FINAL PLAT OF

WOODRIDGE VIEW 2ND ADDITION

LOCATED IN THE NW, NE, SE & THE SW 1/4 OF THE SNE 1/4 OF SECTION 15, T.26N., R.42.E, W.M.
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MSK, LLC., A WASHINGTON LIMITED LIABILITY COMPANY HAS CAUSED TO BE PLATTED INTO LOTS, BLOCKS, PUBLIC ROADS, AND THE LAND SHOWN HEREON, TO BE KNOWN AS WOODRIDGE VIEW 2ND ADDITION ADDITION, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 14, BLOCK 1 OF WOODRIDGE VIEW 1ST ADDITION AS RECORDED IN BOOK 33, PAGES 32 AND 33; THENCE N00°57'42"E A DISTANCE OF 23.61 FEET; THENCE S61°30'29"E A DISTANCE OF 89.41 FEET TO THE POINT OF BEGINNING; THENCE S61°30'29"E A DISTANCE OF 246.84 FEET; THENCE S59°00'15"E A DISTANCE OF 70.00 FEET; THENCE S75°06'08"E A DISTANCE OF 325.62 FEET; THENCE S20°01'44"W A DISTANCE OF 158.25 FEET; THENCE S10°58'42"W A DISTANCE OF 134.50 FEET; THENCE S23°20'17"W A DISTANCE OF 137.94 FEET; THENCE S35°33'58"W A DISTANCE OF 243.89 FEET; THENCE S41°52'43"E A DISTANCE OF 253.15 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 485.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°19'14", AN ARC DISTANCE OF 180.47 FEET; THENCE S63°11'57"E A DISTANCE OF 424.35 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 315.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°09'57", AN ARC DISTANCE OF 121.86 FEET; THENCE S41°02'00"E A DISTANCE OF 54.20 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 490.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°08'39", AN ARC DISTANCE OF 351.87 FEET; THENCE S00°06'39"W A DISTANCE OF 73.84 FEET; THENCE N89°52'15"W A DISTANCE OF 10.05 FEET TO THE NORTHEAST CORNER OF WEBER DRIVE IT ALSO BEING THE CORNER OF SAID WOODRIDGE VIEW 1ST ADDITION; THENCE THE NEXT 24 CALLS ALONG SAID PLAT;
1) THENCE N89°52'15"W A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 24.00 FEET, THROUGH WHICH POINT A RADIAL LINE BEARS N89°52'14"W TO THE RADIUS POINT;
2) THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 117°06'48", AN ARC DISTANCE OF 49.06 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 229.00 FEET;
3) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°40'39", AN ARC DISTANCE OF 86.64 FEET, TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 271.00 FEET;
4) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°03'40", AN ARC DISTANCE OF 75.97 FEET;
5) THENCE N57°08'35"W A DISTANCE OF 414.52 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 271.00 FEET;
6) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°15'38", AN ARC DISTANCE OF 76.91 FEET, TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 229.00 FEET;
7) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°15'38", AN ARC DISTANCE OF 64.99 FEET;
8) THENCE N57°08'35"W A DISTANCE OF 60.76 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 229.00 FEET;
9) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°58'35", AN ARC DISTANCE OF 87.84 FEET;
10) THENCE N35°09'59"W A DISTANCE OF 347.06 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 271.00 FEET;
11) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°43'41", AN ARC DISTANCE OF 64.93 FEET;
12) THENCE N48°53'37"W A DISTANCE OF 160.08 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 321.00 FEET;
13) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°18'08", AN ARC DISTANCE OF 40.91 FEET, TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 24.00 FEET;
14) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°59'59", AN ARC DISTANCE OF 18.43 FEET, TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 42.00 FEET;
15) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93°01'06", AN ARC DISTANCE OF 68.19 FEET, TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 24.00 FEET;
16) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°33'08", AN ARC DISTANCE OF 21.59 FEET, THENCE WITH A COMPOUND CURVE CONCAVE TO THE NORTHEASTERLY WITH A RADIUS OF 279.00 FEET;
17) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°46'09", AN ARC DISTANCE OF 23.22 FEET;
18) THENCE N48°53'37"W A DISTANCE OF 56.58 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 379.00 FEET;
19) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°57'24", AN ARC DISTANCE OF 317.22 FEET;
20) THENCE N00°56'12"W A DISTANCE OF 193.52 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 79.00 FEET;
21) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°33'53", AN ARC DISTANCE OF 123.49 FEET, TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHERLY WITH A RADIUS OF 101.00 FEET;
22) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°46'12", AN ARC DISTANCE OF 154.72 FEET;
23) THENCE N00°51'35"E A DISTANCE OF 87.43 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 24.00 FEET;
24) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°59'41", AN ARC DISTANCE OF 20.94 FEET, TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE WESTERLY WITH A RADIUS OF 46.00 FEET; THENCE S39°08'44'E A DISTANCE OF 15.25 FEET; THENCE N28°54'27'E A DISTANCE OF 85.04 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 20.84 ACRES MORE OR LESS

