



DATA

ED NET DENSITY
ED USE
3 ZONING 24.59 ACRES 10.82 ACRES 3.88 LOTS PER / MIXED USE CC-1 AND RSF

COVER SHEET	TABLE OF CONTENTS	
SHEET 1	ENTS	

WITH SE

CTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY POKANE MUNICIPAL CODE 17G 080.050(C)

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ENGINEER
GREENSTONE CORPORATION-DOUG DESMOND 1421 N. MEADOWWOD LN. SUITE 200
LIBERTY LAKE, WASHINGTON 99019
PHONE (509) 458-5860

CITY DATUM
CITY BENCH MARK 29S-20E AT THE CORNER OF 29TH & MARTIN STREET ELEV.=2372.07-13.13' TO NAD 88

ISTONE CORPORATION—JOE FI N. MEADOWWOD LN. SUITE 2 Y LAKE, WASHINGTON 9901 E (509) 458—5860

SURVEYOR
RFK LAND SURVEYING— MICHAEL E. MOORE
1420 W. GARLAND AVE.
SPOKANE, WASHINGTON 99205
PHONE (509) 324—7861

OWNER
SONNELAND COMMERCIAL PROPERTIES, LLC, & SONNELAND RESIDENTIAL PROPERTIES, LLC PO BOX 562
COLBERT, WASHINGTON 99005
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LEGAL DESCRIPTION

Greenstone

A PORTION OF THE NORTHEAST AND NOR THWEST QUARTERS SECTION 33, TOWNSHIP 25 N, RANGE 43E, W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 1 PER FIRST AMENDMENT TO THE QUAIL RUN OFFICE PARK. RECORDED IN BOOK 1 OF BINDING SITE PLANS, PAGE 68A AND 69A, AND RECORD OF SURVEY RECORDED IN BOOK 90 OF SURVEYS, PAGE 46, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF 29TH AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES;

1)N87°33'45"E A DISTANCE OF 392.33 FEET TO THE BEGINNING OF A NON—TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF N66°46'43"W, 17.32 FEET

2) THENCE I NORTHWESTERLY ALONG SAID CURVE THROUGH . WITH THE NORTH SECTION LINE OF SAID SECTIC ROUGH A CENTRAL ANGLE OF 51°19'04" AN ARC DISTANCE OF 17.91 FEET TO A LINE 30.00 FEET SOUTH AND SECTION 33

3) N87°33; 45″E A DISTANCE OF 49.88 FEET;

S02°37'12"E A DISTANCE OF 4.91 FEET;

5) S89°50'10"E A DISTANCE OF 79.10 FEET;

) N87°33'45"E A PLATS, PAGE 68; DISTANCE A CE OF 79.36 ALONG THE W S FEET TO THE WEST LINE OF PARCEL A OF HOWARD SHORT PLAT #90--02, RECORDED IN BOOK

2) N87°31'57°E (S89°54'42°E-RECORD) A DISTANCE OF 6.89 FEET (8.28 FEET-RECORD); 1)S02°31'51"E (S00°02'25'W-RECORD) A DISTANCE OF 293.68 FEET (302.15 FEET-RECORD);

S02°37'06"E (S00°03'45"E-RECORD) A DISTANCE OF 64.69 FEET;

(N89°54'42"W-RECORD) DISTANCE OF 6.98 FEET;

(S00°03'45"E-RECORD) A DISTANCE OF 98.04 FEET (98.00 FEET-RECORD);

) S87°31'57"W (N89°54'42"W-RECORD) A DISTANCE OF 157.88 FEET (158.02 FEET-RECORD);
) S02°37'09"E (S00°03'45"E-RECORD) A DISTANCE OF 169.57 FEET TO THE SOUTHWEST CORNER OF PARCEL C OF SAID HOWARD SHORT PLAT; THENCE S02°37'09"E A DISTANCE OF 270.22 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 32ND AVENUE AS SHOWN ON FINAL PLAT OF ESTATE DIRECTORDED IN BOOK 9 OF PLATS, PAGE 94; THENCE ALONG THE SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES;

