

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, THAT LEONARD R. VOLMAN, HAS CAUSED TO BE PLATTED INTO LOTS, BLOCKS, TRACTS, AND PRIVATE ROADS AND COMMON AREAS, THE LAND SHOWN HEREON, TO BE KNOWN AS PONDEROSA RIDGE 4TH ADDITION, A PLANNED UNIT DEVELOPMENT, BEING A RE-PLAT OF PORTIONS OF THE FINAL PLAT OF PONDEROSA RIDGE AND THE FINAL PLAT OF PONDEROSA RIDGE 3RD ADDITION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 28 NORTH, RANGE 42 EAST, W.M., CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A RE-PLAT OF PORTIONS OF THE FINAL PLAT OF PONDEROSA RIDGE, RECORDED IN BOOK 29 OF PLATS, PAGES 1 THRU 4 AND THE FINAL PLAT OF PONDEROSA RIDGE 3RD ADDITION, RECORDED IN BOOK 30 OF PLATS, PAGES 84 THRU 86, LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 28N, RANGE 42E, W.M., IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON, MORE PARTICULAR DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID FINAL PLAT OF PONDEROSA RIDGE 3RD ADDITION; THENCE ALONG THE WEST BOUNDARY OF SAID FINAL PLAT OF PONDEROSA RIDGE 3RD ADDITION THE FOLLOWING (10) COURSES:

- 1) 33072'24" A DISTANCE OF 129.92 FEET;
- 2) N89°35'36" A DISTANCE OF 10.00 FEET;
- 3) S89°24'24" A DISTANCE OF 162.10 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 1510.00 FEET;
- 4) THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°35'1" AN ARC DISTANCE OF 386.47 FEET;
- 5) S14°52'29" A DISTANCE OF 92.32 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 110.00 FEET;
- 6) THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°20'1" AN ARC DISTANCE OF 60.18 FEET;
- 7) S71°24'44" A DISTANCE OF 15.37 FEET;
- 8) S22°52'24" A DISTANCE OF 101.85 FEET;
- 9) S71°51'27" A DISTANCE OF 110.82 FEET TO AN ANGLE POINT ON THE SOUTH LINE OF LOT 1, BLOCK 2 OF SAID FINAL PLAT OF PONDEROSA RIDGE 3RD ADDITION;
- 10) THENCE CONTINUING S71°51'27" A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A RADIAL CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 20.00 FEET (FROM WHICH POINT A RADIAL LINE BEARS N71°51'27"W); THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°18'21" AN ARC DISTANCE OF 66.08 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°20'1" AN ARC DISTANCE OF 31.18 FEET; THENCE S14°49'15" A DISTANCE OF 30.82 FEET TO THE BEGINNING OF A RADIAL CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 20.00 FEET (FROM WHICH A RADIAL LINE BEARS N14°49'15"E); THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°20'1" AN ARC DISTANCE OF 31.18 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°37'14" AN ARC DISTANCE OF 29.15 FEET; THENCE N86°35'01" A DISTANCE OF 20.32 FEET TO AN ANGLE POINT ON THE NORTH LINE OF LOT 6, BLOCK 1 OF SAID FINAL PLAT OF PONDEROSA RIDGE 3RD ADDITION; THENCE CONTINUING N86°35'01" ALONG THE NORTH LINE OF SAID LOT 6 A DISTANCE OF 271.98 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE N89°34'32" A DISTANCE OF 443.87 FEET TO A POINT ON THE WEST LINE OF TRACT 1 OF SAID FINAL PLAT OF PONDEROSA RIDGE; THENCE N00°25'28" ALONG SAID WEST LINE A DISTANCE OF 184.87 FEET TO THE NORTHWEST CORNER OF SAID TRACT 1; THENCE N89°06'06" ALONG THE NORTH LINE OF SAID FINAL PLAT OF PONDEROSA RIDGE A DISTANCE OF 288.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.00 ACRES MORE OR LESS

THIS SUBDIVISION HAS BEEN MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OF THE LAND SO DIVIDED. THE SIGNATORIES HEREOF HEREBY CERTIFY THAT THEY ARE THE OWNERS OF, AND THE ONLY PARTIES HAVING ANY INTEREST IN, AND THAT THE PROPERTY SHOWN HEREON IS NOT ENCLOSED BY DELINQUENT TAXES OR ASSESSMENTS. THE COVENANTS HEREIN EXPRESSED SHALL RUN WITH THE LAND AND SHALL BE REFERENCED IN EACH DEED DEDICATED TO TRANSFER OWNERSHIP OF ANY AND ALL PROPERTY DELINEATED WITHIN THIS PLAT.

