

EAGLE RIDGE 12TH ADDITION

LOCATED IN A PORTION OF THE SOUTH HALF OF THE NORTH HALF OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M., CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE FILED FOR RECORD THIS ... DAY OF ... 20... AT ... M. IN BOOK ... OF ... AT PAGE ... AT THE REQUEST OF ... COUNTY AUDITOR ... DEPUTY

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT NASH EAGLE RIDGE, LLC A DELAWARE LIMITED LIABILITY COMPANY AS VESTED OWNER, AND NASH FINANCING, LLC, AS BENEFICIAL INTEREST, HAVE CAUSED TO BE PLATTED INTO LOTS, BLOCKS, TRACTS AND PUBLIC STREETS THE LAND SHOWN HEREON...

CONTAINING: APPROXIMATELY 1,089,628 SQUARE FEET OR 25.01 ACRES OF LAND, MORE OR LESS. THIS PLAT HAS BEEN MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER OF LAND...

THE OWNER ADOPTS THE PLAN OF LOTS, BLOCKS AND STREETS SHOWN HEREON. THE OWNER DEDICATES TO THE CITY THE STREETS, DRIVES, BOULEVARDS AND COURTS, AND WAIVES ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY INCLUDING, WITHOUT LIMITATION, THE CITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHMENT, CONSTRUCTION, DRAINAGE AND MAINTENANCE OF ANY PUBLIC WAY SO DEDICATED.

ALL STREET IDENTIFICATION AND TRAFFIC CONTROL SIGNS REQUIRED BY THIS PROJECT WILL BE THE RESPONSIBILITY OF THE DEVELOPER. SLOPE EASEMENTS FOR CUT AND FILL, AS DEEMED NECESSARY BY THE ENGINEERING SERVICES - DEVELOPER SERVICES DEPARTMENT IN ACCORDANCE WITH THE CITY'S DESIGN STANDARDS, ARE HEREBY GRANTED TO THE CITY OF SPOKANE FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC STREETS ADJOINING THIS PLAT.

EASEMENTS FOR "DRY" UTILITIES (ELECTRIC, GAS, PHONE, FIBER CATV) AS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY GRANTED OVER THE RIGHTS OF WAY FROM THE PRIVATE STREETS AND ADJOINING SAID STREETS TO THE CITY OF SPOKANE AND ITS PERMITTED SERVING UTILITIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF THEIR RESPECTIVE FACILITIES...

DEVELOPMENT OF THE SUBJECT PROPERTY, INCLUDING GRADING AND FILLING, ARE REQUIRED TO FOLLOW AN EROSION/SEDIMENT CONTROL PLAN THAT HAS BEEN SUBMITTED TO AND ACCEPTED BY ENGINEERING SERVICES - DEVELOPER SERVICES PRIOR TO THE ISSUANCE OF ANY BUILDING AND/OR GRADING PERMITS.

ALL STORMWATER AND SURFACE DRAINAGE GENERATED ON-SITE MUST BE DISPOSED ON-SITE IN ACCORDANCE WITH CHAPTER 170.060 SMC, STORMWATER FACILITIES, AND CITY DESIGN STANDARDS, AND AS PER THE PROJECT ENGINEER'S RECOMMENDATIONS, BASED ON THE DRAINAGE PLAN ACCEPTED FOR THE FINAL PLAT.

NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION/PUD UNTIL EVIDENCE SATISFACTORY TO THE DIRECTOR OF ENGINEERING SERVICES HAS BEEN PROVIDED SHOWING THAT THE RECOMMENDATIONS OF CHAPTER 170.060 SMC, STORMWATER FACILITIES, AND THE PROJECT ENGINEER'S RECOMMENDATIONS, BASED ON THE DRAINAGE PLAN ACCEPTED FOR THE FINAL SUBDIVISION/PUD, HAVE BEEN COMPLIED WITH.

PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, THE LOTS SHALL BE CONNECTED TO A FUNCTIONING PUBLIC OR PRIVATE SANITARY SEWER SYSTEM COMPLYING WITH THE REQUIREMENTS OF THE ENGINEERING SERVICES DEPARTMENT.

ONLY CITY WATER AND SANITARY SEWER SYSTEMS SHALL SERVE THE PLAT; THE USE OF INDIVIDUAL ON-SITE SANITARY WASTE DISPOSAL SYSTEMS AND PRIVATE WELLS IS PROHIBITED.

ALL REQUIRED IMPROVEMENTS SERVING THE PLAT, INCLUDING STREET, SANITARY SEWER, STORMWATER AND WATER, SHALL BE DESIGNED AND CONSTRUCTED AT THE DEVELOPER'S EXPENSE. THE IMPROVEMENTS MUST BE CONSTRUCTED TO CITY STANDARDS BY THE DEVELOPER PRIOR TO THE OCCUPANCY OF ANY STRUCTURES WITHIN THE DEVELOPMENT.

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE LOTS SHALL BE CONNECTED TO A FUNCTIONAL PUBLIC WATER SYSTEM COMPLYING WITH THE REQUIREMENTS OF THE ENGINEERING SERVICES DEPARTMENT AND HAVING ADEQUATE PRESSURE FOR DOMESTIC AND FIRE USES, AS DETERMINED BY THE WATER AND HYDROELECTRIC SERVICES DEPARTMENT.

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE LOTS SHALL BE SERVED BY FIRE HYDRANTS AND SHALL HAVE APPROPRIATE ACCESS TO STREETS AS DETERMINED BY THE REQUIREMENTS OF THE CITY FIRE DEPARTMENT AND THE ENGINEERING SERVICES DEPARTMENT.

