

FINAL PLAT

RIVER RANCH ON THE LITTLE SPOKANE

PLANNED UNIT DEVELOPMENT

UNPLATTED PORTIONS OF THE W1/2 OF THE NE1/4, AND OF THE W1/2 OF SECTION 34, TOWNSHIP 28 NORTH, RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 26th DAY OF SEPTEMBER 2007 AT 1:54 PM IN BOOK 24 OF PLATS AT PAGE 35-38 AT THE REQUEST OF ADAMS & CLARK, INC.

(Signed) [Signature]
County Auditor/Registrar
PLAT # 55960

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Kulonka, LLC, a Washington limited liability company who acquired title as Kulonka, LLC, and Mt. Ranier National Bank, now known as to be platted into Lots, Blocks, Tracts, and Private Roads, the land shown hereon to be known as River Ranch on the Little Spokane, being described as follows:

The South half of the Northwest quarter, and all of the Southwest quarter of Section 34, Township 28 North, Range 43, East of the Willamette Meridian;

EXCEPT any portion lying within Inland Empire Highway No. 6 (now known as U.S. Highway 2);

AND EXCEPT Crescent Road (formerly Yale Road);

AND EXCEPT that portion conveyed to the State of Washington by Warranty Deed recorded October 15, 1956 under Auditor's File No. 4190866;

AND EXCEPT Wild Rose Court, also known as Jim Hill Road;

AND ALL of the portion of the Northwest quarter of the Northwest quarter of said Section 34 lying Easterly of Crescent Road (formerly Yale Road) as same now exists over and across said property, and all of that portion of the West half of the Northwest quarter of said Section 34 lying Northwest of Inland Empire Highway No. 6 (now known as U.S. Highway 2) as same now exists over and across said property;

EXCEPT that part of said Northwest quarter of the Northwest quarter and of said West half of the Northwest quarter lying North of the following described line:

BEING: a point on the North and South center line of said Section 34, South 371.1 feet, more or less, from the North quarter corner of said Section to a point on the Easterly right of way line of Crescent Road (formerly Yale Road); thence Southwesterly along said Easterly right of way line, 128.8 feet to the True Point of Beginning of the line described here; thence Easterly on an angle of 125°56' to the left for a distance of 776.2 feet to a van pin; thence Southwesterly on an angle of 37°05' to the right 166 feet, more or less, to the westerly right of way line of Inland Empire Highway No. 6 (now known as U.S. Highway 2); all in Section 34, Township 28 North, Range 43, East of the Willamette Meridian;

Situate in the County of Spokane, State of Washington.

They do hereby dedicate for public use, forever, the right-of-way for Crescent Road as shown hereon.

The front, backing street, and side yard setbacks are specifically drafted on this final plat. The setbacks indicated on this plat may be varied from only if proper zoning or variance approvals are obtained.

All the time of approval of the final plat, this property fell under the Washington State Shoreline Management Act, RCW-173-19-400. Any development of this property shall only proceed in strict compliance with the Shoreline Management Act rules and regulations in effect at the time of permit issuance.

All natural features located westerly of Lots 8 through 22, inclusive, Block 1, as shown hereon, or that lie westerly of elevation 1600 feet (NGVD29) = 1603.6 feet (NAVD83) to the north of said Lot 22, Block 1, of this final plat and which lie within the critical areas and their associated buffers regulated by the County Critical Areas Ordinance, shall be retained, including forested areas, wetlands, the Little Spokane River shoreline, 100-year flood plain, geohazard areas, riparian habitat, and priority wildlife habitat. No activity regulated by the Spokane County Critical Areas Ordinance, as amended, shall occur in the critical areas located within Tract A or within Lot 1, Block 2 of the final plat.

The Wildlife Habitat Conservation Easement, shown hereon in Lots 9 through 22, inclusive, Block 1, and Lot 1, Block 2 is hereby dedicated to Spokane County and is subject to the requirements of the Habitat Management Plan approved by Spokane County as it with the Spokane County Building and Planning Department and subject to the restrictive covenants of River Ranch on the Little Spokane.

The owners of Lots 1 through 22, inclusive, Block 1 of this subdivision shall be members of the River Ranch Homeowners Association created January 22, 2007 by the Secretary of State of the State of Washington under U.S.I. Number 602-687-823 and subject to the Articles of Incorporation and Bylaws thereof.

Lots 1 through 22, inclusive, Block 1 of this plat are restricted by the terms of the Declaration Establishing Covenants, Conditions, and Restrictions and Reservation of Easements for River Ranch on the Little Spokane as recorded April 19, 2007, under Auditor's Document Number 5524697, which by reference is made a part hereof.

Development within this subdivision shall conform to the requirements of the National Flood Insurance Program and Chapter 3.20 of the Spokane County Code. Purchasers of the property within this subdivision are warned of possible flooding or ponding and the potential requirement to purchase Flood Insurance. This warning shall be carried in each and every deed drawn to transfer ownership of any and all property within the plat in the area of Special Flood Hazard.

The private roads, Tract "R", and the common open space Tracts "A" & "B", shown on this plat, are hereby dedicated to the River Ranch Homeowners Association. The private roads, Tract "R", and the common open space, Tracts "A" & "B", cannot be sold or transferred. The private roads, as shown hereon, are easements which provide a means of ingress and egress for the lots within this plat having frontage thereon.

