

SOUTHRIDGE PUD-PHASE 2B

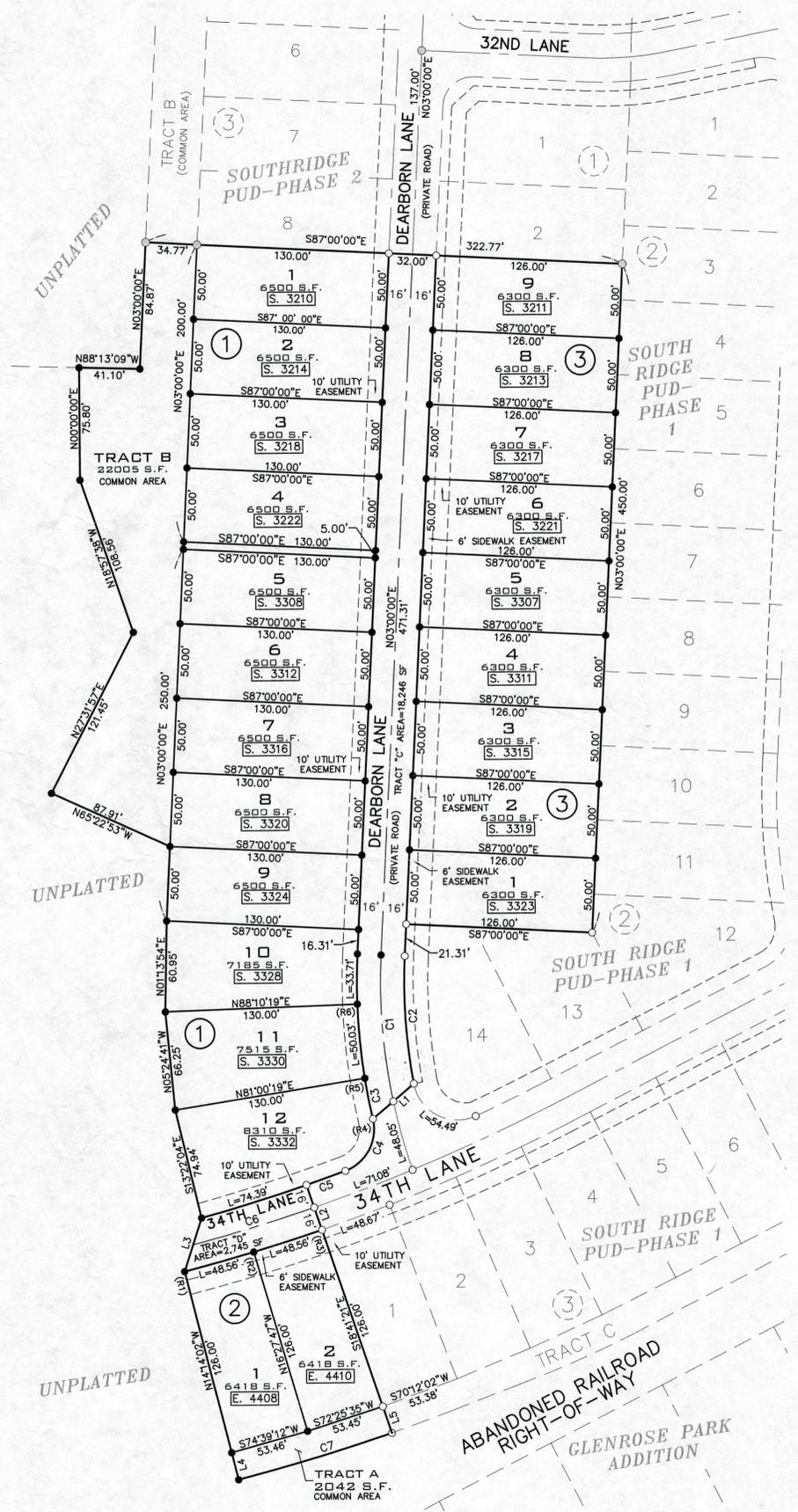
LOCATED IN THE NW 1/4 & SW 1/4 OF THE NW 1/4 OF SECTION 35, T25N, R43E, W.M.
SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY AUDITOR

FILED FOR RECORD BY *WCE* THIS 19th DAY OF
November 2012 AT 3:00 MINUTES PAST 3 O'CLOCK P.M.; AND
RECORDED IN BOOK 37 OF PLATS AT PAGE(S) 172 RECORDS OF SPOKANE
COUNTY, WASHINGTON.

