

ALTERATION Z23-108FPLT TO WESTRIDGE ADDITION OF THE WESTRIDGE PLANNED UNIT DEVELOPMENT (Z9700042-FP)

SITUATE IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 & THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN
CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR NORTHWEST LLC, LENNAR NORTHWEST, INC., & WESTRIDGE HOMEOWNERS ASSOCIATION, THE OWNERS OF THE PROPERTY TO BE PLATTED AND DESCRIBED HEREIN, DO HEREBY DECLARE THIS PLAT TO BE KNOWN AS ALTERATION TO WESTRIDGE ADDITION OF THE WESTRIDGE PLANNED UNIT DEVELOPMENT, AND DEDICATE TO THE PUBLIC FOREVER ALL AREAS INTENDED FOR PUBLIC USE AS SHOWN HEREON.

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER AND THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN, CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4 AND 5 IN BLOCK 3; LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 IN BLOCK 4; LOTS 1, 2, 3, 5 AND 6 IN BLOCK 5; LOTS 1 AND 2 IN BLOCK 6; LOTS 1, 2 AND 3 IN BLOCK 7; CUMBERLAND LANE-PRIVATE ROAD, WESTRIDGE LANE-PRIVATE ROAD AND TRACT "A" OF WESTRIDGE ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 25 OF PLATS, PAGES 36, 37 AND 38, RECORDS OF SPOKANE COUNTY, WASHINGTON.

CONTAINS 8.762 ACRES, MORE OR LESS.

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 PUBLIC IMPROVEMENTS (STREET, SEWER, STORM SEWER, AND WATER) SHALL BE CONSTRUCTED TO CITY STANDARDS PRIOR TO THE OCCUPANCY OF ANY STRUCTURES SERVED BY SAID IMPROVEMENTS.

NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT IN THE PLAT UNTIL EVIDENCE SATISFACTORY TO THE CITY ENGINEER HAS BEEN PROVIDED SHOWING THAT SANITARY SEWER AND WATER IMPROVEMENTS, CONSTRUCTED TO CITY STANDARDS, HAVE BEEN PROVIDED TO THE LOT IN QUESTION.

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 SANITARY SEWER SYSTEM COMPLYING WITH THE REQUIREMENTS OF THE PLANNING AND DEVELOPMENT DEPARTMENT SERVICES.

THE WATER SYSTEM SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS. A PRESSURE OF 45 PSI MINIMUM AT THE PROPERTY LINE IS REQUIRED FOR SERVICE CONNECTIONS SUPPLYING DOMESTIC FLOWS. PRESSURES SHALL NOT DROP BELOW 20 PSI AT ANY POINT IN THE SYSTEM DURING A FIRE SITUATION. PRESSURES OVER 80 PSI WILL REQUIRE THAT PRESSURE RELIEF VALVES BE INSTALLED AT THE DEVELOPER'S EXPENSE.

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 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 PLANNING AND DEVELOPMENT DEPARTMENT.

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

NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT IN THIS PLAT UNTIL EVIDENCE SATISFACTORY TO THE CITY ENGINEER HAS BEEN PROVIDED SHOWING THAT THE RECOMMENDATIONS OF SMC 17D.060 "STORMWATER FACILITIES", THE REGIONAL STORMWATER MANUAL, SPECIAL DRAINAGE DISTRICTS, CITY DESIGN STANDARDS, AND THE PROJECT ENGINEER'S RECOMMENDATIONS, BASED ON THE DRAINAGE PLAN 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 CITY OF SPOKANE DOES NOT ACCEPT THE RESPONSIBILITY OF MAINTAINING THE STORMWATER DRAINAGE FACILITIES ON PRIVATE PROPERTY NOR THE RESPONSIBILITY FOR ANY DAMAGE WHATSOEVER, INCLUDING BUT NOT LIMITED TO, INVERSE CONDEMNATION TO ANY PROPERTIES DUE TO DEFICIENT CONSTRUCTION AND/OR MAINTENANCE OF STORMWATER DRAINAGE EASEMENTS ON PRIVATE PROPERTY.

10' WIDE EASEMENTS FOR "DRY" UTILITIES (ELECTRIC, GAS, PHONE, FIBER, CABLE TV) AS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED FOR THE USE OF SERVING UTILITY COMPANIES 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 AND 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.

UTILITY EASEMENTS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED FOR THE USE OF SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF THEIR RESPECTIVE FACILITIES, TOGETHER WITH THE RIGHT TO PROHIBIT CHANGES IN GRADE THAT WILL REDUCE THE EXISTING COVERAGE OVER INSTALLED UNDERGROUND FACILITIES AND THE RIGHT TO TRIM AND/OR REMOVE TREES, BUSHES, LANDSCAPING AND TO PROHIBIT STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE AND SAFE OPERATION OF SAME.

SIDEWALKS, STORM DRAIN DRY WELLS AND WATER METER BOXES SHALL NOT BE PLACED WITHIN THE "DRY" EASEMENTS; HOWEVER, LATERAL CROSSINGS BY STORM DRAIN, WATER AND SEWER LINES ARE PERMITTED. SERVING UTILITY COMPANIES ARE ALSO GRANTED THE RIGHT TO INSTALL UTILITIES ACROSS PRIVATE DRIVEWAYS, ROADS, BORDER EASEMENTS, TRACTS, COMMON AREAS, OPEN SPACE, AND FUTURE ACQUISITION AREAS. IF THE DEVELOPER OR ITS SUBCONTRACTOR(S) 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.

THE OWNERS OF ALL LOTS WITHIN THIS PLAT SHALL BE MEMBERS OF THE GRANDVIEW OWNERS ASSOCIATION, AN ASSOCIATION CREATED BY DOCUMENT RECORDED MARCH 10, 2023 BY THE SECRETARY OF STATE OF THE STATE OF WASHINGTON UNDER U.B.I. NUMBER 605-129-030 AND SUBJECT TO THE ARTICLES OF INCORPORATION AND BYLAWS THEREOF. SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR GRANDVIEW OWNERS ASSOCIATION AS RECORDED UNDER AUDITOR'S DOCUMENT NO. _____.