1)N79°31'20"W (N74°56'06"W-RECORD) A HAVING A RADIUS OF 50.00 FEET AND DISTANCE OF 0.19 FEET (0.43 FEET—RECORD); TO THE BEGINNING OF A NON—TANGENT CURVE CONCAVE TO THE SOUTH AND A CHORD BEARING AND DISTANCE OF N87°17'09"W, 84.87 FEET;

2) THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 116°08'19' AN ARC DISTANCE OF 101.35 FEET; TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 255.17 FEET;

3) THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°39'17" AN ARC DISTANCE OF 158.79 FEET;

5) THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58°31'07" AN ARC DISTANCE OF 235.35 FEET; S47°29'02"W (S50°10'05"E-RECORD)
DF 230.43 FEET; A DISTANCE OF 47.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS

6) N73°59'51"W (N71°18'48"W-OF 68.59 FEET TO THE EA SOUTHERLY 73'59'51'W (N71'18'48"W—RECORD) A DISTANCE OF 101.23 FEET; THENCE N76'54'43"W A DISTANCE OF 86.96 FEET; THENCE S10'36'48"W A DISTANCE 68.59 FEET TO THE EASTERLY MOST CORNER OF LOT 12, BLOCK 3 OF SAID FINAL PLAT OF ESTATE DEVELOPMENT, SAID POINT BEING THE BEGINNING OF A W—TANGENT CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 411.97 FEET AND A CHORD BEARING AND DISTANCE OF S03'22'16"W, 86.72 FEET; THENCE UTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12'04'59" AN ARC DISTANCE OF 86.88 (87.11—RECORD); THENCE 2'40'14"E (S00'01'12"E—RECORD) A DISTANCE OF 3.22 FEET (3.04 FEET—RECORD) TO THE NORTHEAST CORNER OF LOT 13 OF SAID FINAL PLAT OF ESTATE VELOPMENT; THENCE S02'40'14"E (S00'01'12"E—RECORD) A DISTANCE OF 123.96 FEET (124.03 FEET—RECORD) TO THE EASTERLY MOST CORNER OF SAID TO STANCE CONTINUING S02'40'14"E A DISTANCE OF 79.96 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF RESURVEY OF INWOOD PARK ADDITION TO OKANE RECORDED IN BOOK M OF PLATS, PAGE 32; THENCE CONTINUING S02'40'14"E A DISTANCE OF 597.35 FEET (600 FEET—RECORD) TO THE SOUTHWEST CORNER OF LOT 12, BLOCK 1 OF SAID RESURVEY OF INWOOD PARK ADDITION TO SPOKANE DISTANCE OF 597.35 FEET (600 FEET—RECORD) TO THE SOUTHWEST CORNER OF LOT 12, BLOCK 1 OF SAID RESURVEY OF INWOOD PARK ADDITION TO OKANE; THENCE CONTINUING S87'13'10"W ALONG FIET TO THE SOUTHWEST CORNER OF LOT 12, BLOCK 1 OF SAID RESURVEY OF INWOOD PARK ADDITION TO OKANE; THENCE CONTINUING S87'13'10"W ALONG FIET TO THE SOUTHWEST CORNER OF LOT 12, BLOCK 1 OF SAID RESURVEY OF INWOOD PARK ADDITION TO OKANE; THENCE CONTINUING S87'13'10"W ALONG FIET TO THE SOUTHWEST CORNER OF LOT 12, BLOCK 1 OF SAID RESURVEY OF INWOOD PARK ADDITION TO OKANE; THENCE CONTINUING S87'13'10"W ALONG SAID FINAL PLAT OF ESTATE DEVELOPMENT; THENCE ALONG THE STEET OF THE SOUTHWEST CORNER OF BLOCK 3 OF SAID FINAL PLAT OF ESTATE DEVELOPMENT; THENCE ALONG THE STEET LY BOUNDARY OF SAID FINAL PLAT O

