

DOUBLE EAGLE SHORT PLAT

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 26 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN, CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

LAND DESCRIPTION PER (R1)

That portion of the South 280.00 feet of the Southeast Quarter of the Southwest Quarter of Section 29, Township 26 North, Range 43 East, Willamette Meridian, lying Westerly of Addison Street, nNortherly of Francis Avenue, East of Lidgerwood Street and Southerly of the following described line:

COMMENCING at the Southwest corner of Parcel B of Eagles City Short Plat, per plat thereof recorded in Short Plat Book 21, Pages 1-3;
Thence South 00°08'26" West, 4.73 feet along the East line of Lidgerwood Street to the **POINT OF BEGINNING** of said line;
Thence South 88°52'12" East, 601.39 feet to the westerly line of Addison Street and the Point of Terminus;

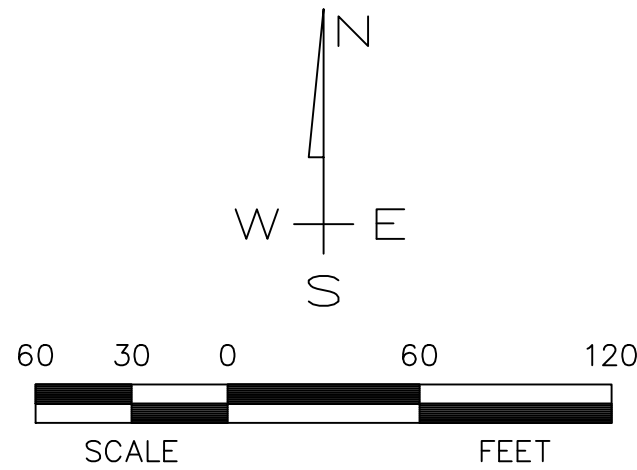
EXCEPT those portions conveyed for Addison Street by Deed recorded under Auditor's File No. 703405B;

AND EXCEPT those portions conveyed for Francis Avenue by Deeds recorded under Auditor's File No.(s) 946724B, 149673C and 9001040133;

AND EXCEPT those portions conveyed for Lidgerwood Street by Deed recorded under Auditor's File no. 7612100271;

Situate in the City of Spokane, County of Spokane, State of Washington.