The private roads, Tract "R", and the common open space, Tracts "A" & "B", shall be considered subtenant estates for tax purposes to Lots 1 through 22, inclusive, Block 1 created hereon. The status of the areas designated as subtenant estates for tax purposes cannot be changed without filing a report.

The County of Spokane is hereby granted the right of ingress and egress to all private roads, associated drainage facilities, common areas and/or drainage easements.

The private roads, Tract "R", and associated drainage facilities, lots, common areas and tracts are subject to the separate FUD Declaration of Covenant as recorded May 2, 2007, under Auditor's Document No. 5530705 that by reference is made a part hereof.

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 that dispose of and treat stormwater runoff, are hereby granted to Spokane County and the River Ranch Homeowners Association.

All drainage tracts are hereby dedicated to the River Ranch Homeowners Association for the purpose of conveying and storing stormwater runoff, and for installing, operating and maintaining drainage ponds and drainage facilities that dispose of and treat stormwater runoff. The right to ingress/egress is granted to Spokane County over all tracts for inspection and emergency maintenance of the stormwater facilities.

The drainage easements, lots, common areas and tracts are subject to the separate Drainage Declaration of Covenant as recorded April 27, 2007, under Auditor's Document No. 5529324 that by reference is made a part hereof.

That in consideration of Mutual Benefits now or to be hereafter derived, the owners do for themselves, their heirs, grantees, assigns and successors(s) in interest hereby request and authorize Spokane County to include the above described property in a Road Improvement District (RID) and to support the formation of a Road Improvement District for improvement of the road(s) described below by requesting and authorizing Spokane County to place their name(s) on a petition for the formation of a Road Improvement District pursuant to RCW 36.88.050, or by requesting and authorizing Spokane County to cast their ballot in favor of an RID being formed under the resolution method pursuant to RCW 36.88.030, and/or by not filing a protest against the formation of an RID being formed under the alternative resolution method provided for in RCW 36.88.065 and Chapter 35.43 RCW.

If an RID is proposed for improvement of the road(s) described below, said owner(s) and successor(s) further agree: (1) that the improvements or construction contemplated within the proposed RID are feasible and (2) that the benefits to be derived from the formation of the RID by the property included therein, together with the amount of any County participation, exceeds the cost and expense of formation of the RID, and (3) that the property within the proposed RID is sufficiently developed; provided, themselves, their heirs, grantees, assigns and successor(s) shall retain the right, as authorized under RCW 36.88.050, to object to any assessment(s) on the property as a result of the improvements called for in conjunction with the formation of an RID by either the petition or resolution method under Chapter 36.88 RCW and to appeal to the Superior Court the decision of the Board of County Commissioners confirming the final assessment roll; provided further, it is recognized that actual assessments may vary from assessment estimates so long as they do not exceed a figure equal to the increased true and fair value improvement(s) cost(s) to the property.

It is further acknowledged and agreed that at such time as an RID is created or any County Road Improvement project is authorized by Spokane County, the improvements required shall be of the sole expense of the owner(s) of property within the RID or served by the improvements without any monetary participation by Spokane County.

The RID waiver contained in this agreement shall expire after ten (10) years from the date of creation below. This provision is applicable to Crescent Road.

WARNING: Spokane County has no responsibility to build, improve, maintain or otherwise service the private roads contained within or providing easement 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, their heirs, successors or assigns including the obligation to participate in the maintenance of the private road as provided herein.

Utility easements over the private roads, Tract "R", over 10 foot wide strips adjoining the private roads, and over 10 foot wide strips adjoining the public roads, as shown hereon, are hereby granted to the serving utility companies for the construction, reconstruction, maintenance, and operation of utilities together with the right to prohibit changes in grade over installed underground utility facilities, and to inspect such utilities and to trim and/or remove trees which may interfere with the construction, maintenance, and operation of same. Storm drain drywells and water meter boxes shall not be placed within the 10 foot wide strips.

Subject to specific application approval and issuance of permits by the Health Officer, the use of individual on-site sewage disposal systems may be authorized.

Use of private wells and water systems is prohibited, except for Lot 1, Block 2.

The public water system, pursuant to the Water Plan approved by county and state health authorities, the local fire protection district, the Division of Building and Code Enforcement, and the water purveyor, shall be installed within this subdivision, and the applicant shall provide for individual domestic water service as well as fire protection for each lot prior to sale of each lot and prior to issuance of a building permit for each lot.

The 20' Pedestrian Access Easement within Lot 22, Block 1, as shown hereon, is hereby granted to the members of the River Ranch Homeowners Association.

The additional residence, identified as the caretaker's quarters, located on Lot 1 of Block 2, shall be used only as a caretaker's residence for the purpose of overseeing the operations of the Johnson family ranch and its successors in interest and shall not be leased, rented or sold for other residential uses.

Emergency access across Tract "A" and "B" from the northerly end of Diane Lane to a point near the southerly end of River Ranch Lane is granted on the Emergency Access Easement recorded May 19, 2007, under Auditor's Document No. 5549411, which by reference is made a part hereof.

- All or part of the land being platted hereon is subject to:
- a) An easement recorded May 15, 1944, Recording No. 621153A.
 - b) An easement recorded July 21, 1945, Recording No. 650145A.
 - c) An easement recorded July 9, 1945, recorded in Book 571, page 210.
 - d) An agreement recorded April 10, 1951, Recording No. 245588.
 - e) An easement recorded September 20, 1956, Recording No. 419087B
 - f) Release/termination of rights as per Deed recorded October 15, 1956, Recording No. 419086B.

