6577623 BK 39 PG 17

ALTERATION TO THE FINAL PLATS OF ELK RIDGE HEIGHTS 1ST ADDITION, BOOK 38 OF PLATS, PAGES 98-99 (AFN 6548147), AND ELK RIDGE HEIGHTS, BOOK 33 OF PLATS, PAGES 96-103 (AFN 5523688)

IN THE NORTH 1/2 OF SECTION 3, TOWNSHIP 24 NORTH, RANGE 44 EAST, W.M., SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY PROJECT NUMBER: PE-1955C-05

#4269

SPOKANE COUNTY AUDITOR

FILED FOR RECORD BY STORHAUG ENGINEERING THIS 8th DAY OF February 2017 AT 23 MINUTES PAST 3 O'CLOCK PM; AND RECORDED IN BOOK 39 OF PLATS AT PAGE(S) 17-18 RECORDS OF SPOKANE COUNTY, WASHINGTON, AT THE REQUEST OF D & J ELK RIDGE HEIGHTS, LLC.

Vicki Dalton by Timothy A Willard (Deputy)
SPOKANE COUNTY AUDITOR

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE ELK RIDGE HEIGHTS HOMEOWNERS ASSOCIATION AND D & J ELK RIDGE HEIGHTS, LLC., A WASHINGTON LIMITED LIABILITY COMPANY, HAVE CAUSED TO BE PLATTED INTO LOTS THE LAND SHOWN HEREON, SAID LAND BEING DESCRIBED AS FOLLOWS:

THAT PORTION OF GOVERNMENT LOTS 2, 5 AND 6, SECTION 3, TOWNSHIP 24 NORTH, RANGE 44 EAST, W.M., SPOKANE COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 'E' OF THE FINAL PLAT OF ELK RIDGE HEIGHTS, RECORDED IN BOOK 33 OF PLATS AT PAGES 96-103;

THENCE SOUTH 0°01'41" EAST A DISTANCE OF 22.20 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF GOVERNMENT LOT 5;

THENCE NORTH 47°08'33" WEST, A DISTANCE OF 78.38 FEET;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 606.00 FEET, A CENTRAL ANGLE OF 26°14'44", AN ARC LENGTH OF 277.59 FEET, A CHORD BEARING OF NORTH 34°43'23" EAST, AND A CHORD DISTANCE OF 275.17 FEET;

THENCE NORTH 21°36'00" EAST A DISTANCE OF 66.52 FEET;

THENCE NORTHERLY ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 156.00 FEET, A CENTRAL ANGLE OF 38°44'04", AN ARC LENGTH OF 105.46 FEET, A CHORD BEARING OF NORTH 02°13'58" EAST AND A CHORD DISTANCE OF 103.47 FEET;

THENCE IN A NORTHERLY DIRECTION WITH A REVERSE TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 584.00 FEET, A CENTRAL ANGLE OF 34°58'26", AN ARC LENGTH OF 356.48 FEET, A CHORD BEARING OF NORTH 00°21'09" EAST, AND A CHORD DISTANCE OF 350.97 FEET;

THENCE NORTHERLY ALONG A COMPOUND TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 184.00 FEET, A CENTRAL ANGLE OF 02°18'30" AND AN ARC LENGTH OF 7.41 FEET, A CHORD BEARING OF NORTH 18°59'37" EAST AND A CHORD DISTANCE OF 7.41 FEET;

THENCE NORTH 72°51'45" WEST, A DISTANCE OF 1.75 FEET;

THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 292.50 FEET, A CENTRAL ANGLE OF 15°01'24", AN ARC LENGTH OF 76.69 FEET, A CHORD BEARING OF NORTH 34°28'36" EAST AND A CHORD DISTANCE OF 76.48 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 1 OF THE ALTERATION OF SAID FINAL PLAT OF ELK RIDGE HEIGHTS;

THENCE ALONG THE SOUTH LINE OF SAID LOT 2 SOUTH 72°51'45" EAST, A DISTANCE OF 124.57 FEET TO THE WEST RIGHT OF WAY OF HENRY'S FORK LANE AND SOUTHEAST CORNER OF SAID LOT 2, BLOCK 1 OF THE ALTERATION OF SAID FINAL PLAT OF ELK RIDGE HEIGHTS;

THENCE ALONG SAID RIGHT OF WAY SOUTH 05°10'24" WEST, A DISTANCE OF 176.85 FEET;

