

**PLAT DATA**

ADDRESS	2500 W 17TH AVE
PARCEL #	25252.0032
TOTAL PLAT AREA	14.25 ACRES
NUMBER OF LOTS	FIFTY-SIX(56)
DENSITY	3.93 UNITS PER ACRE
ROADS AREA	3.14 ACRES
LOTS AREA	11.35 ACRES
TRACTS	0.24 ACRES
LOT SIZE RANGE	4,350 SF - 11,296 SF 1-4.58 AC
EXISTING ZONING	RSF
COMP. PLAN	RESIDENTIAL 4-10
SEWER	CITY OF SPOKANE
WATER	CITY OF SPOKANE
FIRE DISTRICT	CITY OF SPOKANE

**LEGEND**  
 25' REAR YARD SETBACK  
 20' FRONT YARD SETBACK  
 5' SIDE YARD SETBACK  
 10' FLANKING SIDE YARD SETBACK

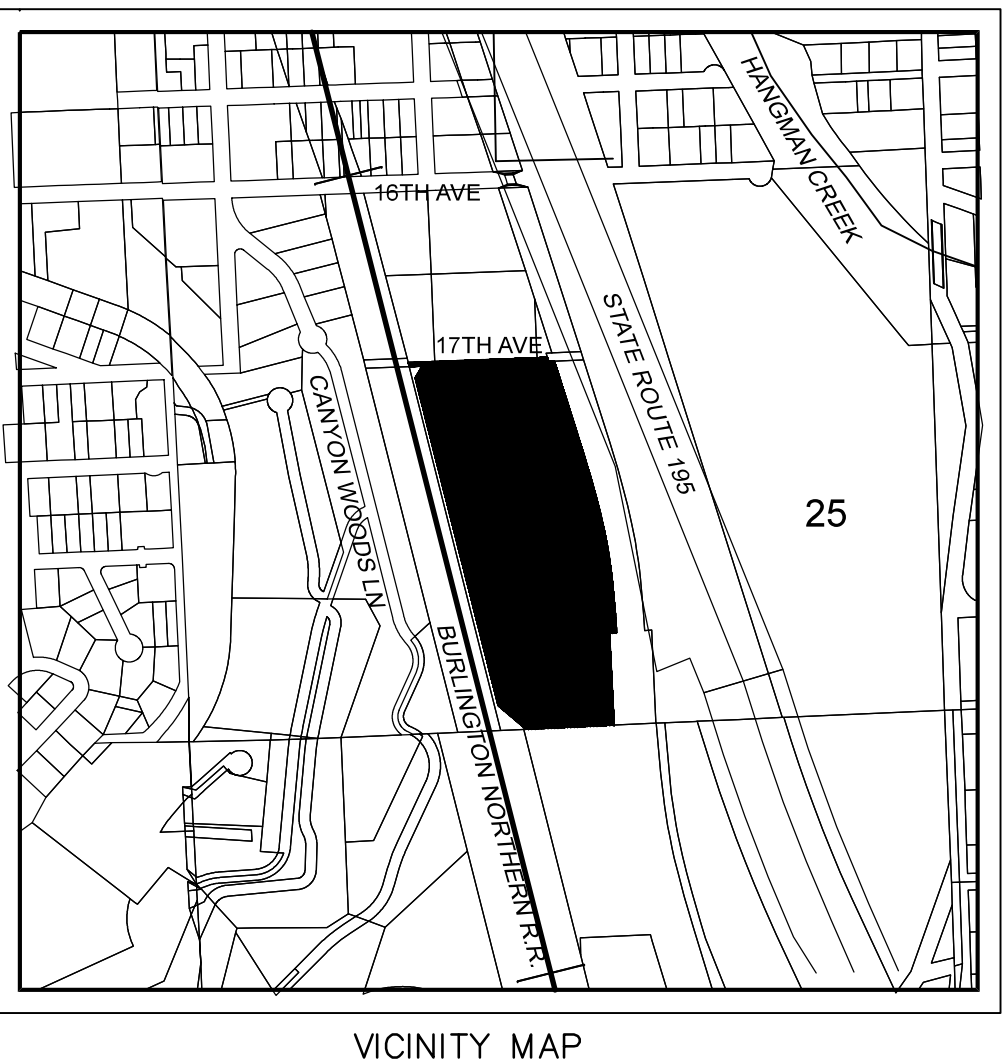
**ENGINEER**  
 MHE ENGINEERING  
 9702 W. MASTERS LANE  
 CHENEY, WA 99004  
 (509) 230-1960  
 FAX: (509) 747-2769

**PROPERTY OWNER**  
 SPOKANE TOWNHOMES LLC  
 MR. KONSTANTIN VASILENKO  
 14 E MISSION #3  
 SPOKANE, WA 99202  
 509-230-6115  
 2306115@GMAIL.COM