Kulonka, LLC
By: [Signature]
Title: President
Kulonka, LLC, a Washington limited liability company who acquired title as Kulonka, LLC



Mt. Ranier National Bank
By: [Signature]
Title: Notary Public

ACKNOWLEDGMENT
STATE OF WASHINGTON
COUNTY OF SPOKANE
On this 22 day of May, 2007, before me personally appeared Harold E. James, Jr., to me known to be the President of Kulonka, LLC, a Washington limited liability company, that executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned and stated on oath that he/she is authorized to execute said instrument.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.
[Signature]
Notary Public for the State of Washington,
residing in Spokane County
My commission expires May 9, 2008

ACKNOWLEDGMENT
STATE OF WASHINGTON
COUNTY OF SPOKANE
On this 22 day of May, 2007, before me personally appeared Harold E. James, Jr., to me known to be the President of Kulonka, LLC, a Washington limited liability company, that executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned and stated on oath that he/she is authorized to execute said instrument.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.
[Signature]
Notary Public for the State of Washington,
residing in Spokane County
My commission expires 10-1-08



SPOKANE COUNTY COMMISSIONERS
This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 22 day of May, 2007.
[Signature]
Chairman, Spokane County Commissioners

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS
Examined and approved this 20 day of September, 2007.
[Signature]
Spokane County Engineer

SPOKANE REGIONAL HEALTH DISTRICT
Examined and approved this 20 day of September, 2007.
[Signature]
Spokane Regional Health Officer

SPOKANE COUNTY DIVISION OF UTILITIES
Examined and approved this 20 day of June, 2007.
[Signature]
Spokane County Utilities

SPOKANE COUNTY ASSESSOR
Examined and approved this 28 day of September, 2007.
[Signature]
Spokane County Assessor

SPOKANE COUNTY BUILDING AND PLANNING DEPARTMENT
Examined and approved this 20 day of September, 2007.
[Signature]
Spokane County Building & Planning Department

SPOKANE COUNTY TREASURER
I, Treasurer of Spokane County, Washington, do hereby certify that all taxes which have been levied and become chargeable against the land shown within this map and described in the dedication of this plat, have been fully paid, satisfied, and discharged. Dated this 22 day of Sept, 2007.
[Signature]
Spokane County Treasurer



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.
Daniel B. Clark, P.L.S. #1204
Registered Professional Land Surveyor



SHEET 1 OF 4



RIVER RANCH ON THE LITTLE SPOKANE

FINAL PLAT

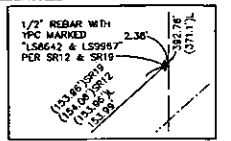
PLANNED UNIT DEVELOPMENT

UNPLATTED PORTIONS OF THE W1/2 OF THE NE1/4, AND OF THE W1/2 OF SECTION 34, TOWNSHIP 28 NORTH, RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE
FIELD AND RECORDS CHECKED BY
C. O. CLARK, COUNTY AUDITOR
ON BOOK 27 OF PLATS, AT PAGE 1830
AT THE REQUEST OF ADAMS & CLARK, INC.

(Signed) C. O. CLARK
County Auditor/Deputy

PLAT #3960



NE 1/4 CORNER
CORNER BOOK NO. 2061
FOUND 1" IRON PIPE WITH NO ID. PER SR1 & SR12
AT THE INTERSECTION OF CHATTAROY ROAD AND
YALE ROAD
REFERENCE POINTS:
FOUND TAG & 3/4" BRASS TAG MARKED "LS
10018" IN A UTILITY POLE PER SR12
A) N35°W, 40.85'
B) S60°W, 42.90'
C) SET TAG & 3/4" BRASS TAG MARKED "A&C
INC 12504" IN A UTILITY POLE, S65°E 45.50'

DETAIL H
SCALE: 1"=30'

BEARING TABLE

LINE	BEARING	LENGTH
RB01	N37°23'22"W	15.00
RB20	N68°00'18"E	177.89
RB21	N57°42'07"W	88.33
RB22	N81°55'13"E	68.89
RB23	N60°47'44"W	67.36
RB24	N92°42'15"W	67.36