THENCE SOUTHERLY ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 214.00 FEET, A CENTRAL ANGLE OF 12°46'59", AN ARC LENGTH OF 47.74 FEET, A CHORD BEARING OF SOUTH 01°13'06" EAST AND A CHORD DISTANCE OF 47.65 FEET;

THENCE SOUTH 07°36'36" EAST, A DISTANCE OF 155.12 FEET;

THENCE SOUTHERLY ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 322.50 FEET, A CENTRAL ANGLE OF 19°04'47", AN ARC LENGTH OF 107.39 FEET, A CHORD BEARING OF SOUTH 01°55'48" WEST AND A CHORD DISTANCE OF 106.90 FEET;

THENCE SOUTH 11°28'11" WEST, A DISTANCE OF 202.90 FEET;

THENCE SOUTHWESTERLY ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 29.50 FEET, A CENTRAL ANGLE OF 57°03'39", AN ARC LENGTH OF 29.38 FEET, A CHORD BEARING OF SOUTH 40°00'00" WEST AND A CHORD DISTANCE OF 28.18 FEET;

THENCE IN A SOUTHWESTERLY DIRECTION WITH A REVERSE TANGENT CURVE TO THE LEFT WITH A RADIUS OF 50.50 FEET, A CENTRAL ANGLE OF 269°25'31" AND AN ARC LENGTH OF 237.47 FEET, A CHORD BEARING OF SOUTH 66°10'56" EAST AND A CHORD DISTANCE OF 71.78 FEET TO THE SOUTHWEST CORNER OF LOT 6 BLOCK 6 OF SAID FINAL PLAT OF ELK RIDGE HEIGHTS;

THENCE ALONG THE SOUTH LINE OF SAID LOT 6, BLOCK 6 SOUTH 78°31'49" EAST, A DISTANCE OF 144.89 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6, BLOCK 6 AND ALSO THE SOUTHWEST CORNER OF LOT 1, BLOCK 3 OF THE ALTERATION OF SAID FINAL PLAT OF ELK RIDGE HEIGHTS;

THENCE ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 3 NORTH 79°59'29" EAST, A DISTANCE OF 143.27 FEET TO THE WESTERLY RIGHT OF WAY OF SELWAY LANE AND THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 3;

THENCE ALONG SAID WESTERLY RIGHT OF WAY EASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 50.50 FEET, A CENTRAL ANGLE OF 183°38'31", AN ARC LENGTH OF 161.86 FEET, A CHORD BEARING OF NORTH 85°47'25" EAST AND A CHORD DISTANCE OF 100.95 FEET TO THE SOUTHWEST CORNER OF LOT 21, BLOCK 5 OF SAID FINAL PLAT OF ELK RIDGE HEIGHTS;

THENCE NORTH 89°07'09" EAST, A DISTANCE OF 63.70 FEET;

THENCE NORTH 00°52'51" WEST, A DISTANCE OF 411.85 FEET;

THENCE NORTH 37°11'43" WEST, A DISTANCE OF 355.14 FEET TO THE NORTHEAST CORNER OF LOT 13, BLOCK 5 OF SAID FINAL PLAT OF ELK RIDGE HEIGHTS;

THENCE NORTH 50°52'34" EAST, A DISTANCE OF 123.90 FEET TO THE EASTERLY RIGHT OF WAY SAN JUAN LANE;

THENCE SOUTH 39°07'26" EAST, A DISTANCE OF 178.57 FEET;

THENCE SOUTHERLY ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 477.50 FEET, A CENTRAL ANGLE OF 38°14'35", AN ARC LENGTH OF 318.72 FEET, A CHORD BEARING OF SOUTH 20°00'09" EAST AND A CHORD DISTANCE OF 312.83 FEET;

THENCE SOUTH 00°52'51" EAST, A DISTANCE OF 3.26 FEET;

THENCE SOUTHEASTERLY ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 122.50 FEET, A CENTRAL ANGLE OF 78°03'27", AN ARC LENGTH OF 166.89 FEET, A CHORD BEARING OF SOUTH 39°54'35" EAST AND A CHORD DISTANCE OF 154.28 FEET TO A POINT OF THE EASTERLY LINE OF TRACT "E" OF SAID FINAL PLAT OF ELK RIDGE HEIGHTS;

THENCE SOUTH 00°08'04" EAST, A DISTANCE OF 299.64 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "E";

THENCE NORTH 89°49'47" WEST, A DISTANCE OF 944.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 308,138 SQUARE FEET OR 7.07 ACRES OF LAND MORE OR LESS.