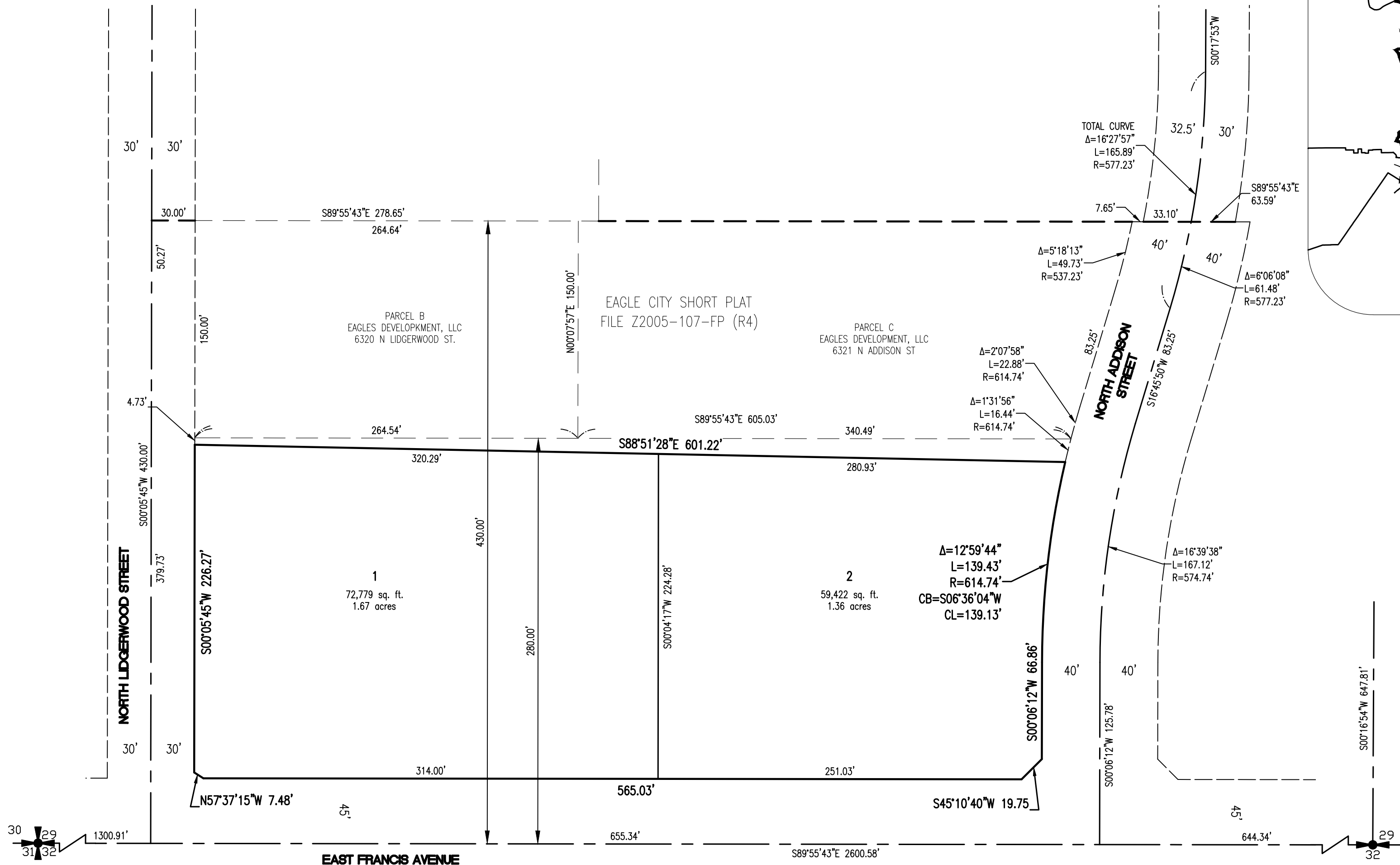
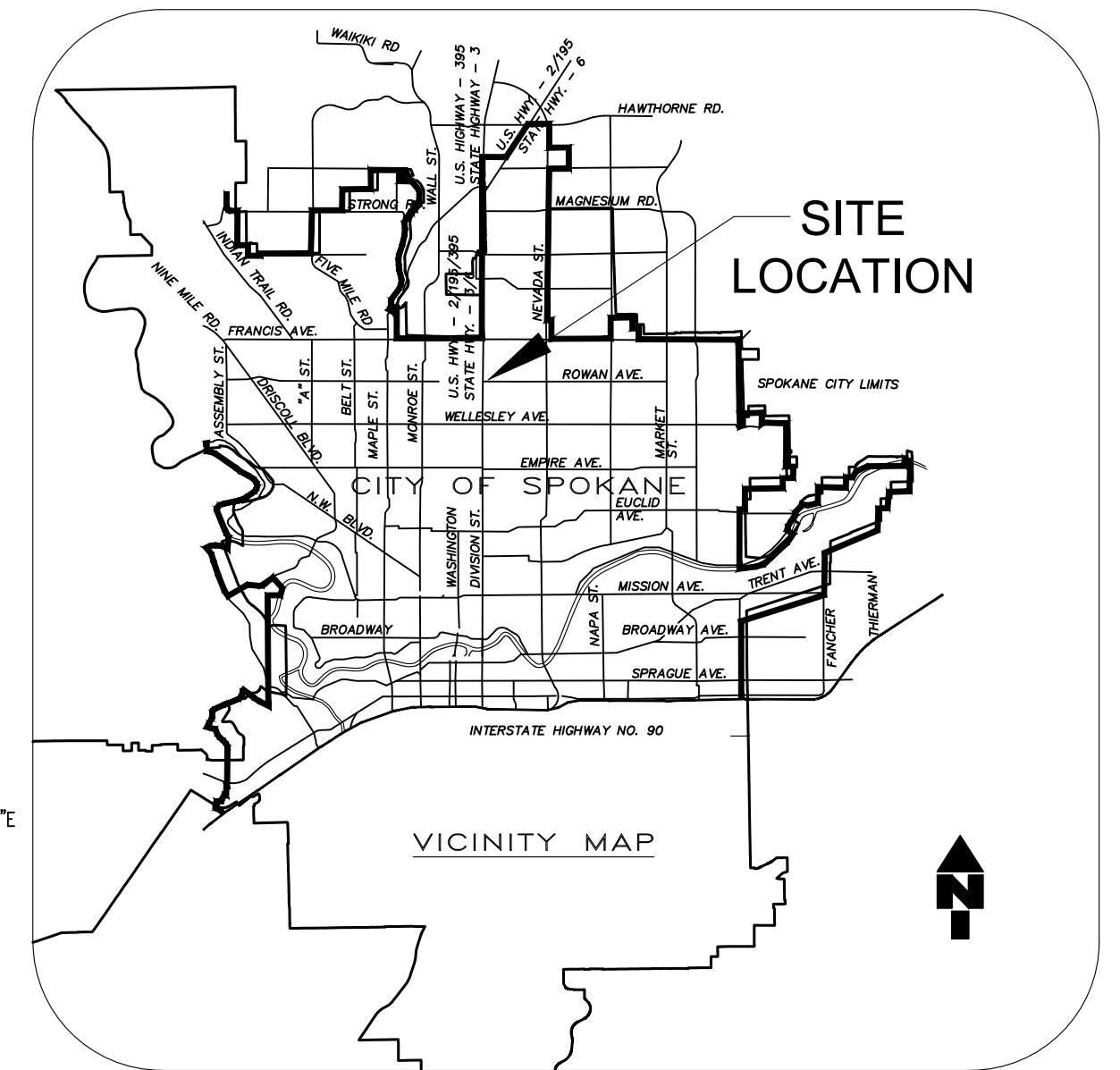
CONTAINING: 132,201 square feet or 3.03 acres of land, more or less.