WATER MAINS AND FIRE HYDRANTS MUST BE INSTALLED AT THE DEVELOPER'S EXPENSE, IN LOCATIONS APPROVED BY THE CITY FIRE DEPARTMENT AND IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL PROVISIONS.

ALL PUBLIC AND PRIVATE IMPROVEMENTS (SEWER, WATER, STREET AND STORMWATER) MUST BE CONSTRUCTED TO CITY STANDARDS BY THE DEVELOPER OF EACH LOT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY STRUCTURE SERVED BY SAID IMPROVEMENTS. STREET IDENTIFICATION AND TRAFFIC CONTROL SIGNS MUST BE CONSTRUCTED AS PART OF THE STREET IMPROVEMENTS.

TRACTS A, B, C AND D ARE HEREBY DEDICATED TO THE EAGLE RIDGE (SPOKANE) HOMEOWNER'S ASSOCIATION AS COMMON OPEN SPACE. THE EAGLE RIDGE (SPOKANE) HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF CLAIMS AND OTHER LIABILITIES WHICH MAY BECOME DUE FOR SAID TRACTS...

THIS PUD PLAT AND ANY PORTION THEREOF, EXCEPT PUBLIC STREETS, SHALL BE RESTRICTED BY THE TERMS OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND EASEMENTS FOR EAGLE RIDGE PLANNED UNIT DEVELOPMENT. THE PLATTORS, IN RECORDING THE EAGLE RIDGE PLANNED UNIT DEVELOPMENT PLAT, HAVE CREATED COMMON OPEN SPACES AS SHOWN HEREON...

NO PORTION OF TRACTS A, B, C AND D MAY BE USED FOR ANY RESIDENTIAL STRUCTURE OR TRANSFERRED AS A LOT TO BE USED FOR ANY RESIDENTIAL STRUCTURE. SAID TRACTS MUST BE LEFT IN OPEN SPACE FOR THE COMMON USE AND BE HELD IN COMMON OWNERSHIP BY THE EAGLE RIDGE (SPOKANE) HOMEOWNER'S ASSOCIATION.

TRACTS A, B, C, AND D, CONTAIN DRAINAGE AND/OR SEWER FACILITIES. ANY RE-GRADING OF SAID TRACTS SHALL NOT ALTER THE DRAINAGE OF SUCH FACILITIES AND SHALL GENERALLY CONFORM TO THE APPROVED "OVERALL LOT GRADING AND FINAL DRAINAGE PLANS" ON FILE WITH THE CITY ENGINEERING SERVICES DEPARTMENT.

TRACTS B AND D, INCLUDING ANY DRAINAGE, AND/OR ACCESS EASEMENTS TO THESE TRACTS, WILL BE OPERATED AND MAINTAINED BY THE EAGLE RIDGE HOMEOWNER'S ASSOCIATION. THE CITY OF SPOKANE WILL OPERATE AND MAINTAIN ALL STORM WATER LINES AND STRUCTURES IN PUBLIC RIGHT-OF-WAY, EXCEPT FOR ANY LINES CONNECTING FROM STORM WATER STRUCTURES IN PUBLIC STREETS TO DRAINAGE TRACTS.

THE EAGLE RIDGE (SPOKANE) HOMEOWNER'S ASSOCIATION AND IT SUCCESSORS AS OWNERS OF THE COMMON AREAS, WILL BE RESPONSIBLE FOR MAINTENANCE OF THESE COMMON AREAS, AND FOR THE MAINTENANCE OF THE PRIVATE WATER, SEWER AND DRAINAGE FACILITIES LOCATED THEREIN AND ANY ADDITIONAL EASEMENTS SHOWN HEREON.

THE AGREEMENT HEREIN EXPRESSED SHALL BE A COVENANT TO RUN WITH THE LAND AND SHALL BE CARRIED AS A PROVISION IN EACH DEED DRAWN TO TRANSFER OWNERSHIP OF ANY AND ALL PROPERTY DELINEATED WITHIN THIS PLAT.

MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS, UNLESS PROPER ZONING APPROVALS ARE GRANTED. A GREATER SETBACK MAY BE SPECIFIED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR THE EAGLE RIDGE P.U.D.

FRONTING: 10 FEET; SIDE: 5 FEET; REAR: 20 FEET. FRONT: 20 FEET (15' FRONT YARD SETBACKS MAY BE PERMITTED, AS OUTLINED IN THE EAGLE RIDGE PHASE 1 ARCHITECTURAL DESIGN GUIDELINES.)

ALL PARKING AREAS AND DRIVEWAYS SHALL BE HARD SURFACED. THIS PLAT IS NOT IN ANY IRRIGATION DISTRICT, DRAINAGE CHANNEL OR FLOOD PLAIN.

TRACTS A, B, C AND D, LOTS 1 THROUGH 11, LOTS 14 THROUGH 17, LOTS 23 AND 24, AND LOTS 28 AND 29, BLOCK 1, LOTS 1 THROUGH 6, BLOCK 2, LOTS 3 THROUGH 11, AND LOTS 14 AND 15, BLOCK 3, LOTS 2 THROUGH 11, BLOCK 4, LOTS 1 THROUGH 9, BLOCK 5, CONTAIN SLOPES IN EXCESS OF 30%.

IN ACCORDANCE WITH THE CITY'S FINANCIAL GUARANTEE POLICY, A FINANCIAL GUARANTEE WILL BE REQUIRED FOR ALL STREET, DRAINAGE, AND EROSION/SEDIMENT CONTROL IMPROVEMENTS NOT CONSTRUCTED PRIOR TO APPROVAL OF THE FINAL PUD/PLAT.