STATE ROUTE 195  
 SPOKANE CASCADE  
 MOBILE HOME PARK

**LEGAL DESCRIPTION**

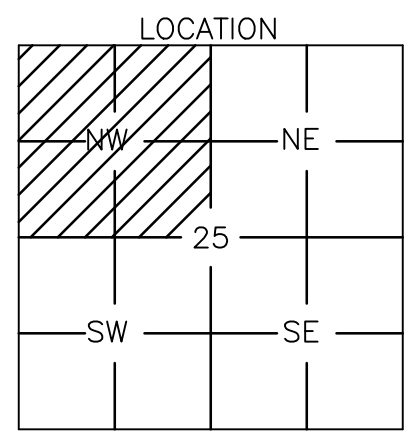
ALL THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M. LYING EASTERLY OF THE SPOKANE PORTLAND & SEATTLE RAILROAD COMPANY RIGHT OR WAY AND WESTERLY OF THE ABANDONED UNION PACIFIC RAILROAD RIGHT OF WAY; EXCEPT THAT PORTION THEREOF, DESCRIBED AS FOLLOWS:  
 BEGINNING 1074.2 FEET EAST OF THE WEST QUARTER CORNER OF SAID SECTION 25; THENCE N12°36'00"E ALONG THE EASTERLY LINE OF THE SPOKANE PORTLAND & SEATTLE RAILROAD COMPANY RIGHT OR WAY 1346.8 FEET TO THE EAST AND WEST CENTERLINE OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE EAST 49.80 FEET; THENCE S43°50'W 45.80 FEET; THENCE S12°36'E 1250.5 FEET; THENCE S53°59'E 103.3 FEET TO THE EAST AND WEST CENTERLINE OF SAID SECTION 25; THENCE WEST 80.2 FEET TO THE POINT OF BEGINNING; AND EXCEPT THE NORTH 58.00 FEET OF THE SW QUARTER OF THE NW QUARTER OF SECTION 25, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M. LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:  
 BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD (FORMALLY SPOKANE, PORTLAND & SEATTLE RAILROAD) AND THE NORTH LINE OF SAID SW QUARTER OF THE NW QUARTER; THENCE S88°59'19"E (EAST-DEEDED); 49.8 FEET ALONG SAID NORTH LINE; THENCE S44°56'18"W 46.35 FEET (43°50'W 45.8-DEEDED); THENCE S11°29'42"E (S12°36'E-DEEDED) 25.22 FEET TO THE SOUTH LINE OF SAID NORTH 58.00 FEET;  
 ALSO KNOWN AS THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M. LYING EASTERLY OF THE SPOKANE PORTLAND & SEATTLE RAILROAD COMPANY RIGHT OR WAY AND WESTERLY OF THE ABANDONED UNION PACIFIC RAILROAD RIGHT OF WAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;  
 COMMENCING AT A POINT 1114.22 FEET (1074.2 DEED) EAST OF THE WEST QUARTER CORNER OF SAID SECTION 25; THENCE N12°36'00"W ALONG THE EASTERLY LINE OF THE SPOKANE PORTLAND & SEATTLE RAILROAD COMPANY RIGHT OR WAY A DISTANCE OF 1347.46 FEET (1346.8 FEET DEED) TO THE EAST AND WEST CENTERLINE OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE N89°47'23"E (EAST DEED) A DISTANCE OF 49.80 FEET; THENCE S43°51'11"W (S43°50'W DEED) A DISTANCE OF 45.80 FEET; THENCE S12°34'45"E (S12°36'E DEED) A DISTANCE OF 25.69 FEET TO A LINE THAT IS 58.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, IT ALSO BEING THE POINT OF BEGINNING; THENCE N89°47'23"E ALONG SAID LINE A DISTANCE OF 508.02 FEET TO THE WEST LINE OF THE ABANDONED UNION PACIFIC RAILROAD RIGHT OF WAY; THENCE THE NEXT 6 CALLS ALONG SAID WEST LINE;  
 1. THENCE S16°05'40"E A DISTANCE OF 265.97 FEET TO THE BEGINNING OF A SPIRAL CURVE, ITS DELTA BEING 03°36' WITH A SPIRAL LENGTH OF 240 FEET;  
 2. THENCE S14°54'26"E ALONG THE CHORD BEARING A DISTANCE OF 236.83 FEET TO THE BEGINNING OF A CURVE WHOSE RADIAL BEARING IS S77°29'29"W TO THE RADIUS POINT, CONCAVE TO THE WEST WITH A RADIUS OF 1867.33 FEET;  
 3. THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°51'12", AN ARC DISTANCE OF 255.95 FEET TO THE BEGINNING OF A SPIRAL CURVE, ITS DELTA BEING 03°36' WITH A SPIRAL LENGTH OF 240 FEET;  
 4. THENCE S02°30'22"E ALONG THE CHORD BEARING A DISTANCE OF 194.60 FEET;  
 5. THENCE S88°55'50"W A DISTANCE OF 24.97 FEET;  
 6. THENCE S01°04'10"E A DISTANCE OF 326.59 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER;  
 THENCE S89°57'50"W ALONG SAID LINE A DISTANCE OF 320.00 FEET; THENCE N53°57'49"W (N53°59'W DEED) A DISTANCE OF 103.30 FEET; THENCE N12°34'45"W (12°36' DEED) A DISTANCE OF 1225.70 FEET TO THE POINT OF BEGINNING.



**SURVEYOR'S CERTIFICATION**  
 THIS PRELIMINARY PLAT WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF SPOKANE SUBDIVISION ORDINANCE IN NOVEMBER 2020, AT SPOKANE TOWNHOMES LLC



**JON A. GORDON P.L.L.C.**  
 CERTIFICATE NO. 43610



SCALE: HORIZONTAL: 1" = 50' VERTICAL: NAVD 88	PRELIMINARY PLAT <b>CRYSTAL RIDGE SOUTH</b> NETTLETON ROAD SPOKANE, WASHINGTON THE NE 1/4 SECTION 25, T25N, R42E, W.M.	<b>GORDON LAND &amp; DEVELOPMENT</b> 4507 N. LARCH ROAD SPOKANE VALLEY, WA 99216 PH: 509-768-5987 GORDONSURVEYING@GMAIL.COM	SHEET 1 OF 1
			JOB # 20-83