

PRELIMINARY PLAT PARKSIDE SECOND ADDITION

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12,
TOWNSHIP 23 NORTH, RANGE 41 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS DAY OF 2020, AT
MINUTES PAST O'CLOCK M., AND RECORDED IN BOOK NO.
AT PAGE OF PLATS, RECORDS OF SPOKANE COUNTY,
WASHINGTON.

SPOKANE COUNTY AUDITOR

LEGEND

- △ = CALCULATED POINT (NOTHING FOUND OR SET)
- = FOUND 1/2" REBAR WITH CAP MARKED "A&C INC 12904" (UNLESS OTHERWISE NOTED)
- = FOUND 5/8" REBAR WITH CAP MARKED "LANDTEK 26390" (UNLESS OTHERWISE NOTED)
- ⊕ = FOUND ALUMINUM CAP (UNLESS OTHERWISE NOTED)
- ⊗ = FOUND IRON PIPE (UNLESS OTHERWISE NOTED)
- ◇ = FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
- ⊙ = FOUND MAG NAIL WITH TAG "LANDTEK 28390"
- = SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- ⊕ = FIRE HYDRANT
- ⊕ = WATER VALVE
- ⊕ = WATER MANHOLE
- ⊕ = SANITARY SEWER MANHOLE
- ⊕ = CATCH BASIN
- ⊕ = DRY WELL
- ⊕ = TELEPHONE PEDESTAL
- ⊕ = TELECOMMUNICATIONS VAULT
- ⊕ = UTILITY VAULT
- ⊕ = STREET LIGHT
- ⊕ = ELECTRIC TRANSFORMER
- = BOUNDARY LINE
- = ADJACENT PROPERTY LINE
- = LOT LINE
- = RIGHT-OF-WAY LINE
- = QUARTER SECTION LINE
- = FENCE LINE
- = RETENTION WALL
- = EXISTING SANITARY SEWER LINE
- = EXISTING WATER LINE
- = PROPOSED SANITARY SEWER LINE
- = PROPOSED WATER LINE

CURVE TABLE

CURVE	ARC DISTANCE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	36.24	20.00	103°49'56"	N57°26'51"W	31.48
C2	80.23	430.00	10°41'25"	N75°58'54"E	80.11
C3	49.22	200.00	13°48'48"	S07°14'31"E	48.10
C4	30.43	226.99	07°40'55"	S09°47'31"E	30.41
C5	22.41	225.00	05°42'27"	S03°04'49"E	22.40
C6	31.49	20.00	90°11'42"	N45°20'02"W	28.33
C7	31.35	20.00	89°18'18"	S44°38'48"W	28.24
C8			RESERVED		
C9			RESERVED		
C10	31.18	20.00	89°20'13"	S45°41'18"E	28.12
C11	37.21	2587.47	00°49'26"	S01°25'55"E	37.21
C12	79.07	2587.47	01°45'03"	S02°43'09"E	79.06
C13	87.46	2587.47	01°56'12"	S03°34'7"E	87.46
C14	104.47	2679.84	02°14'01"	N04°24'25"E	104.47
C15	29.35	20.00	84°05'37"	S38°48'10"W	26.79
C16	49.92	400.00	07°08'59"	S77°05'29"W	49.88
C17	70.71	400.00	10°07'44"	S68°38'07"W	70.62
C18	70.55	400.00	10°06'22"	S58°31'05"W	70.46
C19	17.30	400.00	02°28'42"	S52°13'33"W	17.30
C20	21.02	20.00	60°13'29"	S81°05'56"W	20.07
C21	58.44	50.00	66°58'17"	S77°43'32"W	55.17
C22	46.14	50.00	52°52'32"	N17°48'08"E	44.52
C23	53.05	50.00	60°47'18"	S39°01'47"E	50.59
C24	84.47	50.00	96°47'41"	N62°10'43"E	74.78
C25	11.87	20.00	34°00'12"	N30°46'59"E	11.70
C26	88.23	350.00	14°26'35"	S55°00'23"W	87.89
C27	102.06	350.00	16°42'28"	N70°34'55"E	101.70
C28	34.91	20.00	100°00'51"	S51°05'34"E	30.64
C29	2.90	2527.47	00°03'56"	S01°03'10"E	2.90
C30	32.13	20.00	92°03'00"	N45°00'18"E	28.79
C31	22.56	20.00	64°37'23"	S56°39'31"E	21.38
C32	39.34	50.00	45°04'37"	S46°53'08"E	38.33
C33	54.96	50.00	62°58'30"	S79°05'19"W	52.23
C34	58.90	50.00	67°29'32"	S13°51'18"W	55.55
C35	44.19	50.00	50°38'03"	S45°12'28"E	42.76
C36	43.15	50.00	49°28'51"	S84°45'04"W	41.82
C37	10.82	20.00	31°00'10"	S75°31'43"W	10.69
C38	30.70	20.00	87°57'00"	N44°59'42"W	27.77
C39	31.65	20.00	90°39'47"	N44°18'42"E	28.45
C40	52.88	2557.47	01°11'05"	S01°36'44"E	52.88
C41	148.49	2557.47	03°19'36"	S03°52'08"E	148.47
C42	22.31	200.00	08°23'29"	S03°23'29"E	22.30
C43	98.69	900.00	06°16'57"	S03°28'36"E	98.64
C44	299.02	375.00	45°41'15"	N64°52'04"E	291.17