1)N02°54'57"W (N00°12'12"W-RECORD) A DISTANCE OF 283.52 FEET (283.80 FEET-RECORD);

2) N87°11'45″E (N89°52'48″E-RECORD) A N02°54'57"W (N00°12'12"W-DISTANCE OF 60.00 FEET; 30.00 FEET;

DEVELOPMENT; N87°07'31"E (N89°52'48"E-RECORD)
ESTATE DEVELOPMENT; THENCE CONTANGENT CURVE CONCAVE TO THE STANGENT CURVE CONCAVE CONCAVE TO THE STANGENT CURVE CONCAVE C SAID (RECORD THENCE 114.85 FEET N89'52'48"--RECORD) A DISTANCE OF 134.83 FEET (135.00 FEET-RECORD) TO THE SOUTHWEST CORNER OF LOT 8, BLOCK 3 OF SAID FINAL PLAT OF APMENT; THENCE CONTINUING N87'07'31"E ALONG THE SOUTH LINE OF SAID LOT 8 A DISTANCE OF 115.07 (RECORD 115.00) TO THE BEGINNING OF A FECONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE THROUGH A E OF 89'54'09" AN ARC DISTANCE OF 78.45 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 8; THENCE N02'53'15"W (RECORD N00'12'12"W)M A 114.85 FEET (RECORD 115.00 FEET) TO THE NORTHWEST CORNER OF LOT 7, BLOCK 3 OF SAID FINAL PLAT OF ESTATE DEVELOPMENT; THENCE N89'52'48"E) A DISTANCE OF 205.00 FEET TO THE NORTHWEST CORNER OF LOT 5, BLOCK 3 OF SAID FINAL PLAT OF ESTATE THENCE N45'48'57"E (RECORD N48'30'E) ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 130.00 FEET TO THE NORTHEASTERLY CORNER OF THENCE N02'41'53"E A DISTANCE OF 208.22 FEET; THENCE N69'17'45"E A DISTANCE OF 9.80 FEET TO THE BEGINNING OF A NON-TANGENT CURVE THENCE N02'41'53"E A DISTANCE OF 412.72 FEET AND A CHORD BEARING AND DISTANCE OF N70'48'45"E, 21.74 FEET; THENCE NORTHEASTERLY CURVE THROUGH A CENTRAL ANGLE OF 03'01'07" AN ARC DISTANCE OF 21.74 FEET; THENCE N02'43'23"E A DISTANCE OF 319.70 FEET TO THE DEVELOPMENT TO THE QUALL RUN OFFICE PAR, AND SAID RECORD OF SURVEY;; THENCE ALONG THE DENTH COURSES;

1)N87°19'50"E (S89°57'59"E-RECORD) A OF 5.00 FEET; OF 203.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS

DISTANCE

2) THENCE NORTHERLY ALONG SAID CU A DISTANCE OF RVE THROUGH A CENTRAL ANGLE OF 90°03'13" AN ARC DISTANCE OF 7.86 FEET; 128.74 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS

4) THENCE NORTHERLY ALONG SAID CU N02°43'33"W (N00°01'12"W—RECORD) DF 20.00 FEET RVE THROUGH A CENTRAL ANGLE OF 20°06'30" AN ARC DISTANCE OF 7.02 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE CITY SPOKANE, SPOKANE CONTAINING. 24.59 ACRES MORE OR LESS COUNTY, WASHINGTON

PRELIMINARY PLAT

A PLANNED PORTION OF THE THE NORTH GARDEN FOR DEVELOPMENT HALF DISTRICT OF SECTION

TOWNSHIP N 07 NORTH, SHEET SPOKANE RANGE OH 43 EAST,