WANDERMERE HEIGHTS PHASE 6

PN-1936-04

A PORTION OF THE NORTHWEST QUARTER OF
SECTION 5, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WANDERMERE HEIGHTS, LLC, AS OWNER OWNER, AND STEVE WALL CONSULTANTS, INC. AND THE PLATTER HERE, DO THE LAND HEREON, TO BE KNOWN AS WANDERMERE HEIGHTS PHASE 6, THE PLAT OF WANDERMERE HEIGHTS PHASE 6, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL THE STREETS, ALLEYS AND AVENUES NOT DEDICATED TO PUBLIC USE.

THAT PORTION OF THE WEST HALF OF SECTION 5, TOWNSHIP 26 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 395 AND THE NORTHERLY RIGHT OF WAY LINE OF 63RD AVENUE;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 395 NORTH 0°02'00" WEST, A DISTANCE OF 1,320.00 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 5;

THENCE ALONG SAID NORTHERLY LINE, SOUTH 89°58'00" EAST, A DISTANCE OF 1,320.00 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 5;

THENCE ALONG SAID EASTERLY LINE, SOUTH 0°02'00" EAST, A DISTANCE OF 1,320.00 FEET TO THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 5;

THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89°58'00" WEST, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING;

EXCEPT THE NORTH 30 FEET THEREOF FOR ROAD PURPOSES;

EXCEPT THE WEST 30 FEET THEREOF FOR ROAD PURPOSES;

EXCEPT THE SOUTH 30 FEET THEREOF FOR ROAD PURPOSES;

EXCEPT THE EAST 30 FEET THEREOF FOR ROAD PURPOSES;

EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 5, LYING WEST OF THE EAST LINE OF THE WEST 30 FEET THEREOF, THENCE NORTH 0°02'00" WEST, ALONG SAID EAST LINE, 1320.00 FEET, THENCE NORTH 89°58'00" EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 1320.00 FEET, THENCE SOUTH 0°02'00" EAST, ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 1320.00 FEET, THENCE SOUTH 89°58'00" WEST, ALONG THE SOUTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 1

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WANDERMERE HEIGHTS PHASE 6

PN-1936-04

A PORTION OF THE NORTHWEST QUARTER OF
SECTION 5, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON

CORNER NOTES

F1 FOUND MONUMENT CASE AT THE PI CENTERLINE OF MILL ROAD, COULD NOT OPEN, SHOT CENTER OF LID. S63°44'30"E, 0.24' FROM CALCULATED POSITION.
F2 FOUND 2" IRON PIPE (OUTSIDE DIAMETER), INSIDE A MONUMENT CASE AT THE PC CENTERLINE OF MILL ROAD.
F3 FOUND 2" IRON PIPE (OUTSIDE DIAMETER), INSIDE A MONUMENT CASE AT THE PT CENTERLINE OF MILL ROAD.
F4 FOUND MONUMENT CASE AT THE PC CENTERLINE OF MILL ROAD, COULD NOT OPEN, SHOT CENTER OF LID. N40°23'49"W, 0.22' FROM CALCULATED POSITION.
F5 FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP, BROKEN, AT THE PC CENTERLINE OF ADDISON STREET, AT SURFACE
F6 FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP, BROKEN, AT THE INTERSECTION OF ADDISON STREET AND MAYFAIR LANE, AT SURFACE
F7 FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP, BROKEN, AT THE PC CENTERLINE OF ADDISON STREET, AT SURFACE
F8 FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP, BROKEN, AT THE PT CENTERLINE OF ADDISON STREET, AT SURFACE
F9 FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP, BROKEN, AT THE INTERSECTION OF ADDISON STREET AND SAPPHIRE LANE, AT SURFACE
F10 FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP, BROKEN, AT THE PT CENTERLINE OF ADDISON STREET, AT SURFACE
F11 FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP, BROKEN, AT THE PC CENTERLINE OF SAPPHIRE LANE, AT SURFACE
F12 FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP, BROKEN, AT THE PC CENTERLINE OF SAPPHIRE LANE, AT SURFACE
F13 FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP, BROKEN, AT THE PC CENTERLINE OF MAYFAIR LANE, AT SURFACE
F14 FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP, BROKEN, AT THE PC CENTERLINE OF MAYFAIR LANE, BENT NORTH, AT SURFACE
F15 FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "10091", BROKEN, AT SURFACE
F16 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "SEESE, PLS 25301", AT SURFACE
F17 FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "MOORE, PINC91", AT SURFACE
F18 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "SEESE, PLS 25301", BROKE THROUGH REBAR, AT SURFACE
F19 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "SEESE, PLS 25301", AT SURFACE
F20 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "SEESE, PLS 25301", AT SURFACE
F21 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "SEESE, PLS 25301", AT SURFACE
F22 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "SEESE, PLS 25301", AT SURFACE
F23 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "LS, 13779", AT SURFACE
F24 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "SEESE, PLS 25301", AT SURFACE
F25 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "LS, 13779", AT SURFACE

