#### CLARK 53RD PRELIMINARY PLAT A PORTION OF GOVERNMENT LOTS 11 AND 12 (NE1/4 OF THE NW1/4 AND NW1/4 OF THE NW1/4)LEGAL DESCRIPTION LEGAL DESCRIPTION SECTION 3, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M., APN: 34032.9180 APN: 34032.9179 CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON THE SOUTH 140.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY: ALL THAT REAL PROPERTY AS DESCRIBED IN ADJUSTMENT "A" OF THAT CERTAIN CERTIFICATE OF APPROVAL OF BOUNDARY LINE ADJUSTMENT, THAT PORTION OF GOVERNMENT LOT 11, SECTION 3, TOWNSHIP 24 RECORDED UNDER 7319434, SPOKANE COUNTY RECORDS; NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS EXCEPTING THEREFROM, THAT PORTION OF THE ABOVE-DESCRIBED FOLLOWS: PROPERTY, LYING NORTH OF THE FOLLOWING BEGINNING AT A POINT ON THE SOUTH LINE AND 714.10 FEET WEST OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 11; THENCE WEST ALONG THE DESCRIBED LINE: E. 53rd AVE. SOUTH LINE TO THE SOUTHWEST CORNER; THENCE NORTH ALONG THE WEST BEGINNING AT A POINT LYING ON THE WEST LINE OF GOVERNMENT LOT PALOUSE TRAILS, LLC LINE, 660 FEET; THENCE EAST, 620.20 FEET; THENCE SOUTH 660 FEET, TO 11.SECTION 3. TOWNSHIP 24 NORTH, RANGE 43 EAST OF THE WILLAMETTE APN: 34032.9038 THE POINT OF BEGINNING; MERIDIAN, MARKING THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN 5000 S PALOUSE HWY EXCEPTING OUT THE PARCEL DESCRIBED AS FOLLOWS; AUDITORS FILE NO.4059370 AND RUNNING THENCE ALONG THE SOUTH LINE OF SAID LAND AND EASTERLY EXTENSION THEREOF TO A POINT ON THE - - - - EXISTING EASEMENT LINE BEGINNING AT A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 11, WEST LINE OF SAID PARCEL "D"; THENCE NORTHEASTERLY TO THE MOST WHICH POINT IS 286.20 FEET NORTHERLY OF THE SOUTHWEST CORNER OF WESTERLY CORNER OF THE LAND DESCRIBED IN ADJUSTMENT "A" OF THAT SAID GOVERNMENT LOT 11; THENCE NORTHERLY ALONG THE WEST LINE OF CERTAIN CERTIFICATE OF APPROVAL OF BOUNDARY LINE ADJUSTMENT, SAID GOVERNMENT LOT 11, A DISTANCE OF 596 FEET; THENCE SOUTH 0°38' RECORDED UNDER AUDITORS FILE NO.7356242 SPOKANE COUNTY RECORDS. EAST, A DISTANCE OF 240.20 FEET; THENCE SOUTH 59°37' WEST, A DISTANCE OF 263.80 FEET; THENCE DUE WEST, PARALLEL WITH SAID SOUTH SITUATE IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON. LINE OF SAID GOVERNMENT LOT 11,A DISTANCE OF 370 FEET, MORE OR — — 2385 — — LESS TO THE POINT OF BEGINNING; TOGETHER WITH THE EAST 90 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF GOVERNMENT LOT 12 IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 24 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN EXCEPT THE EAST 145.00 FEET THEREOF. SITUATE IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON GRAPHIC SCALE PALOUSE LANDING, LLC APN: 34032.0712 5114 S PALOUSE HWY ( IN FEET ) 1 inch = 50 ft.CONTOUR INTERVAL: 1 FT. PALOUSE LANDING, LLC 5120 S PALOUSE HWY PALOUSE LANDING, LLC PALOUSE LANDING 2, LLC APN: 34032.0715 5110 S PALOUSE HWY LEONARD R. CRUME & LINDA L. CRUME TRIATHLON BROADCASTING OF 5' UTILITY EASEMENT PER PLAT OF \ APN: 34032.0701 SPOKANE, INC. RUSSELL'S SUBDIVISION 5124 S PALOUSE HWY APN: 34032.9094 ROCK WALL TO BE REMOVED -5106 S PALOUSE HWY PALOUSE LANDING, LLC FERMAN ┌1 FOOT STRIP R/W CONVEYED TO CITY APN: 34032.0716 5202 S FERRALL ST L8 B1 - 542.78' 85.01' L8 B3 5.417 S.F. 0.12 AC. 2,513 S.F. -,5,5 3.F 1 85.00, 0.06 AC. 52ND AVENUE L7 B3 2,720 S.F. 0.06 AC. TEMPORARY EMERGENCY-INGRESS/EGRESS EASEMENT BENEFITTING PHASE 1 0.07 AC. \_ 10' P.U.E. ✓ ROCK WALL TO BE REMOVED J L6 B3 \ 2,503 S.F L6 B1 1\_\_\_85.00, 0.06 AC. TRESTLE CREEK, LLC APN: 34032.9180 APN: 34032.9120 5015 S. REGAL ST. 0.07 AC. -----L5 B3 90.00 SPOKANE 99223 WA 2,465 S.F 29' OFF-SITE TEMPORARY GATED 82 | AC. | A 0.06 AC. EMERGENCY ACCESS EASEMENT L4 B3 2,805 S.F. 0.06 AC. 0.07 AC. PARCEL NO. 90.00' ~5' UTILITY EASEMENT PER PLAT OF PROPERTY SIZE: L4 B1 RUSSELL'S SUBDIVISION \\85.00' 2,970 S.F. PROPOSED USE: 27.00' 27.00' 28.50' 28.50' 28.50' 28.50' 28.50' 28.50' 27.00' L3 B3 2,805 S.F. — 20' ALLEY & DRAINAGE ESMT