TRACT A AS SHOWN HEREON IS FOR THE PURPOSES OF COMMON AREA, STORM DRAINAGE AND WETLAND BUFFER/MITIGATION. TRACT B AS SHOWN HEREON IS FOR THE PURPOSE OF COMMON AREA.

TRACTS A & B AS SHOWN HEREON ARE TO BE MAINTAINED BY THE GRANDVIEW OWNERS ASSOCIATION AS DESCRIBED AND SET FORTH IN DOCUMENTATION FILED UNDER UBI NO. 605-129-030.

THE DEVELOPMENT OF ANY BELOW GRADE STRUCTURES, INCLUDING BASEMENTS, IS SUBJECT TO PRIOR REVIEW OF A GEOTECHNICAL EVALUATION FOR FOUNDATION DESIGN TO DETERMINE SUITABILITY AND EFFECTS FROM STORMWATER AND OR SUBSURFACE RUNOFF. GEOTECHNICAL EVALUATION SHALL BE SUBMITTED TO DEVELOPER SERVICES FOR REVIEW AND CONCURRENCE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. IT MUST ADDRESS THE DISPOSAL OF STORMWATER RUNOFF AND THE STABILITY OF SOILS FOR THE PROPOSED STRUCTURE. THIS EVALUATION MUST BE PERFORMED BY A GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF WASHINGTON. IT MUST BE SUBMITTED TO THE CITY BUILDING DEPARTMENT AND TO DEVELOPMENT SERVICES FOR REVIEW AND CONCURRENCE PRIOR TO ISSUANCE OF ANY BUILDING PERMIT FOR THE AFFECTED STRUCTURE. AN OVERALL OR PHASE BY PHASE GEOTECHNICAL ANALYSIS MAY BE PERFORMED IN LIEU OF INDIVIDUAL LOT ANALYSES TO DETERMINE APPROPRIATE CONSTRUCTION DESIGNS.

ALL LOTS DESIGNATED FOR BUILDING LOTS SHALL HAVE A FRONT YARD SETBACK AS SHOWN HEREON (A MINIMUM OF 20 FEET FROM THE RIGHT OF WAY OR THE BACK OF SIDEWALK, WHICHEVER IS GREATER), A FLANKING STREET SIDE YARD SETBACK AS SHOWN HEREON (A MINIMUM OF 10 FEET FROM THE RIGHT OF WAY OR THE BACK OF SIDEWALK, WHICHEVER IS GREATER), AND A REAR YARD SETBACK OF 15 FEET OR 25 FEET, AS SHOWN HEREON, AND A SIDE YARD SETBACK OF 5 FEET.

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

ALL PARKING AREAS AND DRIVEWAYS SHALL BE HARD SURFACED.

ALL STREET IDENTIFICATION AND TRAFFIC CONTROL SIGNS REQUIRED BY THIS PROJECT WILL BE THE RESPONSIBILITY OF THE DEVELOPER PER S.M.C. 17G.080.070.

SLOPE EASEMENTS FOR CUT AND FILL, AS DEEMED NECESSARY BY DEVELOPER SERVICES IN ACCORDANCE WITH CITY DESIGN STANDARDS, ARE GRANTED ALONG ALL PUBLIC RIGHT OF WAYS.

IF ANY ARCHEOLOGICAL RESOURCES, INCLUDING SITES, OBJECTS, STRUCTURES, ARTIFACTS, AND/OR IMPLEMENTS, ARE DISCOVERED ON THE PROJECT SITE, ALL CONSTRUCTION AND/OR SITE DISTURBING ACTIVITIES SHALL CEASE UNTIL APPROPRIATE AUTHORITIES, AGENCIES, AND/OR ENTITIES HAVE BEEN NOTIFIED IN ACCORDANCE WITH CHAPTERS 27.44 AND 27.53 RCW.

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.

ACKNOWLEDGEMENT

(SIGNATURE OF OFFICER), AUTHORIZED OFFICER
LENNAR NORTHWEST, LLC

DATED THIS _____ DAY OF _____, 20____.

STATE OF WASHINGTON)
)SS
COUNTY OF SPOKANE)

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE AUTHORIZED OFFICER OF LENNAR NORTHWEST, LLC THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED 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 OR SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE AUTHORIZED SEAL OF SAID CORPORATION.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

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

MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT

(SIGNATURE OF OFFICER), AUTHORIZED OFFICER
LENNAR NORTHWEST, INC

DATED THIS _____ DAY OF _____, 20____.

STATE OF WASHINGTON)
)SS
COUNTY OF SPOKANE)

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE AUTHORIZED OFFICER OF LENNAR NORTHWEST, INC THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED 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 OR SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE AUTHORIZED SEAL OF SAID CORPORATION.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

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

MY COMMISSION EXPIRES _____

SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ MINUTES
PAST _____ O'CLOCK _____ M; IN VOLUME _____ OF PLATS AT PAGE(S) _____
RECORDS OF SPOKANE COUNTY, WASHINGTON, AT THE REQUEST OF LENNAR NORTHWEST, LLC.
AUDITOR'S FILE NO.: _____

SPOKANE COUNTY AUDITOR BY DEPUTY

CITY OF SPOKANE PLANNING DEPARTMENT

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 PLANNING DIRECTOR'S APPROVAL OF THE PRELIMINARY PLAT #Z960060PP.

CITY OF SPOKANE PLANNING DIRECTOR

CITY OF SPOKANE ENGINEER

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

_____ DAY OF _____, 20____.

CITY OF SPOKANE ENGINEER

CITY OF SPOKANE TREASURER

I, TREASURER OF THE CITY OF SPOKANE, DO 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

SPOKANE COUNTY TREASURER

I, TREASURER OF SPOKANE COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT THE LAND
DESCRIBED IN THIS PLAT, AS OF THE DATE OF THIS CERTIFICATION, IS NOT SUBJECT TO ANY
OUTSTANDING FEES OR ASSESSMENTS.

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.


