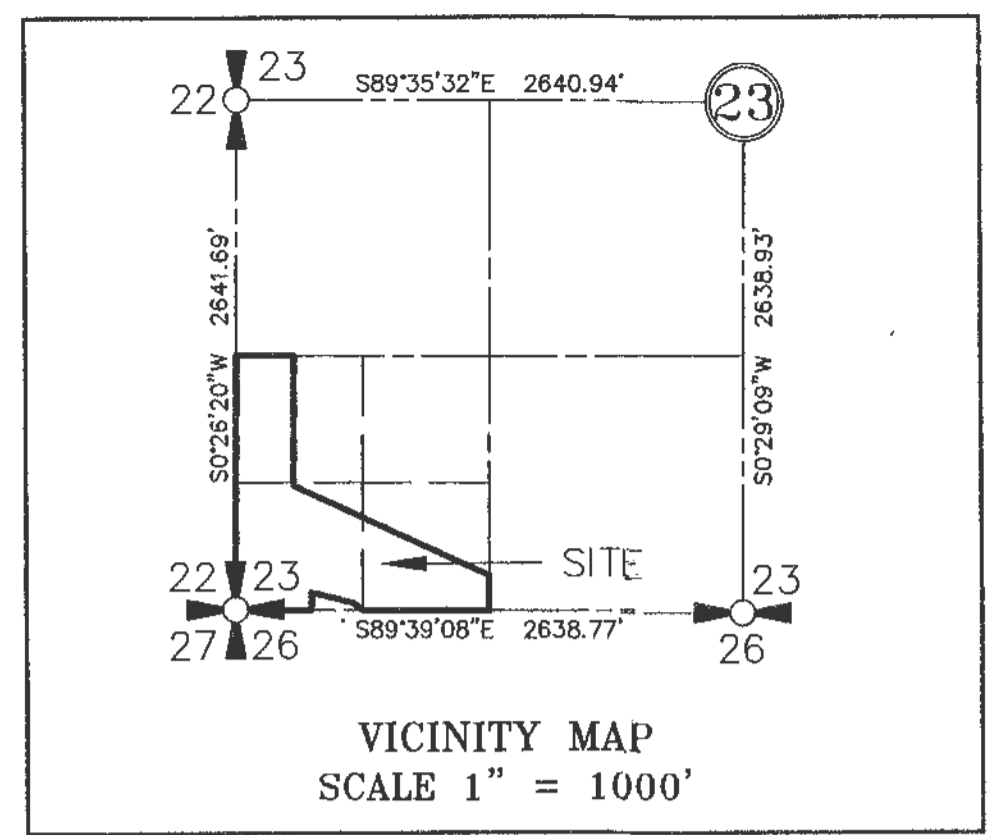


PRELIMINARY PLAT
OSAGE CITY SHORT PLAT
NO. Z2016-SP Z18-117 PSP

A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER
 OF SECTION 23, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.,
 IN THE CITY AND COUNTY OF SPOKANE, WASHINGTON