AUDITOR'S CERTIFICATE:

Filed for record this _____ Day of _____ 2020, at _____ M. in Book _____ of _____ at Page _____, Auditor's File Number _____ at the request of _____

Whitman County Auditor



ZONING DESIGNATION:

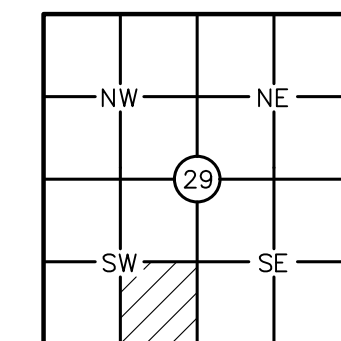
Land Use Zoning on the site is noted as being GC, (General Commercial). Proper municipal authority should be consulted regarding specific ordinances and interpretation.

SURVEYOR'S CERTIFICATE:

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of CLIENT NAME in February of 2021.

Darrel Wayne Carsten, PLS 45152

DATE



S.29, T.26N., R.43E.



ACCURACY STATEMENT (WAC 332-130-100)

This survey was performed using a Leica TS15P, 3-Second Total Station and a Leica GS14 Performance Smart Antenna for a combination of field traverse and GPS survey methods to meet or exceed the required minimum standards for land boundary surveys and geodetic control surveys per WAC 332-130.

	By	Date	Scale: 1"=60"
Surveyed	BG	02/2021	Date: Mar. 12, 21
Drawn	DWC	03/2021	Drawing Name HAN05-BN.DWG
Checked	JNV	04/2021	
Approved			
Accepted			Sheet 1 of 1

SYNTIER
Engineering, Inc.
405 SE Bishop Blvd, Suite 2
Pullman, WA 99163
www.SynTierEngr.com 509.339.6187

For:
DOUBLE EAGLE PROPERTIES, LLC
315 E Francis Ave.
Spokane, Washington

RECORD OF SURVEY

PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 26 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON

