

# "RICARI" CITY SHORT PLAT

SITUATE IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 43 EAST,  
WILLAMETTE MERIDIAN, SPOKANE COUNTY, WA  
PORTION OF LOT 8, ALTAMONT HEIGHTS ADDITION TO SPOKANE WASHINGTON

## AUDITOR'S CERTIFICATE

FILED FOR RECORD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016,  
AT \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF PLATS, AT PAGE \_\_\_\_\_, AT THE  
REQUEST OF THOMAS, DEAN & HOSKINS, INC.

SPOKANE COUNTY AUDITOR

## ORIGINAL LEGAL DESCRIPTION (PARCEL NUMBER 35272.0927):

SITUATE IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
THE SOUTH 1/2 OF LOT 8, OF ALTAMONT HEIGHTS, AS PER PLAT THEREOF RECORDED IN VOLUME "K" OF PLATS, PAGE 39;  
EXCEPT THE EAST 89 FEET & EXCEPT THAT PART OF LOT 8 DEEDED TO THE CITY OF SPOKANE AND DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 8, 10 FEET EAST FROM THE SOUTHWEST CORNER;  
THENCE NORTHERLY TO A POINT ON THE WEST LINE, 15 FEET NORTH FROM THE SOUTHWEST CORNER;  
THENCE SOUTH ALONG THE WEST LINE OF LOT 8, TO THE SOUTHWEST CORNER;  
THENCE EAST ALONG THE SOUTH LINE TO THE POINT OF BEGINNING;  
CONTAINING 0.24 ACRES (10,568.7 S.F.) MORE OR LESS.

