

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)
SECTION 3, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

LEGAL DESCRIPTION

APN: 34032.9179

THE SOUTH 140.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
THAT PORTION OF GOVERNMENT LOT 11, SECTION 3, TOWNSHIP 24
NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS
FOLLOWS:

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
SOUTH LINE TO THE SOUTHWEST CORNER; THENCE NORTH ALONG THE WEST
LINE, 660 FEET; THENCE EAST, 620.20 FEET; THENCE SOUTH 660 FEET, TO
THE POINT OF BEGINNING;

EXCEPTING OUT THE PARCEL DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 11,
WHICH POINT IS 286.20 FEET NORTHERLY OF THE SOUTHWEST CORNER OF
SAID GOVERNMENT LOT 11; THENCE NORTHERLY ALONG THE WEST LINE OF
SAID GOVERNMENT LOT 11, A DISTANCE OF 596 FEET; THENCE SOUTH 0°38'
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
LINE OF SAID GOVERNMENT LOT 11, A DISTANCE OF 370 FEET, MORE OR
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

LEGAL DESCRIPTION

APN: 34032.9180

ALL THAT REAL PROPERTY AS DESCRIBED IN ADJUSTMENT "A" OF THAT
CERTAIN CERTIFICATE OF APPROVAL OF BOUNDARY LINE ADJUSTMENT,
RECORDED UNDER 7319434, SPOKANE COUNTY RECORDS;

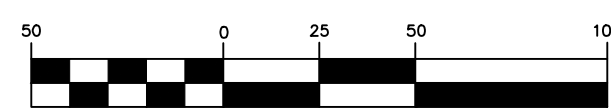
EXCEPTING THEREFROM, THAT PORTION OF THE ABOVE-DESCRIBED
PROPERTY, LYING NORTH OF THE FOLLOWING

DESCRIBED LINE:

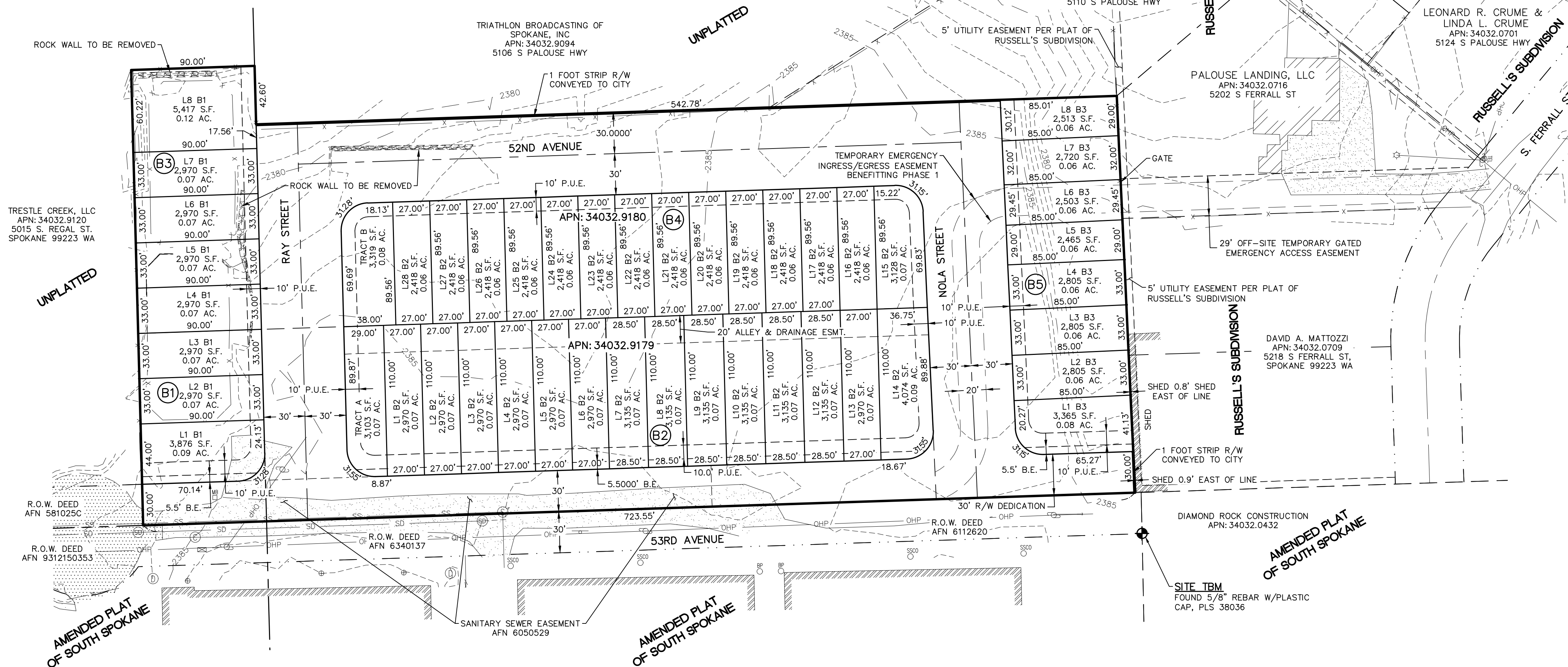
BEGINNING AT A POINT LYING ON THE WEST LINE OF GOVERNMENT LOT
11, SECTION 3, TOWNSHIP 24 NORTH, RANGE 43 EAST OF THE WILLAMETTE
MERIDIAN, MARKING THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN
AUDITORS FILE NO. 4059370 AND RUNNING THENCE ALONG THE SOUTH LINE
OF SAID LAND AND EASTERLY EXTENSION THEREOF TO A POINT ON THE
WEST LINE OF SAID PARCEL "D"; THENCE NORTHEASTERLY TO THE MOST
WESTERLY CORNER OF THE LAND DESCRIBED IN ADJUSTMENT "A" OF THAT
CERTAIN CERTIFICATE OF APPROVAL OF BOUNDARY LINE ADJUSTMENT,
RECORDED UNDER AUDITORS FILE NO. 7356242 SPOKANE COUNTY RECORDS.