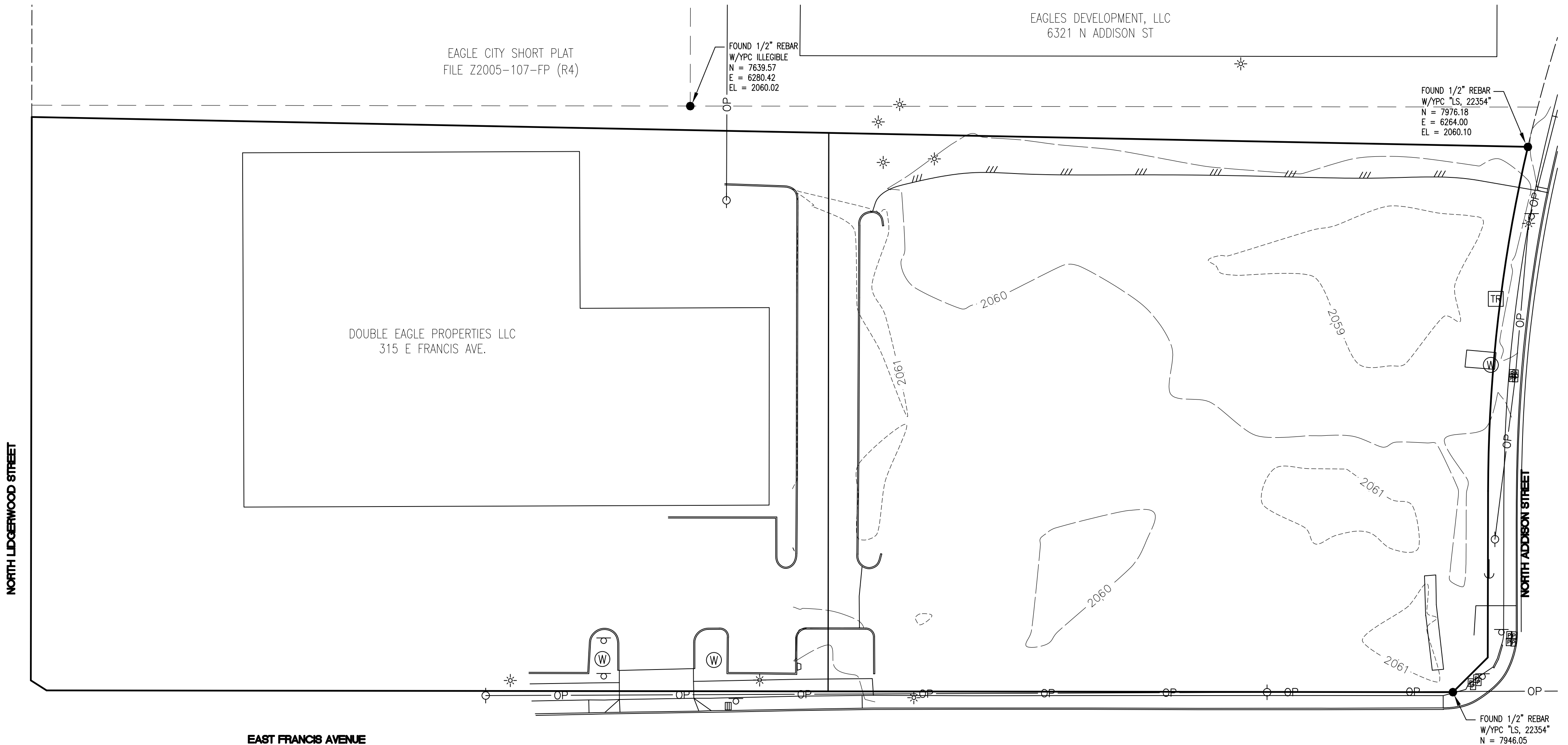
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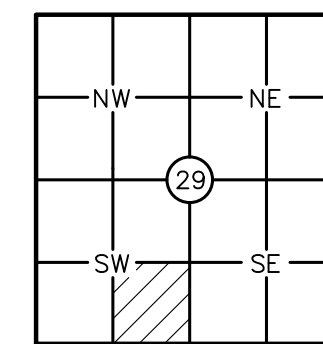
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EAST FRANCIS AVENUE

DATUM STATEMENT:

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 29, COORDINATES WERE ASSUMED ALONG WITH ELEVATIONS.



S.29, T.26N., R.43E.



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