SPOKANE COUNTY TREASURER

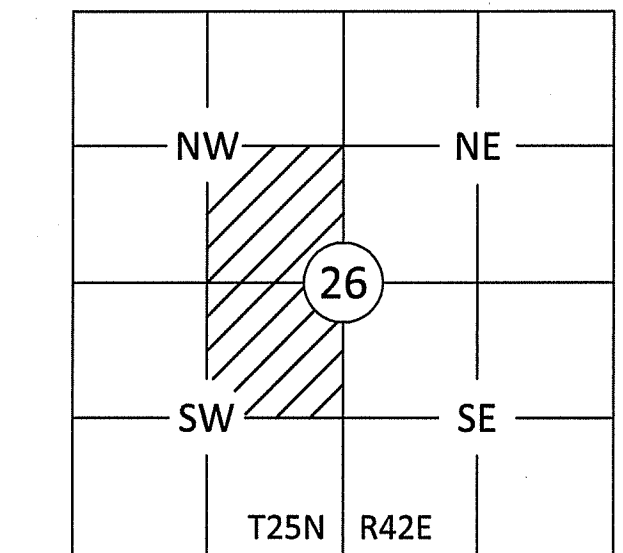
SURVEYOR'S CERTIFICATE

I, BRETT A. GRIFFITH, REGISTERED LAND SURVEYOR LICENSED IN THE STATE OF WASHINGTON,
DO HEREBY CERTIFY THE PLAT OF #Z23-108FPLT 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.



 BRETT A. GRIFFITH, P.L.S. CERTIFICATE NO. 20123194

CITY OF SPOKANE ALTERATION FILE NO.: Z23-108FPLT															
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>CIVIL</td><td><input type="checkbox"/></td></tr> <tr><td>STRUCTURAL</td><td><input type="checkbox"/></td></tr> <tr><td><input checked="" type="checkbox"/> SURVEYING</td><td></td></tr> <tr><td>TRAFFIC</td><td><input type="checkbox"/></td></tr> <tr><td>PLANNING</td><td><input type="checkbox"/></td></tr> <tr><td>LANDSCAPE</td><td><input type="checkbox"/></td></tr> <tr><td>OTHER</td><td><input type="checkbox"/></td></tr> </table>	CIVIL	<input type="checkbox"/>	STRUCTURAL	<input type="checkbox"/>	<input checked="" type="checkbox"/> SURVEYING		TRAFFIC	<input type="checkbox"/>	PLANNING	<input type="checkbox"/>	LANDSCAPE	<input type="checkbox"/>	OTHER	<input type="checkbox"/>	 <small>WHIPPLE CONSULTING ENGINEERS 21 S. PINES ROAD SPOKANE VALLEY, WA 99206 PH: 509-893-2617 FAX: 509-926-0227</small>
CIVIL	<input type="checkbox"/>														
STRUCTURAL	<input type="checkbox"/>														
<input checked="" type="checkbox"/> SURVEYING															
TRAFFIC	<input type="checkbox"/>														
PLANNING	<input type="checkbox"/>														
LANDSCAPE	<input type="checkbox"/>														
OTHER	<input type="checkbox"/>														
FIELD BK: 21-3109	SHEET NO. 1 OF 3														
DATE: 10/31/23															
PREPARED BY: BAG	JOB NO. 21-3109														
REVIEWED BY: HAB															



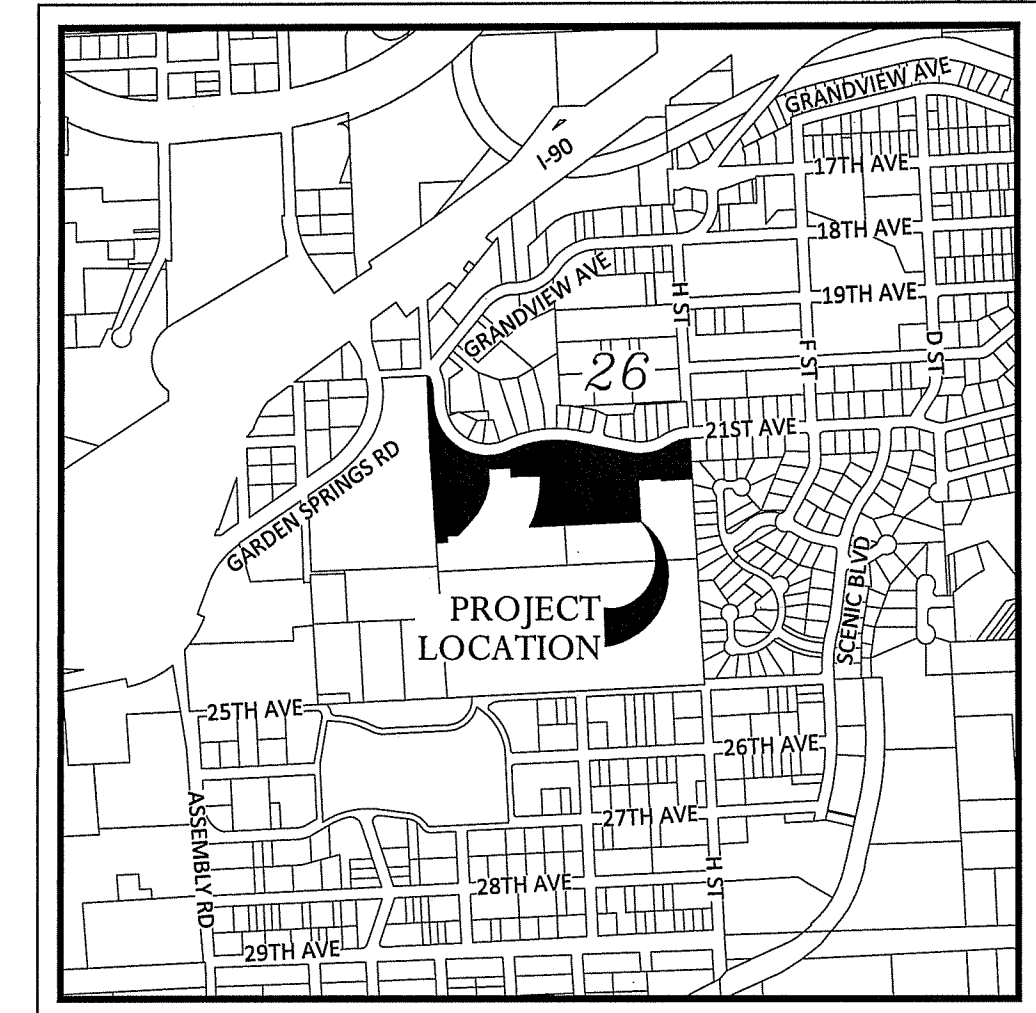
ALTERATION Z23-108FPLT TO WESTRIDGE ADDITION OF THE WESTRIDGE PLANNED UNIT DEVELOPMENT (Z9700042-FP)