**GENERAL NOTES:** 

34032.9179 AND 34032.9180 4.88 ACRES TOWNHOMES FIRE DISTRICT: SPOKANE FIRE DEPT SCHOOL DISTRICT: SPOKANE #81 WATER PURVEYOR: CITY OF SPOKANE SEWER PURVEYOR: CITY OF SPOKANE PALOUSE LANDING 2, LLC OWNER: COMPREHENSIVE PLAN DESIGNATION: RESIDENTIAL 4-10 ZONING

LEGEND

ASPHALT SURFACING

PROPOSED LOT LINE

PROPOSED EASEMENT LINE

EXISTING PROPERTY LINE

SECTION LINE

FENCE LINE

PHASE LINE

DRY WELL

CATCH BASIN

POWER POLE GUY ANCHOR

STORM MANHOLE

INDEX CONTOUR

MINOR CONTOUR

STORM DRAIN LINE

OVERHEAD POWER LINE SANITARY SEWER LINE

SANITARY SEWER MANHOLE

SANITARY SEWER CLEANOUT

COMMUNICATION PEDESTAL

IRRIGATION CONTROL VALVE

POWER TRANSFORMER

COMMUNICATION VAULT

COMMUNICATION RISER

PUBLIC UTILITY EASEMENT

BOLLARD POST

WATER VALVE

MAIL BOX

LIGHT POLE

B.E. BORDER EASEMENT

BLOCK NUMBER.

EXISTING RIGHT-OF-WAY LINE

SUBJECT PROPERTY BOUNDARY

CONCRETE

SIDEWALK

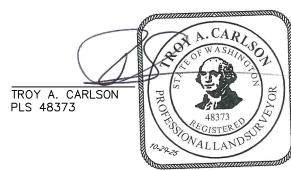
BUILDING

ROCK

NO. OF PROPOSED LOTS: HOUSING UNITS PER LOT: NO. OF DWELLING UNITS: GROSS DENSITY (DU/AC): 9.02

## SURVEYOR'S CERTIFICATE

I, TROY A. CARLSON, PLS 48373, DO HEREBY CERTIFY THAT THIS PRELIMINARY PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH LOCAL ORDINANCES AND THAT THE TOPOGRAPHICAL ITEMS SHOWN ARE IN ACCORDANCE WITH WAC 332-130-145.



