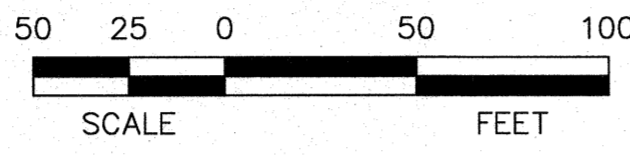
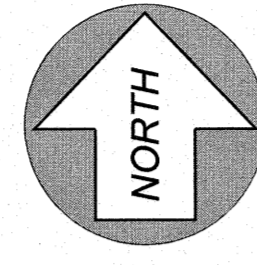


FINAL P.U.D. PLAT OF CANYON BLUFFS THIRD ADDITION

A REPLAT OF THE FINAL P.U.D. PLAT OF CANYON BLUFFS FIRST ADDITION,
LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



- LEGEND**
- FOUND MONUMENT AS NOTED
 - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "SESEE PLS 35991"
 - SET 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "SESEE PLS 35991"
- 1234 W. STREET ADDRESS

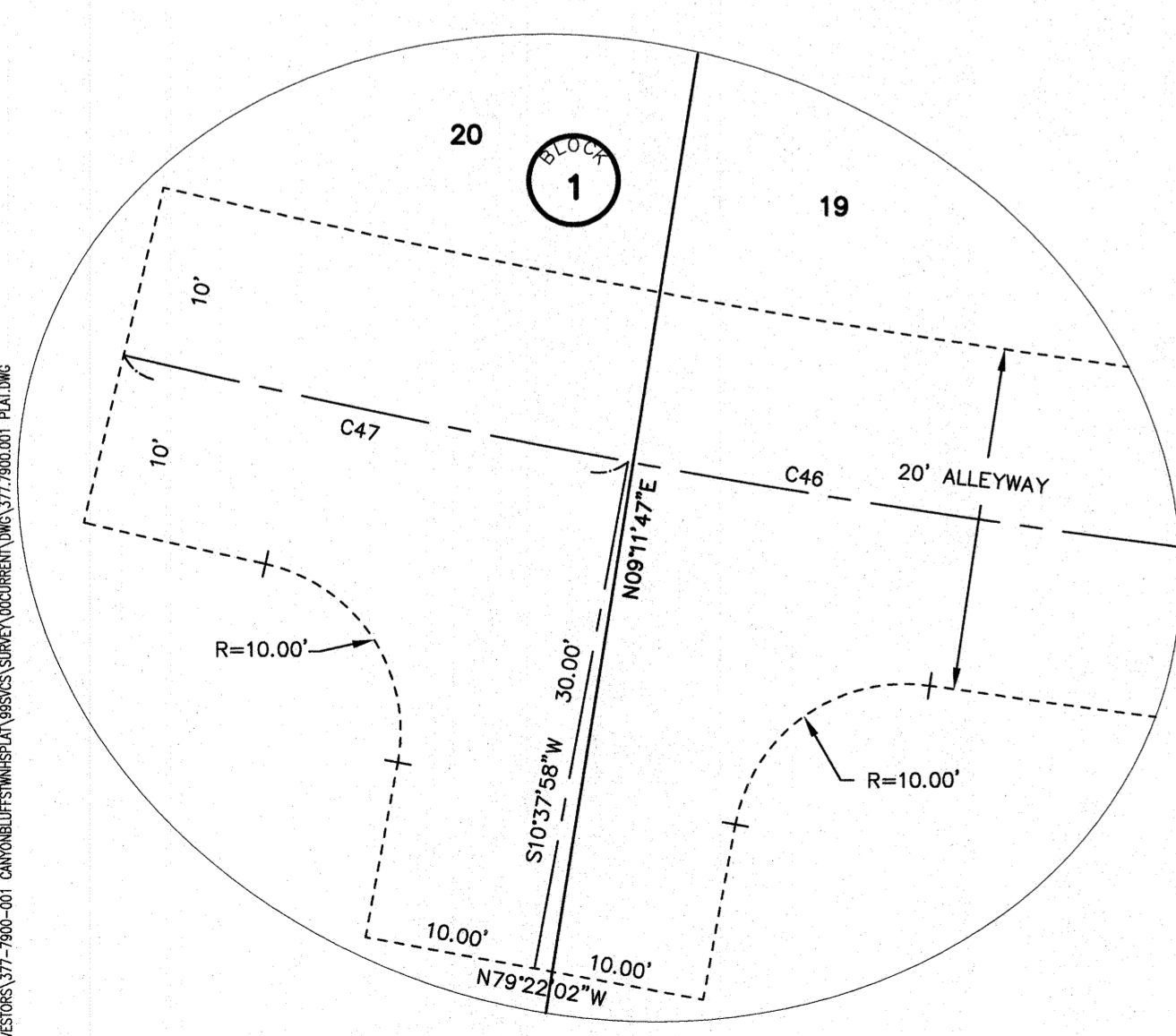
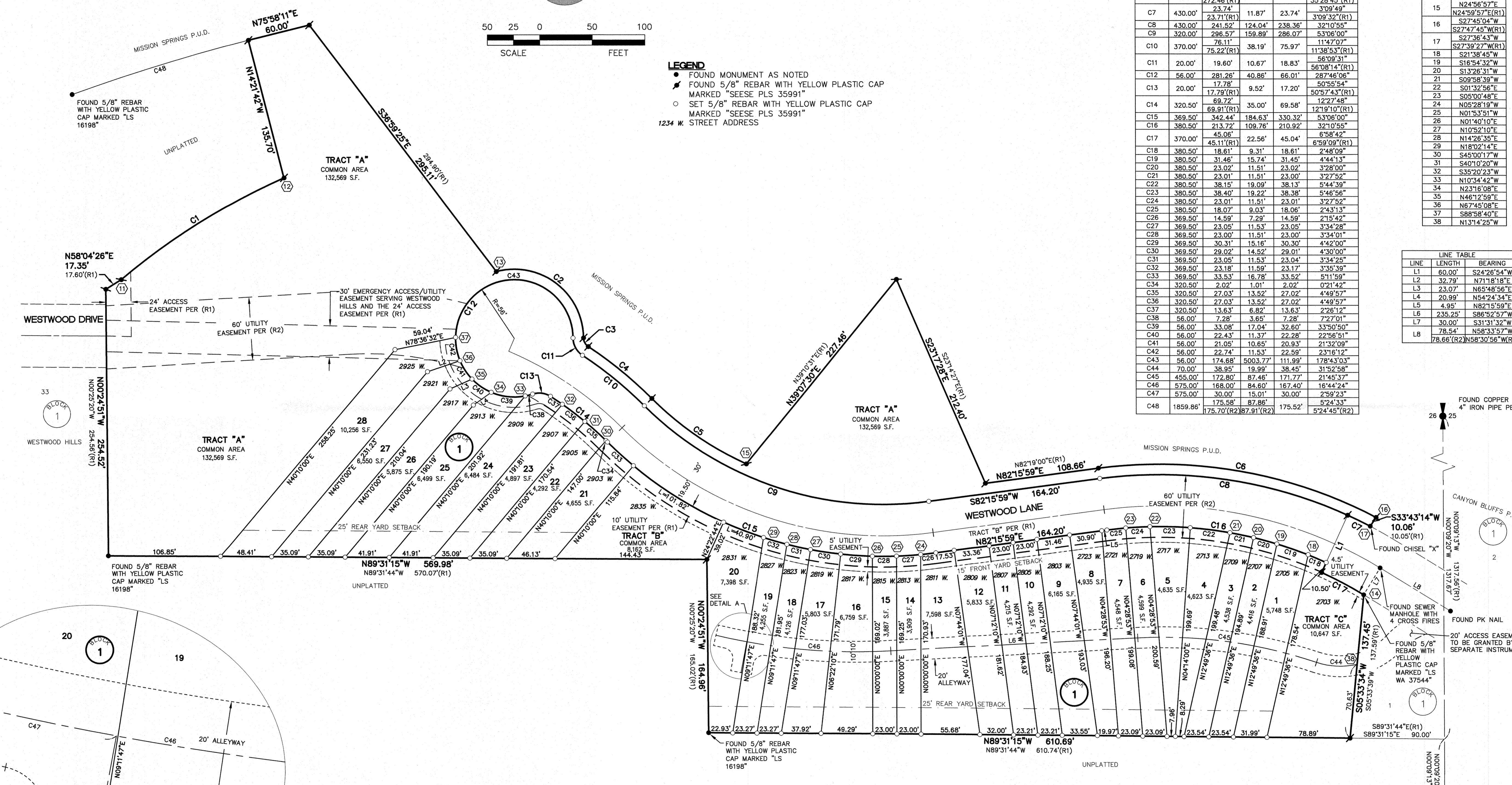
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	646.18'	183.62'	92.43'	183.00'	16°16'52"
C2	66.00'	120.61'	85.56'	104.52'	104°42'19"
C3	10.00'	10.00'(R1)	5.33'	9.41'	105°50'28"(R1)
C4	380.00'	78.16'	39.22'	78.02'	11°38'53"(R1)
C5	310.00'	110.47'	55.83'	109.88'	20°25'02"
C6	440.00'	272.50'	140.78'	268.17'	35°23'05"