SITUATE IN THE CITY OF SPOKANE, STATE OF WASHINGTON

TRACTS "3 & 4" AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF SPOKANE, AS GENERAL CITY PROPERTY.

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 THE LANDS SO DIVIDED; AND THAT THE PROPERTY SHOWN HEREON IS NOT ENCUMBERED BY ANY DELINQUENT TAXES OR ASSESSMENTS. THE OWNERS ADOPT THE PLAN OF LOTS, BLOCKS, AND PUBLIC ROADS SHOWN HEREON, AND HEREBY DEDICATE TO THE CITY OF SPOKANE FOR PUBLIC USE FOREVER THE PUBLIC STREETS SHOWN HEREON. THE OWNERS WAIVE ALL CLAIMS AGAINST ANY GOVERNMENTAL AGENCY FOR DAMAGES WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID PUBLIC STREETS FOREVER. SLOPE EASEMENTS FOR CUT AND FILL, AS DEEMED NECESSARY BY THE ENGINEERING SERVICES-DEVELOPER SERVICES IN ACCORDANCE WITH THE CITY DESIGN STANDARDS, ARE HEREBY GRANTED TO THE CITY OF SPOKANE FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC STREETS ADJOINING THIS PLAT.

THIS PLAT IS LOCATED WITHIN A DRAINAGE BASIN WHICH HAS BEEN IDENTIFIED BY THE CITY OF SPOKANE ENGINEERING SERVICES DEPARTMENT AND THE SPOKANE COUNTY STORMWATER UTILITY AS HAVING STORM WATER RUNOFF PROBLEMS. SINCE THIS PLAT IS AFFECTED BY OR IS A CONTRIBUTOR TO STORM WATER FLOWS, PROPERTY OWNERS SHOULD PARTICIPATE IN THE PLANNING AND IMPLEMENTATION OF A FUTURE BASIN-WIDE STORM WATER MANAGEMENT SYSTEM. THE OWNER(S) OR SUCCESSOR(S) IN INTEREST HEREBY AGREE TO JOIN IN ANY COUNTY AND CITY APPROVED STORM WATER MANAGEMENT PROGRAM AND TO PAY SUCH RATES AND CHARGES AS MAY BE FIXED THROUGH PUBLIC HEARINGS FOR SERVICE OR BENEFIT OBTAINED BY THE PLANNING, DESIGN, CONSTRUCTION, MAINTENANCE OR OPERATION OF STORM WATER CONTROL FACILITIES.

THIS PLAT IS NOT IN AN IRRIGATION DISTRICT. THIS PLAT HAS NO PONDING AREAS, FLOODPLAINS OR BODIES OF WATER.