OFFICIAL DOCUMENTS:

R1 FIRST AMERICAN TITLE COMPANY, ORDER NO. [illegible] (WANDERMERE HEIGHT, LLC) APRIL 11, 2018, TITLE OFFICER, END CACLE.
R2 STATE OF WASHINGTON DEPARTMENT OF HIGHWAYS, STATE ROUTE 395, PITTSBURG STREET VICINITY TO LITTLE SPOKANE RIVER, SHEETS 1 – 10, 2000, ENGINEER: NAAS.
R3 SPOKANE COUNTY ENGINEER, C.R.P. NO. 2370 & 2391 MILL ROAD, HASTINGS ROAD TO [illegible] DRIVE, SHEETS 5, 6 AND 7 OF 21, 1982, ENGINEER: HAMES.
R4 WANDERMERE HEIGHTS PHASE 5, AFN: 6639144, BOOK 38 OF PLATS, PAGE 78-79, 2018, SURVEYOR: SEESE
R5 WANDERMERE HEIGHTS PHASE 4, AFN: 6418928, BOOK 39 OF PLATS, PAGE 12, 2015, SURVEYOR: SEESE
R6 WANDERMERE HEIGHTS, AFN: 5622312, BOOK 37 OF PLATS, PAGE 61-63, 2005, SURVEYOR: MOORE
R7 SURVEY FOR; C.R.P. NO. 3062 LITTLE SPOKANE RIV. WANDERMERE, AFN: 5706858, BOOK 137, PAGE 46-47, 2009, SURVEYOR: SIMS
R8 SURVEY FOR; WANDERMERE COMPANY, AFN 4283917, BOOK 87, PAGE 85, 1998, SURVEYOR: JOHNSTON

SURVEYORS NOTES:

1. WE ACCEPTED THE SURVEY (R3) FOR THE RIGHT OF WAY LINES OF MILL ROAD AND STATE ROUTE 395 AS (R2) AND (R5) DID. A PORTION OF SAID RIGHT OF WAY LINES ARE THE EAST BOUNDARY AND A PORTION OF THE NORTH BOUNDARY OF THE SUBJECT PROPERTY. WE TIED MONUMENTS IN MILL ROAD AND FOUND THAT RECORD CENTERLINE MONUMENTS AND DIMENSIONS TO THE RIGHT OF WAY LINES PER (R3) DO NOT MATCH OUR TIED MONUMENTS AND RIGHT OF WAY LINE, PER (R5, R6 AND R8). THERE ARE RECORD DRAWINGS, (R4), (R6) AND (R8) SHOWING THE RIGHT OF WAY LINES BUT NO MONUMENTS. WE ARE TREATING THE TIED MONUMENTS AS THE SURVEY CENTERLINE AND NOT THE RIGHT OF WAY CENTERLINE, WHICH ARE NOT EQUAL PER (R3).
2. THE SUBJECT PROPERTY IS BOUND BY (R4), (R5) AND (R6). WE FOUND MONUMENTS ALONG THE BOUNDARYS AND ROAD CENTERLINES TO RECREATE SAID RECORDS FOR THE SOUTH, WEST AND A PORTION OF THE NORTH BOUNDARY OF SAID SUBJECT PROPERTY.
3. THE REAR LOT CORNERS AS SHOWN HEREON WERE SET AT THE TOP OF THE SLOPE FOR SAFETY REASONS. SAID CORNERS ARE SET AT AN EVEN FOOT DISTANCE AS CLOSE TO THE TOP AS WARRANTED SO AS NOT TO CREATE UNSAFE CONDITIONS FOR THE PUBLIC.

BASIS OF BEARINGS:

THE BEARING OF SOUTH 89°50'03" EAST 466.56 FEET WAS ASSUMED BETWEEN THE CENTERLINE MONUMENTS, F8, F9 AND F10 ON ADDISON STREET.

PURPOSE OF THE SURVEY:

THIS SURVEY WAS REQUESTED BY COLDRON CONSTRUCTION TO SUBDIVIDE THE REMAINDER OF PARCEL 1 AS SHOWN ON (R8) INTO LOTS AND TRACTS.

CORNER VISITATION:

THE MONUMENTS SHOWN AS FOUND AND TIED HEREON WERE VISITED IN FEBRUARY OF 2018.