EQUIPMENT AND PROCEDURES

THIS SURVEY WAS ACCOMPLISHED BY A COMBINATION OF A FIELD TRAVERSE UTILIZING A TOPCON TOTAL STATION WITH A STANDARD DEVIATION OF 1.0 SECONDS FOR A HORIZONTAL ANGLE MEASUREMENT AND A STANDARD DEVIATION OF 2MM+2PPM FOR A DISTANCE MEASUREMENT AND GLOBAL POSITIONING SYSTEM SURVEY PROCEDURES.

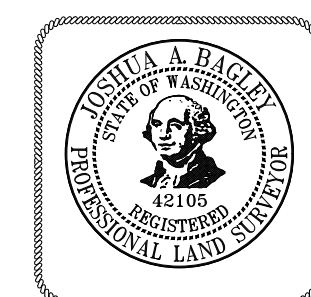
LINEAR AND ANGULAR CLOSURE OF THE TRAVERSE MEETS THE STANDARDS OF WAC 332-130-090.

RECORD INFORMATION

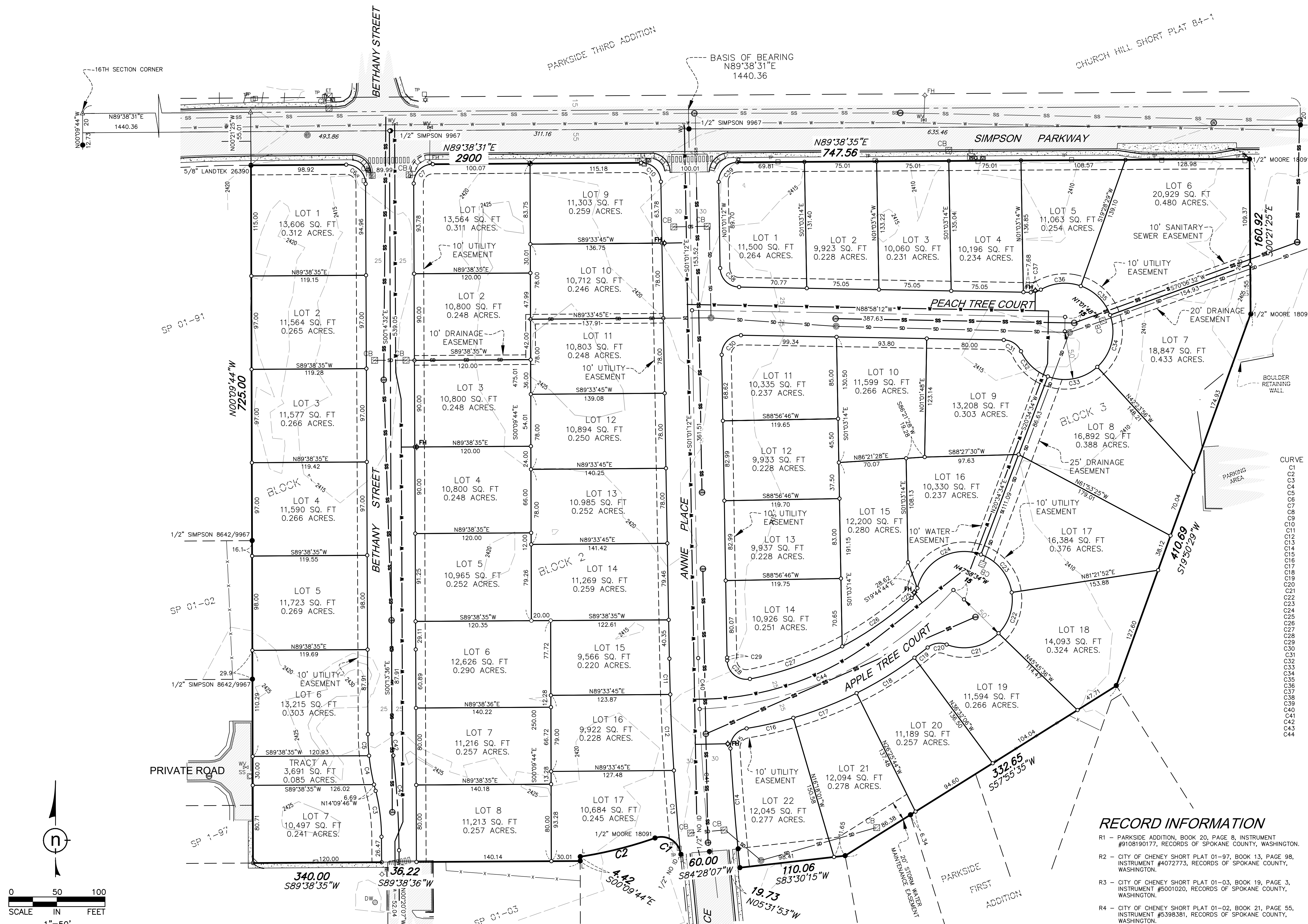
- R1 - PARKSIDE ADDITION, BOOK 20, PAGE 8, INSTRUMENT #9108190177, RECORDS OF SPOKANE COUNTY, WASHINGTON.
- R2 - CITY OF CHENEY SHORT PLAT 01-97, BOOK 13, PAGE 98, INSTRUMENT #4072773, RECORDS OF SPOKANE COUNTY, WASHINGTON.
- R3 - CITY OF CHENEY SHORT PLAT 01-03, BOOK 19, PAGE 3, INSTRUMENT #5001020, RECORDS OF SPOKANE COUNTY, WASHINGTON.
- R4 - CITY OF CHENEY SHORT PLAT 01-02, BOOK 21, PAGE 55, INSTRUMENT #5398381, RECORDS OF SPOKANE COUNTY, WASHINGTON.
- R5 - PARKSIDE THIRD ADDITION, BOOK 29, PAGE 23, INSTRUMENT #4990455, RECORDS OF SPOKANE COUNTY, WASHINGTON.

SURVEY NOTES

THE FIELD SURVEY WAS PERFORMED ON DECEMBER 17, 2019 AND ALL MONUMENTS WERE VISITED AT THAT TIME. ALL LOT CORNERS WILL BE SET FOLLOWING CONSTRUCTION. WETLANDS ARE LOCATED ON SITE.



7600 MINERAL DRIVE, SUITE 900 • CDA, IDAHO 83815
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WWW.H2SURVEY.COM



BASIS OF BEARINGS

THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 12, BEARS NORTH N89°38'35" EAST, AS SHOWN ON DRAFT SURVEY BY BRUCE R. LARSEN.

DATUM

HORIZONTAL: ASSUMED
VERTICAL: NAVD83