LINE TABLE

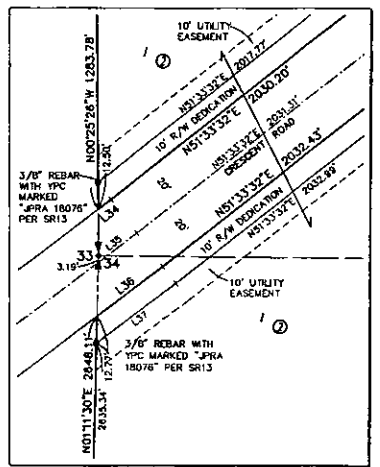
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L01	N37°23'22"W	15.00	L23	N32°45'39"E	135.00
L02	N77°34'50"E	177.89	L24	N23°32'27"E	88.33
L03	N02°46'18"W	88.33	L25	N40°23'31"E	89.87
L04	S72°44'12"E	68.89	L26	N42°02'37"E	68.89
L05	N26°02'20"W	67.36	L27	N51°30'01"E	84.89
L06	N45°26'18"E	67.36	L28	N75°20'17"E	46.88
L07	N69°00'22"E	77.87	L29	S71°44'27"E	189.12
L08	N29°37'51"E	76.14	L30	N14°25'36"E	178.90
L09	S87°42'05"E	188.15	L31	N01°00'54"W	62.67
L10	S87°42'07"W	35.00	L32	N06°53'10"E	97.17
L11	N02°02'44"W	50.00	L33	N12°24'13"E	165.29
L12	N47°43'19"E	184.49	L34	N02°15'29"W	59.44
L13	N52°42'20"E	7.80	L35	N14°31'30"E	57.19
L14	N52°42'20"E	22.81	L36	N29°15'42"E	86.32
L15	N52°42'20"E	38.01	L37	N22°43'32"E	162.56
L16	N52°42'20"E	47.58	L38	N29°03'58"E	63.82
L17	N52°42'20"E	104.49	L39	N02°12'11"E	62.67
L18	N52°42'20"E	100.34	L40	N31°26'26"E	88.94
L19	N68°04'53"E	139.83	L41	N20°25'15"E	76.26
L20	N20°06'07"E	157.44	L42	N12°21'20"E	148.27
L21	N02°39'49"W	155.17	L43	N02°10'15"E	179.14
L22	N02°10'15"E	108.17	L44	N02°10'15"E	179.14
L45	N02°10'15"E	137.18	L46	N02°10'15"E	179.14
L47	S72°32'06"E	81.09	L48	N17°20'18"W	30.54
L49	N68°27'26"E	332.18	L49	S85°31'40"E	120.74
L50	N37°08'10"E	263.04	L50	N57°28'45"E	173.35
L51	N15°39'31"E	58.75	L51	N02°15'29"W	115.47
L52	N67°12'19"E	85.58	L100	N02°07'17"E	60.50
L53	S72°32'06"E	81.09	L101	N01°03'20"E	202.53
L54	N74°33'17"E	235.67	L102	N53°17'29"E	230.65
L55	N13°36'29"W	161.85	L103	N02°11'02"E	181.09
L56	N17°54'52"E	65.19	L104	N02°11'02"E	208.45
L57	N38°14'46"E	255.24	L105	N49°19'34"E	133.83
L58	N50°35'31"W	146.50	L106	N01°33'27"E	65.82
L59	N63°17'17"E	30.74	L107	N86°49'47"E	95.30
L60	N72°16'30"E	244.85	L108	N76°51'10"E	181.09
L61	N62°05'18"E	181.87	L109	N25°35'32"E	208.45
L62	N06°38'15"W	121.83	L110	N27°15'50"E	124.04
L63	N82°18'54"E	228.89	L111	N65°08'53"E	21.53
L64	N02°18'54"W	184.74	L112	N84°53'03"E	80.01
L65	N40°58'02"E	75.24	L113	N69°13'24"E	29.87
L66	N88°26'39"E	115.03	L114	S20°15'27"E	48.06
L67	N54°59'35"E	219.50	L115	S38°42'16"E	46.15
L68	N32°48'41"E	231.28	L116	S22°47'56"E	124.85
L69	N04°20'38"W	70.87	L117	N85°01'50"E	162.81
L70	N01°38'14"E	53.37	L118	N32°05'55"E	183.23
L71	N32°02'25"E	135.81	L119	N02°12'20"W	77.06
L72	N05°25'43"W	190.89	L120	S83°43'16"E	30.18
L73	N88°12'06"E	147.05	L121	N67°30'49"E	50.39
L74	N47°00'48"E	151.43			

TOTAL PLATTED AREA = 238.52 ACRES
TOTAL R/W DEDICATION = 1.23 ACRES

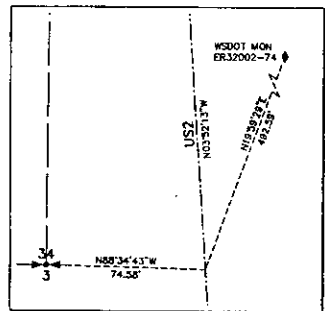
- LEGEND**
- SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "A&C INC 12504" UNLESS OTHERWISE SHOWN
 - ◊ FOUND AS SHOWN
 - [] LATITUDE AND DEPARTURE FROM CALCULATED POSITION CORNER NOT ADOPTED
 - (SR#) RECORD DATA PER SURVEY REFERENCE SR#
 - (JL) RECORD DATA PER LEGAL DESCRIPTION
 - R/W RIGHT OF WAY
 - NO ID = NO IDENTIFYING CAP OR TAG
 - RPC = RED PLYSTIC CAP
 - YPC = YELLOW PLASTIC CAP
 - 100 YEAR FLOOD PLAIN BOUNDARY
 - - - 10' SETBACK FROM HIGH-WATER LINE
 - - - ORDINARY HIGH-WATER LINE
 - - - APPROXIMATE LIMITS OF SLOPE > 30%
 - ⊕ SECTION CORNER
 - ⊙ 1/4 CORNER
 - ⊙ CENTER 1/4 CORNER
 - ⊙ BLOCK #

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C30	2497.00'	74°17'37"	1046.01'	530.98'
C31	2502.00'	5°46'24"	252.47'	128.34'
C32	3670.00'	9°08'35"	583.51'	292.37'
C61	70.00'	78°04'11"	65.38'	56.78'
C62	60.00'	110°02'04"	115.23'	85.74'
C63	112.85'	47°39'07"	84.69'	50.28'
C64	25.00'	78°38'56"	24.32'	20.46'
C65	46.00'	71°31'38"	49.94'	28.81'
C66	250.00'	21°38'04"	94.40'	47.77'
C67	3870.00'	19°37'52"	1306.84'	660.90'
C68	2292.00'	30°04'30"	1263.09'	615.75'



DETAIL B
SCALE: 1"=30'



DETAIL C
SCALE: 1"=30'

EQUIPMENT AND PROCEDURES
This survey was performed with a 6 second total station theodolite using field traverse procedures, and using Global Positioning System (GPS) equipment with 5 mm. + 1 ppm. accuracy.