THE OWNER IS THE OWNER OF THE PROPERTY AND THE ONLY PARTY HAVING INTEREST IN THE LAND AND IT IS NOT ENDORSED BY ANY DELINQUENT TAXES OR ASSESSMENTS. NOTICE: THIS PLAT SHALL BE RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY OF SPOKANE, WASHINGTON, AND THE PLAT, IN RECORDED THE PONDEROSA RIDGE PLANNED UNIT DEVELOPMENT AS RECORDED UNDER ADOPTOR'S DOCUMENT NO. 2006-06-PP/PUD. THE PLAT, IN RECORDED THE PONDEROSA RIDGE PLANNED UNIT DEVELOPMENT, HAS CREATED PRIVATE STREETS AND COMMON AREAS AS SHOWN HEREON AND AS FURTHER DESCRIBED IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR PONDEROSA RIDGE PLANNED UNIT DEVELOPMENT. THE COMMON AREAS AND PRIVATE STREETS, AS SHOWN HEREON, ARE NOT FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED SOLELY TO THE COMMON USE AND ENJOYMENT OF THE MEMBERS OF THE PONDEROSA RIDGE OWNERS ASSOCIATION, FOR LANDSCAPING, STREETS, UTILITIES, RECREATION, AND OTHER RELATED ACTIVITIES. THE PRIVATE ROADS AND/OR COMMON AREAS CANNOT BE SOLD OR TRANSFERRED, REGARDLESS OF ANY PROVISIONS IN THE COVENANTS TO THE CONTRARY, EXCEPT WITH APPROVAL OF THE CITY OF SPOKANE, AND SHALL BE CONSIDERED SUBSIDIARY ESTATES FOR TAX PURPOSES TO THE OTHER LOTS CREATED HEREIN, NO RESIDENTIAL STRUCTURES OR RESIDENTIAL ACCESSORY STRUCTURES MAY BE CONSTRUCTED IN THE COMMON AREAS.

THE PONDEROSA RIDGE OWNERS ASSOCIATION, AS CREATED BY DOCUMENT FILED ON THE 8TH DAY OF MARCH 2002, UNDER SECRETARY OF STATE U.S.B. NO. 602 189 710, AND ITS SUCCESSORS, AS OWNERS OF THE PRIVATE STREETS AND COMMON AREAS, WILL BE RESPONSIBLE FOR MAINTENANCE OF THESE PRIVATE STREETS AND COMMON AREAS, INCLUDING SNOW REMOVAL, AND FOR THE MAINTENANCE OF THE WATER, SEWER, AND DRAINAGE FACILITIES THEREON AND THESE EASEMENTS SHOWN HEREON. THE CITY SHALL BEAR NO RESPONSIBILITY FOR SUCH MAINTENANCE AND SHALL NOT BE A PARTY TO ANY LEGAL ACTION FOR FAILURE TO PROVIDE STREET, SEWER, OR WATER SERVICE WITHIN THE PRIVATE ROADS WITHIN THE BOUNDARIES OF THIS PLAT.

DRAINAGE EASEMENT OVER LOTS 15, 16 AND 25 BLOCK 1 AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PONDEROSA RIDGE OWNERS ASSOCIATION; NO STRUCTURES SHALL BE CONSTRUCTED HEREON.

A RECREATIONAL ACCESS AND UTILITY EASEMENT OVER LOTS 1 AND 2, BLOCK 1 AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PONDEROSA RIDGE OWNERS ASSOCIATION AND SERVING UTILITY COMPANIES AND FOR THE USE BY LOTS 5 AND 6, BLOCK 1 OF THE FINAL PLAT OF PONDEROSA RIDGE 3RD ADDITION.

THE PLAT SHALL BE SERVED BY CITY WATER AND SANITARY SEWERS ONLY. THE USE OF INDIVIDUAL ON-SITE SANITARY WASTE DISPOSAL SYSTEMS AND PRIVATE WELLS ARE PROHIBITED. THE LOTS TO BE SOLD SHALL BE CONNECTED TO A FUNCTIONING PUBLIC WATER SYSTEM COMPLYING WITH THE REQUIREMENTS OF THE ENGINEERING DEPARTMENT AND HAVING ADEQUATE PRESSURE FOR DOMESTIC AND FIRE USES AS DETERMINED BY THE WATER/HYDRO SERVICES DEPARTMENT.