ALL PUBLIC IMPROVEMENTS (STREET, SEWER, STORMWATER AND WATER) MUST BE CONSTRUCTED TO CITY STANDARDS BY THE DEVELOPER PRIOR TO OCCUPANCY OF ANY STRUCTURES SERVED BY SAID IMPROVEMENTS. ALL STORMWATER AND SURFACE DRAINAGE GENERATED ON-SITE SHALL BE DISPOSED OF ON-SITE IN ACCORDANCE WITH SMC 11.09A "STORMWATER FACILITIES", CITY DESIGN STANDARDS, AND AS PER THE PROJECT ENGINEER'S RECOMMENDATIONS, BASED ON THE DRAINAGE PLANS ACCEPTED FOR THIS FINAL PLAT. COMPLIANCE FOR EACH PARCEL WILL BE REVIEWED AS DEVELOPMENT OCCURS.

ALL PARKING AREAS AND DRIVES, INCLUDING PRIVATE PARKING AREAS AND DRIVES, SHALL BE HARD SURFACED.

ALL BUILDINGS SHALL BE SET BACK NOT LESS THAN THE MINIMUM FRONT YARD, REAR YARD OR FLANKING STREET SIDE YARD REQUIREMENTS, AS SHOWN OR STATED HEREON. 5' SIDE YARD, 15' SIDE YARD FLANKING STREET, 15 FOOT REAR YARD, 20' FRONT YARD, 15' FRONT YARD GARAGE.

GARAGES WITH AN ENTRANCE THAT FACE THE FRONT PROPERTY LINE SHALL BE ST BACK 20 FEET FROM THE FRONT PROPERTY LINE. GARAGES WITH AN ENTRANCE THAT FACE A SIDE STREET PROPERTY LINE SHALL BE SET BACK 20 FEET FROM THE BACK OF SIDEWALK.

10 FOOT WIDE EASEMENTS FOR "DRY" UTILITIES (ELECTRIC, GAS, PHONE, FIBER, CABLE TV) AS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED TO THE CITY OF SPOKANE AND ITS PERMITTED SERVING UTILITIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF THEIR RESPECTIVE FACILITIES, TOGETHER WITH THE RIGHT TO PROHIBIT CHANGES IN GRADE OVER INSTALLED UNDERGROUND FACILITIES, THE RIGHT TO PROHIBIT, TRIM AND/OR REMOVE TREES, BUSHES, LANDSCAPING WITHOUT COMPENSATION AND TO PROHIBIT BRICK, ROCK OR MASONRY STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE, AND SAFE OPERATION OF SAME. STORM DRAIN DRY WELLS, WATER METER BOXES, DRAINAGE SWALES AND STORM WATER PONDS SHALL NOT BE PLACED WITHIN THE "DRY" EASEMENTS; HOWEVER, LATERAL CROSSINGS BY STORM DRAIN, WATER AND SEWER LINES ARE PERMITTED. SERVING UTILITIES ARE ALSO GRANTED THE RIGHT TO INSTALL UTILITIES ACROSS FUTURE ACQUISITION AREAS (IF ANY). IF THE DEVELOPER OR THEIR SUBCONTRACTOR SHOULD DITCH BEYOND THE LIMITS OF THE PLATTED EASEMENT STRIPS SHOWN HEREON, THE EASEMENT SHALL THEN BE IDENTIFIED BY THE ACTUAL PHYSICAL LOCATION OF THE INSTALLED UTILITIES.

STORMWATER AND SURFACE DRAINAGE GENERATED ON-SITE SHALL BE DISPOSED OF ON-SITE IN ACCORDANCE WITH SMC 17D.060 'STORMWATER FACILITIES", IN THE SPOKANE REGIONAL STORMWATER MANUAL, B SPECIAL DRAINAGE DISTRICTS, CITY DESIGN STANDARDS, AND, PER THE PROJECT ENGINEER'S RECOMMENDATION, BASED THE DRAINAGE PLAN ACCEPTED FOR THE FINAL PLAT. PREDEVELOPMENT FLOW OF OFF[SITE RUNOFF PASSING THROUGH THE PLAT SHALL NOT BE INCREASED (RATE OF VOLUME O OR CONCENTRATED DUE TO DEVELOPMENT OF THE PLAT, BASED ON A 50-YEAR DESIGN STORM, AN ESCAPE ROUTE FOR A 100-YEAR DESIGN STORM SHALL BE PROVIDED.