## LOT 1 LEGAL DESCRIPTION:

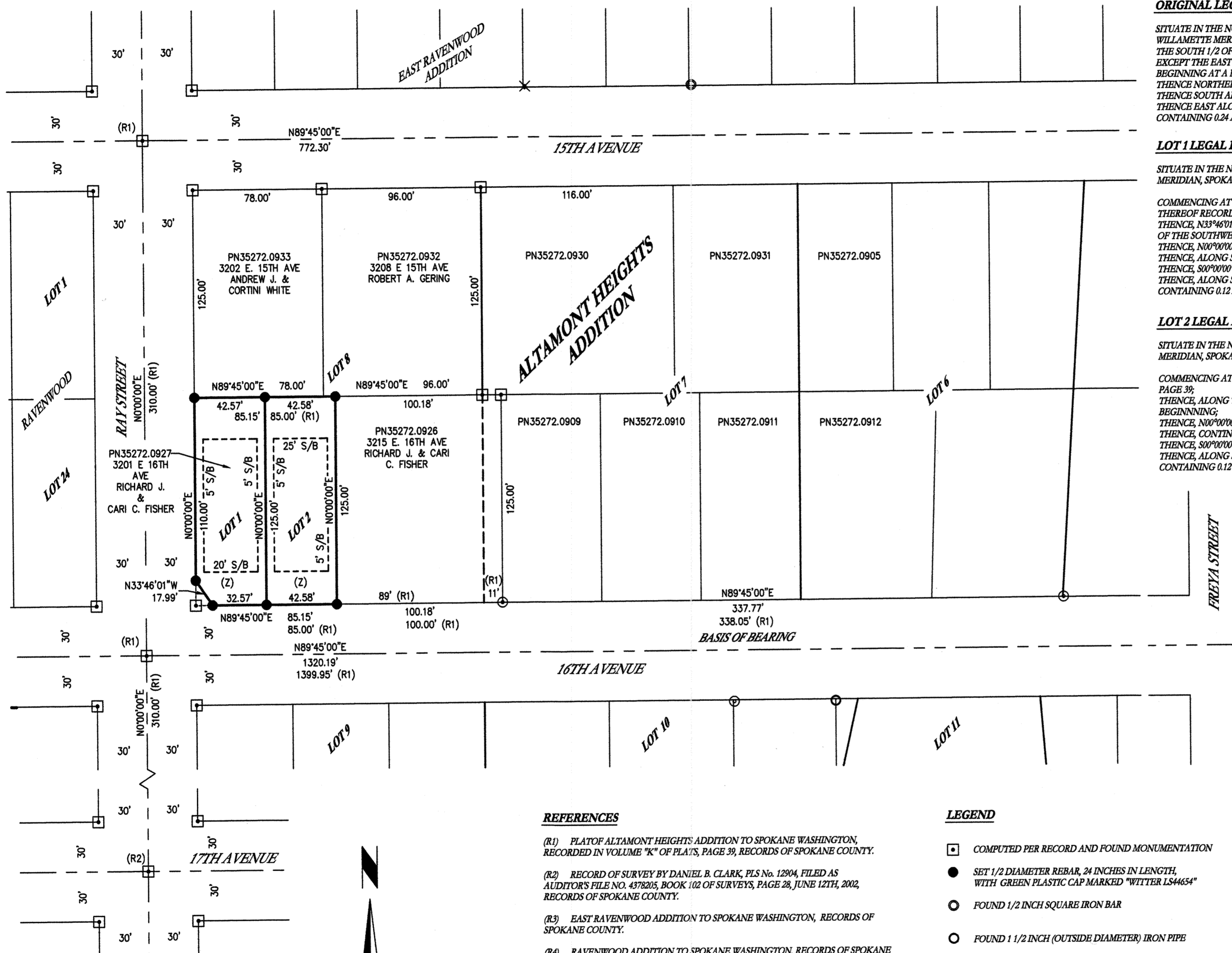
SITUATE IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT THAT BEARS N89°45'00"E, 10.00 FEET OF THE SOUTHWEST CORNER OF LOT 8, OF ALTAMONT HEIGHTS, AS PER PLAT THEREOF RECORDED IN VOLUME "K" OF PLATS, PAGE 39, SAID POINT BEING THE TRUE POINT OF BEGINNING;  
THENCE, N33°46'01"W, A DISTANCE OF 17.99 FEET TO ITS INTERSECTION WITH THE WEST LINE SAID LOT 8, SAID POINT BEING 15 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 8;  
THENCE, N00°00'00"E, A DISTANCE OF 110.00 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 8;  
THENCE, ALONG SAID LINE N89°45'00"E, A DISTANCE OF 42.57 FEET;  
THENCE, S00°00'00"W, A DISTANCE OF 125.00 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID LOT 8;  
THENCE, ALONG SAID LINE S89°45'00"W, A DISTANCE OF 32.57 FEET TO THE POINT OF BEGINNING.  
CONTAINING 0.12 ACRES (5246.23 S.F.) MORE OR LESS.

## LOT 2 LEGAL DESCRIPTION:

SITUATE IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, OF ALTAMONT HEIGHTS, AS PER PLAT THEREOF RECORDED IN VOLUME "K" OF PLATS, PAGE 39;  
THENCE, ALONG THE SOUTH LINE OF SAID LOT 8 N89°45'00"E, A DISTANCE OF 42.57 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING;  
THENCE, N00°00'00"E, A DISTANCE OF 125.00 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 8;  
THENCE, CONTINUING ALONG SAID LINE N89°45'00"E, A DISTANCE OF 42.58 FEET TO ITS INTERSECTION WITH THE EAST LINE OF SAID LOT 8;  
THENCE, S00°00'00"W, A DISTANCE OF 125.00 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID LOT 8;  
THENCE, ALONG SAID LINE S89°45'00"W, A DISTANCE OF 42.58 FEET TO THE POINT OF BEGINNING.  
CONTAINING 0.12 ACRES (5322.48 S.F.) MORE OR LESS.



