

FINAL PLAT

STONE HORSE BLUFF P.U.D. - PHASE 3

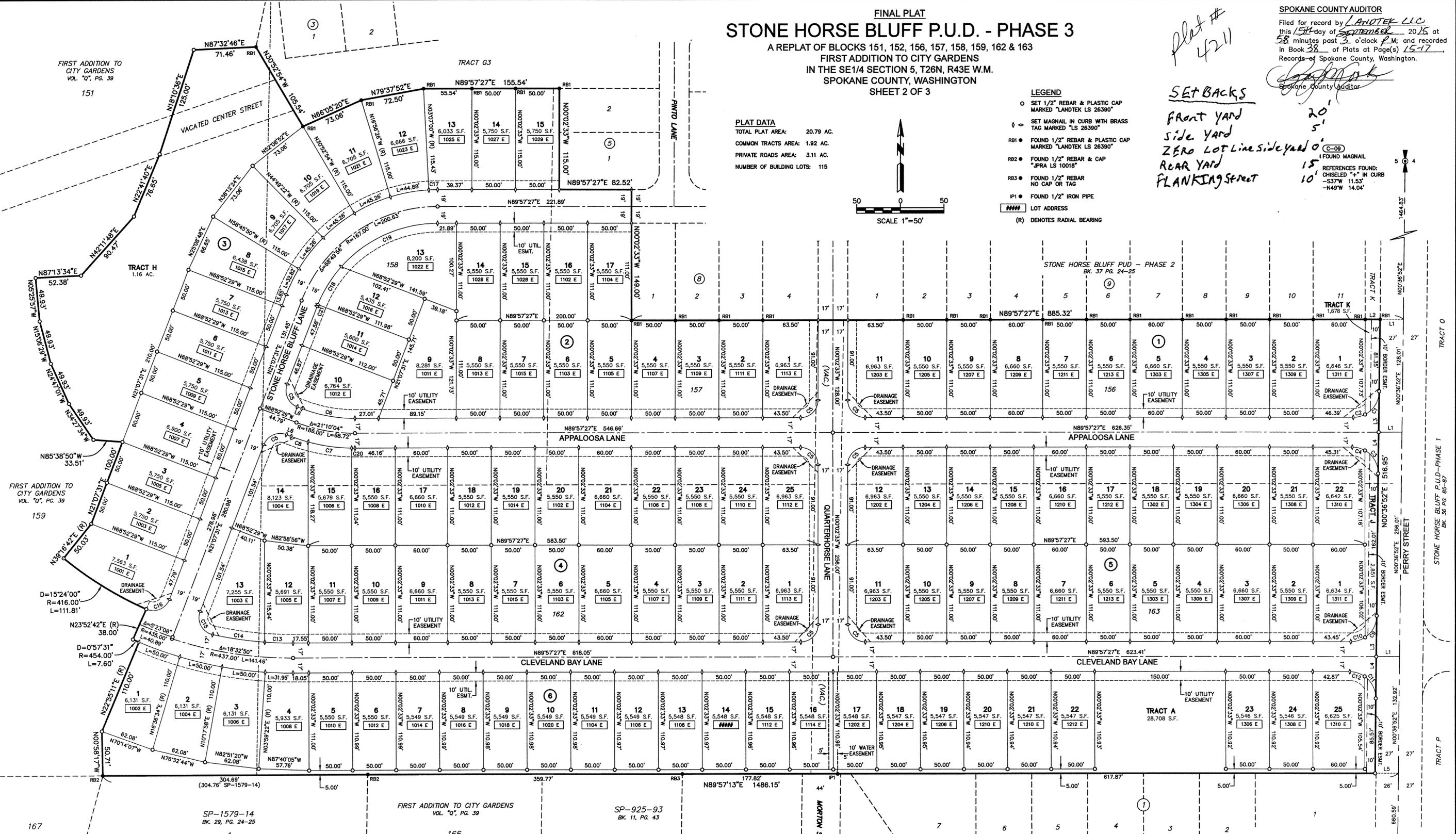
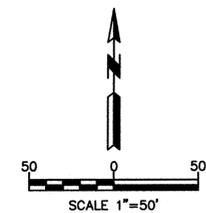
A REPLAT OF BLOCKS 151, 152, 156, 157, 158, 159, 162 & 163
FIRST ADDITION TO CITY GARDENS
IN THE SE1/4 SECTION 5, T26N, R43E W.M.
SPOKANE COUNTY, WASHINGTON
SHEET 2 OF 3

SPOKANE COUNTY AUDITOR
Filed for record by LANDTEK LLC
this 15th day of September 2025 at
56 minutes past 3 o'clock P.M. and recorded
in Book 38 of Plats at Page(s) 15-17
Records of Spokane County, Washington.