ALL REQUIRED IMPROVEMENTS SERVING THE PLAT, INCLUDING STREETS, 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.

STORM DRAINAGE TRACT 1 AND 2 SHOWN HEREON ARE TO BE MAINTAINED BY THE "WOODRIDGE VIEW ESTATES HOMEOWNERS ASSOCIATION AS DESCRIBED AND SET FORTH IN DOCUMENTATION FILED UNDER AUDITORS FILE NUMBER _____.

"WOODRIDGE VIEW ESTATES HOMEOWNERS ASSOCIATION" HAS RESPONSIBILITY FOR THE STORMWATER DISPOSAL IN ACCORDANCE WITH THE OPERATION AND MAINTENANCE MANUAL FOR STORMWATER FOR WOODRIDGE VIEW 2ND ADDITION DATED _____ ___, _____.

BLOCK "A" AND "B" BEING A 1 FOOT STRIP OF LAND IS HEREBY DEDICATED TO THE CITY OF SPOKANE.

THIS PLAT SHALL BE SERVED BY THE CITY'S SANITARY SEWER AND WATER SYSTEM ONLY. INDIVIDUAL ON-SITE SEWAGE SYSTEMS AND PRIVATE WELLS AND WATER SYSTEMS ARE PROHIBITED. THE CITY WATER SYSTEM APPROVED BY COUNTY AND STATE HEALTH OFFICIALS AND THE CITY WATER DEPARTMENT WILL BE INSTALLED WITHIN THIS PLAT. THE PLATTER WILL PROVIDE FOR INDIVIDUAL DOMESTIC WATER SERVICE AS WELL AS FIRE PROTECTION TO EACH LOT PRIOR TO SALE.

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE LOTS SHALL BE CONNECTED TO A FUNCTIONING PUBLIC OR PRIVATE WATER SYSTEM COMPLYING WITH THE REQUIREMENTS OF THE PLANNING AND DEVELOPMENT DEPARTMENT AND HAVING ADEQUATE PRESSURE FOR DOMESTIC AND FIRE USES AS DETERMINED BY THE WATER DEPARTMENT.

PRIOR TO THE 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 PLANNING AND DEVELOPMENT DEPARTMENT SERVICES.

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 PLANNING AND DEVELOPMENT DEPARTMENT.

EFFECTIVE EROSION CONTROL MEASURES SHALL BE USED FROM THE DATE OF THE ISSUANCE OF BUILDING PERMITS TO THE SALE OF OR OCCUPANCY OF THE HOME. AFTER THE SALE OR OCCUPANCY OF THE HOME IT IS THE RESPONSIBILITY OF THE HOME OWNER TO ASSURE CONTINUING MEASURES WILL BE TAKEN TO ENSURE EROSION CONTROL. NATURAL VEGETATION SHALL BE PRESERVED WHERE POSSIBLE.

NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT IN THIS PLAT UNTIL EVIDENCE SATISFACTORY TO THE CITY ENGINEERING HAS BEEN PROVIDED SHOWING THAT THE RECOMMENDATIONS OF SMC 17.060 "STORMWATER FACILITIES" THE SPOKANE REGIONAL STORMWATER MANUAL, SPECIAL DRAINAGE DISTRICTS, CITY DESIGN STANDARDS AND THE PROJECT ENGINEER'S RECOMMENDATIONS, BASED ON THE DRAINAGE PLANS ACCEPTED FOR THIS FINAL PLAT, HAVE BEEN COMPLIED WITH A SURFACE DRAINAGE PLAN SHALL BE PREPARED FOR EACH LOT AND SHALL BE SUBMITTED TO DEVELOPER SERVICES FOR REVIEW AND ACCEPTANCE PRIOR TO ISSUANCE OF A BUILDING PERMIT.