THE LOTS TO BE SOLD SHALL BE CONNECTED TO A FUNCTIONING PUBLIC SANITARY SEWER SYSTEM COMPLYING WITH THE REQUIREMENTS OF THE ENGINEERING DEPARTMENT.

THE LOTS TO BE SOLD SHALL BE ADEQUATELY SERVED BY A FIRE HYDRANT AND APPROPRIATE ACCESS STREETS AS DETERMINED BY THE REQUIREMENTS OF THE CITY OF SPOKANE FIRE DEPARTMENT AND CITY TRANSPORTATION DEPARTMENT.

ALL IMPROVEMENTS, INCLUDING STREET IMPROVEMENTS, REQUIRED BY THIS DECISION, SHALL BE INSTALLED TO SERVE THE RESIDENTIAL UNIT FOR WHICH THE CERTIFICATE OF OCCUPANCY IS SOUGHT IN ACCORDANCE WITH THE PLANS APPROVED BY THE CITY OF SPOKANE.

UTILITY EASEMENTS OVER TEN (10) FOOT WIDE STRIPS OF LAND AS SHOWN HEREON ARE HEREBY DEDICATED FOR THE SERVING UTILITY COMPANIES INCLUDING CABLE TELEVISION FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, OPERATION, AND INSPECTION OF UTILITIES TOGETHER WITH THE RIGHT TO PROMPT CHANGES IN GRADE OVER THE UTILITIES, AND THE RIGHT TO TRIM AND/OR REMOVE TREES, BUSHES, LANDSCAPING AND TO PROMPT STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE, AND SAFE OPERATION OF THE SAME. SIDEWALK, STORM DRAIN DIRT WELLS AND WATER METER BOXES SHALL NOT BE PLACED WITHIN THE EASEMENTS, HOWEVER, LATER, CROSSING BY STORM DRAIN, WATER AND SEWER LINES ARE PERMITTED, IF THE DEVELOPER OR HIS CONTRACTOR SHALL SHOW SUCH BOXES BEHIND THE LIMITS OF THE PLATTED EASEMENT STRIPS SHOWN HEREON. THE EASEMENT SHALL THEN BE IDENTIFIED BY THE ACTUAL PHYSICAL LOCATION OF THE INSTALLED UTILITIES.

THE 10 FOOT WIDE SIDEWALK EASEMENTS AS PLATTED AND SHOWN HEREON ARE HEREBY DEDICATED TO THE PONDEROSA RIDGE OWNERS ASSOCIATION. THE MAINTENANCE OF SAID SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS HAVING FRONTAGE THEREON.

SLOPE EASEMENTS FOR CUT AND FILL, AS SEEMED NECESSARY BY ENGINEERING SERVICES, 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.

ALL BUILDERS SHALL BE SET BACK THE MINIMUM FRONT YARD, REAR YARD, AND PLANNING STREET SIDE YARD REQUIREMENTS AS SHOWN HEREON. ALL GARAGES SHALL BE SETBACK 20 FEET FROM THE BACK OF SIDEWALK AND 18 FEET FROM THE EDGE OF THE PRIVATE ALLEYWAY.

ALL PARKING AREAS AND DRIVEWAYS SHALL BE HARDED SURFACED.

THE OWNER ADOPTS THE PLAN OF LOTS AND BLOCKS SHOWN HEREON. THE OWNER HEREBY WAIVES OF ALL CLAIMS AGAINST ANY GOVERNMENTAL AUTHORITY FOR DAMAGE WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHMENT CONSTRUCTION, MAINTENANCE AND ASSOCIATED DRAINAGE FACILITIES FOR THE PUBLIC STREET ADJOINING THIS PLAT.

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

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

THIS PLAT IS LOCATED IN THE ACQUER SENSITIVE CRITICAL AREA.

