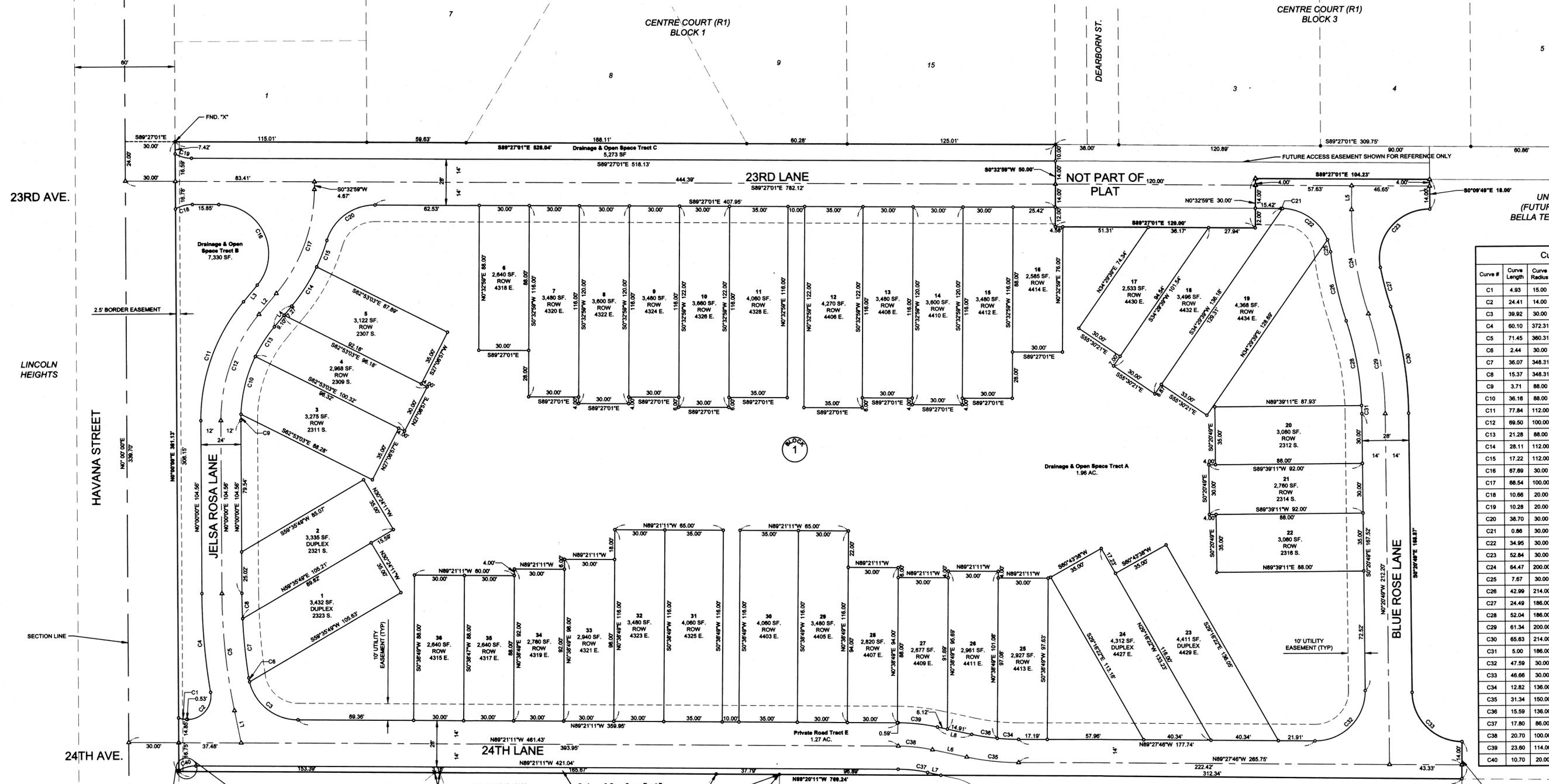


6545605 38-91

FINAL PLAT OF BELLA TERRA GARDENS P.U.D. (PE-2025-09, a planned unit development)