DIRECT VEHICULAR ACCESS TO EAGLE RIDGE BOULEVARD OR CEDAR ROAD ACROSS COMMON AREA FOR ANY LOTS IN THE PUD/PLAT SHALL BE PROHIBITED.

NASH EAGLE RIDGE, LLC A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ ITS: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF WASHINGTON ) )SS COUNTY OF SPOKANE )

ON THIS ... DAY OF ... 20... BEFORE ME PERSONALLY APPEARED ... TO ME KNOWN TO BE THE ... OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION...

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE MY COMMISSION EXPIRES \_\_\_\_\_

NASH FINANCING, LLC

BY: \_\_\_\_\_ ITS: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF CALIFORNIA ) )SS COUNTY OF ... )

ON ... BEFORE ME ... PERSONALLY APPEARED ... WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES)...

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL. SIGNATURE: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, DAVID M. SEESE REGISTERED LAND SURVEYOR, HEREBY CERTIFIES THAT THE PLAT OF EAGLE RIDGE 12TH ADDITION, AS SHOWN HEREON, IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN AND THAT ALL NON FRONTING LOT CORNERS ARE SET AS SHOWN ON THE PLAT...

DAVID M. SEESE, PLS 35991



HEARING EXAMINER

THIS PLAT HAS BEEN REVIEWED ON THIS ... DAY OF ... 20... AND IS FOUND TO BE IN FULL COMPLIANCE WITH ALL THE CONDITIONS OF APPROVAL STIPULATED IN THE HEARING EXAMINER'S APPROVAL OF THE PRELIMINARY PLAT PP/PUD, PLN-83-5.

CITY OF SPOKANE HEARING EXAMINER

PLANNING DIRECTOR

THIS PLAT HAS BEEN REVIEWED ON THIS ... DAY OF ... 20... AND IS FOUND TO BE IN FULL COMPLIANCE WITH ALL THE CONDITIONS OF APPROVAL STIPULATED IN THE HEARING EXAMINER'S/PLANNING DIRECTOR'S APPROVAL OF THE PRELIMINARY PLAT PP/PUD, PLN-83-5.

CITY OF SPOKANE INTERIM PLANNING AND DEVELOPMENT DIRECTOR

CITY ENGINEER

APPROVED AS TO COMPLIANCE WITH THE SURVEY DATA, THE DESIGN OF PUBLIC WORKS AND PROVISIONS MADE FOR CONSTRUCTING THE IMPROVEMENTS AND PERMANENT CONTROL MONUMENTS THIS ... DAY OF ... 20...

CITY OF SPOKANE ENGINEER

CITY TREASURER

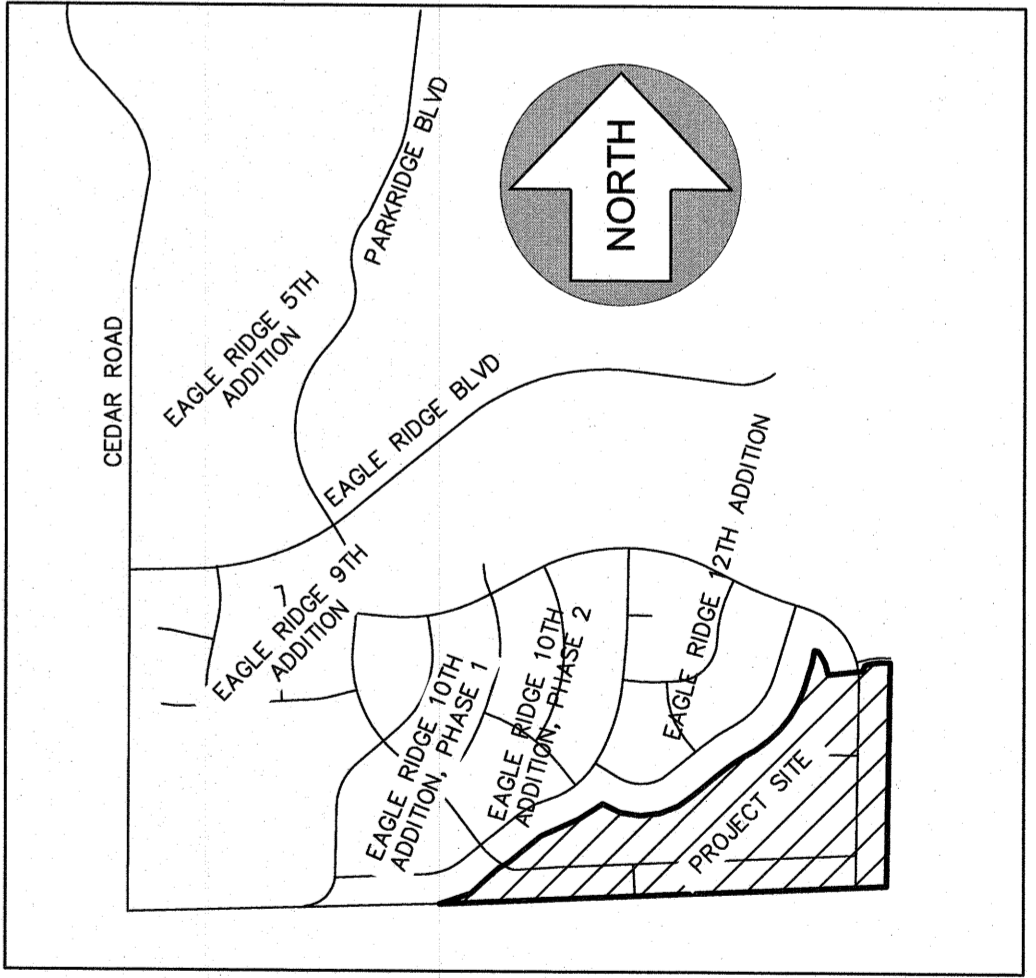
I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT, AS OF THE DATE OF THIS CERTIFICATION, IS NOT SUBJECT TO ANY LOCAL IMPROVEMENT ASSESSMENTS. EXAMINED AND APPROVED, THIS ... DAY OF ... 20...

