

FINAL PLAT WEST TERRACE THIRD ADDITION

PLANNED UNIT DEVELOPMENT
AN UNPLATTED PORTION OF THE SE1/4 OF SECTION 7, TOWNSHIP 24 NORTH,
RANGE 42 EAST, W.M., SPOKANE COUNTY, WASHINGTON

**E-3
1/4 CORNER**
COUNTY ENGINEER'S CORNER NO. 5064
FOUND SMALL P-K NAIL PER SR25 & SR28, 0.28' WEST OF WEST EDGE OF SEWER MANHOLE RIM ON CENTERLINE OF HALLETT ROAD

REFERENCE POINTS:
A) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "LS 13775", N02°E 30.00"
B) FOUND TACK & 3/4" BRASS TAG MARKED "LS 16198" IN THE SOUTHEAST FACE OF A UTILITY POLE PER SR5, SR13, SR14, SR18 & SR19, N02°E 25.78"
C) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "LS 37544" PER SR28, S01°37'08"W 30.08"
D) FOUND "+" IN CORNER POST OF CHAIN LINK FENCE PER SR5, SR13, SR14, SR18 & SR19, N34°W 40.22"

**G-1
1/4 CORNER**
COUNTY ENGINEER'S CORNER NO. 5462
FOUND 2" ALUMINUM CAP PER SR27, (BRASS CAP)SR21, SR23, SR25 & SR26, ON CENTERLINE OF HAYFORD ROAD.

REFERENCE POINTS:
A) FOUND EMPTY MONUMENT CASE WITH RP NAILS PER SR23, SR26, NORTH 41.52"
B) FOUND TAG & 3/4" BRASS TAG MARKED "LS 29286" UTILITY POLE PER SR28, S25°E 64.08" (64.05)SR26, (63.99)SR27
C) FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "BELL 29286", WEST 34.00" (34.00)SR27
D) FOUND "+" ON SOUTH SIDE OF MANHOLE RIM PER SR20, SOUTH 11.50"

**G-3
CENTER 1/4 CORNER**
FALLS ON SANITARY MANHOLE PER SR7, SR10, SR23, SR26.
FOUND "+" ON SANITARY SEWER MANHOLE RIM FLANGE, DISTURBED, EAST 0.26", FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "LS 34744", BENT, S61°12'53"E 0.69"

REFERENCE POINTS:
A) FOUND 1/2" REBAR WITH RED PLASTIC CAP MARKED "A&C CONT LS 7317/12904" PER SR7, SR10, N87°54'25"E 74.54" (74.59)SR7, SR10, (74.54)SR23, SR26
B) FOUND 1/2" REBAR PER SR7, SR10, WITH NO ID, S01°31'00"E 50.14", (50.12)SR7, SR10, (49.77)SR25, (50.08)SR23, SR26
C) FOUND 1/2" REBAR WITH RED PLASTIC CAP MARKED "A&C CONT LS 7317/12904" PER SR7, SR10, N53°32'56"W 61.79" (61.84)SR7, SR10, (61.98)SR25, (61.79)SR23, SR26

**G-5
1/4 CORNER**
COUNTY ENGINEER'S CORNER NO. 595
FOUND 1/2" REBAR PER SR4, SR5, SR7, SR16, SR17 IN SPOKANE COUNTY MONUMENT CASE PER SR24, SR25 & SR28, WITH ILLEGIBLE YELLOW PLASTIC CAP ON CENTERLINE OF THOMAS MALLEM ROAD

REFERENCE POINTS:
A) FOUND TACK & 3/4" BRASS TAG MARKED "SPO CO." IN RAILROAD FENCE POST PER SR24, S88°E 29.68"
B) FOUND TACK & 3/4" BRASS TAG MARKED "SPO CO." IN RAILROAD FENCE POST PER SR24, S68°E 30.30"
C) FOUND TACK & 3/4" BRASS TAG MARKED "A&C INC 12904" IN THE EAST FACE OF A UTILITY POLE, S78°W 28.72"

**J-3
1/4 CORNER**
FOUND 1/2" IRON PIPE PER SR5, SR7, SR10, SR11, SR15, SR23, SR25 & SR26, WITH NO IDENTIFYING CAP OR TAG AT FENCE CORNER

REFERENCE POINTS:
FOUND TACK & 3/4" BRASS TAG MARKED "LS 16198" IN FENCE POST PER SR5, SR7, SR10, SR15, SR23, SR26 & SR28. A) S40°W 4.17", B) S55°E 5.38", C) N60°E 5.40"
SET 1/2" REBAR WITH RED PLASTIC CAP MARKED "A&C CONT. 12904". A) S58°03'23"E 63.77", B) S47°50'19"W 52.04", C) N21°36'06"E 68.65"

**J-5
SECTION CORNER**
COUNTY ENGINEER'S CORNER NO. 1375
FOUND 3/4" IRON PIPE PER SR7, SR11, SR16 & SR24, WITH NO ID, 1.0' BELOW SURFACE ON CENTERLINE OF THOMAS MALLEM ROAD

REFERENCE POINTS:
A) FOUND TACK & 3/4" BRASS TAG MARKED "A&C INC 12904" IN THE NORTH FACE OF A UTILITY POLE PER SR16 & SR24, EAST 22.54"
B) FOUND SMALL NAIL AND BROKEN 3/4" BRASS TAG IN AN OLD BLAZE ON THE EAST SIDE OF A 30" YELLOW PINE PER SR16 & SR24, S18°W 85.46"
C) SET A TACK & 3/4" BRASS TAG MARKED "A&C INC 12904" IN THE CENTERLINE OF AN OLD BLAZE ON THE SOUTH FACE OF A 36" PINE, N64°W 21.00"