## **SURVEYOR NOTES:**

1. THE BOUNDARY SHOWN IS PER LEGAL DESCRIPTIONS, RECORD OF SURVEYS AND PLATS AND FOUND MONUMENTATION WITH IN THE AREA. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY, NO PROPERTY CORNERS WERE SET.

R.O.W. DEED

AFN 581025C

R.O.W. DEED AFN 9312150353

2. THE CONTOURS SHOWN ARE DERIVED FROM DIRECT FIELD OBSERVATIONS AND COMPLY WITH THE NATIONAL MAPPING STANDARDS, OF ONE-HALF THE CONTOUR INTERVAL SHOWN.

L3 B1

2,970 S.F.

Ó.07 AC.

90.00'

3.876 S.F.

0.09 AC.

- 3. THE PURPOSE OF THE SURVEY IS TO PROVIDE OWNER AND CONSULTANTS A
- REPRESENTATION OF GENERAL SITE FEATURES AS OBTAINED ON THE DATE OF FIELD SURVEY, JUNE, 2023.
- 4. THE ROADS AND RIGHT-OF-WAYS SHOWN HEREON ARE TO BE DEDICATED AS PUBLIC RIGHT-OF-WAY.
- 5. TRACTS A AND B WILL BE DEDICATED TO THE HOME OWNERS ASSOCIATION WITH

## **UTILITY STATEMENT:**

R.O.W. DEED

AFN 6340137

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, INCLUDING PAINT MARKINGS PROVIDED FROM AN OUTSIDE UTILITY LOCATE COMPANY AND/OR EXISTING DRAWINGS AND RECORDS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITIES NEED TO BE VERIFIED FOR DEPTH AND ACCURACY.

<sup>L</sup>SANITARY SEWER EASEMENT-AFN 6050529

APN: 34032.9179

└ 5.5000' B.È

723.55

53RD AVENUE



**ELEVATION DATUM** 

OHP - R.O.W. DEED

- AFN 6112620

NAVD88 ESTABLISHED FROM GPS OBSERVATION ON LOCAL CONTROL POINTS USING THE WASHINGTON STATE REFERENCE NETWORK.

FOUND 5/8" REBAR W/PLASTIC CAP, PLS 38036 ELEVATION: 2386.01

#### OWNER/DEVELOPER PALOUSE LANDING 2, LLC

EAST OF LINE

CONVEYED TO CITY

85.00

2,805 S.F

0.06 AC. 85.00'\

65.27

10' P.U.E. →

30' R/W DEDICATION →

3,365 S.F. 0.08 AC. DAVID A. MATTOZZI

5218 S FERRALL ST,

DIAMOND ROCK CONSTRUCTION

APN: 34032.0432

FOUND 5/8" REBAR W/PLASTIC

CAP, PLS 38036

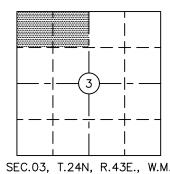
APN: 34032.0709

SPOKANE 99223 WA

2910 E 27TH AVE STE 5-122, SPOKANE, WA, 99223 509-209-6102 MAGYEMD@GMAIL.COM

# SURVEYOR/AGENT

TROY CARLSON/MORGAN WILL STORHAUG ENGINEERING 510 E. 3RD AVENUE SPOKANE, WASHINGTON 99202 509-242-1000 MORGAN.WILL@STORHAUG.COM





1		
	DATE 10/29/2025	SCALE 1" = 50'
	FIELD BOOK 25-121.1	DRAWN DKM
	PROJECT NUMBER	DRAWING NO.
)2 )0	25-121.1	1 OF 1