BASIS OF BEARINGS
N89°34'01"W on the south line of the SW1/4 of Section 34 per SR10

SURVEYOR'S NOTE:
1) The field control for this survey was performed, and the corners shown as found hereon were located, between April 21 and October 31, 2006
2) State Route No. 2
The location of the Line of State Route No. 2 is based on found monuments ER32002-74, -75 and -78 shown on SR14. The west right-of-way line is defined by SR2 centerline data reduced by SR14

- SURVEY REFERENCES:**
- SR1 = Spokane County Engineer's Corner Book
 - SR2 = Washington State Department of Transportation Plan for Primary State Highway No. 8 Deon to Chattaroy, approved April 3, 1956, revised July 10, 1956
 - SR3 = Record of Survey, Book 26 Page 7
 - SR4 = Record of Survey, Book 37 Page 25
 - SR5 = Washington State Department of Transportation Right of Way and Limited Access Plan for SR2, MP228.48 to 306.20 Day-Mt. Spokane Road to Chattaroy, approved June 10, 1968
 - SR6 = Record of Survey, Book 41 Page 18
 - SR7 = Spokane County Engineer's Office Cadastral Retraction Record dated 08/21/1988 for Corner No. 4629
 - SR8 = Record of Survey, Book 55 Page 53
 - SR9 = Spokane County Engineer's Office Cadastral Retraction Record dated May 4, 1994 for Corner No. 5551
 - SR10 = Spokane County Short Plat #25-92, Book 12 Pages 45 & 49
 - SR11 = Record of Survey, Book 87 Page 100
 - SR12 = Record of Survey, Book 74 Page 80
 - SR13 = Record of Survey, Book 98 Page 45 & 48
 - SR14 = WSDOT Map titled "US 2 Dear Road to Westwood Road Monumentation Map" signed 10/8/02
 - SR15 = Record of Survey, Book 110 Page 88
 - SR16 = Spokane County Engineer's Office Cadastral Retraction Record dated 02/01/2005 for Corner No. 2062
 - SR17 = Spokane County Engineer's Office Cadastral Retraction Record dated 03/29/2005 for Corner No. 2061
 - SR18 = Record of Survey, Book 120 Page 15
 - SR19 = Record of Survey, Book 122 Page 8

BENCHMARKS:
Found National Geodetic Survey Monument P 484 (SV027)
Published Elevation = 1708.99' (NAVD88)
Found National Geodetic Survey Monument C 232 (SV0787)
Published Elevation = 1728.72' (NAVD88)

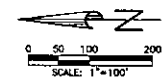
FLOOD ZONE A
The Base Flood Elevation limits for Flood Zone A, 100 year flood boundary, shown hereon are based on elevations shown on the FEMA National Flood Insurance Program, Flood Insurance Rate Map, Community Panel No. 530174 0095 B, effective date May 17, 1988. The elevations shown on the FIR map are NGVD29. The relationship of NAVD88 = NGVD29+3.80' was used for this map.

NOTES:
1) County Planning Department Condition #25 refers to elevation 1800 feet (NGVD29). For the purposes of this plat, the relationship of NAVD88 = NGVD29+3.80' was used. The elevation of 1800 feet (NGVD29) = 1803.8 feet (NAVD88). Elevations shown on this plat are NAVD88.
2) The Ordinary High Water line shown hereon was field located