SUBJECT TO RIGHTS OF WAY, EASEMENTS OR SERVITUDES OF RECORD OR IN VIEW.

THE DEDICATIONS SET FORTH FOR ELK RIDGE HEIGHTS 1ST ADDITION, BOOK 38 OF PLATS, PAGE 98 AND ELK RIDGE HEIGHTS, BOOK 33 OF PLATS, PAGE 102, HEREBY APPLIES TO THIS ALTERED PLAT OF ELK RIDGE HEIGHTS 1ST ADDITION AND ELK RIDGE HEIGHTS.

TRACTS 'W', 'X' AND 'Z' SHOWN ON THE FACE OF THE PLAT SHALL BE UTILIZED AS COMMON AREA TRACTS, PRIVATE ROADS, AND/OR SOME COMBINATION OF THE TWO, AS THE DECLARANT SUBSEQUENTLY DETERMINES BY SEPARATE RECORDED INSTRUMENT, IN ACCORDANCE WITH THE AMENDED AND RESTATED DECLARATION RECORDED SEPTEMBER 12, 2011 UNDER SPOKANE COUNTY AUDITOR'S RECORDING NUMBER 6026850. THE REMAINING COMMON AREAS AND PRIVATE ROADS SHOWN ON THE FACE OF THE PLAT ARE DEDICATED TO THE ELKRIDGE HEIGHTS HOMEOWNERS' ASSOCIATION CREATED BY INSTRUMENT FILED WITH THE WASHINGTON SECRETARY OF STATE ON JUNE 23, 2011 UNDER STATE UBI NUMBER 603124230. THE ELKRIDGE HEIGHTS HOMEOWNERS' ASSOCIATION IS RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF OPEN SPACE AND PRIVATE ROAD TRACTS SHOWN HEREON (OR HEREAFTER CREATED WITHIN TRACTS 'W', 'X' AND/OR 'Z', PURSUANT TO SEPARATELY RECORDED INSTRUMENT) ALL AS PROVIDED IN THE RESTATED DECLARATION. IN THE EVENT THE HOMEOWNERS' ASSOCIATION EVER CEASES TO EXIST FOR ANY REASON, OWNERS OF LOTS IN THE PLAT SHALL BE RESPONSIBLE FOR MAINTAINING THE OPEN SPACES, COMMON AREA TRACTS AND PRIVATE ROADS HEREBY OR HEREAFTER CREATED IN THE PROPERTY COVERED BY THIS PLAT, WITH ALL SUCH OBLIGATIONS TO BE EQUALLY ALLOCATED AMONG EACH OF THE LOTS IN THIS PLAT.

BASIS OF BEARINGS

THE BASIS OF BEARING IS SOUTH 00°01'41" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 24 NORTH, RANGE 44 EAST OF THE WILLAMETTE MERIDIAN, IN SPOKANE COUNTY, WASHINGTON

PROCEDURES AND EQUIPMENT

PER WAC 332-130-090, FIELD TRAVERSE PROCEDURES FOR LAND BOUNDARY SURVEYS WERE UTILIZED AND THE STANDARDS SET FORTH THEREIN WERE MET OR EXCEEDED.

PER WAC 332-130-100 EQUIPMENT AND PROCEDURES. AN ANNUALLY CALIBRATED LEICA TCRP 1205 ROBOTIC TOTAL STATION AND A LEICA 1200 GPS SURVEYING SYSTEM WERE UTILIZED IN THE FIELD TRAVERSE PROCEDURES.

REFERENCE NOTES

(R1) RECORD OF SURVEY, BOOK 54, PAGE 95.
(R2) RECORD OF SURVEY, BOOK 84, PAGE 67.
(R3) RECORD OF SURVEY, BOOK 64, PAGE 83.
(R4) RECORD OF SURVEY, BOOK 67, PAGE 20.
(R5) RECORD OF SURVEY, BOOK 33, PAGE 83.
(R6) RECORD OF SURVEY, BOOK 81, PAGE 86.
(R7) RECORD OF SURVEY, BOOK 40, PAGE 68.
(R8) FINAL PLAT ELK RIDGE HEIGHTS, BOOK 33, PAGES 96-103.
(R9) ALTERATION TO THE FINAL PLAT OF ELK RIDGE HEIGHTS, BOOK 37, PAGE 4.
(R10) ELK RIDGE HEIGHTS 1ST ADDITION, BOOK 38, PAGES 98-99.