JULY, 2018



SITE DATA: PARCEL NO. 26233.0097 & 26233.0095

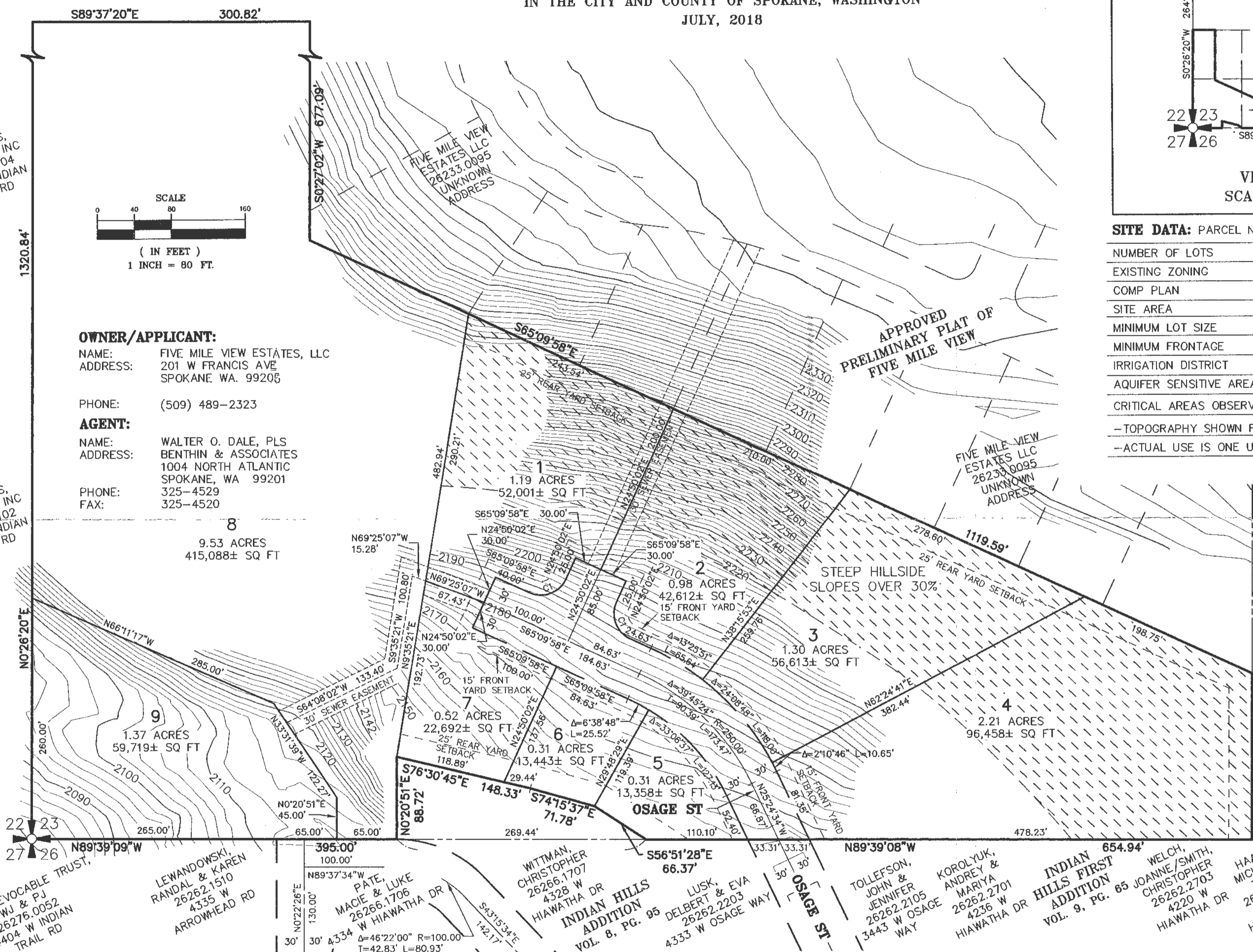
NUMBER OF LOTS	9 LOTS
EXISTING ZONING	RSF
COMP PLAN	RESIDENTIAL 4-10
SITE AREA	18.4 ACRES
MINIMUM LOT SIZE	14,000 S.F.
MINIMUM FRONTAGE	40'
IRRIGATION DISTRICT	DISTRICT #3
AQUIFER SENSITIVE AREA	YES
CRITICAL AREAS OBSERVED	YES, SLOPES OVER 30%

- TOPOGRAPHY SHOWN FOR AREA TO BE IMPROVED.
 - ACTUAL USE IS ONE UNIT PER ACRE DUE TO STEEP SLOPES.

Curve Table

Curve #	Length	Radius	Delta
C1	47.12	30.00	90.00

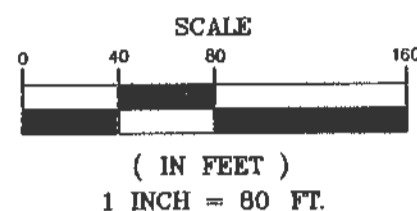
VERTICAL DATUM:
 NAVD 88



OWNER/APPLICANT:
 NAME: FIVE MILE VIEW ESTATES, LLC
 ADDRESS: 201 W FRANCIS AVE SPOKANE WA. 99205

PHONE: (509) 489-2323

AGENT:
 NAME: WALTER O. DALE, PLS BENTHIN & ASSOCIATES
 ADDRESS: 1004 NORTH ATLANTIC SPOKANE, WA 99201
 PHONE: 325-4529
 FAX: 325-4520



