



PRELIMINARY PLAT DATA	
TOTAL NO. OF LOTS	42
TOTAL NO. OF TRACTS	7
GROSS AREA	24.59 ACRES
NET AREA	10.82 ACRES
PROPOSED NET DENSITY	3.88 LOTS PER ACRE
PROPOSED USE	MIXED USE
EXISTING ZONING	CC-1 AND RSF

TABLE OF CONTENTS	
COVER SHEET	SHEET 1
PRELIMINARY PLAT WITH CONTOURS	SHEET 2
PRELIMINARY PLAT	SHEET 3
CONCEPTUAL SEWER PLAN	SHEET 4
CONCEPTUAL WATER PLAN	SHEET 5
CONCEPTUAL STORMWATER PLAN	SHEET 6

SURVEYOR'S CERTIFICATE
THIS PRELIMINARY PLAT MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH SPOKANE MUNICIPAL CODE 17G.080.050(C)

Michael E. Moore
MICHAEL E. MOORE, PLS
CERTIFICATE NUMBER 35157



6-21-18

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

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

CONTACT
GREENSTONE CORPORATION-JOE FRANK
1421 N. MEADOWWOOD LN., SUITE 200
LIBERTY LAKE, WASHINGTON 99019
PHONE (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
PHONE (509) 535-1455

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST AND NORTHWEST 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 NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°19'04" AN ARC DISTANCE OF 17.91 FEET TO A LINE 30.00 FEET SOUTH AND PARALLEL WITH THE NORTH SECTION LINE OF SAID SECTION 33
- 3) N87°33;45"E A DISTANCE OF 49.88 FEET;
- 4) S02°37'12"E A DISTANCE OF 4.91 FEET;
- 5) S89°50'10"E A DISTANCE OF 79.10 FEET;
- 6) N87°33'45"E A DISTANCE OF 79.36 FEET TO THE WEST LINE OF PARCEL A OF HOWARD SHORT PLAT #90-02, RECORDED IN BOOK 7 OF SHORT PLATS, PAGE 68; THENCE ALONG THE WESTERLY LINE OF SAID HOWARD SHORT PLAT THE FOLLOWING SEVEN (7) COURSES;

- 1)S02°31'51"E (S00°02'25"W-RECORD) A DISTANCE OF 293.68 FEET (302.15 FEET-RECORD);
- 2) N87°31'57"E (S89°54'42"E-RECORD) A DISTANCE OF 6.89 FEET (8.28 FEET-RECORD);
- 3) S02°37'06"E (S00°03'45"E-RECORD) A DISTANCE OF 64.69 FEET;
- 4) S87°31'57"W (N89°54'42"W-RECORD) A DISTANCE OF 6.98 FEET;
- 5) S02°37'06"E (S00°03'45"E-RECORD) A DISTANCE OF 98.04 FEET (98.00 FEET-RECORD);
- 6) S87°31'57"W (N89°54'42"W-RECORD) A DISTANCE OF 157.88 FEET (158.02 FEET-RECORD);
- 7) 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 CONTINUING 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 DEVELOPMENT RECORDED 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 DISTANCE OF 0.19 FEET (0.43 FEET-RECORD); TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 50.00 FEET 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;
- 4) S47°29'02"W (S50°10'05"E-RECORD) A DISTANCE OF 47.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 230.43 FEET;
- 5) THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58°31'07" AN ARC DISTANCE OF 235.35 FEET;

- 6) N73°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 OF 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 NON-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 SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°04'59" AN ARC DISTANCE OF 86.88 (87.11-RECORD); THENCE S02°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 DEVELOPMENT; 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 LOT 13; THENCE 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 SPOKANE RECORDED IN BOOK M OF PLATS, PAGE 32; THENCE CONTINUING S02°40'14"E A DISTANCE OF 139.37 FEET (139.33 FEET-RECORD) TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S87°13'10"W ALONG THE SOUTH LINES OF LOTS 1 THRU 12, BLOCK 1 OF SAID RESURVEY OF INWOOD PARK ADDITION TO SPOKANE 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; THENCE CONTINUING S87°13'10"E A DISTANCE OF 60.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF NAPA AVENUE; THENCE N02°27'54"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 199.29 FEET TO THE SOUTHWEST CORNER OF BLOCK 3 OF SAID FINAL PLAT OF ESTATE DEVELOPMENT; THENCE ALONG THE WESTERLY BOUNDARY OF SAID BLOCK 3 THE FOLLOWING FOUR (4) COURSES;

- 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 DISTANCE OF 60.00 FEET;
- 3) N02°54'57"W (N00°12'12"W-RECORD) A DISTANCE OF 30.00 FEET;
- 4) N87°07'31"E (N89°52'48"E-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 ESTATE DEVELOPMENT; 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 TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°54'09" AN ARC DISTANCE OF 78.45 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE N02°53'15"W (RECORD N00°12'12"W) A DISTANCE OF 114.85 FEET (RECORD 115.00 FEET) TO THE NORTHWEST CORNER OF LOT 7, BLOCK 3 OF SAID FINAL PLAT OF ESTATE DEVELOPMENT; THENCE N87°11'45"E (RECORD 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 DEVELOPMENT; 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 NORTHEAST CORNER OF SAID LOT 5; THENCE CONTINUING N45°48'57"W ALONG THE NORTHERLY LINE OF LOT 4, BLOCK 3 OF SAID FINAL PLAT OF ESTATE DEVELOPMENT A DISTANCE OF 34.92 FEET; 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 CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 412.72 FEET AND A CHORD BEARING AND DISTANCE OF N70°48'45"E, 21.74 FEET; THENCE NORTHEASTERLY ALONG SAID 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 SOUTHWEST CORNER OF LOT 2, BLOCK 1 OF SAID FIRST AMENDMENT TO THE QUAIL RUN OFFICE PAR, AND SAID RECORD OF SURVEY;; THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID LOT 2 THE FOLLOWING FOUR (4) COURSES;

- 1)N87°19'50"E (S89°57'59"E-RECORD) A DISTANCE OF 203.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 5.00 FEET;
- 2) THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°03'13" AN ARC DISTANCE OF 7.86 FEET;
- 3) N02°43'33"W (N00°01'12"W-RECORD) A DISTANCE OF 128.74 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 20.00 FEET
- 4) THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°06'30" AN ARC DISTANCE OF 7.02 FEET TO THE POINT OF BEGINNING.

CONTAINING. 24.59 ACRES MORE OR LESS

SITUATE IN THE CITY SPOKANE, SPOKANE COUNTY, WASHINGTON

PRELIMINARY PLAT/PUD
FOR
THE GARDEN DISTRICT
A PLANNED UNIT DEVELOPMENT
A PORTION OF THE NORTH HALF OF SECTION 33,
TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.
CITY OF SPOKANE
SHEET 1 OF 6