CITY OF SPOKANE TREASURER

COUNTY TREASURER

APPROVED THIS ... DAY OF ... 20...

SPOKANE COUNTY TREASURER



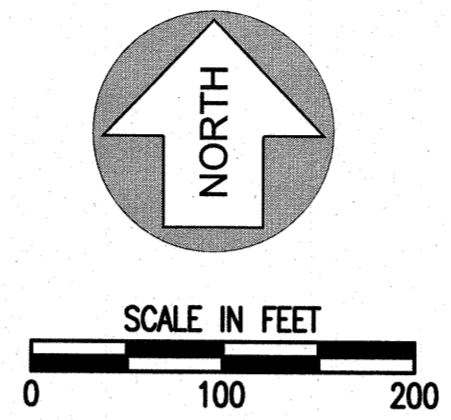
VICINITY MAP N.T.S.

Parametrix ENGINEERING - PLANNING - ENVIRONMENTAL SCIENCES 106 W MISSION AVENUE | SPOKANE, WA 99201 P 509.328.3371 WWW.PARAMETRIX.COM DESIGNED: \_\_\_\_\_ DRAWN: DAN CHECKED: \_\_\_\_\_ APPROVED: \_\_\_\_\_ ONE INCH AT FULL SCALE, IF NOT, SCALE ACCORDINGLY FILE NAME: 377.7372.003 PLAT.DWG JOB No. 377.7372.003 DATE 4-24-2017 FINAL PLAT OF EAGLE RIDGE 12TH ADDITION DRAWING NO. 1 OF 4



# EAGLE RIDGE 12TH ADDITION

LOCATED IN A PORTION OF THE SOUTH HALF OF THE NORTH HALF OF  
SECTION 7, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M.,  
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



**REFERENCES:**

- (R1) FINAL PLAT OF EAGLE RIDGE 10TH PHASE 1, RECORDED IN BOOK 37 OF PLATS, PAGE 54 THROUGH 57
- (R2) FINAL PLAT OF EAGLE RIDGE 10TH PHASE 2, RECORDED IN BOOK 38 OF PLATS, PAGE 1 THROUGH 3
- (R3) FINAL PLAT OF EAGLE RIDGE THIRD ADDITION, RECORDED IN BOOK 27 OF PLATS, PAGE 90 AND 91
- (R4) RECORD OF SURVEY, RECORDED IN BOOK 62 OF SURVEYS, PAGES 71 THROUGH 73
- (R5) FINAL PLAT OF EAGLE RIDGE FIRST ADDITION, RECORDED IN BOOK 24 OF PLATS, PAGE 86 AND 87
- (R6) FINAL PLAT OF EAGLE RIDGE, RECORDED IN BOOK 39 OF PLATS, PAGE 75 AND 76
- (R7) SHORT PLAT 78-047, RECORDED IN BOOK 1 OF SHORT PLATS, PAGE 72

**NOTES:**

- 1. DATUM PLANE WILL BE NAVD88 VERTICAL DATUM OR OTHER APPROPRIATE CURRENT DATUM
- 2. TOTAL AREA IS ±25.01 ACRES
- 3. TOTAL NUMBER OF LOTS = 84; TOTAL DENSITY = 3.36 LOTS/ACRE
- 4. AT THE TIME OF THIS PLAT, THE PROPERTY WAS ZONED CITY OF SPOKANE "RS".

**BASIS OF BEARING:**

THE LINE BETWEEN THE FOUND MONUMENTS LOCATED AT THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M., AS NOTED HEREON, BEARS SOUTH 00°31'49" WEST, THE RECORD VALUE PER THE PLAT OF EAGLE RIDGE PUD, AS RECORDED IN BOOK 23 OF PLATS, PAGE 75, RECORDS OF SPOKANE COUNTY, WASHINGTON.

NORTHWEST CORNER OF SECTION 7,  
FOUND 1" SQUARE BOLT,  
RP'S PER (R4)