## REFERENCES

- (R1) PLAT OF ALTAMONT HEIGHTS ADDITION TO SPOKANE WASHINGTON, RECORDED IN VOLUME "K" OF PLATS, PAGE 39, RECORDS OF SPOKANE COUNTY.
- (R2) RECORD OF SURVEY BY DANIEL B. CLARK, PLS No. 12904, FILED AS AUDITOR'S FILE NO. 4378205, BOOK 102 OF SURVEYS, PAGE 28, JUNE 12TH, 2002, RECORDS OF SPOKANE COUNTY.
- (R3) EAST RAVENWOOD ADDITION TO SPOKANE WASHINGTON, RECORDS OF SPOKANE COUNTY.
- (R4) RAVENWOOD ADDITION TO SPOKANE WASHINGTON, RECORDS OF SPOKANE COUNTY.
- (R5) CLEARVIEW TERRACE ADDITION FINAL PLAT, FILED AS AUDITOR'S FILE NO. 3831668, BOOK 4 OF PLATS, PAGE 89, RECORDS OF SPOKANE COUNTY.

## ACCURACY STATEMENT

THIS SURVEY WAS PERFORMED WITH A TRIMBLE S-6 TOTAL STATION USING FIELD TRAVERSE METHODS, AND CONFORMS TO WAC 332-130-090.

## BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS ASSUMED BASED ON FOUND MONUMENTS OF ALTAMONT HEIGHTS ADDITION TO SPOKANE WASHINGTON, ALONG THE NORTH RIGHT OF WAY OF 16TH AVENUE, ASSUMED AS N89°45'00"E.

## LEGEND

- ☐ COMPUTED PER RECORD AND FOUND MONUMENTATION
- SET 1/2 DIAMETER REBAR, 24 INCHES IN LENGTH, WITH GREEN PLASTIC CAP MARKED "WITTER LS44654"
- FOUND 1/2 INCH SQUARE IRON BAR
- FOUND 1 1/2 INCH (OUTSIDE DIAMETER) IRON PIPE
- FOUND 3/4 INCH (OUTSIDE DIAMETER) IRON PIPE
- × FOUND 2 INCH DIAMETER PINCHED IRON PIPE
- FENCE
- (R) RECORD
- (S/B) SET BACK
- (Z) ZONING RESIDENTIAL/SINGLE FAMILY

## SURVEYOR'S NOTES

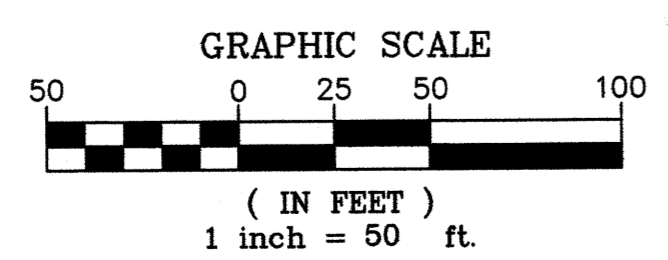
THIS SHORT PLAT, AT THE REQUEST OF THE RICHARD J. FISHER, WAS ESTABLISHED PER THE RECORDS LISTED FOR THE CONFIGURATION OF THE BOUNDARIES SHOWN.

## SURVEYOR'S CERTIFICATE

I, DARRYL F. WITTER, R.P.L.S. No. 44654, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AS DETERMINED BY A FIELD SURVEY PERFORMED IN FEBRUARY 2016, BY TD&H ENGINEERING, AT THE REQUEST OF THE RICHARD J. FISHER.



DARRYL F. WITTER, RPLS 44654 DATE



T. 25 N., R. 43 E.		DRAWN BY: DFW		SHEET <b>212</b>
27		QUALITY CHECK: TJH/DFW		
TD&H Engineering		DATE: 02/24/28		
tdhengineering.com SPOKANE WASHINGTON LEWISTON IDAHO HAYDOR CITY MONTANA		JOB NO. S16-008 CAD NO. SP-16TH		