EQUIPMENT AND PROCEDURES (WAC 332-130-100)

THIS SURVEY WAS PERFORMED USING A LEICA 5-SECOND TOTAL STATION AND A LEICA SYSTEM 1200 SMARTROVER FOR A COMBINATION OF FIELD TRAVERSE AND GPS SURVEY METHODS TO MEET OR EXCEED THE REQUIRED STANDARDS FOR LAND BOUNDARY SURVEYS PER WAC 332-130-090

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 4th DAY OF October 2018
AT 2:13 P.M. IN BOOK 40 OF PLATS AT PAGE 65-66
AT THE REQUEST OF Wandermere Heights LLC
COUNTY AUDITOR
AUDITOR'S FILE NO. 6749465

Plat # 4355

LEGEND

F1 —●	FOUND MONUMENT, SEE CORNER NOTES
○	SET 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "CARSTEN PLS 45152" OR SET MAG NAIL AND WASHER MARKED "CARSTEN 45152"
+	CALCULATED POINT, NOTHING SET
(R1)	RECORD INFORMATION, SEE OFFICIAL DOCUMENTS
(3343 S)	STREET ADDRESS
(30)	RADIAL BEARING
	PROPERTY LINE
	EXISTING CENTERLINE
	EXISTING RIGHT OF WAY LINE
	EXISTING LOT LINE
	EXISTING FENCE
	PROPOSE RIGHT OF WAY
	PROPOSED LOT LINE
	PROPOSED EASEMENT LINE

LINE TABLE

LINE	BEARING	LENGTH	RECORD
L1	N49°48'57"W	55.59'	---
L2	S38°08'39"E	45.34'	---
L3	S38°08'39"E	47.05'	---
L4	S38°50'44"E	45.24'	---
L5	S59°17'56"E	33.81'	---
L6	S38°08'39"E	20.00'	(R8)
L7	N51°51'21"E	20.00'	(R8)
L8	S59°17'56"E	20.00'	(R8)
L9	S30°42'06"W	148.79'	148.52(R6)
L10	S30°42'06"W	266.58'	(R6)
L11	S30°42'06"W	46.00'	46.06(R6)
L12	S30°42'06"W	45.00'	45.01(R6)
L13	S30°42'06"W	30.72'	30.89(R6)
L14	N59°17'41"W	41.75'	(R6)
L15	S58°22'03"E	107.33	(R5)
L16	S58°22'59"E	62.13'	(R5)
L17	S11°33'21"W	38.81'	(R6)
L18	S11°33'21"W	44.06'	(R6)

RADIAL BEARINGS

LINE	BEARING
31	S14°19'24"E
32	N11°14'50"W
33	N27°12'33"W
34	S45°49'57"E
35	S47°00'51"E
36	N39°32'58"W
37	N21°30'30"W
38	S52°46'42"E
39	N26°13'30"E
40	N87°03'28"W
41	S28°44'51"E

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BRNG	CHORD
C1	268.00'	66.72'	14°15'49"	N68°32'42"E	66.55'
C2	268.00'	42.46'	9°05'00"	N65°13'07"E	42.44'
C3	282.00'	29.57'	6°00'28"	N81°45'24"E	29.56'
C4	282.00'	76.58'	15°37'43"	N70°46'19"E	76.41'
C5	282.00'	91.65'	18°37'19"	N53°38'48"E	91.35'
C6	282.00'	32.25'	6°33'09"	N40°53'34"E	32.23'
C7	525.00'	49.33'	5°21'10"	N40°17'24"E	49.31'
C8	525.00'	68.94'	7°28'54"	N46°47'35"E	68.88'
C9	525.00'	81.65'	8°52'06"	N54°53'38"E	81.50'
C10	525.00'	81.28'	8°52'14"	N63°44'47"E	81.20'
C11	525.00'	37.66'	4°06'37"	N70°11'56"E	37.64'
C12	27.50'	26.56'	55°20'13"	N44°34'25"E	25.54'
C13	52.50'	18.52'	20°12'33"	N27°03'48"E	18.50'
C14	52.50'	72.38'	79°00'13"	N76°45'23"E	66.78'
C15	52.50'	61.13'	66°43'01"	S30°05'10"E	57.74'
C16	52.50'	53.43'	58°18'35"	S32°05'50"W	51.15'
C17	52.50'	60.77'	66°19'25"	N85°35'03"W	57.44'
C18	27.50'	26.56'	55°20'13"	S80°06'03"E	25.54'
C19	232.00'	94.54'	23°20'51"	S73°05'13"W	93.88'
C20	318.00'	86.02'	15°25'33"	S77°02'51"W	86.36'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BRNG	CHORD
C21	904.93'	334.11'	21°08'16"	S41°16'13"W	332.22'
C22	904.93'	333.03'	20°37'11"	S40°55'40"W	331.37'
C23	230.00'	117.01'	29°09'15"	S73°52'20"E	115.78'
C24	160.00'	139.24'	49°51'46"	S35°35'54"W	134.89'

DARREL WAYNE CARSTEN
STATE OF WASHINGTON
REGISTERED PROFESSIONAL LAND SURVEYOR
10-02-18

S.5, T.26N., R.43E.

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES
106 W MISSION AVENUE | SPOKANE, WA 99201
P 509.328.3371
WWW.PARAMETRIX.COM

SURVEYED	GS/KS
DRAWN	DAN
CHECKED	DWC
APPROVED	[illegible]

ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY
FILE NAME SP7607002V-PLT
JOB NO. 377.7607.002
DATE 10-02-2018

WANDERMERE HEIGHTS PHASE 6
SPOKANE COUNTY, WASHINGTON

DRAWING NO. 2 OF 2