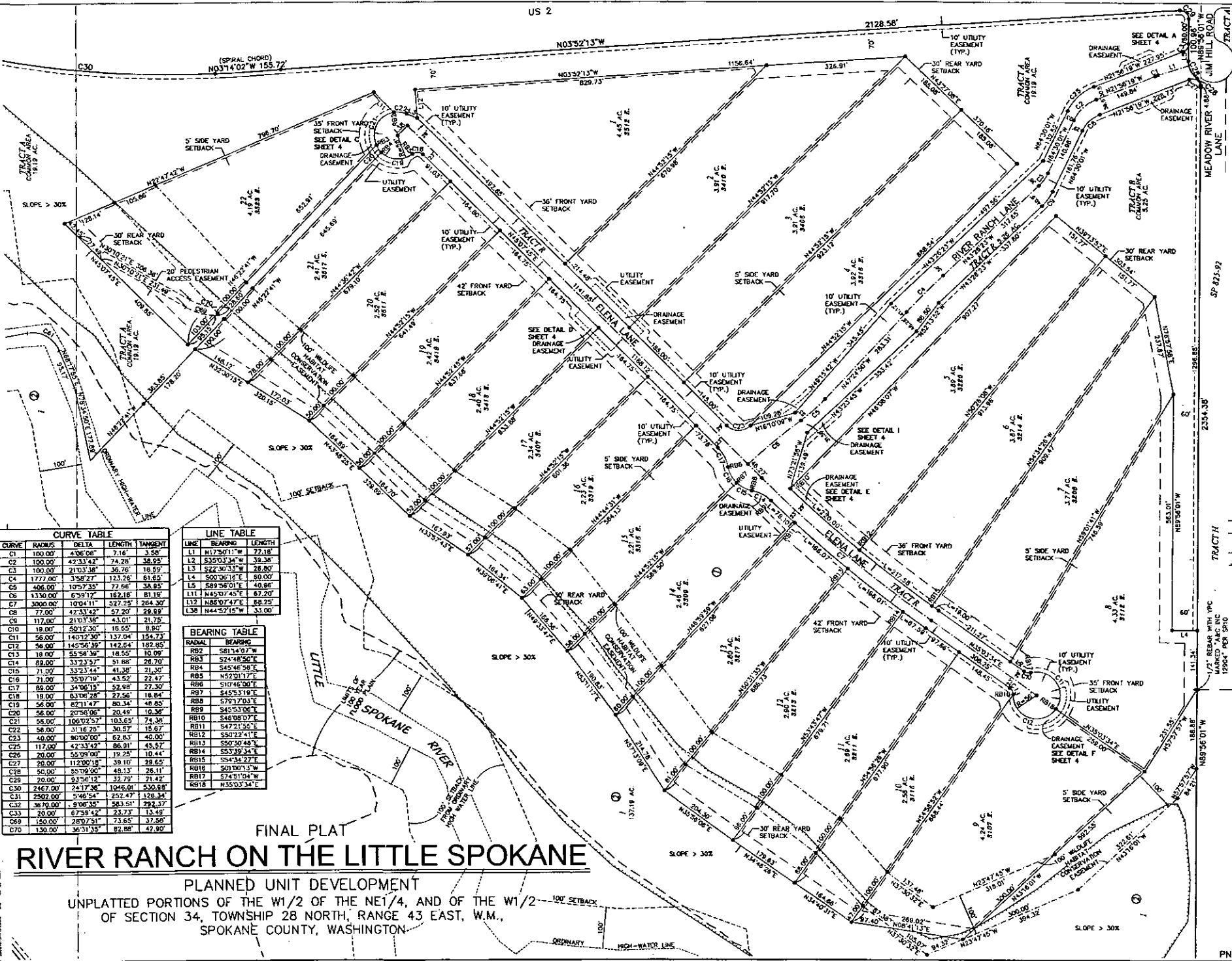


AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS 26TH DAY
 OF SEPTEMBER 2009 AT 1:14 PM
 IN BOOK 39 OF PLATS AT PAGE 42-38
 AT THE REQUEST OF ADAMS & CLARK, INC.
 (Signed) _____
 County Auditor/Registry

PLAT # 5040



- LEGEND**
- = SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "A/C INC. 12904" UNLESS OTHERWISE SHOWN
 - ◆ = FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "A/C INC. 12904" UNLESS OTHERWISE SHOWN
 - { } = LATITUDE AND DEPARTURE FROM CALCULATED POSITION OTHER NOT ACCEPTED
 - ()SR# = RECORD DATA PER SURVEY REFERENCE SHEET
 - R/W = RIGHT OF WAY
 - YPC = YELLOW PLASTIC CAP
 - = 100 YEAR FLOOD BOUNDARY
 - - - = 100' SETBACK FROM HIGH-WATER LINE
 - = ORDINARY HIGH-WATER LINE
 - = APPROXIMATE LIMITS OF SLOPE > 30%



CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	100.00'	4.06°08'	7.16'
C2	100.00'	42.33°42'	74.28'
C3	100.00'	21.03°38'	36.76'
C4	1777.00'	3.58°27'	123.26'
C5	406.00'	10.73°35'	77.66'
C6	1330.00'	6.59°17'	162.16'
C7	3000.00'	10.04°11'	527.25'
C8	77.00'	42.33°42'	57.20'
C9	117.00'	21.03°38'	43.01'
C10	18.00'	50.12°30'	16.65'
C11	56.00'	140.12°30'	137.04'
C12	56.00'	145.56°39'	142.64'
C13	18.00'	55.98°39'	18.55'
C14	89.00'	33.23°44'	51.86'
C15	71.00'	33.23°44'	41.38'
C16	71.00'	35.07°19'	43.52'
C17	88.00'	34.06°15'	52.98'
C18	18.00'	81.06°28'	22.56'
C19	56.00'	82.11°47'	80.34'
C20	56.00'	20.58°06'	20.45'
C21	56.00'	106.02°53'	103.65'
C22	56.00'	31.16°20'	30.57'
C23	40.00'	80.00°00'	52.83'
C24	117.00'	42.33°42'	86.91'
C25	20.00'	58.09°00'	19.25'
C26	20.00'	112.00°18'	39.10'
C27	90.00'	85.79°00'	48.13'
C28	20.00'	9.54°12'	32.72'
C29	2467.00'	24.17°36'	1046.00'
C30	2507.00'	9.06°35'	583.51'
C31	3670.00'	6.73°42'	23.73'
C32	150.00'	78.07°21'	73.65'
C33	130.00'	36.31°55'	82.88'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N17°50'11\"	77.18'
L2	S35°03'34\"	39.26'
L3	S22°30'33\"	28.80'
L4	S00°06'18\"	80.00'
L5	S89°28'01\"	40.86'
L11	N45°07'45\"	87.20'
L12	N88°07'47\"	88.25'
L38	N44°52'16\"	33.00'