SITUATE IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft
CONTOUR INTERVAL: 1 FT.



SURVEYOR NOTES:

- THE BOUNDARY SHOWN IS PER LEGAL DESCRIPTIONS, RECORD OF SURVEYS AND PLATS
AND FOUND MONUMENTATION WITHIN THE AREA. THIS MAP DOES NOT REPRESENT A
BOUNDARY SURVEY, NO PROPERTY CORNERS WERE SET.
- THE CONTOURS SHOWN ARE DERIVED FROM DIRECT FIELD OBSERVATIONS AND COMPLY WITH
THE NATIONAL MAPPING STANDARDS, OF ONE-HALF THE CONTOUR INTERVAL SHOWN.
- 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.
- THE ROADS AND RIGHT-OF-WAYS SHOWN HEREON ARE TO BE DEDICATED AS PUBLIC
RIGHT-OF-WAY.
- TRACTS A AND B WILL BE DEDICATED TO THE HOME OWNERS ASSOCIATION WITH
STORMWATER EASEMENTS

UTILITY STATEMENT:

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.

ELEVATION DATUM

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

SITE TBM

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

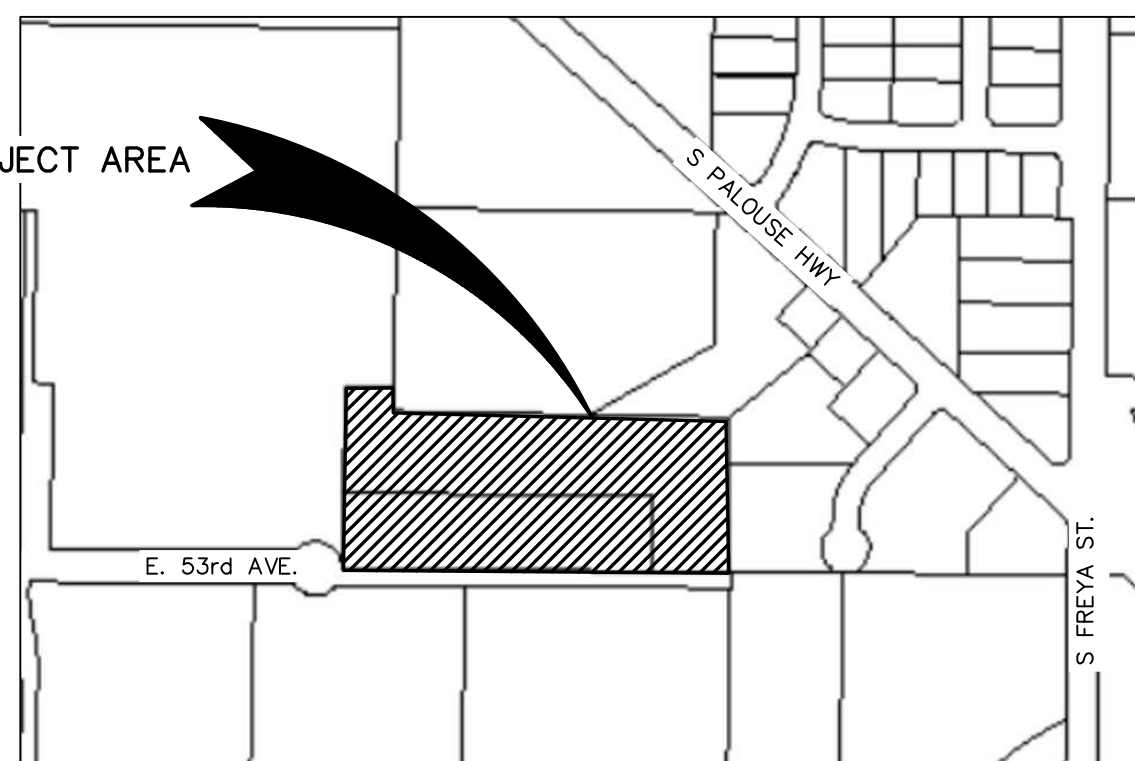
OWNER/DEVELOPER

PALOUSE LANDING 2, LLC
2910 E 27TH AVE STE 5-122,
SPOKANE, WA, 99223
509-208-6102
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

PROJECT AREA



LEGEND

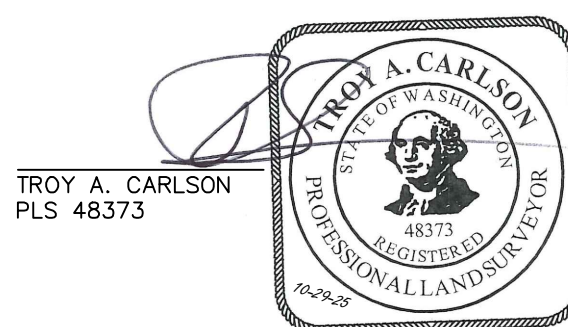
	ASPHALT SURFACING
	GRAVEL
	CONCRETE