PURPOSE OF ALTERATION

TO ADJUST THE PLATTED LOT AND EASEMENT LINES IN THESE AREAS.
NO ADDITIONAL CHANGES ARE PROPOSED.

NOTES

1. THE DEDICATION SET FORTH FOR ELK RIDGE HEIGHTS BOOK 33 OF PLATS, PAGE 102 HEREBY APPLIES TO ALL EASEMENT SHOWN ON THIS PLAT.
2. THE DEDICATION SET FORTH FOR ELK RIDGE HEIGHTS 1ST ADDITION BOOK 38 OF PLATS, PAGE 98 HEREBY APPLIES TO ALL EASEMENT SHOWN ON THIS PLAT.

SPOKANE COUNTY DIVISION OF PUBLIC WORKS
EXAMINED AND APPROVED THIS 25th DAY OF January, 2017
SPOKANE COUNTY DIVISION OF ENGINEERING & ROADS

SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING
EXAMINED AND APPROVED THIS 7th DAY OF February, 2017
Tammy Jones
SPOKANE COUNTY DIVISION OF BUILDING & PLANNING

SPOKANE COUNTY DIVISION OF UTILITIES
EXAMINED AND APPROVED THIS 26th DAY OF JANUARY, 2017
SPOKANE COUNTY DIVISION OF UTILITIES

SPOKANE COUNTY COMMISSIONERS
EXAMINED AND APPROVED THIS 7 DAY OF Feb., 2017
SPOKANE COUNTY COMMISSIONERS (CHAIRPERSON)

STATE OF WASHINGTON)
)ss.
County of Spokane)

On this 19th day of January 2017 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Douglas Main, governing person, Elkridge Heights Home Owners' Association, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.

Douglas Main, Governing Person

Notary Public in and for the State of Washington, residing at Spokane
My Appointment Expires: 05-01-20

DEBRA L HAYES NOTARY PUBLIC STATE OF WASHINGTON Commission Expires May 01, 2020

STATE OF WASHINGTON)
)ss.
County of Spokane)

On this 19 day of Jan, 2017 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Jeffery Amistoso, member, D & J Elk Ridge Heights LLC. to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.

Jeffery Amistoso, Member

Notary Public in and for the State of Washington, residing at Spokane
My Appointment Expires: 05-01-20

DEBRA L HAYES NOTARY PUBLIC STATE OF WASHINGTON Commission Expires May 01, 2020

SURVEYOR'S CERTIFICATE

I, TROY A. CARLSON, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE PLAT OF "ELK RIDGE HEIGHTS 1ST ADDITION" FINAL PLAT, AS SHOWN HEREON, IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN.

SIGNED
TROY A. CARLSON, P.L.S.
CERTIFICATE NO. 48373
1-18-17
DATE

TROY A. CARLSON STATE OF WASHINGTON 48373 REGISTERED PROFESSIONAL LAND SURVEYOR 1-18-17

SPOKANE COUNTY PROJECT NUMBER: PE-1955C-05

storhäug
civil engineering planning
landscape architecture surveying
510 east third avenue | spokane, wa | 99202
p 509.242.1000 | f 509.242.1001

DATE	SCALE
01/18/2017	N/A
FIELD BOOK BK. PG.	DRAWN JAM/TAC
PROJECT NUMBER 13-058	DRAWING NO. 1 OF 2

13058-PLAT ALTERATION.dwg FP1

6577623 BK 39 PG 18

ALTERATION TO THE FINAL PLATS OF ELK RIDGE HEIGHTS 1ST ADDITION, BOOK 38 OF PLATS, PAGES 98-99 (AFN 6548147), AND ELK RIDGE HEIGHTS, BOOK 33 OF PLATS, PAGES 96-103 (AFN 5523688)