12 7

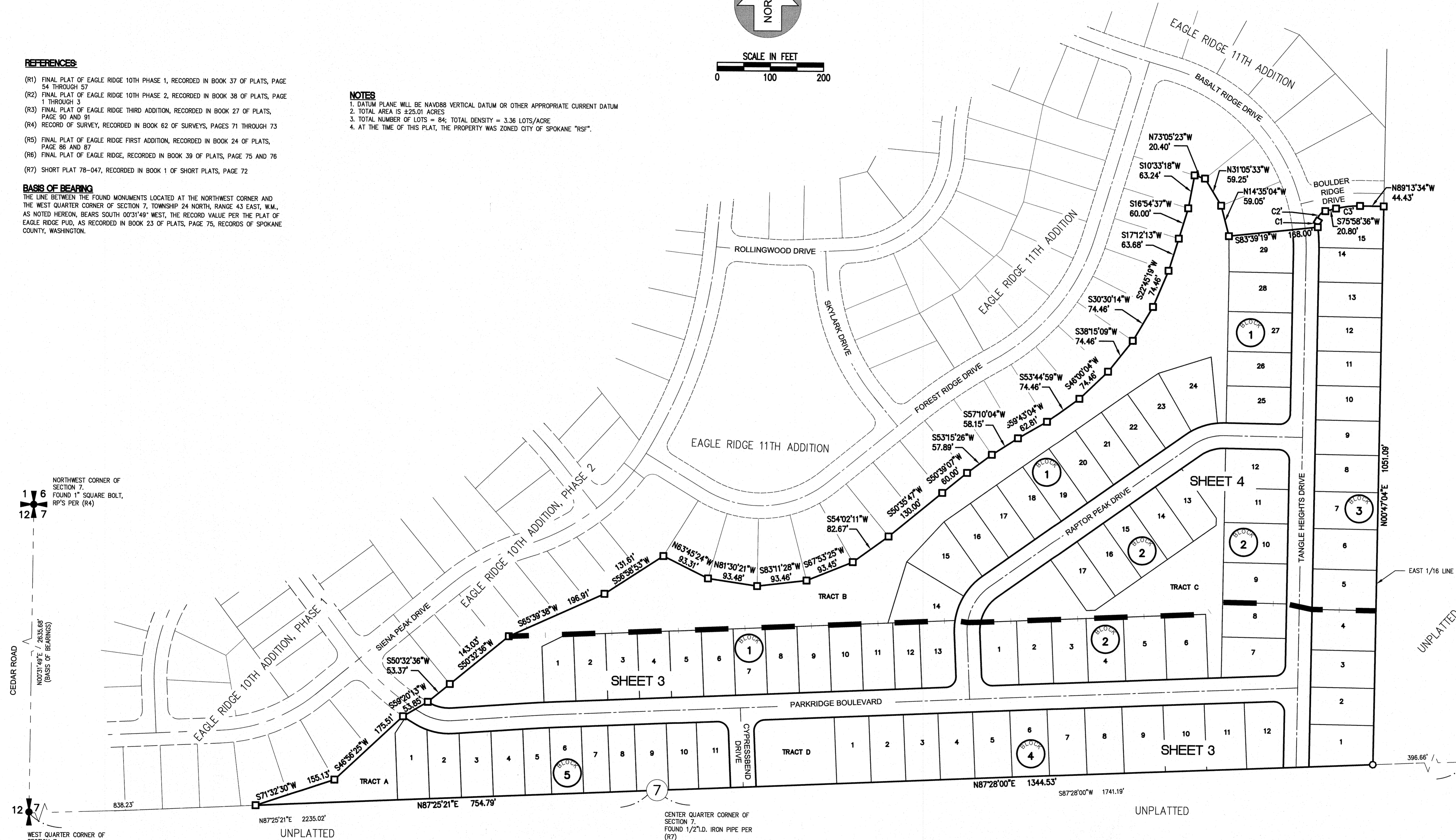
CEDAR ROAD  
N00°31'49"E / 2835.68'  
(BASIS OF BEARING)

WEST QUARTER CORNER OF SECTION 7,  
FOUND 1" SQUARE BOLT, RP'S PER (R4)

12 7

**LEGEND:**

- HELD MONUMENT, FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "SESEE PLS 35991" UNLESS NOTED OTHERWISE
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "SESEE PLS 35991", OR NAIL WITH TAG MARKED "SESEE PLS 35991"
- ⊗ SET 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "SESEE PLS 35991" INSIDE IRON PIPE SET IN CONCRETE INSIDE MONUMENT CASE (CITY STANDARD MONUMENT)
- ⊠ CROSS-FIRED SANITARY SEWER MANHOLE AS REFERENCES TO CENTERLINE POSITION.
- 1234 STREET ADDRESS
- ⊙ RADIAL BEARING AS SHOWN ON TABLE IN SHEET 5, IF RADIAL BEARING SYMBOL IS NOT SHOWN THE LOT LINES ARE RADIAL.



**EQUIPMENT AND PROCEDURE (WAC 332-130-100)**  
THIS SURVEY WAS PERFORMED USING A LEICA 3 SECOND TOTAL STATION AND A LEICA SYSTEM 1200 SMARTWORKER 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.

**Parametrix**  
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P 509.328.3371  
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| DESIGNED   |                       |
| DRAWN  | DAN                   |
| CHECKED  |                       |
| APPROVED   |                       |
| <b>ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY</b> |                       |
| FILE NAME  | 377.7372.003_PLAT.DWG |
| JOB No.  | 377.7372.003          |
| DATE   | 4-24-2017             |

**FINAL PLAT OF  
EAGLE RIDGE 12TH ADDITION**

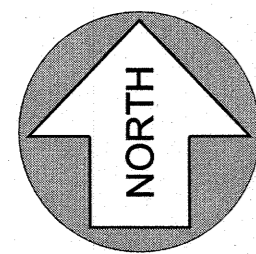
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2 OF 4