THE PROPERTY OWNER(S) SHALL MAINTAIN '208' DRAINAGE SWALE(S) LOCATED IN THE PUBLIC RIGHT-OF-WAY BETWEEN THE CURB AND SIDEWALKS ADJOINING THE LOTS WITH A PERMANENT GROUND COVER OF LAWN TURF WITH OPTIONAL SHRUBBERY AND OR TREES, AS APPROVED BY ENGINEERING SERVICES - DEVELOPER SERVICES - WHICH DO NOT OBSTRUCT THE FLOW AND PERCOLATION OF STORM DRAINAGE WATER IN THE DRAINAGE SWALE AS INDICATED BY THE APPROVED PLANS. THE PROPERTY OWNER OR REPRESENTATIVE FOR THE OWNER SHALL INFORM EACH SUCCEEDING PURCHASER OF THEIR RESPONSIBILITY FOR MAINTAINING SAID PERMANENT COVER OF LAWN TURF WITHIN SAID DRAINAGE LAWS.

SLOPE EASEMENTS FOR CUT AND FILL, AS DEEMED NECESSARY BY THE CITY OF SPOKANE PLANNING & DEVELOPMENT DEPARTMENT, IN ACCORDANCE WITH CITY DESIGN STANDARDS, ARE GRANTED ALONG ALL PUBLIC RIGHT-OF-WAYS.

DRIVEWAY LOCATIONS AS SHOWN ON THE APPROVED STREET PLANS MAY NOT BE MOVED WITHOUT WRITTEN PERMISSION FROM THE CITY OF SPOKANE - DEPARTMENT OF ENGINEERING SERVICES.

IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED THEIR CORPORATE NAME TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____, 20___.

MSK, LLC., A WASHINGTON LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) SS
COUNTY OF SPOKANE)

ON THIS _____ DAY OF _____, 20___, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE _____ OF MSK, LLC., A WASHINGTON LIMITED LIABILITY COMPANY, THE CORPORATION THAT EXECUTED THE WITHIN AND FORGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATION SEAL OF SAID CORPORATION.

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

_____
NOTARY PUBLIC, IN AND FOR THE STATE
OF WASHINGTON RESIDING AT SPOKANE,

MY COMMISSION EXPIRES_____

SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____, 20____
AT _____ __M., IN BOOK ___ OF PLATS AT PAGE(S) _____ AT THE REQUEST OF MSK LLC.

(SIGNED)_____
SPOKANE COUNTY AUDITOR BY DEPUTY

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 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 PLANNING DIRECTOR

THIS 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 #Z9400073PP/ZC

_____
CITY OF SPOKANE PLANNING DIRECTOR

HEARING EXAMINER

THIS PLAT HAS BEEN REVIEWED ON THIS _____ DAY OF _____, 20____ AND IS FOUND TO BE IN FULL COMPLIANCE WITH ALL OF THE CONDITIONS OF APPROVAL STIPULATED IN THE HEARING EXAMINER'S APPROVAL OF PRELIMINARY PLAT # Z9400073PP/ZC.

_____
HEARING EXAMINER

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

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT OF THE REQUEST OF MSK LLC IN FEBRUARY 2012.

I, JON A. GORDON, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE PLAT OF WOODRIDGE VIEW 2ND 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. MONUMENTS AND FRONTING LOT CORNERS SHALL BE SET UPON COMPLETION OF THE UTILITY AND STREET IMPROVEMENTS.