	SIDEWALK
	ROCK
	BUILDING
	SUBJECT PROPERTY BOUNDARY
	PROPOSED LOT LINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	SECTION LINE
	INDEX CONTOUR
	MINOR CONTOUR
	FENCE LINE
	STORM DRAIN LINE
	OVERHEAD POWER LINE
	SANITARY SEWER LINE
	PHASE LINE
	STORM MANHOLE
	DRY WELL
	CATCH BASIN
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	POWER POLE
	GUY ANCHOR
	COMMUNICATION PEDESTAL
	SIGN
	POWER TRANSFORMER
	IRRIGATION CONTROL VALVE
	BOLLARD POST
	WATER VALVE
	COMMUNICATION VAULT
	MAIL BOX
	LIGHT POLE
	COMMUNICATION RISER
	BLOCK NUMBER
	B.E. BORDER EASEMENT
	P.U.E. PUBLIC UTILITY EASEMENT

GENERAL NOTES:

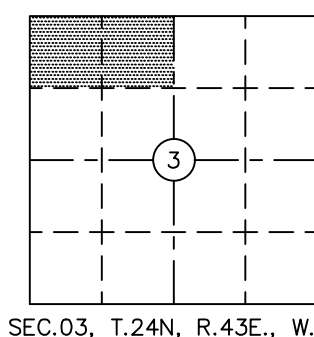
PARCEL NO.	34032.9179 AND 34032.9180
PROPERTY SIZE:	4.88 ACRES
PROPOSED USE:	TOWNHOMES
FIRE DISTRICT:	SPOKANE FIRE DEPT
SCHOOL DISTRICT:	SPOKANE #81
WATER PURVEYOR:	CITY OF SPOKANE
SEWER PURVEYOR:	CITY OF SPOKANE
OWNER:	PALOUSE LANDING 2, LLC
COMPREHENSIVE PLAN DESIGNATION:	RESIDENTIAL 4-10
ZONING	R1
NO. OF PROPOSED LOTS:	44
HOUSING UNITS PER LOT:	1
NO. OF DWELLING UNITS:	44
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.



TROY A. CARLSON
PLS 48373



SEC. 03, T. 24N, R. 43E., W.M.



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