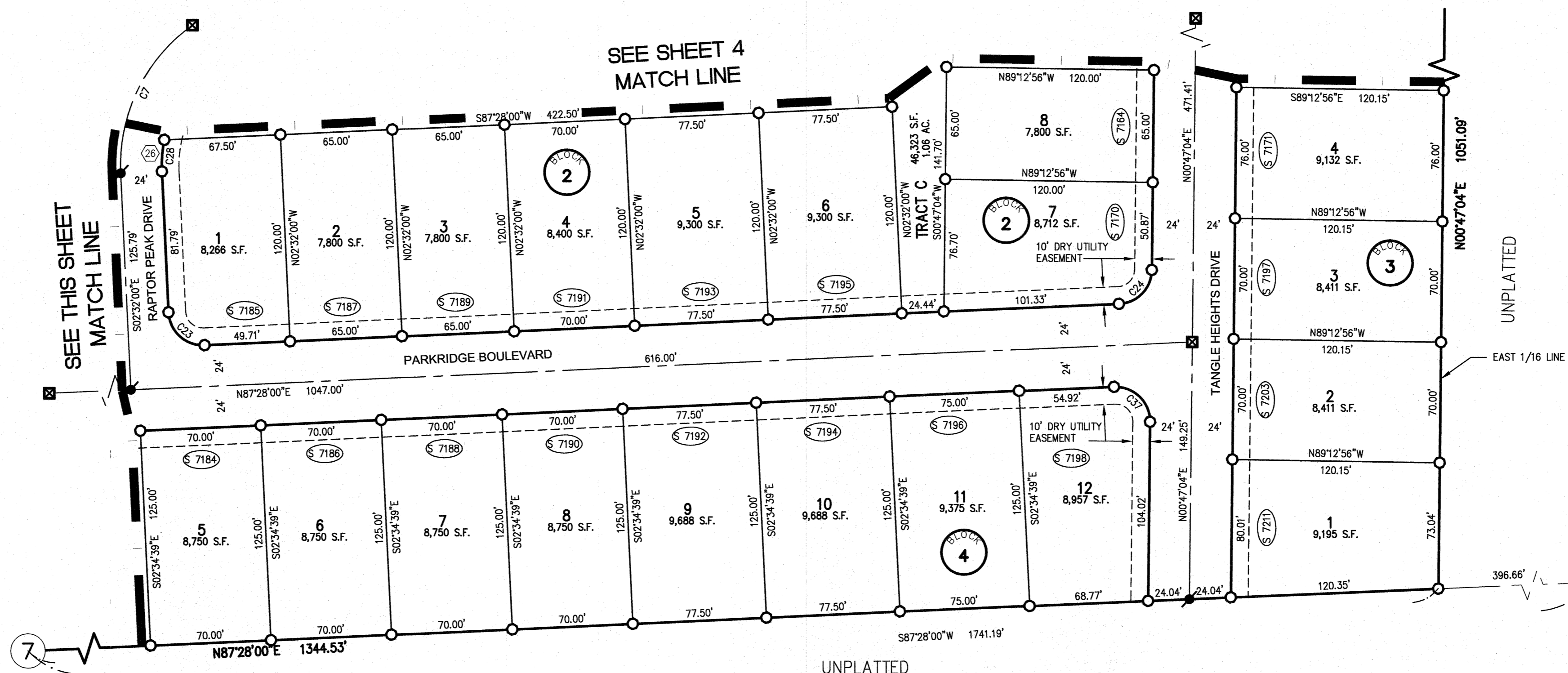
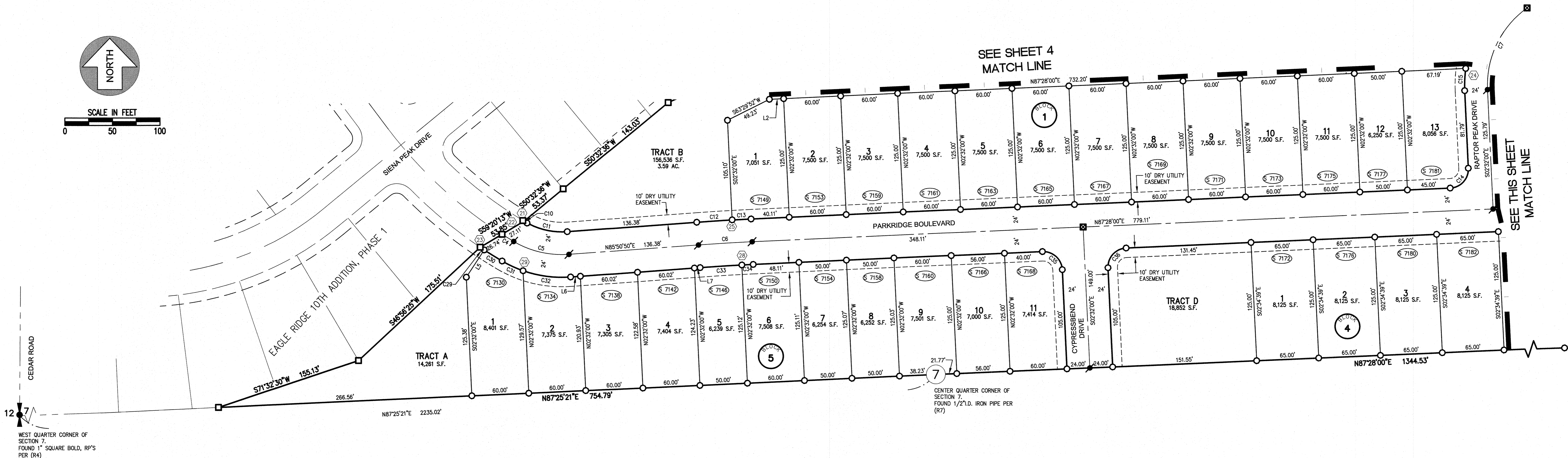


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SECTION 7, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M.,  
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



SCALE IN FEET  
0 50 100



- LEGEND**
- HELD MONUMENT, FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "SESEE PLS 35991" UNLESS NOTED OTHERWISE
  - FOUND MONUMENT AS NOTED
  - SET 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "SESEE PLS 35991", OR NAIL WITH TAG MARKED "SESEE PLS 35991"
  - ⊕ SET 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "SESEE PLS 35991" INSIDE IRON PIPE SET IN CONCRETE INSIDE MONUMENT CASE (CITY STANDARD MONUMENT)
  - ⊗ CROSS-FIRED SANITARY SEWER MANHOLE AS REFERENCES TO CENTERLINE POSITION
  - ① STREET ADDRESS
  - ⊙ RADIAL BEARING AS SHOWN ON TABLE IN SHEET 4, IF RADIAL BEARING SYMBOL IS NOT SHOWN THE LOT LINES ARE RADIAL