JON A. GORDON
STATE OF WASHINGTON
43610
REGISTERED
PROFESSIONAL LAND SURVEYOR

_____
JON A. GORDON, P.L.S. CERTIFICATE NO. 43610

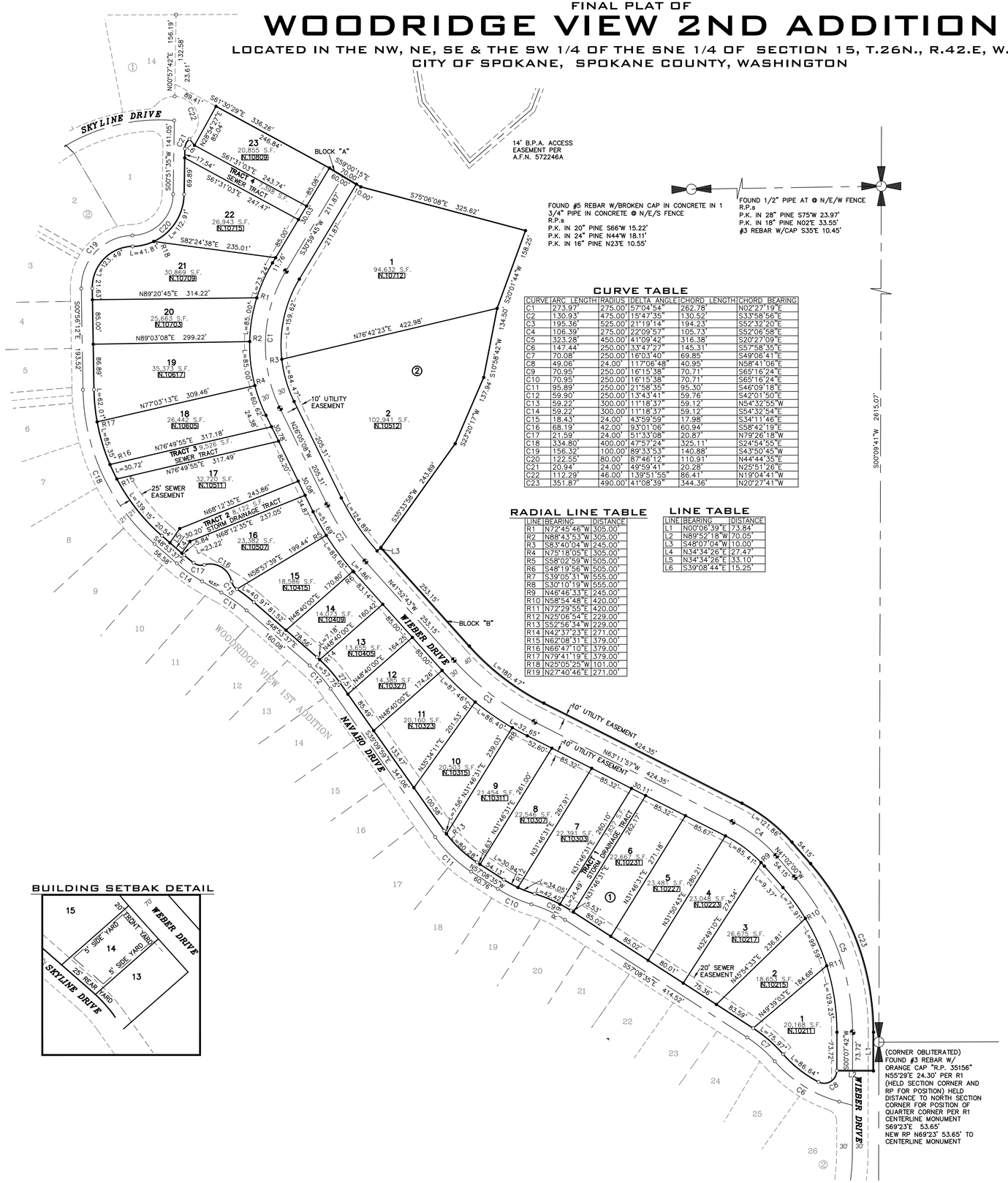
CITY OF SPOKANE
FILE NO.Z2001-33-PP

FIELD BK: 12-931	CIVIL	WCE	SHEET 1 OF 2
DATE: 03/26/18	X STRUCTURAL	WHIPPLE CONSULTING ENGINEERS	
DRAWN: JAG	X SURVEYING	21 SOUTH PINES ROAD	JOB NUMBER
REVIEWED: JAG	TRAFFIC	SPOKANE VALLEY, WA 99206	12-931
	PLANNING	PH: 509-893-2617 FAX: 509-926-0227	
	LANDSCAPE		
	OTHER		