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	1170.00'	2°17'43"	46.87'	23.44'
C37	1160.72'	13°03'16"	264.46'	132.81'
C38	1100.72'	13°08'22"	252.42'	126.77'
C39	20.00'	90°12'06"	31.49'	20.07'

LINE	BEARING	LENGTH
L1	N88°17'41"E	26.66'
L2	S01°34'03"E	0.78'
L5	N01°42'21"W	6.45'

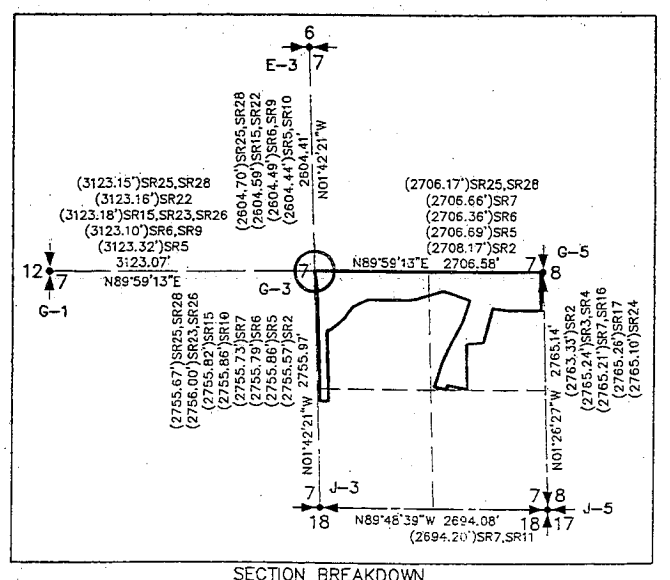
RADIAL	BEARING
RB1	N80°20'10"W
RB39	N75°09'17"E

- SURVEY REFERENCES:**
- SR1 = Spokane County Engineer's Corner Record Books
 - SR2 = Plot of Four Lakes Golf & Country Club Subdivision No. 1, Volume 9 Page 64
 - SR3 = Record of Survey, Book 13 Page 13
 - SR4 = Land Corner Record, ADN 7899210032
 - SR5 = Record of Survey, Book 34 Page 22
 - SR6 = Record of Survey, Book 36 Page 6
 - SR7 = Record of Survey, Book 37 Page 6
 - SR8 = Plot of West Terrace Addition, Volume 18 Page 10
 - SR9 = Record of Survey, Book 40 Page 10
 - SR10 = Record of Survey, Book 47 Page 4
 - SR11 = Record of Survey, Book 48 Page 13
 - SR12 = Record of Survey, Book 54 Page 100
 - SR13 = Record of Survey, Book 55 Page 76
 - SR14 = Record of Survey, Book 57 Page 23
 - SR15 = Record of Survey, Book 61 Page 65
 - SR16 = Plot of West Terrace First Addition, Volume 22 Page 51
 - SR17 = Record of Survey, Book 64 Page 6
 - SR18 = Spokane County Engineer's Cadastral Record, Corner No. 5064/2691
 - SR19 = Record of Survey, Book 69 Page 99-101
 - SR20 = Record of Survey, Book 82 Page 68
 - SR21 = Record of Survey, Book 83 Page 19
 - SR22 = Binding Site Plan No. 44-85, ADN 860207003
 - SR23 = Plot of West Terrace Heights, Volume 26 Page 52-53
 - SR24 = Record of Survey, Book 104 Page 54
 - SR25 = Record of Survey, Book 105 Page 10
 - SR26 = Plot of West Terrace Heights Second Addition, Volume 28 Pages 51-52
 - SR27 = Record of Survey, Book 105 Page 91
 - SR28 = Record of Survey, Book 107 Page 67
 - SR29 = Spokane County Short Plat SP 1346-04, Book 19 Pages 70-72
 - SR30 = Plot of Big Sky, Volume 30 Pages 48-51

BASIS OF BEARINGS
N01°26'27"W was assumed on the east line of the SE1/4 of Section 7 per SR16

EQUIPMENT AND PROCEDURES
This survey was performed with a 6 second total station theodolite using field traverse procedures, and using Global Positioning System (GPS) equipment with 5 mm. + 1 ppm. accuracy.

SURVEYOR'S NOTE:
The field control for this survey was performed, and the corners shown as found hereon were located, on February 2, 2004



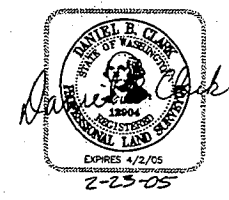
AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 2005 AT 8:32 A.M. IN BOOK 30 OF PLATS AT PAGE 17403 AT THE REQUEST OF ADAMS & CLARK, INC.
(Signed) [Signature]
County Auditor
#3721

LEGEND

- = SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "A&C INC. 12904"
- ◆ = FOUND AS SHOWN
- YPC = YELLOW PLASTIC CAP
- G-3 = SEE CORNER INFORMATION SHEET 2 OF 5
- ⊕ = SECTION CORNER
- ⊙ = 1/4 CORNER
- ⊗ = CENTER 1/4 CORNER
- - - = ZERO BUILDING SETBACK LOT LINE
- # = BLOCK #

0 50 100 200
SCALE: 1"=100'

TOTAL PLAT AREA: 32.32 ACRES
TOTAL RIGHT-OF-WAY DEDICATION: 5.77 ACRES



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