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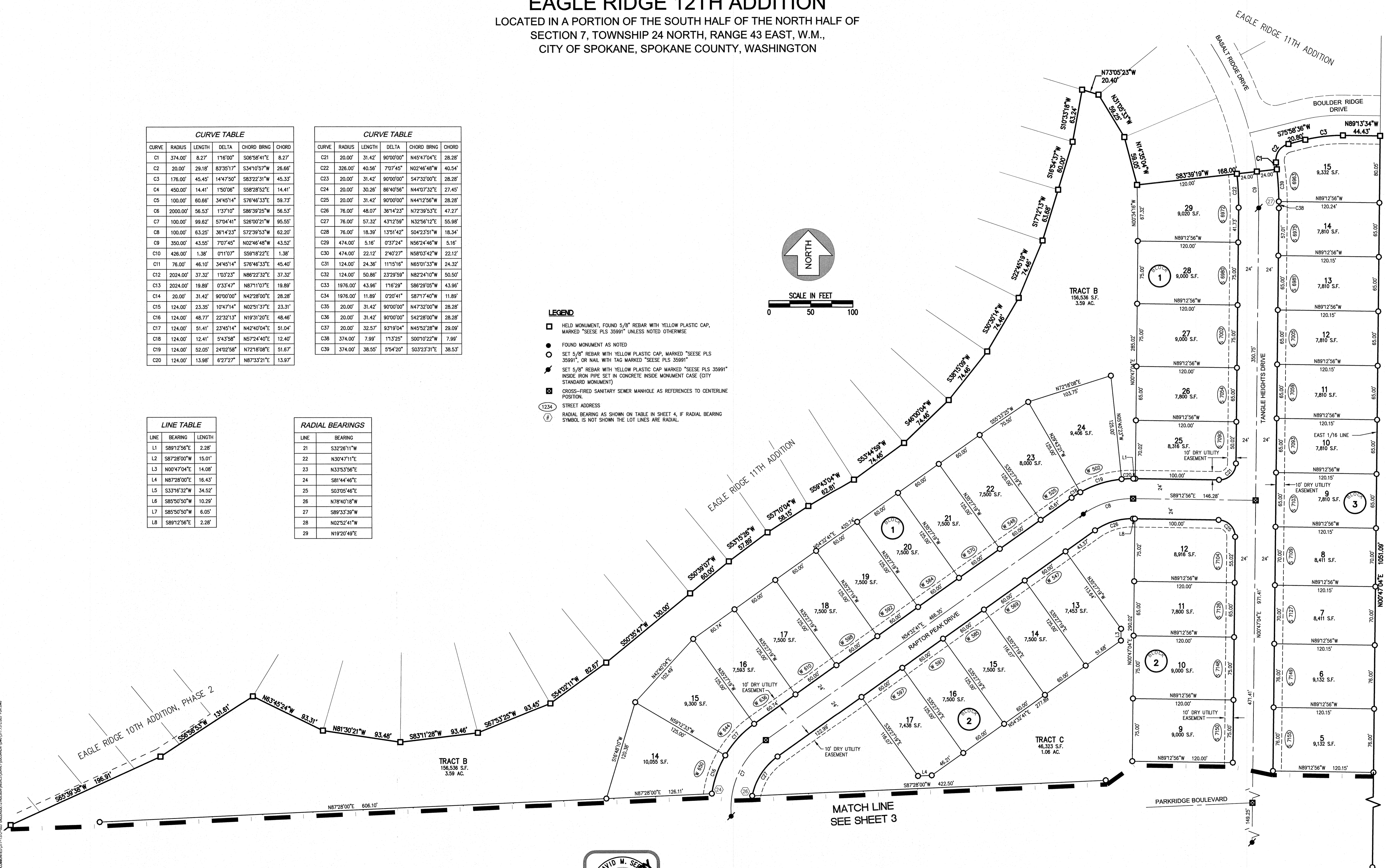
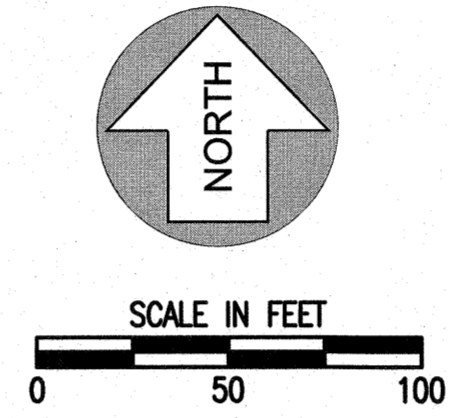
| CURVE TABLE |          |        |           |             |        |
|-------------|----------|--------|-----------|-------------|--------|
| CURVE       | RADIUS   | LENGTH | DELTA     | CHORD BRNG  | CHORD  |
| C1          | 374.00'  | 8.27'  | 1°16'00"  | S06°58'41"E | 8.27'  |
| C2          | 20.00'   | 29.18' | 83°35'17" | S34°10'57"W | 26.66' |
| C3          | 176.00'  | 45.45' | 14°47'50" | S83°22'31"W | 45.33' |
| C4          | 450.00'  | 14.41' | 1°50'06"  | S58°28'52"E | 14.41' |
| C5          | 100.00'  | 60.66' | 34°45'14" | S78°46'33"E | 59.73' |
| C6          | 2000.00' | 56.53' | 1°37'10"  | S86°39'25"W | 56.53' |
| C7          | 100.00'  | 99.62' | 57°04'41" | S26°00'21"W | 95.55' |
| C8          | 100.00'  | 63.25' | 36°14'23" | S72°39'53"W | 62.20' |
| C9          | 350.00'  | 43.55' | 7°07'45"  | N02°46'48"W | 43.52' |
| C10         | 426.00'  | 1.38'  | 0°11'07"  | S59°18'22"E | 1.38'  |
| C11         | 76.00'   | 46.10' | 34°45'14" | S78°46'33"E | 45.40' |
| C12         | 2024.00' | 37.32' | 1°03'23"  | N86°22'32"E | 37.32' |
| C13         | 2024.00' | 19.89' | 0°33'47"  | N87°11'07"E | 19.89' |
| C14         | 20.00'   | 31.42' | 90°00'00" | N42°28'00"E | 28.28' |
| C15         | 124.00'  | 23.35' | 10°47'14" | N02°51'37"E | 23.31' |
| C16         | 124.00'  | 48.77' | 22°32'13" | N19°31'20"E | 48.46' |
| C17         | 124.00'  | 51.41' | 23°45'14" | N42°40'04"E | 51.04' |
| C18         | 124.00'  | 12.41' | 5°43'58"  | N57°24'40"E | 12.40' |
| C19         | 124.00'  | 52.05' | 24°02'58" | N72°18'08"E | 51.67' |
| C20         | 124.00'  | 13.98' | 62°72'27" | N87°33'21"E | 13.97' |