FINAL PLAT OF

WOODRIDGE VIEW 2ND ADDITION

LOCATED IN THE NW, NE, SE & THE SW 1/4 OF THE SNE 1/4 OF SECTION 15, T.26N., R.42.E, W.M.
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	273.97'	275.00'	57°04'54"	262.78'	N02°27'19"E
C2	130.93'	475.00'	15°47'35"	130.52'	S33°58'56"E
C3	195.36'	525.00'	21°19'14"	194.23'	S52°32'20"E
C4	106.39'	275.00'	22°09'57"	105.73'	S52°06'58"E
C5	323.28'	450.00'	41°09'42"	316.38'	S20°27'09"E
C6	147.44'	250.00'	33°47'27"	145.31'	S57°58'35"E
C7	70.08'	250.00'	16°03'40"	69.85'	S49°06'41"E
C8	49.06'	24.00'	117°06'48"	40.95'	N58°41'06"E
C9	70.95'	250.00'	16°15'38"	70.71'	S65°16'24"E
C10	70.95'	250.00'	16°15'38"	70.71'	S65°16'24"E
C11	95.89'	250.00'	21°58'35"	95.30'	S46°09'18"E
C12	59.90'	250.00'	13°43'41"	59.76'	S42°01'50"E
C13	59.22'	300.00'	11°18'37"	59.12'	N54°32'55"W
C14	59.22'	300.00'	11°18'37"	59.12'	S54°32'54"E
C15	18.43'	24.00'	43°59'59"	17.98'	S34°11'46"E
C16	68.19'	42.00'	93°01'06"	60.94'	S58°42'19"E
C17	21.59'	24.00'	51°33'08"	20.87'	N79°26'18"W
C18	334.80'	400.00'	47°57'24"	325.11'	S24°54'55"E
C19	156.32'	100.00'	89°33'53"	140.88'	S43°50'45"W
C20	122.55'	80.00'	87°46'12"	110.91'	N44°44'35"E
C21	20.94'	24.00'	49°59'41"	20.28'	N25°51'26"E
C22	112.29'	46.00'	139°51'55"	86.41'	N19°04'41"W
C23	351.87'	490.00'	41°08'39"	344.36'	N20°27'41"W

RADIAL LINE TABLE

LINE	BEARING	DISTANCE
R1	N72°45'46"W	305.00'
R2	N88°43'53"W	305.00'
R3	S83°40'04"W	245.00'
R4	N75°18'05"E	305.00'
R5	S58°02'59"W	505.00'
R6	S48°19'56"W	505.00'
R7	S39°05'31"W	555.00'
R8	S30°10'19"W	555.00'
R9	N46°46'33"E	245.00'
R10	N58°54'48"E	420.00'
R11	N72°29'55"E	420.00'
R12	N25°06'54"E	229.00'
R13	S52°56'34"W	229.00'
R14	N42°37'23"W	271.00'
R15	N62°08'31"E	379.00'
R16	N66°47'10"E	379.00'
R17	N79°41'19"E	379.00'
R18	N25°05'25"W	101.00'
R19	N27°40'46"E	271.00'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°06'39"E	73.84'
L2	N89°52'18"W	70.05'
L3	S48°07'04"W	10.00'
L4	N34°34'26"E	27.47'
L5	N34°34'26"E	33.10'
L6	S39°08'44"E	15.25'

BUILDING SETBAK DETAIL

SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____ 20____
AT _____ __M., IN BOOK ___ OF PLATS AT PAGE(S) _____ AT THE REQUEST OF MSK LLC.

(SIGNED)_____
SPOKANE COUNTY AUDITOR BY DEPUTY

EQUIPMENT AND PROCEDURES

THIS SURVEY WAS PERFORMED WITH A TOPCON "HYPER V" RTK GPS SYSTEM AND A 5-SECOND TOPCON GPT 3005LW TOTAL STATION THEODOLITE USING FIELD TRAVERSE PROCEDURES ACHIEVING MINIMUM CLOSURE STANDARDS PER WAC 332-130-090, WAC 332-130-100.

