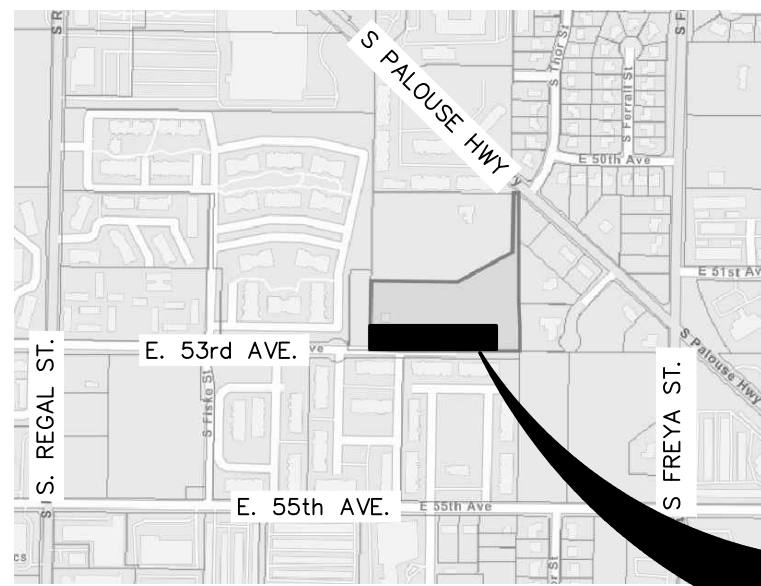


CLARK 53RD PRELIMINARY SHORT PLAT

A PORTION OF GOVERNMENT LOTS 11 & 12,
WITHIN THE NORTHWEST QUARTER, SECTION 3, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