C7	430.00'	23.71'(R1)	11.87'	23.74'	3°09'32"(R1)
C8	430.00'	241.52'	124.04'	238.36'	32°10'55"
C9	320.00'	296.57'	159.89'	286.07'	53°06'00"
C10	370.00'	76.11'	38.19'	75.97'	11°47'07"
C11	20.00'	19.60'	10.67'	18.83'	56°08'14"(R1)
C12	56.00'	281.26'	40.86'	66.01'	28°46'06"
C13	20.00'	17.78'	9.52'	17.20'	50°55'54"
C14	320.50'	69.72'	35.00'	69.58'	12°27'48"
C15	369.50'	342.44'	184.63'	330.32'	53°06'00"
C16	380.50'	213.72'	109.76'	210.92'	32°10'55"
C17	370.00'	45.06'	22.56'	45.04'	6°58'42"
C18	380.50'	18.61'	9.31'	18.61'	2°49'09"
C19	380.50'	31.46'	15.74'	31.45'	4°44'13"
C20	380.50'	23.02'	11.51'	23.02'	3°28'00"
C21	380.50'	23.01'	11.51'	23.00'	3°27'52"
C22	380.50'	38.15'	19.09'	38.13'	5°44'39"
C23	380.50'	38.40'	19.22'	38.38'	5°46'56"
C24	380.50'	23.01'	11.51'	23.01'	3°27'52"
C25	380.50'	18.07'	9.03'	18.06'	2°43'13"
C26	369.50'	342.44'	184.63'	330.32'	53°06'00"
C27	369.50'	23.02'	11.51'	23.02'	3°28'00"