SITUATE IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 & THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN
CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON

SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ MINUTES
PAST _____ O'CLOCK _____ M.; IN VOLUME _____ OF PLATS AT PAGE(S) _____
RECORDS OF SPOKANE COUNTY, WASHINGTON, AT THE REQUEST OF LENNAR NORTHWEST, LLC.
AUDITOR'S FILE NO.:

SPOKANE COUNTY AUDITOR BY DEPUTY



VICINITY MAP SCALE: 1"=1000'

ADDRESS TABLE

BLOCK 3	BLOCK 4	BLOCK 5
LOT 1: ##### S. BEARD DRIVE	LOT 1: ##### S. BEARD DRIVE	LOT 1: ##### S. CUMBERLAND LN
LOT 2: ##### S. BEARD DRIVE	LOT 2: ##### S. BEARD DRIVE	LOT 2: ##### S. CUMBERLAND LN
LOT 3: ##### S. BEARD DRIVE	LOT 3: ##### S. BEARD DRIVE	LOT 3: ##### W. 21ST AVENUE
LOT 4: ##### S. BEARD DRIVE	LOT 4: ##### S. BEARD DRIVE	LOT 4: ##### W. 21ST AVENUE
LOT 5: ##### S. BEARD DRIVE	LOT 5: ##### S. BEARD DRIVE	
LOT 6: ##### S. BEARD DRIVE	LOT 6: ##### S. BEARD DRIVE	BLOCK 6
LOT 7: ##### S. BEARD DRIVE	LOT 7: ##### S. BEARD DRIVE	LOT 1: ##### S. WESTRIDGE LN
LOT 8: ##### S. BEARD DRIVE	LOT 8: ##### S. BEARD DRIVE	
LOT 9: ##### S. BEARD DRIVE	LOT 9: ##### S. BEARD DRIVE	BLOCK 7
LOT 10: ##### S. BEARD DRIVE	LOT 10: ##### S. BEARD DRIVE	LOT 1: ##### S. WESTRIDGE LN
LOT 11: ##### S. CUMBERLAND LN		

SURVEYOR'S NOTES

- DATE OF W.C.E. SURVEY: DECEMBER, 2021 & FEBRUARY, 2022.
- MATTERS OF RECORD PER STEWART TITLE GUARANTY COMPANY, SUBDIVISION GUARANTEE NO. G-0000046332158, ORDER NO. 23-27103, AMENDED REPORT #1, EFFECTIVE DATE FEBRUARY 22, 2023.
SUBJECT TO THE FOLLOWING:
A) RIGHT OF WAY EASEMENT: A.F.N. 1146808 (APPROX. LOCATION OF 23RD AVE. EXTENDED WEST)
B) RIGHT-OF-WAY EASEMENT: A.F.N. 6144748 (IN LOCATION AS NOW SURVEYED)
C) AVIGATION EASEMENT: A.F.N. 4189101
D) DECLARATION OF C.C.R.'S AND RESERVATION OF EASEMENTS FOR WESTRIDGE/SPOKANE: A.F.N. 4215615
E) RESTRICTIONS, EASEMENTS, DEDICATIONS AND DELINEATED MATTERS CONTAINED IN WESTRIDGE ADDITION: A.F.N. 4223669
- THE PURPOSE OF THIS ALTERATION IS TO ADJUST THE ORIGINAL PLATTED LOT LINES AS SHOWN HEREON AND TO DEDICATE PRIVATE CUMBERLAND LANE AND PRIVATE WESTRIDGE LANE AS PUBLIC ROAD RIGHT-OF-WAY. THE DENSITY AND NUMBER OF EXISTING/PROPOSED LOTS ASSOCIATED WITH THIS ALTERATION IS UNCHANGED FROM THE WESTRIDGE ADDITION TO THE WESTRIDGE P.U.D..
- ALTERATION OF THIS P.U.D. PLAT DOES NOT MODIFY TERMS AND CONDITIONS OF THE HEARING EXAMINER DECISION FOR THE WESTRIDGE PLANNED UNIT DEVELOPMENT (Z9600060PP/PUR) NOR THE WESTRIDGE ADDITION OF THE WESTRIDGE PUD (Z9700042-FP).
- ZONING DESIGNATION: "RSF" RESIDENTIAL SINGLE FAMILY

