assigns including the obligation to participate in the maintenance of the private road as provided herein.

This Plat is subject to a separate DECLARATION OF COVENANTS as recorded under Auditor's Document No. 4738061 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/or 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 successors and/or 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's 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 join in any County-approved stormwater management program, and to pay such rates and charges as may be fixed through public hearings for service or benefit obtained by the planning, design, construction, maintenance or operation of stormwater control facilities.

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, Division of Building & Code Enforcement 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 systems is prohibited.

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, as platted and shown hereon are hereby granted to the RIVERWALK ELEVENTH HOMEOWNERS ASSOCIATION. The sidewalks are to be maintained by the RIVERWALK ELEVENTH HOMEOWNERS ASSOCIATION or their successors in interest.

Portions of Lots 1 through 5, Block 1 and Tract "D" are within the 200-foot shoreline boundary and have legal limitations on the building of structures (including fences) and on changing the natural vegetation, pursuant to the Spokane County Shoreline Program.

Drainage easements as platted and shown hereon, which are for the purpose of conveying and storing stormwater runoff, and for installing, operating and maintaining drainage ponds and drainage facilities which dispose of and treat stormwater runoff, are hereby granted to the RIVERWALK ELEVENTH HOME OWNERS ASSOCIATION and Spokane County. Tracts B and C are hereby dedicated to the RIVERWALK ELEVENTH HOME OWNERS ASSOCIATION for the purpose of conveying and storing stormwater runoff, and for installing, operating and maintaining drainage facilities which dispose of and treat stormwater runoff. A drainage easement is granted to Spokane County over Tracts B and C for inspection and emergency maintenance of stormwater facilities.

Spokane County and its authorized agents are hereby granted the right to ingress and egress to, over and from all public drainage easements for the purposes of inspection and emergency maintenance of drainage swales, ponds, culverts and other drainage facilities, if not properly maintained by the property owner(s) or the RIVERWALK ELEVENTH HOME OWNERS ASSOCIATION. Spokane County does not accept the responsibility to inspect or maintain drainage facilities located outside of public rights-of-way, except in cases where Spokane County specifically assumes that responsibility in writing. Neither does Spokane County accept any liability for any failure by the property owner(s) to properly maintain such areas.

The property owner(s) within this plat shall be held responsible for keeping open and maintaining the surface path of natural or man-made drainage flow over and across their respective properties. If the property owner(s) fail to maintain the surface path of natural or man-made drainage flow, or drainage facilities on private properties, a notice of such failure may be given to the property owner(s). If not corrected within the period indicated on said notice, Spokane County has the right to correct the maintenance failure, or have it corrected, at the expense of the property owner(s).

Any building that is constructed on a lot in this plat shall be set at such an elevation so as to provide positive drainage away from any drainage entry point to the building (including but not limited to a window well, a window unprotected by a window well, or a doorway). Said positive drainage shall consist of a minimum slope of 3% away from the building for a distance of at least 10 feet from the building. The lots shall be graded so that either a) all runoff is routed away from the building, and conveyed over the lot to a natural drainage swale or approved drainage facility, or b) drainage intercepted on the lot is disposed of on the lot in an approved drainage facility. All drainage facilities for this plat, including any '208' swales, shall be constructed in accordance with the approved plans on file at the Spokane County Engineer's Office. Any proposed changes to the approved road and drainage plans must be approved by the Spokane County Engineer's Office prior to construction of said changes.

There may exist properties located uphill and adjacent to this subdivision that periodically discharge stormwater runoff onto individual lots within this plat. Stormwater runoff from nearby uphill properties should be expected, and during snow melt-periods or wet seasons the lots may be subjected to higher amounts of stormwater runoff than what is normally observed or anticipated. Because stormwater runoff from adjacent properties have discharged onto this plat prior to development, stormwater runoff will likely continue to do so after development.

The property owner(s) within this plat shall maintain all water quality swales or ponds ('208' swales) situated on their respective properties, and any portion of a '208' swale situated in a public right-of-way adjacent to their respective properties, with a permanent ground cover as specified in the currently approved and accepted plans on file at Spokane County Engineer's Office. No structures, including fences, shall be constructed directly over or within a '208' swale without the expressed written consent of the Spokane County Engineer. Spokane County does not accept the responsibility to inspect and/or maintain the drainage easements or '208' swales, nor does Spokane County accept any liability for any failure by the lot owner(s) to properly maintain such areas.

The RIVERWALK ELEVENTH HOME OWNERS ASSOCIATION or its successors in interest shall maintain any drainage facilities, located in Tracts B and C, in conformance with the approved plans on file at the Spokane County Engineer's Office. Maintenance of drainage facilities includes, but is not limited to, keeping open and cleaning storm pipes, ditches, drainage ponds, swales, etc., replacement of drainage facilities as needed, and maintaining live native-type dryland grasses or lawn turf in the '208' swales located in common areas or tracts, with optional shrubbery and/or trees, which do not obstruct the flow and percolation of storm drainage water in the drainage swale as indicated by the approved plans. The Riverwalk Eleventh Home Owners Association shall be responsible for payment of all claims and other liabilities which may become due for said maintenance responsibilities.