C28	369.50'	23.00'	11.51'	23.00'	3°34'01"
C29	369.50'	30.31'	15.16'	30.30'	4°42'00"
C30	369.50'	29.02'	14.52'	29.01'	4°30'00"
C31	369.50'	23.05'	11.53'	23.04'	3°34'25"
C32	369.50'	23.18'	11.59'	23.17'	3°35'39"
C33	369.50'	23.53'	11.78'	23.52'	3°41'59"
C34	320.50'	27.02'	13.52'	27.02'	4°49'57"
C35	320.50'	27.03'	13.52'	27.02'	4°49'57"
C36	320.50'	27.03'	13.52'	27.02'	4°49'57"
C37	320.50'	13.63'	6.82'	13.63'	2°26'12"
C38	56.00'	7.28'	3.65'	7.28'	7°27'01"
C39	56.00'	33.08'	17.04'	32.60'	35°50'50"
C40	56.00'	22.43'	11.37'	22.28'	22°56'51"
C41	56.00'	21.05'	10.65'	20.93'	21°32'09"
C42	56.00'	22.74'	11.53'	22.59'	23°16'12"
C43	56.00'	174.68'	6003.77'	111.99'	178°43'03"
C44	70.00'	38.95'	19.99'	38.45'	31°52'58"
C45	455.00'	172.80'	87.46'	171.77'	21°45'37"
C46	575.00'	158.00'	84.60'	167.40'	18°44'24"
C47	575.00'	30.00'	15.01'	30.00'	2°58'23"
C48	1859.86'	175.58'(R2)	87.86'(R2)	175.52'	5°24'33"