BASIS OF BEARING

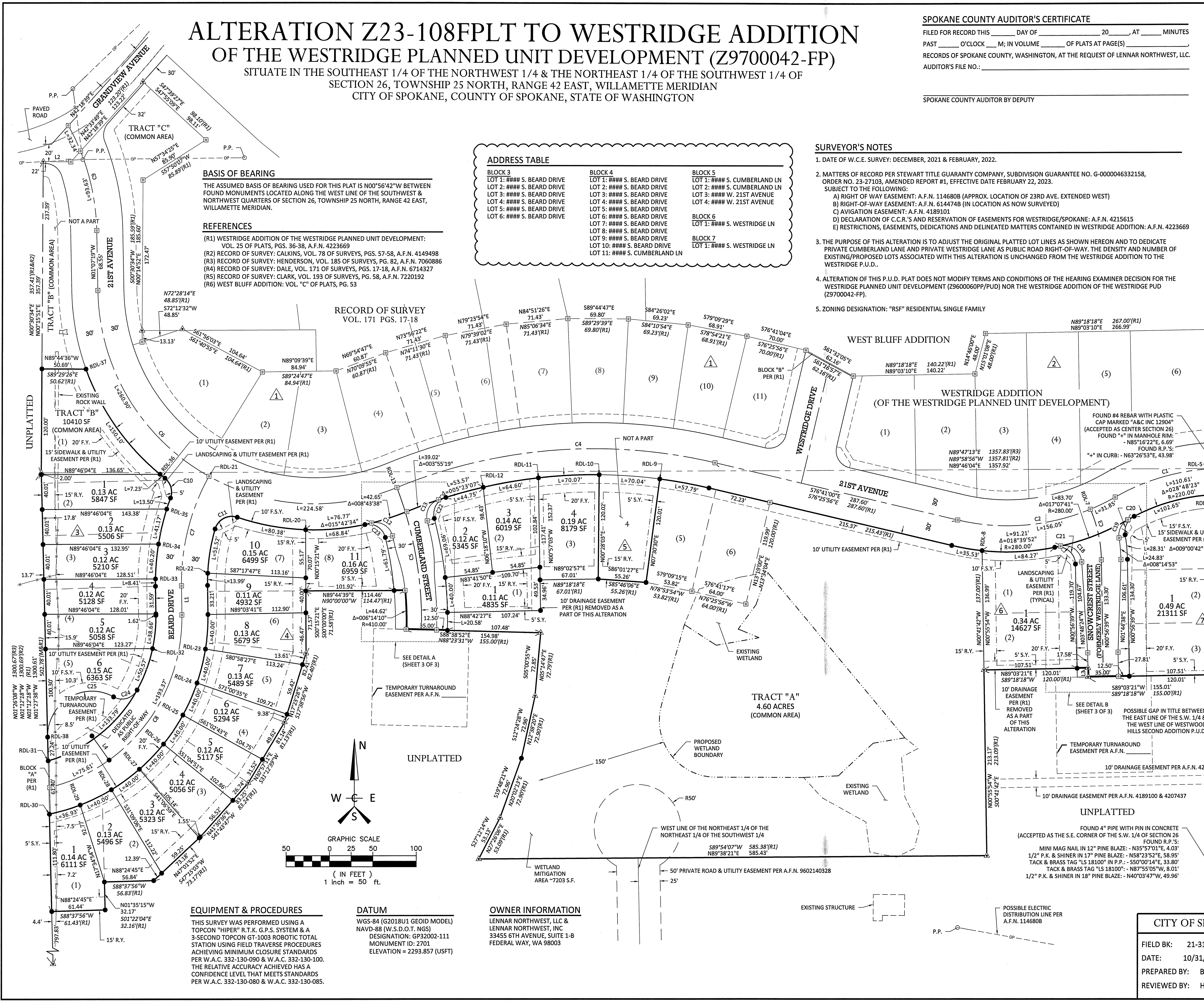
THE ASSUMED BASIS OF BEARING USED FOR THIS PLAT IS N00°56'42"W BETWEEN FOUND MONUMENTS LOCATED ALONG THE WEST LINE OF THE SOUTHWEST & NORTHWEST QUARTERS OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN.

REFERENCES

- (R1) WESTRIDGE ADDITION OF THE WESTRIDGE PLANNED UNIT DEVELOPMENT: VOL. 25 OF PLATS, PGS. 36-38, A.F.N. 4223669
(R2) RECORD OF SURVEY: CALKINS, VOL. 78 OF SURVEYS, PGS. 57-58, A.F.N. 4149498
(R3) RECORD OF SURVEY: HENDERSON, VOL. 185 OF SURVEYS, PG. 82, A.F.N. 7068086
(R4) RECORD OF SURVEY: DALE, VOL. 171 OF SURVEYS, PGS. 17-18, A.F.N. 6714327
(R5) RECORD OF SURVEY: CLARK, VOL. 193 OF SURVEYS, PG. 58, A.F.N. 7220192
(R6) WEST BLUFF ADDITION: VOL. "C" OF PLATS, PG. 53

RECORD OF SURVEY

VOL. 171 PGS. 17-18



CURVE, LINE & RADIAL TABLE

SEE SHEET 3 OF 3

LEGEND

- ▲ FOUND #4 REBAR WITH PLASTIC CAP MARKED "1PE 18091/33126", UNLESS NOTED OTHERWISE
- ⊗ FOUND #4 REBAR WITH ILLEGIBLE PLASTIC CAP, UNLESS NOTED OTHERWISE
- SET #5 REBAR WITH PLASTIC CAP MARKED "WCE PLS 20123194" OR NAIL WITH WASHER MARKED "WCE-GRIFFITH 20123194", UNLESS NOTED OTHERWISE
- CALCULATED POSITION (NOTHING FOUND OR SET)
- ⊕ SECTION CORNER
- ⊙ SECTION QUARTER CORNER
- ⊕ CENTER SECTION CORNER
- A.P.N. ASSESSOR'S PARCEL NUMBER
- A.F.N. AUDITOR'S FILE NUMBER
- XXXX ADDRESS
- ⊕ BLOCK
- SECTION LINE
- CENTERLINE
- SUBJECT BOUNDARY
- RIGHT-OF-WAY/PARCEL LINES
- PLATTED LOT LINES PER (R1)
- PLATTED LOT NO. PER (R1)
- EASEMENT
- SETBACK
F.Y. = FRONT YARD
R.Y. = REAR YARD
F.S.Y. = FLANKING SIDE YARD
S.Y. = SIDE YARD
- EXISTING FENCE
- OVERHEAD UTILITY LINE
- EXISTING WETLAND
- PROPOSED WETLAND
- ITALIC RECORD BEARINGS & DISTANCES
- P.P. POWER POLE

EQUIPMENT & PROCEDURES
THIS SURVEY WAS PERFORMED USING A TOPCON "HIPER" R.T.K. G.P.S. SYSTEM & A 3-SECOND TOPCON GT-1003 ROBOTIC TOTAL STATION USING FIELD TRAVERSE PROCEDURES ACHIEVING MINIMUM CLOSURE STANDARDS PER W.A.C. 332-130-090 & W.A.C. 332-130-100. THE RELATIVE ACCURACY ACHIEVED HAS A CONFIDENCE LEVEL THAT MEETS STANDARDS PER W.A.C. 332-130-080 & W.A.C. 332-130-085.