If the RIVERWALK ELEVENTH HOME OWNERS ASSOCIATION, or their successors in interest, fails to maintain the drainage facilities in conformance with the accepted drainage plan on file at the Spokane County Engineer's Office, a notice of such failure may be given to the RIVERWALK ELEVENTH HOME OWNERS ASSOCIATION, or their successors in interest, by the County Engineer. If not corrected within the period indicated on said notice, Spokane County has the right to correct the maintenance failure, or have it corrected, at the expense of the Riverwalk Eleventh Home Owners Association, or their successors in interest.

Should the RIVERWALK ELEVENTH HOME OWNERS ASSOCIATION be terminated for any reason, the successors in interest shall be the individual lot owner(s), or their successors in interest, who are members of the Riverwalk Eleventh Home Owners Association at the time of said termination. The successors in interest shall share equally in the responsibility and cost of maintaining said drainage facilities.

The developer, property owners, and the RIVERWALK ELEVENTH HOME OWNERS ASSOCIATION waive any and all claims for damages against any governmental authority arising from the construction, ownership or maintenance of public facilities. This waiver includes claims of any nature, including but not limited to person and real property damages as well as any inverse condemnation claims.

IN WITNESS WHEREOF, the aforesaid owners have hereunto set their hands this 20th day of June, 2002.

C&L DEVELOPMENTS, L.L.C., a Limited Liability Company,

BY: Craig C. Condra

ITS: PRESIDENT.

ACKNOWLEDGMENTS

STATE OF WASHINGTON

County of _____)ss

On this 20th day of June, 2002, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared Craig Condra, to me known to be the President of C&L DEVELOPMENTS, L.L.C., a Limited Liability Company, that he 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.

Christelle E. Flood
NOTARY PUBLIC in and for the State of Washington,
residing at Spokane, WA
My commission expires April 1, 2006



IN WITNESS WHEREOF, the aforesaid owners have hereunto set their hands this 20th day of June, 2002.

CONTINENTAL SAVINGS BANK, a Washington state chartered savings bank

BY: Jangle Johnson

ITS: Vice President

STATE OF WASHINGTON)

County of Spokane)ss

On this 20th day of June, 2002, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared _____, to me known to be the _____ of CONTINENTAL SAVINGS BANK, a Washington state chartered savings bank, that _____ executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said bank, for the uses and purposes therein mentioned, and on oath stated that _____ is authorized to execute the said instrument and that the seal affixed (if any) is the corporation seal of said bank.

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

Nancy K. Kiferese
NOTARY PUBLIC in and for the State of Washington, residing at Spokane, WA
My commission expires March 25, 2006



SPokane County Auditor's Certificate
Filed for record this 4th day of September, 2002
at 9:54 A. M., in Book 28 of Plats at Page 6
at the request of C & L Developments LLC

4768049
BK 28
Pg 6
sheet 1 of 2
#3570

J. Higden
Spokane County Auditor by 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.



5-14-02

SPokane County Division of Utilities

Examined and approved this 9th day of AUGUST, 2002

[Signature]
Spokane County Utilities

SPokane County Engineering

Examined and approved this 7th day of August, 2002

[Signature]
Spokane County Engineer

SPokane County Division of Planning

Examined and approved this 3rd day of SEPTEMBER, 2002

Jamson Richardson, FOR
Director, Spokane County Division of Planning

SPokane Regional Health District

Examined and approved this 15th day of August, 2002

Donald A. Cophy
For Spokane Regional Health Officer

SPokane County Assessor

Examined and approved this 20th day of August, 2002

Sadie Charlene Cooney by M. K. West
Spokane County Assessor by Deputy

THE BOARD OF COUNTY COMMISSIONERS OF SPOKANE, WASHINGTON

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 3rd day of Sept, 2002.

[Signature]
Chairman, Spokane County Commissioners

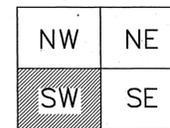
SPokane County Treasurer

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 7th day of September, 2002.