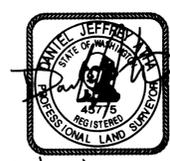
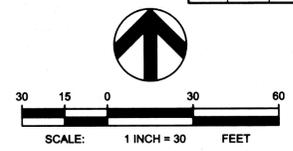
Located in the Southwest 1/4 of
Section 26, T.25N., R.43E., W.M., Spokane County, Washington



Curve #	Curve Length	Curve Radius	Delta	Chord Bearing	Chord Length
C1	4.93	15.00	18°49'27"	N79°56'27"W	4.91
C2	24.41	14.00	99°53'45"	S40°41'57"W	21.43
C3	39.92	30.00	78°14'03"	N51°14'10"W	37.04
C4	60.10	372.31	9°14'56"	S4°37'28"E	60.03
C5	71.45	380.31	11°21'43"	S5°40'51"E	71.33
C6	2.44	30.00	4°39'28"	N10°47'25"W	2.44
C7	36.07	348.31	5°56'02"	N5°29'41"W	36.06
C8	15.37	348.31	2°31'40"	N1°15'50"W	15.38
C9	3.71	88.00	2°24'57"	N1°12'29"E	3.71
C10	36.18	88.00	23°32'46"	N14°11'20"E	35.91
C11	77.84	112.00	39°49'10"	S19°54'35"W	76.28
C12	69.50	100.00	39°49'10"	S19°54'35"W	68.11
C13	21.28	88.00	13°51'27"	N32°53'28"E	21.23
C14	28.11	112.00	14°22'46"	N32°37'47"E	28.03
C15	17.22	112.00	8°48'39"	N21°02'05"E	17.21
C16	67.89	30.00	129°16'11"	S24°48'56"E	54.22
C17	68.54	100.00	39°18'11"	S20°11'04"W	67.21
C18	10.66	20.00	30°32'59"	N75°16'29"E	10.54
C19	10.28	20.00	29°27'24"	S74°43'19"E	10.17
C20	38.70	30.00	73°55'14"	N53°35'22"E	38.08
C21	0.86	30.00	1°38'49"	S88°37'37"E	0.86
C22	34.95	30.00	66°44'51"	S54°25'47"E	33.01
C23	52.84	30.00	100°55'28"	S40°05'16"W	46.27
C24	64.47	200.00	18°28'06"	N8°41'04"W	64.18
C25	7.67	30.00	14°38'48"	S19°43'57"E	7.65
C26	42.99	214.00	11°30'34"	S12°09'50"E	42.92
C27	24.49	186.00	7°32'40"	S14°08'47"E	24.47
C28	52.04	186.00	16°01'53"	S9°54'11"E	51.87
C29	61.34	200.00	17°34'18"	N9°07'58"W	61.10
C30	65.63	214.00	17°34'18"	S9°07'58"E	65.37
C31	5.00	186.00	1°32'25"	S1°07'01"E	5.00
C32	47.59	30.00	90°53'03"	S45°05'43"W	42.75
C33	46.66	30.00	89°06'58"	S44°54'18"E	42.10
C34	12.82	136.00	5°24'10"	N88°45'41"W	12.82
C35	13.34	150.00	11°58'10"	S83°28'41"E	31.28
C36	15.59	136.00	6°34'00"	N80°46'36"W	15.58
C37	17.80	86.00	11°51'35"	N83°25'23"W	17.77
C38	20.70	100.00	11°51'35"	S83°25'23"E	20.68
C39	23.60	114.00	11°51'35"	N83°25'23"W	23.55
C40	10.70	20.00	30°38'49"	S75°19'25"W	10.57

Line #	Length	Direction
L1	19.86	S11°21'43"E
L2	16.37	S39°49'10"W
L3	12.99	S39°49'10"W
L4	16.37	N39°49'10"E
L5	14.44	N0°32'59"E
L6	21.03	N77°29'36"W
L7	8.18	N77°29'36"W
L8	21.03	N77°29'36"W

- LEGEND**
- FOUND 5/8" REBAR W/PC L5 #37544 OR AS NOTED
 - SET #5 REBAR W/PC #45775
 - ▲ SET MAG NAIL AND TAG #45775
 - PLAT BOUNDARY
 - - - CENTERLINE
 - - - EXISTING PROPERTY LINE
 - - - EASEMENT



COFFMAN ENGINEERS
10 N. Post Street Suite 500
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BELLA TERRA GARDENS P.U.D.