Plot # 4211
SET BACKS
FRONT YARD 20'
SIDE YARD 5'
ZERO LOT LINE SIDE YARD 0'
REAR YARD 15'
FLANKING STREET 10'

PLAT DATA
TOTAL PLAT AREA: 20.79 AC.
COMMON TRACTS AREA: 1.92 AC.
PRIVATE ROADS AREA: 3.11 AC.
NUMBER OF BUILDING LOTS: 115

- ### LEGEND
- SET 1/2" REBAR & PLASTIC CAP MARKED "LANDTEK LS 26390"
 - ◊ SET MAGNAIL IN CURB WITH BRASS TAG MARKED "LS 26390"
 - RB1 FOUND 1/2" REBAR & PLASTIC CAP MARKED "LANDTEK LS 26390"
 - RB2 FOUND 1/2" REBAR & CAP "UPRA LS 10018"
 - RB3 FOUND 1/2" REBAR NO CAP OR TAG
 - IP1 FOUND 1/2" IRON PIPE
 - #### LOT ADDRESS
 - (R) DENOTES RADIAL BEARING



CURVE TABLE

| CURVE | DELTA | ANGLE | RADIUS | ARC LENGTH | TANGENT |
|-------|-----------|---------|---------|------------|---------|
| C1 | 62°21'26" | 30.00' | 32.65' | 18.15' | 18.15' |
| C2 | 26°59'09" | 30.00' | 14.13' | 7.90' | 7.90' |
| C3 | 61°20'11" | 30.00' | 32.12' | 17.79' | 17.79' |
| C4 | 29°19'14" | 30.00' | 15.35' | 7.85' | 7.85' |
| C5 | 90°00'00" | 20.00' | 31.42' | 20.00' | 20.00' |
| C6 | 21°10'04" | 189.00' | 62.44' | 31.58' | 31.58' |
| C7 | 14°17'47" | 203.00' | 50.65' | 25.48' | 25.48' |
| C8 | 5°47'16" | 203.00' | 20.51' | 10.26' | 10.26' |
| C9 | 35°51'56" | 30.00' | 29.25' | 15.91' | 15.91' |
| C10 | 33°28'39" | 30.00' | 17.53' | 9.00' | 9.00' |
| C11 | 55°50'44" | 30.00' | 29.24' | 15.90' | 15.90' |
| C12 | 34°48'41" | 30.00' | 18.23' | 9.40' | 9.40' |
| C13 | 4°28'51" | 420.00' | 32.48' | 16.23' | 16.23' |
| C14 | 8°15'28" | 420.00' | 60.53' | 30.32' | 30.32' |
| C15 | 98°28'45" | 20.00' | 34.38' | 23.20' | 23.20' |
| C16 | 92°45'10" | 20.00' | 32.38' | 20.98' | 20.98' |
| C17 | 3°24'27" | 186.00' | 9.98' | 4.99' | 4.99' |
| C18 | 1°48'24" | 148.00' | 51.16' | 25.84' | 25.84' |
| C19 | 48°05'25" | 148.00' | 124.22' | 66.03' | 66.03' |
| C20 | 1°05'01" | 203.00' | 3.84' | 1.92' | 1.92' |
| C21 | 0°56'07" | 148.00' | 2.42' | 1.21' | 1.21' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N89°57'27"E | 27.00' |
| L2 | N89°57'27"E | 17.32' |
| L3 | N00°02'33"W | 46.66' |
| L4 | N00°38'52"E | 27.35' |
| L5 | N89°57'13"E | 27.00' |
| L6 | N68°52'29"W | 5.79' |

BASIS OF BEARINGS
N00°38'52"E ALONG THE EAST LINE OF THE SE1/4 OF SECTION 5, T26N, R43E W.M., PER PLAT OF STONE HORSE BLUFF 1ST ADDITION, PUD, BK. 36 OF PLATS, PG. 85-87.

EQUIPMENT AND PROCEDURES
THIS SURVEY WAS PERFORMED WITH A TOPCON HIPER-V GLOBAL POSITIONING SYSTEM USING REAL TIME KINEMATIC SURVEY PROCEDURES, TOGETHER WITH FIELD TRAVERSE PROCEDURES USING A 3-SECOND TOTAL STATION THEODOLITE.