BEARING TABLE	
RADIAL	BEARING
RB2	S81°14'07\"
RB3	S24°48'50\"
RB4	S45°48'58\"
RB5	N52°01'17\"
RB6	S10°42'00\"
RB7	S45°53'19\"
RB8	S79°17'03\"
RB9	S45°53'06\"
RB10	S48°08'07\"
RB11	S47°29'25\"
RB12	S30°22'41\"
RB13	S50°30'48\"
RB14	S53°39'34\"
RB15	S54°34'27\"
RB16	S01°00'13\"
RB17	S74°51'04\"
RB18	N35°03'34\"

FINAL PLAT
RIVER RANCH ON THE LITTLE SPOKANE
 PLANNED UNIT DEVELOPMENT
 UNPLATTED PORTIONS OF THE W1/2 OF THE NE1/4, AND OF THE W1/2
 OF SECTION 34, TOWNSHIP 28 NORTH, RANGE 43 EAST, W.M.,
 SPOKANE COUNTY, WASHINGTON.



FINAL PLAT

RIVER RANCH ON THE LITTLE SPOKANE

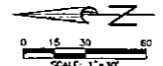
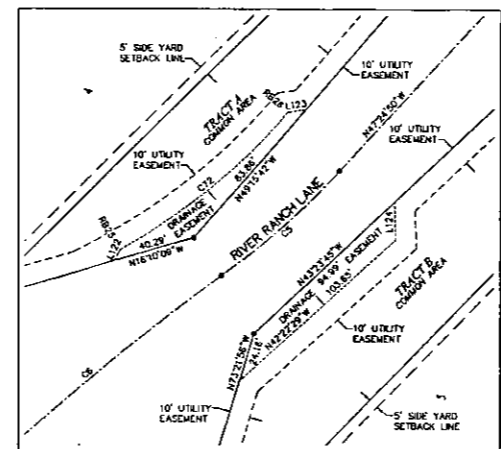
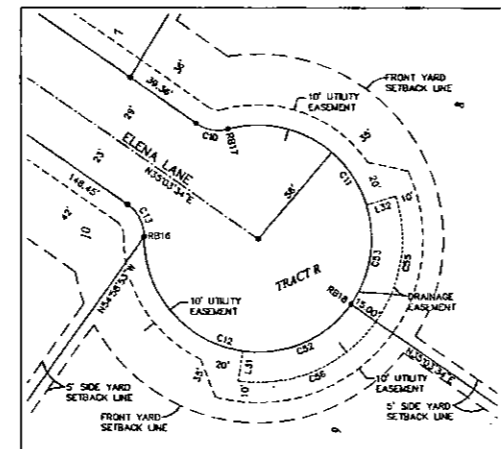
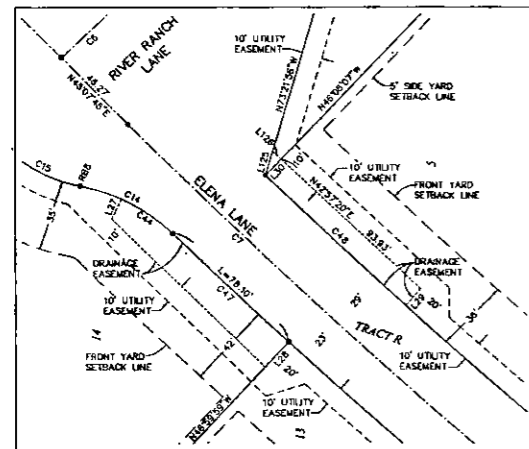
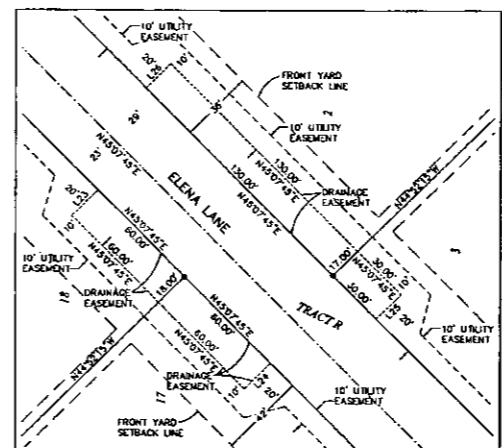
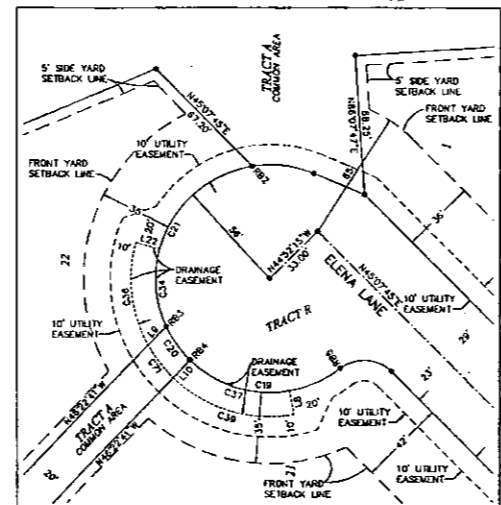
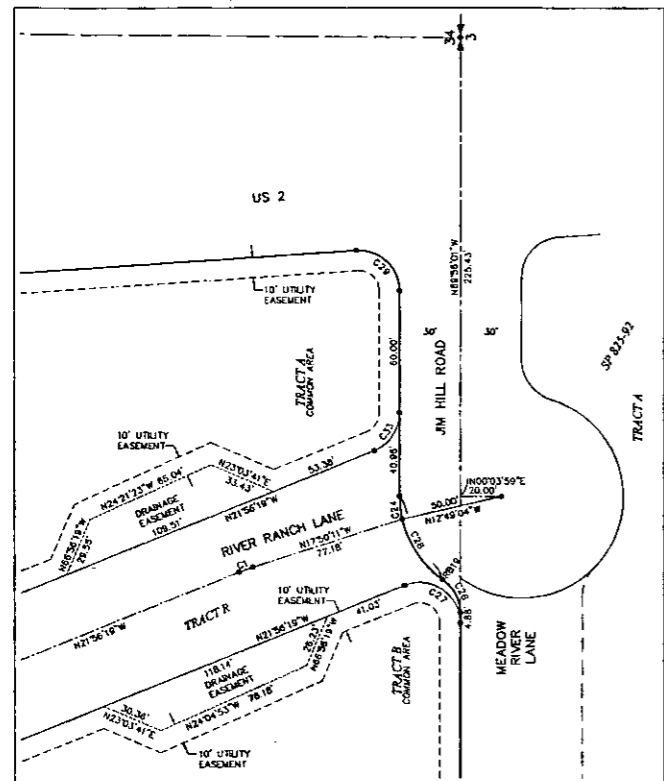
PLANNED UNIT DEVELOPMENT