[Signature]
SPOKANE COUNTY AUDITOR

Plat #
4317



CURVE, LINE & RADIAL TABLES

Curve #	Length	Radius	Delta
C1	98.91	384.00	014°45'27"
C2	86.04	368.00	013°23'48"
C3	27.92	400.00	003°59'58"
C4	43.46	30.00	082°59'39"
C5	27.85	1217.00	001°18'40"
C6	85.78	1233.00	003°59'10"
C7	108.38	1393.80	004°27'19"

Line #	Length	Direction
L1	36.42	N49°45'09"E
L2	32.00	S18°41'21"E
L3	38.00	S17°56'34"W
L4	18.80	N14°14'02"W
L5	18.80	S18°41'21"E

Radial #	Length	Direction
R1	1249.00	N14°14'01"W
R2	1249.00	N16°27'40"W
R3	1249.00	N18°41'20"W
R4	30.00	S77°00'21"W
R5	400.00	N81°00'19"E
R6	400.00	N88°10'19"E

BUILDING SETBACK DETAIL (TYPICAL)

NO DRIVEWAY ACCESS TO FLANKING STREETS



BASIS OF BEARINGS
THE BASIS OF BEARING USED FOR THIS PLAT IS N03°00'00"E, LOCATED ALONG THE WEST LINE OF BLOCK 2 AS SHOWN ON THE FINAL PLAT OF SOUTH RIDGE PUD-PHASE 1 AS RECORDED IN BOOK 34 OF PLATS, PAGES 95-97.

RECORD DOCUMENTS

(R1) FINAL PLAT OF SOUTH RIDGE PUD-PHASE 1 AS RECORDED IN BOOK 34 OF PLATS, PAGES 95-97.

(R2) FINAL PLAT OF SOUTH RIDGE PUD-PHASE 2 AS RECORDED IN BOOK 38 OF PLATS, PAGE 33.

LEGEND

- FOUND #5 REBAR WITH CAP OR PLUG WITH WASHER MARKED "CAMERON 20640" (SLASH MARKS IN CURBS FOR FRONT LOT CORNERS)
- SET #4 REBAR WITH PLASTIC CAP OR PLUG WITH WASHER MARKED "WCE LS 43610" SET 0.20' INTO RIGHT OF WAY ON LINE
- ⊙ FOUND #4 REBAR WITH CAP MARKED "WCE LS 43610"
- ◆ CALCULATED POINT, NOTHING FOUND OR SET
- x- FENCELINE EXISTING
- [S. 7317] ADDRESS
- (R) RADIAL

SURVEYOR'S NOTE

1. THE BOUNDARY FOR THIS PLAT WAS PERFORMED IN JANUARY 30, 2015
2. ALL FRONT CORNERS WERE SET .20 FEET (ON THE EXTENDED PROPERTY LINE) INTO THE RIGHT OF WAY ON THE TOP OF THE CURB.

NOTES

- 1) MATTERS OF RECORD PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, PLAT GUARANTEE #SP12095 DATED OCTOBER 16, 2017.
- 6) THIS PLAT IS NOT SUBJECT TO AN EASEMENT IN FAVOR OF THE WASHINGTON WATER POWER COMPANY AS RECORDED UNDER AUDITOR'S NO.366486B, NOT SHOWN. BLANKET IN NATURE.

EQUIPMENT & PROCEDURES

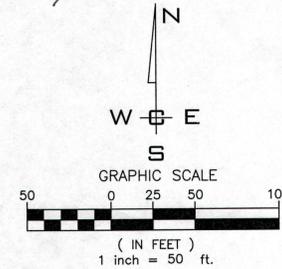
THIS SURVEY WAS PERFORMED USING A TOPCON "HYPER" RTK GPS SYSTEM AND A 5-SECOND TOPCON GPT 300SLW TOTAL STATION THEODOLITE USING FIELD TRAVERSE PROCEDURES ACHIEVING MINIMUM CLOSURE STANDARDS PER WAC 332-130-090, WAC 332-130-100.

SURVEYOR'S CERTIFICATE

I, JON A. GORDON, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WASHINGTON; THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION; THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND ACTUALLY SURVEYED; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AS SHOWN; AND THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE COUNTY OF SPOKANE SUBDIVISION ORDINANCE.

JON A. GORDON, P.L.S. CERTIFICATE NO. 43610

DATE 11/17/12



COUNTY OF SPOKANE
FILE NO. PE-1938-04

FIELD BK: 05-175	CIVIL	<p>WHIPPLE CONSULTING ENGINEERS CIVIL AND TRANSPORTATION ENGINEERING 2828 N. SULLIVAN ROAD SPOKANE VALLEY, WASHINGTON 99216 PH: 509-893-2617 FAX: 509-926-0227</p>	SHEET
DATE: 11/17/12	STRUCTURAL		1 OF 2
DRAWN: BAG	SURVEYING		JOB NUMBER
REVIEWED: JAG	TRAFFIC		16-1729
	PLANNING		
	LANDSCAPE		