VICINITY MAP
NTS

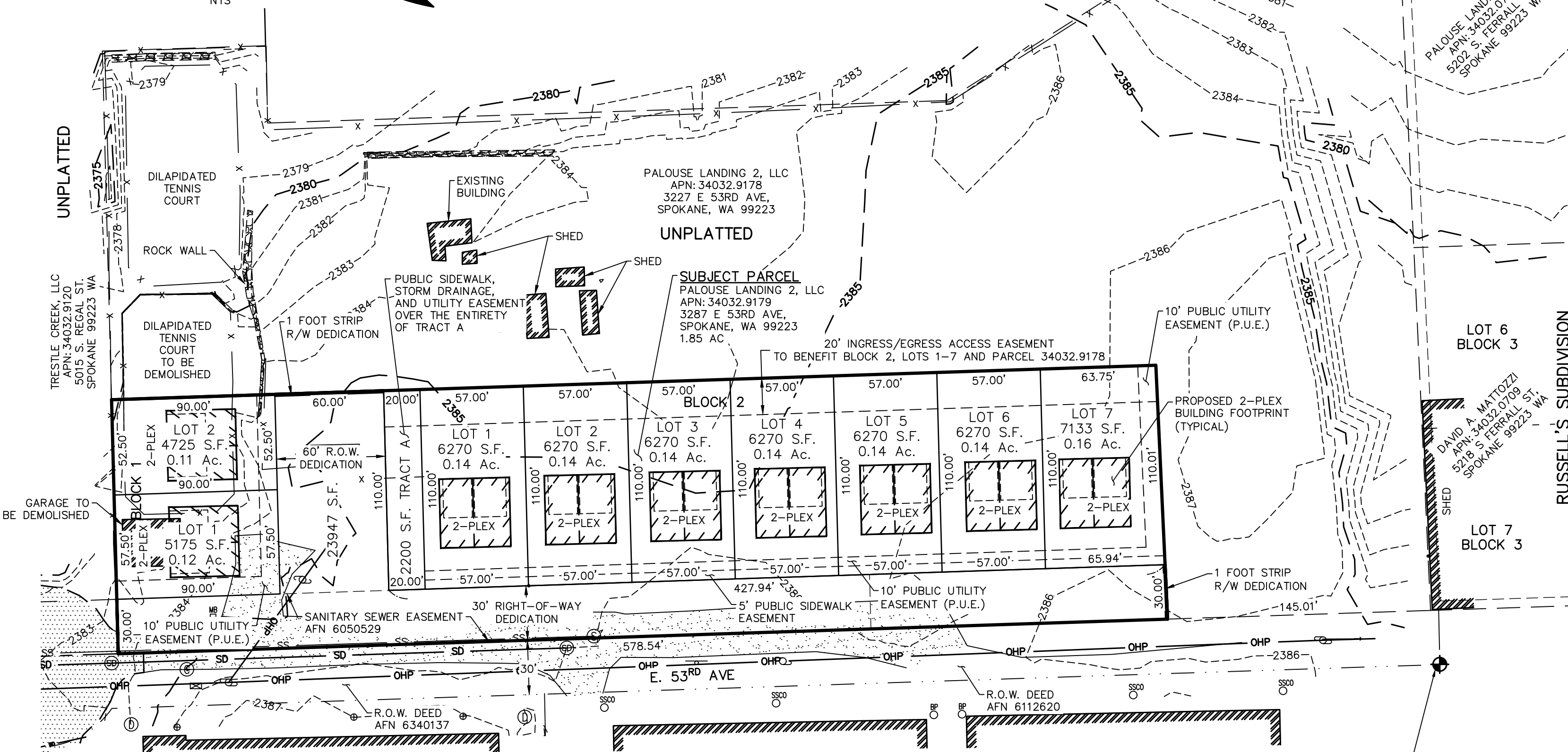
PROJECT AREA

OWNER/DEVELOPER
PALOUSE LANDING 2, LLC
2910 E 27TH AVE STE 5-122,
SPOKANE, WA, 99223
509-315-1317
WILL@SPOKANEPROPERTYSERVICES.COM

SURVEYOR/AGENT
TROY CARLSON/MIKE GALUSHA JR.
STORHAUG ENGINEERING
510 E. 3RD AVENUE
SPOKANE, WASHINGTON 99202
509-242-1000
MICHAELG@STORHAUG.COM

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
- STORM MANHOLE
- DRY WELL
- CATCH BASIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- POWER POLE/TELEPHONE POLE
- GUY ANCHOR
- COMMUNICATION PEDESTAL
- SIGN
- POWER TRANSFORMER
- IRRIGATION CONTROL VALVE
- BOLLARD POST
- WATER VALVE
- COMMUNICATION VAULT
- MAIL BOX



LEGAL DESCRIPTION

THE SOUTH 140.00 FEET OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THE STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 7291607, RECORDS OF SPOKANE COUNTY, WASHINGTON; EXCEPT THE EAST 145.00 FEET THEREOF.

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

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

SURVEYOR NOTES:

1. 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.
2. THE CONTOURS SHOWN ARE DERIVED FROM DIRECT FIELD OBSERVATIONS AND COMPLY WITH THE NATIONAL MAPPING STANDARDS, OF ONE-HALF THE CONTOUR INTERVAL SHOWN.
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, AND TO PREPARE A PRELIMINARY PLAT.

TITLE INFORMATION:

THIS MAP REPRESENTS INFORMATION AS SHOWN ON THE TITLE REPORT BY SPOKANE COUNTY TITLE COMPANY, ORDER NUMBER SP40322, DATED MARCH 9TH, 2023.

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.

SITE DATA TABLE

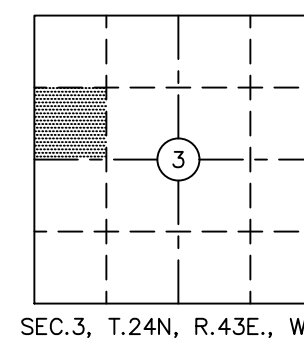
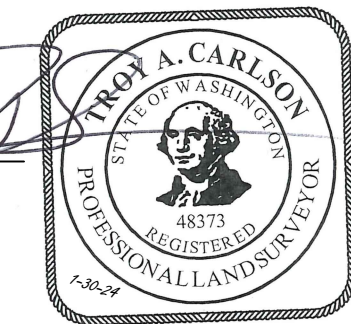
NO. OF PROPOSED PARCELS 9
NUMBER OF UNITS 18
EXISTING STRUCTURES/USES RSF
SEE EXHIBIT
RESIDENTIAL SINGLE FAMILY RSF
1.85 AC.
GROSS AREA (18 UNITS/1.85 AC)= 9.73 DU/AC.
TRACT A 0.05 AC.
PROPOSED RIGHT-OF-WAY 0.55 AC.
NET DENSITY (18/(1.85-0.60))= 14.4 DU/AC
SANITARY SEWER
WATER PURVEYOR
PROPOSED USES RESIDENTIAL

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

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.3, T.24N, R.43E., W.M.

civil engineering planning
landscape architecture surveying

510 east third avenue | spokane, wa | 99202
p 509.242.1000

DATE	SCALE
01/30/2024	1" = 50'
FIELD BOOK	DRAWN
23-078	DKM
PROJECT NUMBER	DRAWING NO.
23-078	1 OF 1

23-078 P-Plat.dwg 18x24 (ROS-SF)