SYMBOLS LEGEND

- ○ FOUND M.A.G. NAIL WITH WITH WASHER MARKED "PLS 35156" OR #5 REBAR W/CAP "JAMES A MAIN PLS 35156" UNLESS OTHERWISE NOTED
- • SET #4 REBAR WITH CAP OR PLUG WITH WASHER STAMPED "WCE LS 43610"
- SET #4 REBAR WITH CAP STAMPED "WCE LS 43610" IN CASE AND COVER
- N. 1234 ADDRESSES

REFERENCES

(R1) THE FINAL PLAT OF WOODRIDGE VEIW 1ST ADDITION AS RECORDED IN BOOK 33 OF PLATS, PAGES 32-33.
(R2) THE FINAL PLAT OF WOODRIDGE VEIW ESTATES AS RECORDED IN BOOK 32 OF PLATS, PAGES 31-32.

BASIS OF BEARING

THE BEARING OF S57°08'35"E LOCATED ALONG THE CENTERLINE OF NAVAHO DRIVE, AS SHOWN ON THE FINAL PLAT OF WOODRIDGE VIEW 1ST ADDITION WAS USED AS THE BASIS OF BEARING FOR THIS PLAT.

SURVEYOR'S NOTES

1. DATES OF SURVEY: FEBRUARY 2012

2. LEGAL DESCRIPTION AND EASEMENT INFORMATION FROM STEWART TITLE GUARANTY COMPANY, ORDER NUMBER 181219, DATED MARCH 28, 2018.
3) AN EASEMENT IN FAVOR OF WASHINGTON WATER POWER AS RECORDED UNDER A.F.N. 766004. (DOES NOT ENCUMBER)
4) AN EASEMENT IN FAVOR OF WASHINGTON WATER POWER AS RECORDED UNDER A.F.N. 906245. (DOES NOT ENCUMBER)
5) AN EASEMENT IN FAVOR OF UNITED STATES OF AMERICA AS RECORDED UNDER A.F.N. 536715A. (DOES NOT ENCUMBER)
6) AN EASEMENT IN FAVOR OF UNITED STATES OF AMERICA AS RECORDED UNDER A.F.N. 572246A. (SHOWN)
7) AN EASEMENT IN FAVOR OF CITY OF SPOKANE AS RECORDED UNDER A.F.N. 7309190064. (DOES NOT ENCUMBER)
7) AN EASEMENT IN FAVOR OF CITY OF SPOKANE AS RECORDED UNDER A.F.N. 75028311. (DOES NOT ENCUMBER)

3. ALL CENTERLINE MONUMENTS SHALL BE IN A CASE PER CITY SECTION H-101, WITH A VARIANCE BY SETTING A #4 REBAR W/CAP "WCE LS 43610" INSIDE OF A CITY OF SPOKANE MONUMENT CASE WITH CONCRETE.

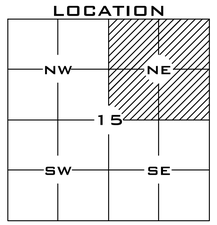
4 RIGHT OF WAYS WERE CALCULATED PER R1

JON A. GORDON
STATE OF WASHINGTON
43610
REGISTERED PROFESSIONAL LAND SURVEYOR

N
W E
S

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

LOCATION



CITY OF SPOKANE
FILE NO.Z2001-33-PP

FIELD BK: 12-931	CIVIL	WCE	SHEET 2 OF 2
DATE: 04/13/18	STRUCTURAL	WHIPPLE CONSULTING ENGINEERS	
DRAWN: JAG	X SURVEYING	21 SOUTH PINES ROAD	JOB NUMBER
REVIEWED: JAG	TRAFFIC	SPOKANE VALLEY, WA 99206	12-931
	PLANNING	PH: 509-893-2617 FAX: 509-926-0227	
	LANDSCAPE		
	OTHER		