RADIAL BEARINGS

LINE	BEARING
11	S40°06'32"E
12	S23°49'40"E
13	S14°57'56"E
13	S15°56'06"(R1)
14	S31°25'36"W
14	S31°29'04"(R1)
15	N24°56'57"E
15	N24°59'57"(R1)
16	S27°45'04"W
16	S27°45'57"(R1)
17	S27°36'43"W
17	S27°39'27"(R1)
18	S21°38'45"W
19	S16°54'32"W
20	S13°26'31"W
21	S09°58'39"W
22	S01°32'58"E
23	S05°00'48"E
24	N05°28'19"W
25	N01°53'51"W
26	N01°40'10"E
27	N14°28'35"E
28	N10°52'10"E
29	N18°02'14"E
30	S45°00'17"W
31	S40°10'20"W
32	S35°20'23"W
33	N10°34'42"W
34	N23°16'08"E
35	N46°12'59"E
36	N67°45'08"E
37	S88°58'40"E
38	N13°14'25"W

LINE TABLE

LINE	LENGTH	BEARING
L1	60.00'	S24°28'54"W
L2	32.79'	N71°18'18"E
L3	23.07'	N65°48'56"E
L4	20.99'	N54°24'34"E
L5	4.95'	N82°15'59"E
L6	235.25'	S86°52'52"W
L7	30.00'	S31°31'32"W
L8	78.54'	N58°33'57"W
L8	78.66'(R2)	N58°30'56"(R2)



- REFERENCES**
- R1 FINAL PUD PLAT OF CANYON BLUFFS FIRST ADDITION, RECORDED IN BOOK 35 OF PLATS, PAGE 56
 - R2 FINAL PUD PLAT OF MISSION SPRINGS, RECORDED IN BOOK 20 OF PLATS, PAGE 90
 - R3 FINAL PLAT OF CRYSTAL RIDGE, RECORDED IN BOOK 32 OF PLATS, PAGE 53
 - R4 RECORD OF SURVEY, RECORDED IN BOOK 88 OF SURVEYS, PAGE 93

ACCURACY STATEMENT (WAC 332-130-100)
THIS SURVEY WAS PERFORMED USING A LEICA 3 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.



BASIS OF BEARING
THE LINE BETWEEN THE FOUND MONUMENTS AT THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 42 EAST, AS NOTED HEREON, BEARS NORTH 00°09'20" WEST, THE RECORD VALUE PER THE PLAT OF CANYON BLUFFS FIRST ADDITION, WHEN ROTATED 00°00'07" FROM RECORD.

NOTE
TOTAL AREA OF THIS PLAT IS 8.10 ACRES

Parametrix ENGINEERING · PLANNING · ENVIRONMENTAL SCIENCES 106 W MISSION AVENUE SPOKANE, WA 99201 P 509.328.3371 WWW.PARAMETRIX.COM	DESIGNED	ONE INCH AT FULL SCALE, IF NOT SCALE ACCORDINGLY FILE NAME 377.7900.001 PLAT.DWG JOB No. 377.7900.001 DATE 4-25-2017	FINAL P.U.D. PLAT OF CANYON BLUFF THIRD ADDITION	DRAWING NO. 2 OF 2
	DRAWN			
	CHECKED			
	APPROVED			

AUDITOR'S CERTIFICATE:
Filed for record this _____ Day of _____ 20____
at _____ m in Book _____ of _____
at Page _____ at the request of _____

County Auditor
Deputy