UNPLATTED PORTIONS OF THE W1/2 OF THE NE1/4, AND OF THE W1/2 OF SECTION 34, TOWNSHIP 28 NORTH, RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS 26th DAY OF SEPTEMBER 2007 AT 1:22 PM IN BOOK 257 OF PLATS, AT PAGE 2560 AT THE REQUEST OF ADAMS & CLARK, INC.

(Signed) _____
 County Auditor/Registrar

PLAT # 2560



LEGEND
 • SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "M&C INC. 12504" UNLESS OTHERWISE SHOWN

CURVE TABLE				
CURVE	RADIUS	DELTA	TANGENT	
C1	100.00'	478.08'	7.16'	3.58'
C2	408.00'	1073.35'	77.68'	38.95'
C3	1330.00'	678.12'	182.18'	81.18'
C4	3000.00'	1074.11'	572.24'	284.30'
C5	18.00'	507.20'	18.65'	8.92'
C6	58.00'	1407.23'	137.04'	154.73'
C7	36.00'	145.26'	142.84'	182.80'
C8	18.00'	50.26'	18.55'	10.09'
C9	89.00'	332.25'	31.68'	26.50'
C10	71.00'	332.44'	41.38'	21.50'
C11	58.00'	827.14'	60.34'	48.85'
C12	58.00'	2058.06'	20.48'	10.36'
C13	58.00'	1082.87'	103.85'	74.38'
C14	50.00'	1253.03'	11.24'	5.65'
C15	20.00'	55.00'	19.25'	10.44'
C16	20.00'	11200.16'	39.10'	29.85'
C17	20.00'	1082.87'	481.3'	28.11'
C18	20.00'	93.46'	32.78'	21.43'
C19	20.00'	67.84'	23.73'	13.48'
C20	38.00'	382.40'	39.00'	20.33'
C21	68.00'	432.05'	52.02'	27.37'
C22	85.00'	541.35'	53.00'	29.87'
C23	68.00'	547.76'	64.23'	34.74'
C24	89.00'	1835.14'	30.43'	15.36'
C25	3073.00'	128.48'	78.10'	38.05'
C26	2971.00'	148.05'	84.28'	41.14'
C27	58.00'	824.20'	81.30'	34.13'
C28	36.00'	32.20'	31.41'	27.62'
C29	71.00'	5279.95'	83.06'	38.01'
C30	71.00'	6274.87'	72.72'	43.32'
C31	68.00'	1707.41'	20.53'	10.24'
C32	298.73'	2059.05'	107.67'	54.43'

BEARING TABLE	
LINE	BEARING
RB1	S81°14'07"W
RB2	S24°48'20"E
RB3	S45°46'30"E
RB4	N52°01'17"E
RB5	S79°17'03"E
RB6	S07°00'13"W
RB7	S74°53'04"W
RB8	N33°03'54"E
RB9	S55°05'01"E
RB10	N50°34'24"E
RB11	N39°50'19"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S78°59'29"W (R)	12.00'
L2	N44°22'41"W	12.00'
L3	N46°22'41"W	12.00'
L4	N15°05'18"E (R)	12.00'
L5	N44°52'15"W	16.00'
L6	N44°52'15"W	16.00'
L7	N44°52'15"W	17.00'
L8	N55°28'20"W (R)	11.00'
L9	S46°59'36"E	12.00'
L10	N44°52'15"W (R)	11.00'
L11	N46°06'07"W	11.00'
L12	N82°13'06"W (R)	15.00'
L13	N17°28'21"W (R)	15.00'
L14	S07°36'43"E	8.81'
L15	S88°02'24"W	18.50'
L16	S73°21'56"E	12.27'
L17	N42°57'20"E	5.67'