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR CORPORATE NAMES TO BE HEREIN SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

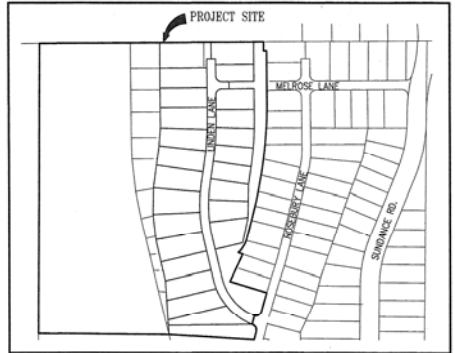
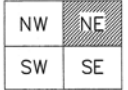
LEONARD R. VOLMAN

STATE OF WASHINGTON )  
COUNTY OF SPOKANE )

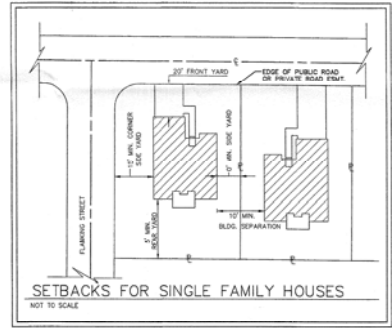
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ TO BE KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FORSAID INSTRUMENT AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

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



VICINITY MAP  
SCALE: 1"=300'



SETBACKS FOR SINGLE FAMILY HOUSES  
NOT TO SCALE

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

SPOKANE COUNTY AUDITOR BY DEPUTY \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
RUDY F. KHYZAN, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT OF PONDEROSA RIDGE 4TH ADDITION, AS SHOWN HEREON, IS BASED UPON 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. CENTERING MONUMENTS AND FRONTING LOT CORNERS SHALL BE SET UPON COMPLETION OF THE UTILITY AND STREET IMPROVEMENTS.



Rudy F. Khyzan  
RUDY F. KHYZAN, PLS  
CERTIFICATE NUMBER 33141

CITY OF SPOKANE 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/PLANNING DIRECTOR'S APPROVAL OF THE PRELIMINARY PLAT FILE NO. 22006-06-PP/PUD

CITY OF SPOKANE HEARING EXAMINER \_\_\_\_\_

CITY OF SPOKANE TREASURER  
I HEREBY CERTIFY THAT THE LAND CONTAINED WITHIN 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 \_\_\_\_\_

CITY OF SPOKANE 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 OF SPOKANE 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 FILE NO. 22006-06-PP/PUD

CITY OF SPOKANE PLANNING DIRECTOR \_\_\_\_\_

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

SPOKANE COUNTY TREASURER \_\_\_\_\_

SPOKANE COUNTY ASSESSOR  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

SPOKANE COUNTY ASSESSOR BY DEPUTY \_\_\_\_\_

RKF LAND SURVEYING INC.				
1420 WEST GARLAND AVENUE SPOKANE, WA 99205 TEL: (509) 334-7881 FAX: (509) 327-7249 E-MAIL: rfk@rksa.com	DRAWN MEM	APPROVED RKF	SCALE 1"=60'	PROJECT 15-176
	DATE 01/20/16	DATE 01/20/16	SHEET 1 OF 2	FIELD BOOK 83

FINAL PLAT  
OF  
PONDEROSA RIDGE 4TH ADDITION  
Z120004FPPLT  
(A PLANNED UNIT DEVELOPMENT)  
RE-PLAT OF PORTIONS OF PONDEROSA RIDGE AND PONDEROSA RIDGE 3RD ADDITION  
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF  
SECTION 21, TOWNSHIP 28 NORTH, RANGE 42 EAST, W.M.,  
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_  
 AT THE REQUEST OF \_\_\_\_\_

SPOKANE COUNTY AUDITOR BY DEPUTY \_\_\_\_\_

CLC  
 T26N  
 16115  
 2122E  
 RAZE  
 43 S 3515'

LEGEND

- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "MEM 3515" OR "KITZAN 3314" PER (A)
- △ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP OR LEAD LEAD PLUG WITH WASHER MARKED "CLC 44825" PER (B)
- -SET 1" X 18" REBAR WITH YELLOW PLASTIC CAP OR LEAD PLUG WITH WASHER MARKED "KITZAN 3314".

REFERENCES:

- (A) ROS, RECORDED IN BOOK 159 OF SURVEYS, PAGES 22 THRU 24
- (B) PONDEROSA RIDGE 3RD ADDITION, RECORDED IN BOOK 36 OF PLATS, PAGES 64 THRU 66

EQUIPMENT AND PROCEDURES

THIS SURVEY WAS PERFORMED WITH A SOKKIA GSR IS1 GPS SYSTEM. THE AMOUNT OF ERROR IS WITHIN WASHINGTON STATE TOLERANCES.