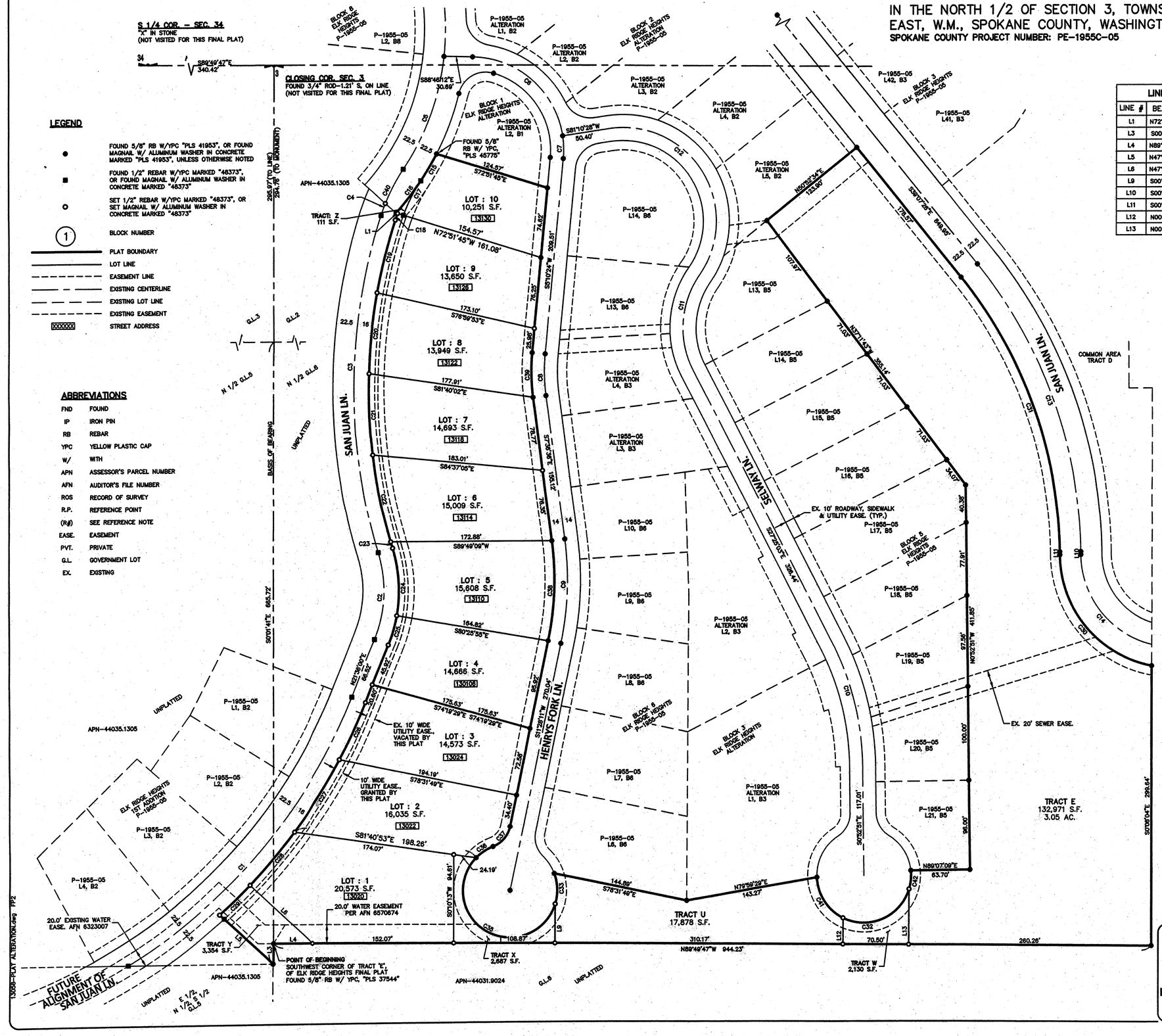
IN THE NORTH 1/2 OF SECTION 3, TOWNSHIP 24 NORTH, RANGE 44 EAST, W.M., SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY PROJECT NUMBER: PE-1955C-05

SPOKANE COUNTY AUDITOR

FILED FOR RECORD BY STORHAUG ENGINEERING THIS 8th DAY OF February 2017 AT 23 MINUTES PAST 3 O'CLOCK P.M. AND RECORDED IN BOOK 39 OF PLATS AT PAGE(S) 17-18 RECORDS OF SPOKANE COUNTY, WASHINGTON, AT THE REQUEST OF D & J ELK RIDGE HEIGHTS, LLC.