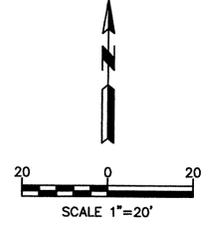
PN-1786-95

LANDTEK LLC
PROFESSIONAL LAND SURVEYORS
619 N. MADEIRA STREET
SPOKANE, WASHINGTON 99202
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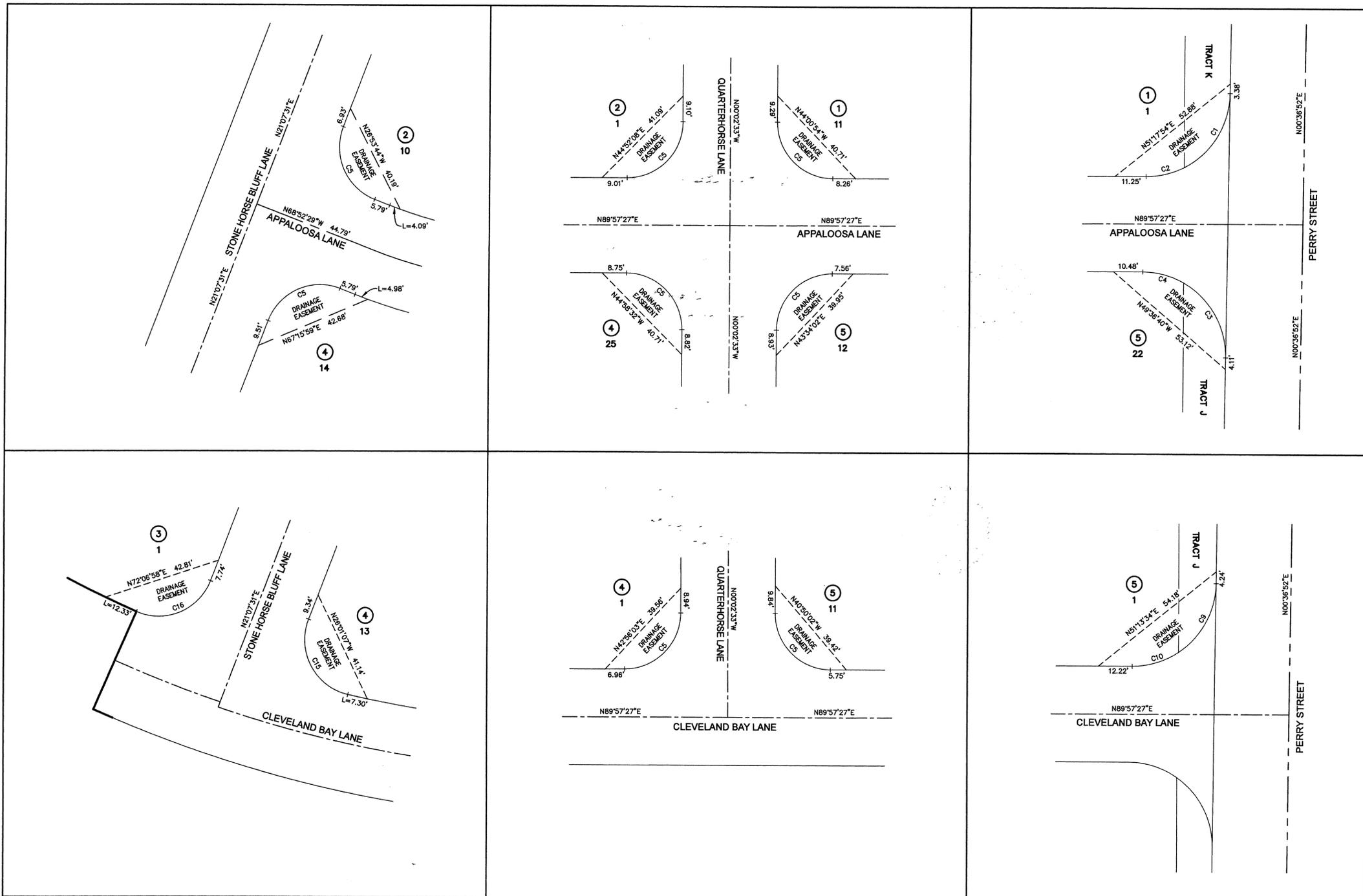
SPOKANE COUNTY AUDITOR
 Filed for record by LANDTEK LLC
 this 15th day of SEPTEMBER 2015 at
58 minutes past 3 o'clock P.M.; and recorded
 in Book 38 of Plats at Page(s) 15-17
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[Signature]
 Spokane County Auditor

plat # 4211



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| C16 | 92°45'10" | 20.00' | 32.38' | 20.98' |



DRAINAGE EASEMENT DETAILS



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