BASIS OF BEARINGS

THE BEARING OF S89°35'06"W ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 21 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

SURVEYOR'S NOTES:

TOTAL NO. LOTS TOTAL 29 LOTS & 3 TRACTS  
 TOTAL AREA 17.00 ACRES  
 EXISTING ZONING RFP

VERTICAL DATUM:

NAVD 88 BASED ON WSDOT MONUMENT I 3817 DESIGNATED GP32291-219 DESCRIBED AS FOLLOWS: WSDOT BRASS DISK SET IN THE TOP OF A ROUND CONCRETE MONUMENT UNDER A WSDOT CASE AND COVER SET LEVEL WITH THE GROUND SURFACE LOCATED APPROXIMATELY 105 FEET SOUTH AND 43 FEET EAST OF THE INTERSECTION OF JOHANSEN AVENUE AND SR 291. ELEVATION=1679.58. 12816 PER 903

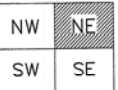
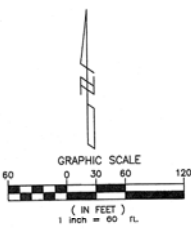
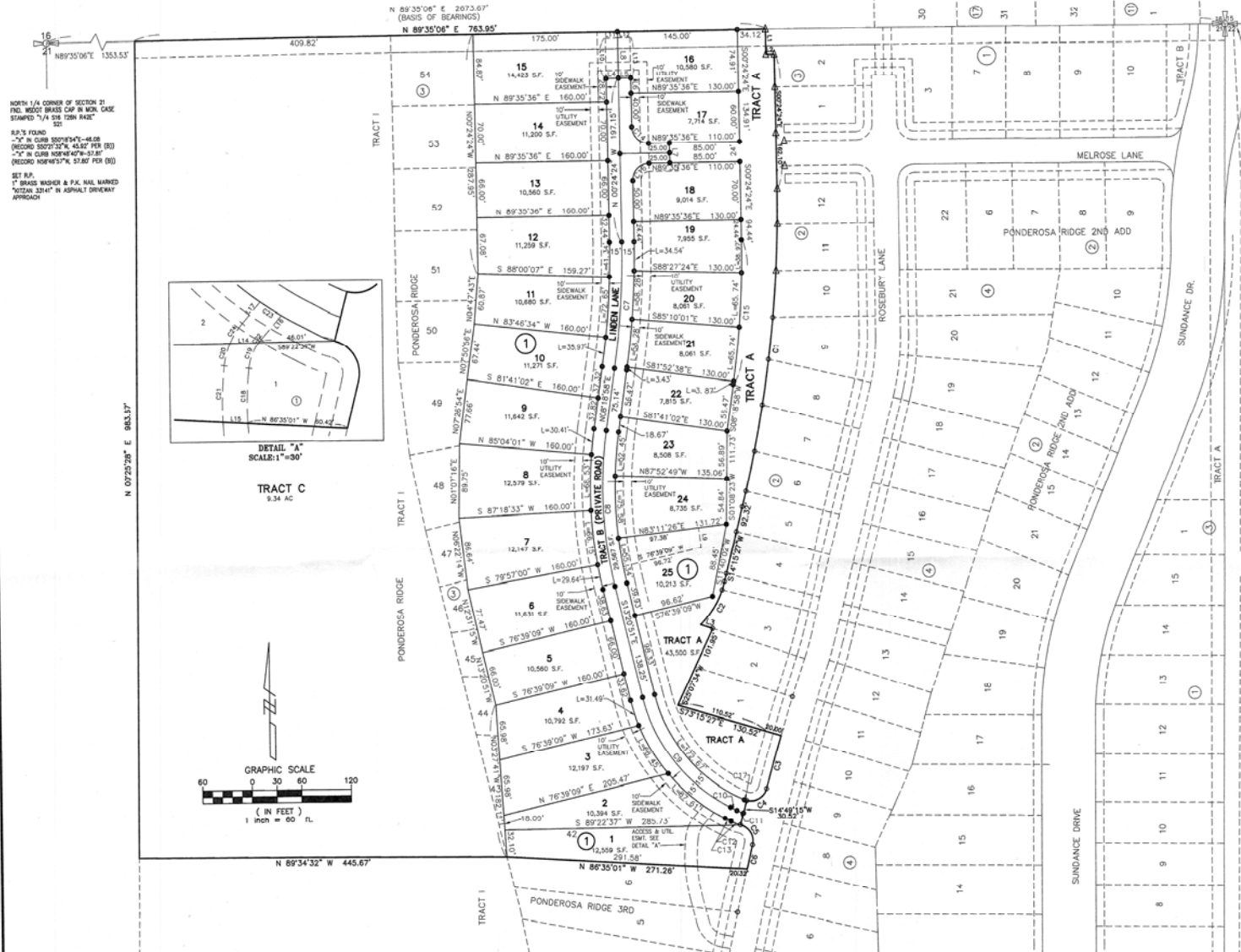
CURVE	RADIUS	ARC LENGTH	CHORD		DELTA ANGLE
			LENGTH	BEARING	
C1	1510.00	386.47	385.41	S 06°55'32" W	14°30'51"
C2	110.00	60.18	59.43	S 29°55'52" W	31°20'51"
C3	3015.00	68.08	66.08	N 10°05'53" E	1°12'31"
C4	20.00	31.18	28.12	S 60°09'14" W	89°20'03"
C5	20.00	31.18	28.12	S 30°30'43" E	89°20'03"
C6	3015.00	29.15	29.15	S 3°32'42" W	0°33'14"
C7	1000.00	152.24	152.09	S 0°57'17" W	8°43'22"
C8	500.00	189.05	187.93	S 02°30'56" E	21°39'49"
C9	200.00	174.47	168.99	S 38°20'18" E	49°56'53"
C10	215.00	67.25	67.25	N 82°08'49" W	2°19'51"
C11	35.00	8.66	8.64	S 88°05'19" E	1°41'05"
C12	50.00	12.38	12.34	S 89°05'19" E	1°41'05"
C13	200.00	8.14	8.14	N 82°08'49" W	2°19'51"
C14	20.00	31.42	28.28	N 45°24'24" W	90°00'00"
C15	1145.00	174.32	174.15	S 0°57'17" W	8°43'22"
C16	20.00	31.42	28.28	S 44°53'38" W	90°00'00"
C17	200.00	2.98	2.91	N 71°00'00" W	8°21'17"
C18	192.50	33.10	33.06	N 01°44'19" E	9°51'11"
C19	32.50	16.70	16.51	N 21°33'00" E	22°28'10"
C20	43.50	13.98	13.93	S 12°05'47" W	1°25'44"
C21	207.50	33.95	33.91	S 01°58'42" W	9°22'26"
C22	32.50	2.69	2.68	N 38°28'08" E	4°44'05"
C23	215.00	15.15	15.15	N 87°12'28" W	4°02'13"
C24	47.50	14.35	14.20	E 32°10'54" W	1°18'31"