Vicky Dalton by Vicky Velez (Deputy)
SPOKANE COUNTY AUDITOR



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N72°51'45"W	1.75'
L3	S00°01'41"E	22.20'
L4	N89°49'47"W	42.36'
L5	N47°08'33"W	78.38'
L6	N47°08'33"W	92.17'
L9	S00°10'13"W	41.88'
L10	S00°52'51"E	3.26'
L11	S00°52'51"E	3.26'
L12	N00°10'13"E	28.25'
L13	N00°10'13"E	59.22'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD DIR.	CHORD DIST.
C1	590.00'	379.59'	36°51'45"	N40°01'53"E	373.08'
C2	140.00'	94.65'	38°44'04"	N02°13'58"E	92.85'
C3	600.00'	366.25'	34°58'26"	N00°21'09"E	360.59'
C4	200.00'	13.65'	3°54'36"	N19°47'40"E	13.65'
C5	270.00'	129.50'	27°28'48"	N19°47'00"E	128.28'
C6	100.00'	139.53'	79°56'41"	S48°47'52"E	128.48'
C7	100.00'	24.43'	13°59'55"	S01°49'34"E	24.37'
C8	200.00'	44.62'	12°46'59"	S01°13'06"E	44.53'
C9	336.50'	112.06'	19°04'47"	S01°55'48"W	111.54'
C10	300.00'	138.95'	26°32'12"	S14°08'57"E	137.71'
C11	100.00'	108.36'	62°05'15"	S03°37'35"W	103.14'
C12	100.00'	232.99'	133°29'44"	S32°04'40"E	183.76'
C13	500.00'	333.73'	38°14'35"	S20°00'09"E	327.57'
C14	100.00'	131.76'	75°29'37"	S38°37'40"E	122.43'
C15	292.50'	33.48'	6°33'29"	N30°14'39"E	33.46'
C16	292.50'	43.22'	8°27'54"	N37°45'21"E	43.18'
C17	177.50'	41.09'	13°15'54"	N28°53'27"E	41.00'
C18	184.00'	7.41'	2°18'30"	N18°59'37"E	7.41'
C19	584.00'	79.86'	7°50'04"	N13°55'20"E	79.79'
C20	584.00'	87.19'	8°33'15"	N05°43'40"E	87.11'
C21	584.00'	86.88'	8°31'26"	N02°48'41"W	86.80'
C22	584.00'	95.49'	9°22'06"	N11°45'28"W	95.39'
C23	584.00'	7.06'	0°41'33"	N16°47'18"W	7.06'
C24	156.00'	72.96'	26°47'42"	N03°44'13"W	72.29'
C25	156.00'	32.51'	11°56'22"	N15°37'49"E	32.45'
C26	606.00'	67.01'	6°20'07"	N24°46'04"E	66.97'
C27	606.00'	91.44'	8°38'43"	N32°15'29"E	91.35'
C28	606.00'	74.09'	7°00'18"	N40°05'00"E	74.04'
C29	606.00'	45.06'	4°15'36"	N45°42'57"E	45.05'
C30	122.50'	166.89'	78°03'27"	S39°54'35"E	154.28'
C31	477.50'	318.72'	38°14'35"	S20°00'09"E	312.83'
C32	50.50'	87.57'	99°21'07"	N66°27'18"E	77.00'
C33	50.50'	33.21'	37°40'26"	N02°03'26"W	32.61'
C35	50.50'	182.50'	207°03'18"	S59°41'36"E	98.20'
C36	50.50'	21.77'	24°41'47"	S56°10'56"W	21.60'
C37	29.50'	29.38'	57°03'39"	S40°00'00"W	28.18'
C38	322.50'	107.39'	19°04'47"	S01°55'48"W	106.90'
C39	214.00'	47.74'	12°46'59"	S01°13'06"E	47.65'
C40	200.00'	41.10'	11°46'26"	N27°38'11"E	41.03'
C41	50.50'	54.19'	61°26'49"	S33°07'44"E	51.63'
C42	50.50'	20.10'	22°48'35"	N05°22'28"E	19.97'

SPOKANE COUNTY PROJECT NUMBER: PE-1955C-05

storhaug
civil engineering planning
landscape architecture surveying
510 east third avenue | spokane, wa | 99202
p 509.242.1000 | f 509.242.1001

DATE 01/18/2017	SCALE 1" = 50'
FIELD BOOK BK. PG.	DRAWN BPO/TAC
PROJECT NUMBER 13-058	DRAWING NO. 2 OF 2

13058-PLAT ALTERATION.dwg FP2