WESTWINDS HOME OWNERS ASSOC. 26233.0137 UNKNOWN ADDRESS
 WEST WINDS PUD VOL. PG.
 SIERS, RENEE 26233.0115 8302 N UPPER MAYES LN

DOUGLASS, HARLAN D INC 26224.0104 8218 N INDIAN TRAIL RD

DOUGLASS, HARLAN D INC 26224.0102 8110 N INDIAN TRAIL RD

INDIAN HILLS INVESTMENTS, LLC 26233.9190 UNKNOWN ADDRESS

HARDING, ERIC & ANITA 26233.9191 UNKNOWN ADDRESS

BECKER REVOCABLE TRUST, WJ & PJ 26276.0052 4404 W INDIAN TRAIL RD

LEWANDOWSKI, RANDAL & KAREN 26262.1510 4335 W ARROWHEAD RD

PATE, MACIE & LUKE 26266.1706 4334 W HIAWATHA DR

WITTMAN, CHRISTOPHER 26266.1707 4328 W HIAWATHA DR

LUSK, DELBERT & EVA 26262.2203 4333 W OSAGE WAY

TOLLEFSON, JOHN & JENNIFER 26262.2105 3443 W OSAGE WAY

KOROLYUK, ANDREY & MARIYA 26262.2701 4236 W HIAWATHA DR

INDIAN HILLS FIRST ADDITION VOL. 9, PG. 65

WELCH, JOANNE/SMITH, CHRISTOPHER 26262.2703 4220 W HIAWATHA DR

HAASCH, MICHAEL & TATUM 26262.2918 4212 W HIAWATHA DR

LEGAL DESCRIPTION:
 THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M., SPOKANE COUNTY, WASHINGTON, LYING SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:
 COMMENCING AT THE SOUTHWEST SECTION CORNER OF SAID SECTION 23; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID SECTION, 1319.39 TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE POINT OF BEGINNING OF SAID LINE DESCRIPTION; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 179.56 FEET; THENCE NORTHWESTERLY, 1119.59 FEET TO A POINT ON THE WEST LINE OF THE EAST 360.00 FEET OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; SAID POINT BEING 677.09 FEET SOUTHERLY OF THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY, ALONG SAID WEST LINE, 677.09 FEET TO THE SOUTH LINE OF WESTWINDS PLANNED UNIT DEVELOPMENT, ACCORDING TO PLAT RECORDED IN VOLUME 34 OF PLATS, PAGES 89-91, SPOKANE COUNTY, WASHINGTON, AND THE POINT OF TERMINUS OF SAID LINE DESCRIPTION;
 EXCEPT SAID WESTWINDS PLANNED UNIT DEVELOPMENT;
 AND EXCEPT THAT PORTION OF SAID SOUTHWEST QUARTER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE S89°39'09"E (BASIS OF BEARING), ALONG THE SOUTH LINE OF SAID SECTION, 395.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 3, INDIAN HILLS ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 95, SPOKANE COUNTY, WASHINGTON AND THE POINT OF BEGINNING, THENCE CONTINUING S89°39'09"E, ALONG THE SOUTH LINE OF SAID SECTION 23, 269.44 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE N56°51'28"W, 66.37 FEET; THENCE N74°15'37"W, 71.78 FEET; THENCE N76°30'45"W, 148.33 FEET; THENCE S00°20'51"W, 88.72 FEET TO THE POINT OF BEGINNING;
 CONTAINING 18.4 ACRES.

WALTER O. DALE, P.L.S. #20270
 8-7-18



PRINT DATE: 8-7-2018

PRELIMINARY SHORT PLAT
OSAGE SHORT PLAT
 CITY AND COUNTY OF SPOKANE, WASHINGTON

SW1/4, SW1/4, S.23, T.26 N., R.42 E., W.M.

F. BK #:	2009 LL	DRWN BY:	S.D. & C.D.	DWG NAME:	D9200SAG
SHEET	1 OF 1	DATE:	9-22-2016	JOB NO.:	09-20

BENTHIN & ASSOCIATES
 PROFESSIONAL LAND SURVEYING AND PLANNING
 1004 N. ATLANTIC STREET • SPOKANE, WA 99201
 (509) 325-4529 • (FAX) 325-4520

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