DRAWING TITLE: **FINAL PLAT**

PROJECT NO. 150401 | SCALE: AS NOTED | DATE: 09/22/2016 | REVISION NO. |
 DESIGNED BY: | CHECKED BY: DJA | DRAWING NO. |
 DRAWN BY: TJW | REVIEWED BY: CBM | **2 OF 3**

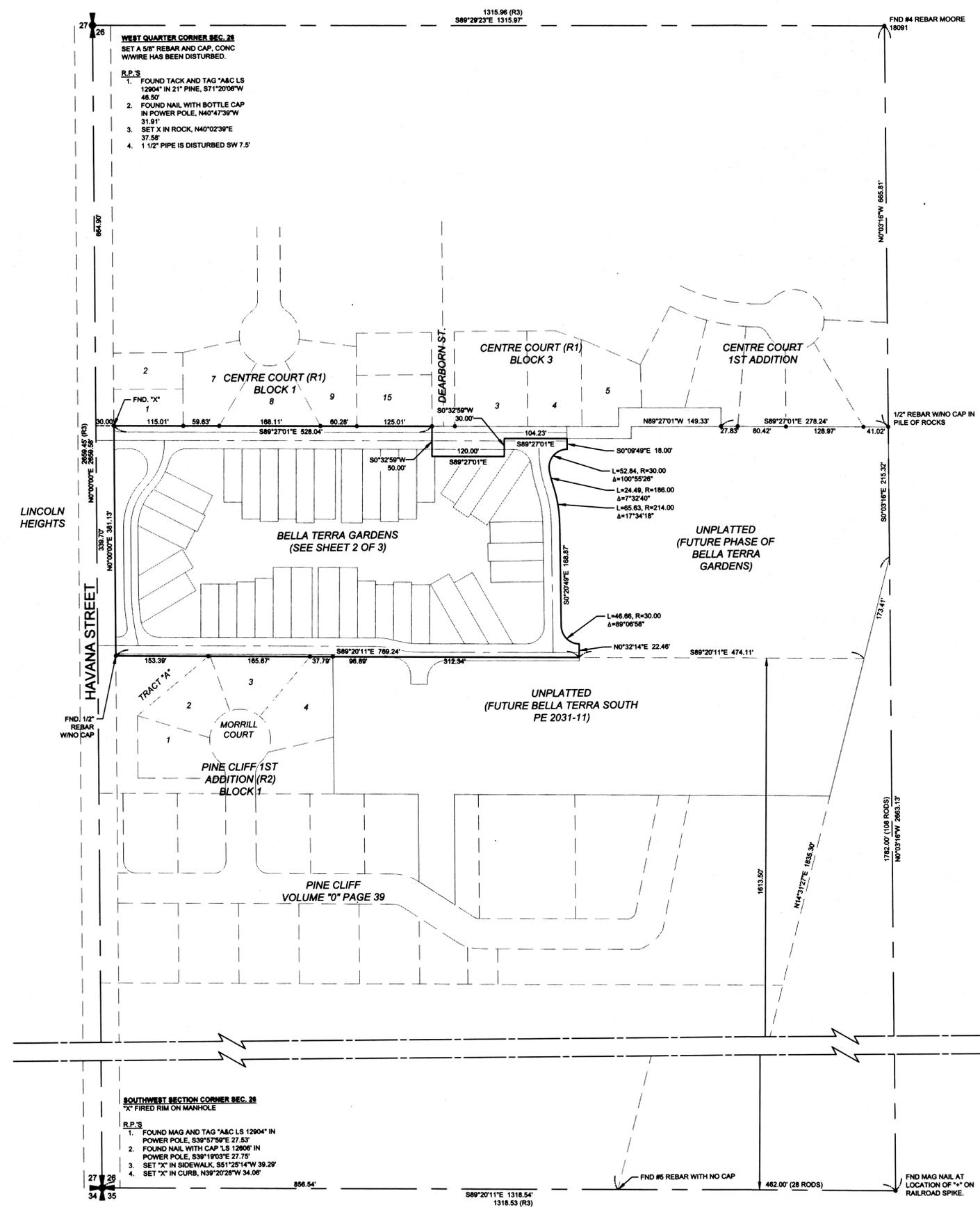
9/22/2016

6549005 38-92

FINAL PLAT OF BELLA TERRA GARDENS P.U.D. (PE-2025-09, a planned unit development)