DATUM
WGS-84 (G2018U1 GEOID MODEL)
NAVD-88 (W.S.D.O.T. NGS)
DESIGNATION: GP32002-111
MONUMENT ID: 2701
ELEVATION = 2293.857 (USFT)

OWNER INFORMATION
LENNAR NORTHWEST, LLC &
LENNAR NORTHWEST, INC
33455 6TH AVENUE, SUITE 1-B
FEDERAL WAY, WA 98003

CITY OF SPOKANE ALTERATION FILE NO.: Z23-108FPLT

FIELD BK:	21-3109
DATE:	10/31/23
PREPARED BY:	BAG
REVIEWED BY:	HAB

WCE
WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-898-2617 FAX: 509-926-0227

CIVIL
STRUCTURAL
SURVEYING
TRAFFIC
PLANNING
LANDSCAPE
OTHER

SHEET NO.
2 OF 3

JOB NO.
21-3109



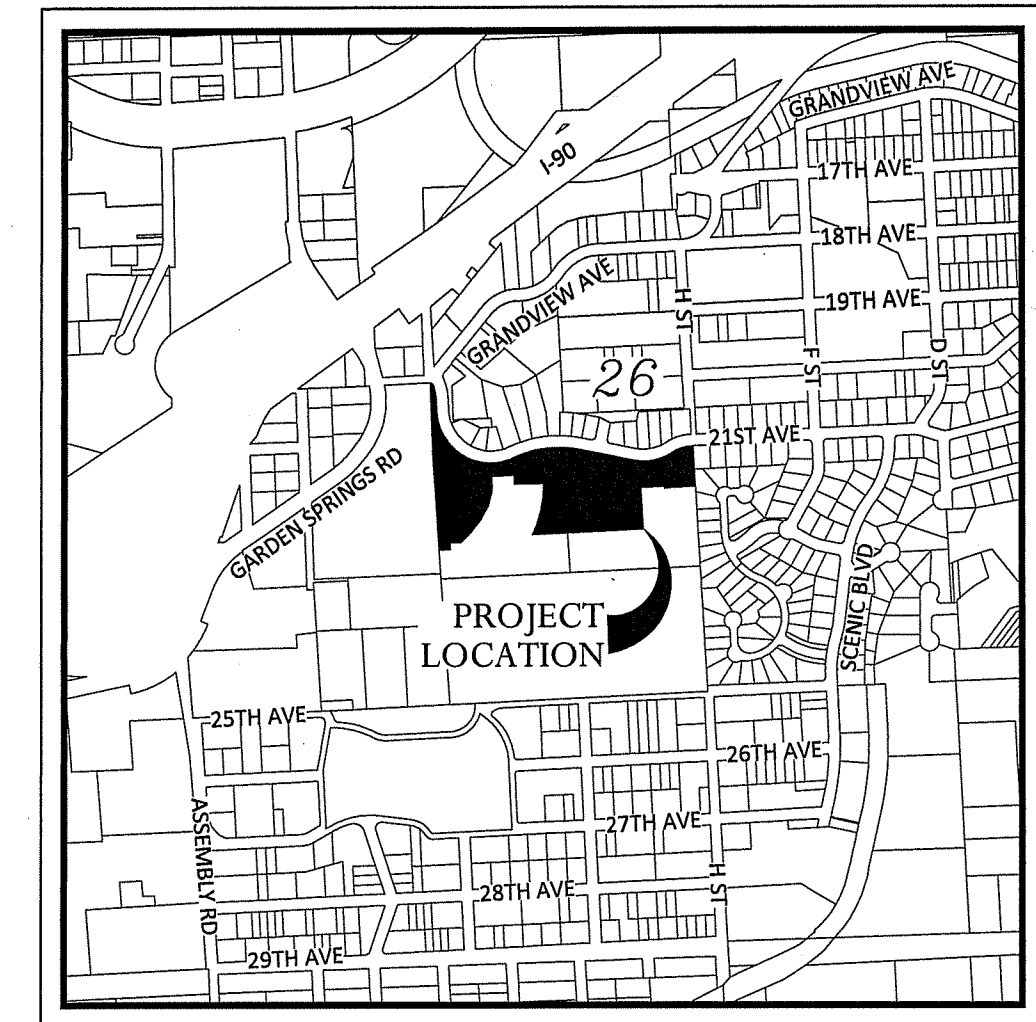
ALTERATION Z23-108FPLT TO WESTRIDGE ADDITION OF THE WESTRIDGE PLANNED UNIT DEVELOPMENT (Z9700042-FP)

SITUATE IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 & THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON

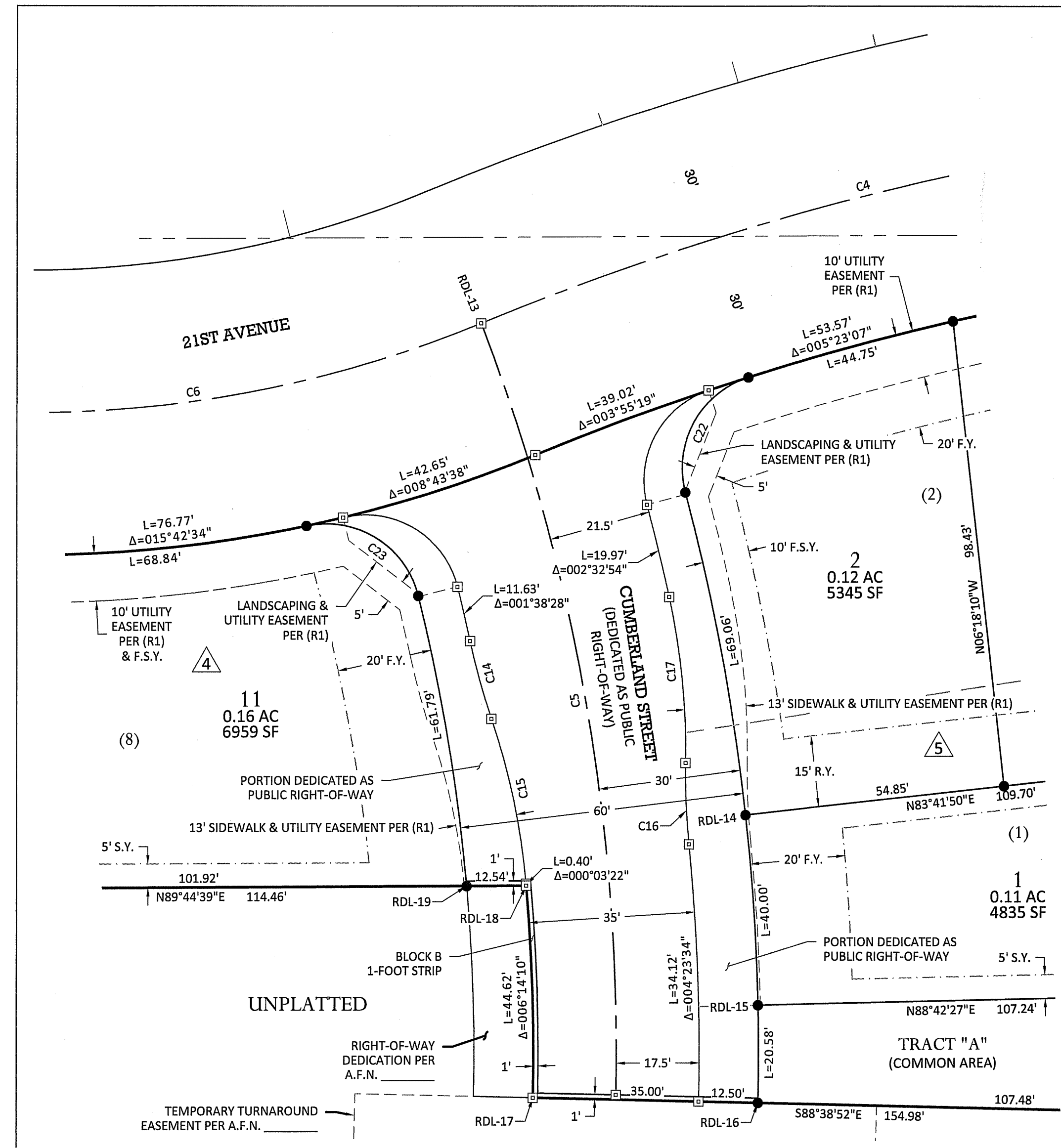
SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ MINUTES
PAST _____ O'CLOCK _____ M.; IN VOLUME _____ OF PLATS AT PAGE(S) _____
RECORDS OF SPOKANE COUNTY, WASHINGTON, AT THE REQUEST OF LENNAR NORTHWEST, LLC.
AUDITOR'S FILE NO.: _____