LINE	BEARING	DISTANCE
L1	S 07°24'24" E	29.92
L2	N 89°35'36" E	10.00
L3	S 77°24'44" E	15.39
L4	S 89°35'36" W	15.00
L5	S 89°35'36" W	15.00
L6	S 07°24'24" E	18.72
L7	N 07°24'24" W	24.60
L8	S 07°24'24" W	56.17
L9	S 06°48'54" E	24.22
L10	N 07°24'24" W	49.00
L11	N 89°35'36" E	15.00
L12	N 89°35'36" E	15.00
L13	S 07°24'24" E	49.00
L14	N 89°22'37" E	17.29
L15	S 86°35'01" E	15.09
L16	N 40°50'10" E	18.73
L17	S 40°50'10" W	16.60



FINAL PLAT  
 OF  
**PONDEROSA RIDGE 4TH ADDITION**  
 Z1200004FPPLT  
 (A PLANNED UNIT DEVELOPMENT)

RE-PLAT OF PORTIONS OF PONDEROSA RIDGE AND PONDEROSA RIDGE 3RD ADDITION  
 LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF  
 SECTION 21, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.,  
 CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



RFK LAND SURVEYING INC.				
1420 WEST GARLAND AVENUE SPOKANE, WA 99005 TEL: (509) 324-7881 FAX: (509) 327-7249 E-MAIL: <a href="mailto:terril@rfkwestoffice.net">terril@rfkwestoffice.net</a>	DRAWN MEM	APPROVED RFK	SCALE 1"=60'	PROJECT 15-176
	DATE 01/20/16	DATE 01/20/16	SHEET 2 OF 2	FIELD BOOK 83