Located in the Southwest 1/4 of
Section 26, T.25N., R.43E., W.M., Spokane County, Washington

- LEGEND**
- FOUND 5/8" REBAR W/YPC LS #37544 OR AS NOTED
 - SET #5 REBAR W/YPC #45775
 - ▲ SET MAG NAIL AND TAG #45775
 - PLAT BOUNDARY
 - - - CENTERLINE
 - - - EXISTING PROPERTY LINE



WEST QUARTER CORNER SEC. 26
SET A 5/8" REBAR AND CAP. CONC W/WIRE HAS BEEN DISTURBED.

R.P.'S

1. FOUND TACK AND TAG "A&C LS 12904" IN 2 1/2" PINE, S71°20'06"W 48.50'
2. FOUND NAIL WITH BOTTLE CAP IN POWER POLE, N40°47'39"W 31.91'
3. SET "X" IN ROCK, N40°02'39"E 37.58'
4. 1 1/2" PIPE IS DISTURBED SW 7.5'

SOUTHWEST SECTION CORNER SEC. 26
"X" FIRED RIM ON MANHOLE

R.P.'S

1. FOUND MAG AND TAG "A&C LS 12904" IN POWER POLE, S36°57'39"E 27.53'
2. FOUND NAIL WITH CAP "LS 12606" IN POWER POLE, S36°19'03"E 27.75'
3. SET "X" IN SIDEWALK, S51°25'14"W 39.29'
4. SET "X" IN CURB, N39°20'28"W 34.06'

NOTES

1. THERE WAS NO ATTEMPT MADE TO SHOW PHYSICAL FEATURES OF THE PROPERTY, OR SHOW ANY RECORDED OR NON-RECORDED EASEMENTS, EXCEPT FOR THOSE THAT ARE SHOWN HEREON.
2. FOUND MONUMENTS WERE LOCATED AT SEVERAL DIFFERENT DATES IN 2014, 2015, AND 2016.

BASIS OF BEARING

N89°27'01"W ALONG THE NORTH LINE OF THE PLAT PER R-1

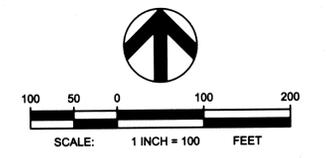
RECORD DRAWINGS

- R1 FINAL PLAT OF CENTRE COURT, BOOK 36, PAGES 61-62.
- R2 FINAL PLAT OF FIRST ADDITION TO PINE CLIFF, BOOK 29, PAGE 92.
- R3 SHORT PLAT SP-1180-98, BOOK 18, PAGE 95-97.

EQUIPMENT AND PROCEDURES

PER WAC 332-130-090 GPS AND FIELD TRAVERSE PROCEDURES FOR LAND BOUNDARY SURVEYS WERE UTILIZED AND THE STANDARDS SET FORTH THEREIN (RURAL - 1:5,000) WERE MET OR EXCEEDED.

PER WAC 332-130-100 EQUIPMENT AND PROCEDURES. A CALIBRATED TOTAL STATION WITH ELECTRONIC DISTANCE METER IN CONJUNCTION WITH STATIC RTK GPS OBSERVATIONS WERE UTILIZED WITH THE FIELD TRAVERSE PROCEDURE.



COFFMAN ENGINEERS		10 N. Post Street Suite 300 Spokane, Washington 99201 Tel 509 328 2994 Fax 509 328 2999	
BELLA TERRA GARDENS P.U.D.			
DRAWING TITLE FINAL PLAT			
PROJECT NO. 150401	SCALE AS NOTED	DATE 09/22/2016	REVISION NO.
DESIGNED BY:	CHECKED BY: DJA	DRAWING NO. 3 OF 3	
DRAWN BY: TJW	REVIEWED BY: CBM		



9/22/2016