Linda M. Wolbert by M.C. Emigh
Spokane County Treasurer by Deputy



FINAL PLAT
OF
RIVERWALK ELEVENTH ADDITION
(A PLANNED UNIT DEVELOPMENT)
LOCATED IN GOVERNMENT LOT 5
IN SECTION 8, T.25N., R.45E.W.M.
SPOKANE COUNTY, WASHINGTON



CLC Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
707 W. 7th Avenue, Suite 200
Spokane, Washington 99204
Phone: (509) 458-6840
Fax: (509) 458-6844

SHEET 1 OF 2

J. Higdon
 Spokane County Auditor by Deputy

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	267.50'	35.38'	17.72'	35.35'	7°34'40"
C2	342.50'	32.48'	16.25'	32.46'	5°25'58"
C3	232.50'	8.29'	4.15'	8.29'	2°02'37"
C4	250.00'	13.18'	6.59'	13.18'	3°01'13"
C5	267.50'	53.43'	26.80'	53.34'	11°26'39"
C6	167.50'	3.54'	1.77'	3.54'	1°12'39"
C7	150.00'	70.89'	36.12'	70.23'	27°04'41"

RADIAL BEARINGS

LINE	BEARING
21	S22°47'28"E
22	S21°48'52"E
23	S20°58'06"E
24	S13°23'26"E
25	S13°31'50"E
26	S32°20'29"W
27	N38°23'52"W
28	S50°23'28"E
29	N64°14'49"E
30	S69°40'47"W

TANGENT TABLE

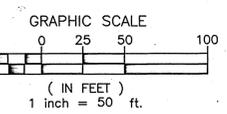
LINE	LENGTH	BEARING
T1	17.91'	S09°04'40"E
T2	2.48'	N65°09'55"E
T3	35.00'	N12°19'11"W
T4	19.56'	S77°40'49"W
T5	15.90'	S77°40'49"W
T6	84.83'	N77°04'49"E
T7	0.51'	N77°04'49"E
T8	49.25'	N83°09'26"E
T9	12.13'	N81°31'54"E
T10	43.25'	N81°31'54"E
T11	16.87'	N80°08'28"E
T12	45.53'	N80°08'28"E
T13	14.61'	N71°02'55"E
T14	41.23'	N71°02'55"E
T15	19.23'	N74°10'04"E
T16	17.98'	S09°04'40"E
T17	26.21'	N12°20'03"E
T18	32.18'	S12°20'03"W

- LEGEND**
- 1234 - STREET ADDRESS
 - - FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "MOORE 18091" (UNLESS OTHERWISE NOTED)
 - - SET 1/2" REBAR YELLOW PLASTIC CAP STAMPED "29286/30159"
 - ⊕ - SET 1/2" REBAR YELLOW PLASTIC CAP STAMPED "29286/30159" AS CENTERLINE MONUMENT

- REFERENCES:**
- R1) PLAT OF RIVERWALK THIRD ADDITION, BOOK 23 OF PLATS, PAGE 96.
 - R2) PLAT OF RIVERWALK FIFTH ADDITION, BOOK 24 OF PLATS, PAGES 72 & 73.
 - R3) PLAT OF RIVERWALK NINTH ADDITION, BOOK 25 OF PLATS, PAGES 40 & 41.

THE PROPERTY WITHIN THE 200-FOOT SHORELINE BOUNDARY HAS LEGAL LIMITATIONS ON THE BUILDING OF STRUCTURES (INCLUDING FENCES) AND ON CHANGING THE NATURAL VEGETATION PURSUANT TO THE SPOKANE COUNTY SHORELINE PROGRAM.

200' SETBACK FROM THE ORDINARY HIGH WATER MARK.



BASIS OF BEARINGS

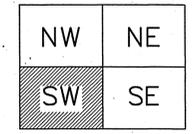
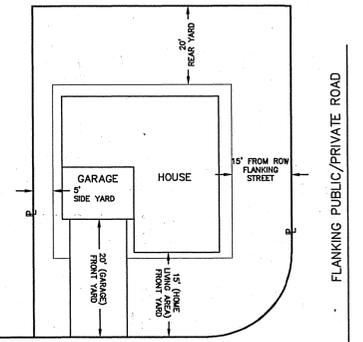
THE BEARING OF N.65°09'55"E, ALONG THE NORTHERLY LINE OF TRACT "A" OF RIVERWALK FIFTH ADDITION RECORDED IN BOOK 24 OF PLATS, PAGES 72 & 73, WAS USED AS THE BASIS OF BEARINGS FOR THIS PLAT.

SURVEYOR'S NOTES

1. THE AREA OF THE SUBDIVISION IS 4.97 ACRES.
2. THE AREA OF THE PRIVATE ROADS IS 21,180 S.F.
3. THE PROPERTY WITHIN THE 200-FOOT SHORELINE BOUNDARY HAS LEGAL LIMITATIONS ON THE BUILDING OF STRUCTURES (INCLUDING FENCES) AND ON CHANGING THE NATURAL VEGETATION PURSUANT TO THE SPOKANE COUNTY SHORELINE PROGRAM.

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".



B-21-02

FINAL PLAT OF RIVERWALK ELEVENTH ADDITION (A PLANNED UNIT DEVELOPMENT) LOCATED IN GOVERNMENT LOT 5 IN SECTION 8, T.25N., R.45E.W.M. SPOKANE COUNTY, WASHINGTON

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