SPOKANE COUNTY AUDITOR BY DEPUTY _____



VICINITY MAP SCALE: 1"=1000'



DETAIL A

SCALE: 1"=20'

LEGEND

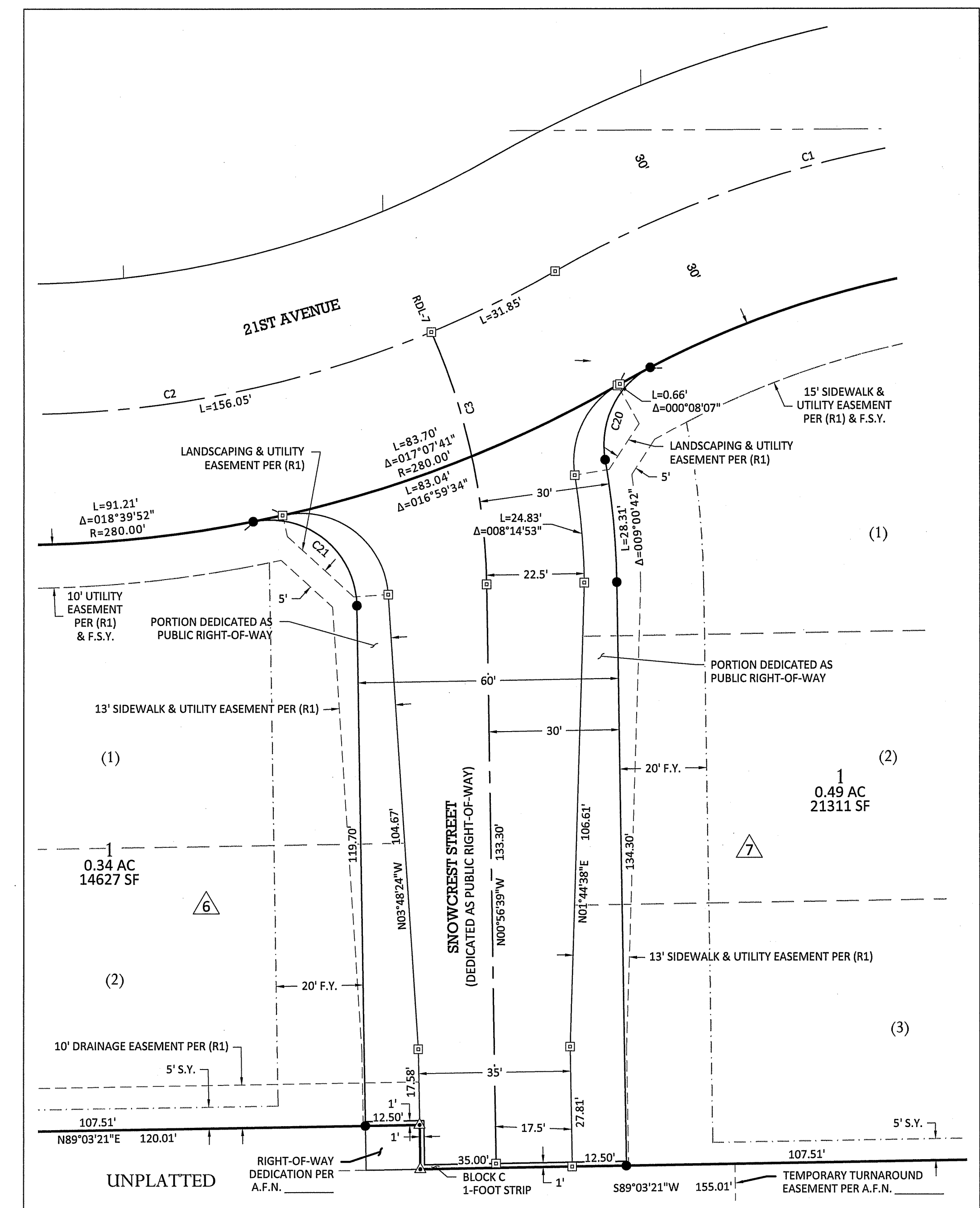
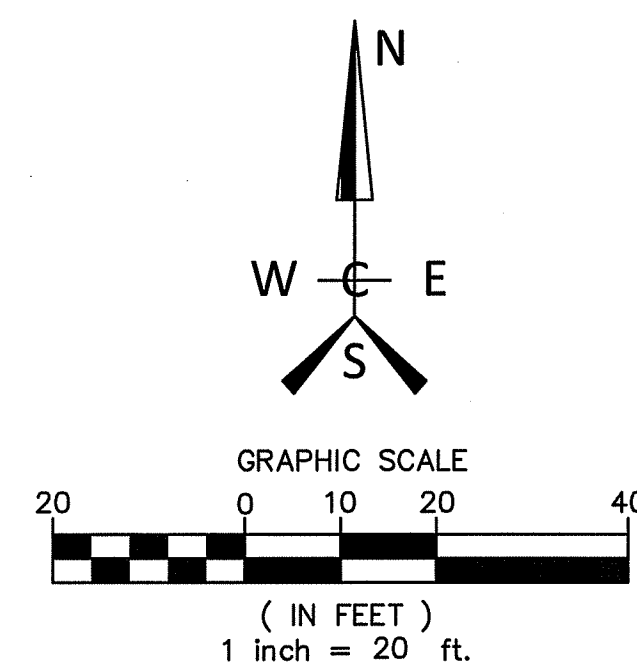
- ▲ FOUND #4 REBAR WITH PLASTIC CAP MARKED "IPE 18091/33126", UNLESS NOTED OTHERWISE
- ⊗ FOUND #4 REBAR WITH ILLEGIBLE PLASTIC CAP, UNLESS NOTED OTHERWISE
- SET #5 REBAR WITH PLASTIC CAP MARKED "WCE PLS 20123194" OR NAIL WITH WASHER MARKED "WCE-GRIFFITH 20123194", UNLESS NOTED OTHERWISE
- CALCULATED POSITION (NOTHING FOUND OR SET)
- A.P.N. ASSESSOR'S PARCEL NUMBER
- A.F.N. AUDITOR'S FILE NUMBER
- XXXX ADDRESS
- ▲ BLOCK
- SECTION LINE
- CENTERLINE
- SUBJECT BOUNDARY
- RIGHT-OF-WAY/PARCEL LINES
- PLATTED LOT LINES PER (R1)
- (#) PLATTED LOT NO. PER (R1)
- EASEMENT
- SETBACK
- F.Y. = FRONT YARD
- R.Y. = REAR YARD
- F.S.Y. = FLANKING SIDE YARD
- S.Y. = SIDE YARD