| CURVE TABLE |          |        |           |             |        |
|-------------|----------|--------|-----------|-------------|--------|
| CURVE       | RADIUS   | LENGTH | DELTA     | CHORD BRNG  | CHORD  |
| C21         | 20.00'   | 31.42' | 90°00'00" | N45°47'04"E | 28.28' |
| C22         | 326.00'  | 40.56' | 7°07'45"  | N02°46'48"W | 40.54' |
| C23         | 20.00'   | 31.42' | 90°00'00" | S47°32'00"E | 28.28' |
| C24         | 20.00'   | 30.26' | 86°40'56" | N44°07'32"E | 27.45' |
| C25         | 20.00'   | 31.42' | 90°00'00" | N44°12'56"W | 28.28' |
| C26         | 76.00'   | 48.07' | 36°14'23" | N72°39'53"E | 47.27' |
| C27         | 76.00'   | 57.32' | 43°12'59" | N32°56'12"E | 55.98' |
| C28         | 76.00'   | 18.39' | 13°51'42" | S04°23'51"W | 18.34' |
| C29         | 474.00'  | 5.16'  | 0°37'24"  | N56°24'46"W | 5.16'  |
| C30         | 474.00'  | 22.12' | 2°40'27"  | N58°03'42"W | 22.12' |
| C31         | 124.00'  | 24.36' | 11°15'16" | N65°01'33"W | 24.32' |
| C32         | 124.00'  | 50.86' | 23°29'59" | N82°24'10"W | 50.50' |
| C33         | 1976.00' | 43.96' | 1°16'28"  | S86°29'05"W | 43.96' |
| C34         | 1976.00' | 11.89' | 0°20'41"  | S87°17'40"W | 11.89' |
| C35         | 20.00'   | 31.42' | 90°00'00" | N47°32'00"W | 28.28' |
| C36         | 20.00'   | 31.42' | 90°00'00" | S42°28'00"W | 28.28' |
| C37         | 20.00'   | 32.57' | 93°19'04" | N45°52'28"W | 29.09' |
| C38         | 374.00'  | 7.99'  | 1°13'25"  | S00°10'22"W | 7.99'  |
| C39         | 374.00'  | 38.55' | 5°54'20"  | S03°23'31"E | 38.53' |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | S89°12'56"E | 2.28'  |
| L2         | S87°28'00"W | 15.01' |
| L3         | N00°47'04"E | 14.08' |
| L4         | N87°28'00"E | 16.43' |
| L5         | S33°16'32"W | 34.52' |
| L6         | S85°50'50"W | 10.29' |
| L7         | S85°50'50"W | 6.05'  |
| L8         | S89°12'56"E | 2.28'  |

| RADIAL BEARINGS |             |
|-----------------|-------------|
| LINE            | BEARING     |
| 21              | S32°26'11"W |
| 22              | N30°47'11"E |
| 23              | N33°53'56"E |
| 24              | S81°44'46"E |
| 25              | S03°05'46"E |
| 26              | N78°40'18"W |
| 27              | S89°33'39"W |
| 28              | N02°52'41"W |
| 29              | N19°20'49"E |

- LEGEND**
- HELD MONUMENT, FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "SESEE PLS 35991" UNLESS NOTED OTHERWISE
  - FOUND MONUMENT AS NOTED
  - SET 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "SESEE PLS 35991", OR NAIL WITH TAG MARKED "SESEE PLS 35991"
  - ⊕ SET 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "SESEE PLS 35991" INSIDE IRON PIPE SET IN CONCRETE INSIDE MONUMENT CASE (CITY STANDARD MONUMENT)
  - ⊗ CROSS-FIRED SANITARY SEWER MANHOLE AS REFERENCES TO CENTERLINE POSITION.
  - 1234 STREET ADDRESS
  - # RADIAL BEARING AS SHOWN ON TABLE IN SHEET 4. IF RADIAL BEARING SYMBOL IS NOT SHOWN THE LOT LINES ARE RADIAL.



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|           |                       |
|-----------|-----------------------|
| DESIGNED  |                       |
| DRAWN     | DAN                   |
| CHECKED   |                       |
| APPROVED  |                       |
| FILE NAME | 377.7372.003 PLAT.DWG |
| JOB No.   | 377.7372.003          |
| DATE      | 4-24-2017             |

**FINAL PLAT OF  
EAGLE RIDGE 12TH ADDITION**

DRAWING NO.  
4 OF 4