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	125.69	250.00	028°48'22"	S74°39'21"W	124.37
C2	187.90	250.00	043°03'50"	S81°47'05"W	183.51
C3	59.82	150.00	022°50'52"	N12°22'05"W	59.42
C4	373.78	600.00	035°41'37"	S85°28'12"W	367.77
C5	165.73	427.50	022°12'43"	N09°57'39"W	164.69
C6	485.47	250.00	111°15'45"	N68°45'11"W	412.71
C7	131.03	250.00	030°01'48"	S14°04'35"W	129.54
C8	268.98	200.00	077°03'22"	S37°35'22"W	249.16
C9	125.98	254.66	028°21'17"	N15°17'57"W	124.70
C10	25.21	20.00	072°12'48"	N15°54'44"W	23.57
C11	32.25	20.00	092°22'51"	N62°18'40"E	28.87
C12	31.30	20.00	089°40'03"	S58°49'22"E	28.20
C13	30.17	20.00	086°26'29"	N28°19'28"E	27.39
C14	16.89	151.50	006°23'13"	S15°32'29"E	16.88
C15	35.56	148.50	013°43'07"	S11°52'32"E	35.47
C16	17.12	148.50	006°36'20"	N02°23'01"W	17.11
C17	35.08	151.50	013°16'01"	N05°42'52"W	35.00
C18	34.49	20.00	098°48'44"	S53°12'46"E	30.37
C19	24.29	20.00	068°34'50"	S25°35'53"W	22.82
C20	25.23	20.00	072°16'52"	N26°11'05"E	23.59
C21	35.00	20.00	100°15'18"	N51°04'18"W	30.70
C22	30.50	20.00	087°23'01"	S28°44'25"W	27.63
C23	30.72	20.00	088°01'03"	N58°01'26"W	27.79
C24	31.40	20.00	089°57'35"	N74°06'54"E	28.27
C25	107.31	51.00	120°33'20"	S58°49'02"W	88.58

Line #	Length	Direction	Notes
L1	33.21	S00°56'19"E	33.21' N00°41'42"W (R1)
L2	31.69	S89°44'36"E	31.68' S89°29'26"E (R1&R2)
L3	10.23	S00°56'39"E	
L4	34.00	N35°32'33"W	

Line #	Length	Direction
RDL-5	250.00	S00°56'28"E
RDL-6	220.00	S00°56'28"E
RDL-7	250.00	N22°26'52"W
RDL-8	280.00	N06°02'43"E
RDL-9	570.00	S07°30'30"W
RDL-10	570.00	S00°28'03"W
RDL-11	570.00	S06°34'34"E
RDL-12	570.00	S13°04'10"E
RDL-13	250.00	N22°23'04"W
RDL-14	457.50	S83°41'50"W
RDL-15	457.50	S88°42'24"W
RDL-16	457.50	N88°42'58"W
RDL-17	410.00	N88°43'28"W
RDL-18	410.00	S85°02'24"W
RDL-19	136.00	S84°42'52"W
RDL-20	280.00	N02°03'11"E
RDL-21	250.00	N29°05'04"E

Line #	Length	Direction
RDL-22	220.00	S87°17'47"E
RDL-23	230.00	N80°58'27"W
RDL-24	230.00	N71°00'35"W
RDL-25	230.00	N61°02'43"W
RDL-26	230.00	N51°04'51"W
RDL-27	230.00	N41°06'59"W
RDL-28	230.00	N31°09'06"W
RDL-29	230.00	N21°11'14"W
RDL-30	230.00	N11°59'17"W
RDL-31	170.00	N15°46'19"W
RDL-32	170.00	N77°54'33"W
RDL-33	280.00	S89°13'01"E
RDL-34	280.00	S80°59'30"E
RDL-35	280.00	S72°34'08"E
RDL-36	280.00	N39°27'37"E
RDL-37	280.00	N70°10'31"E
RDL-38	51.00	N88°32'22"E



DETAIL B

SCALE: 1"=20'



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