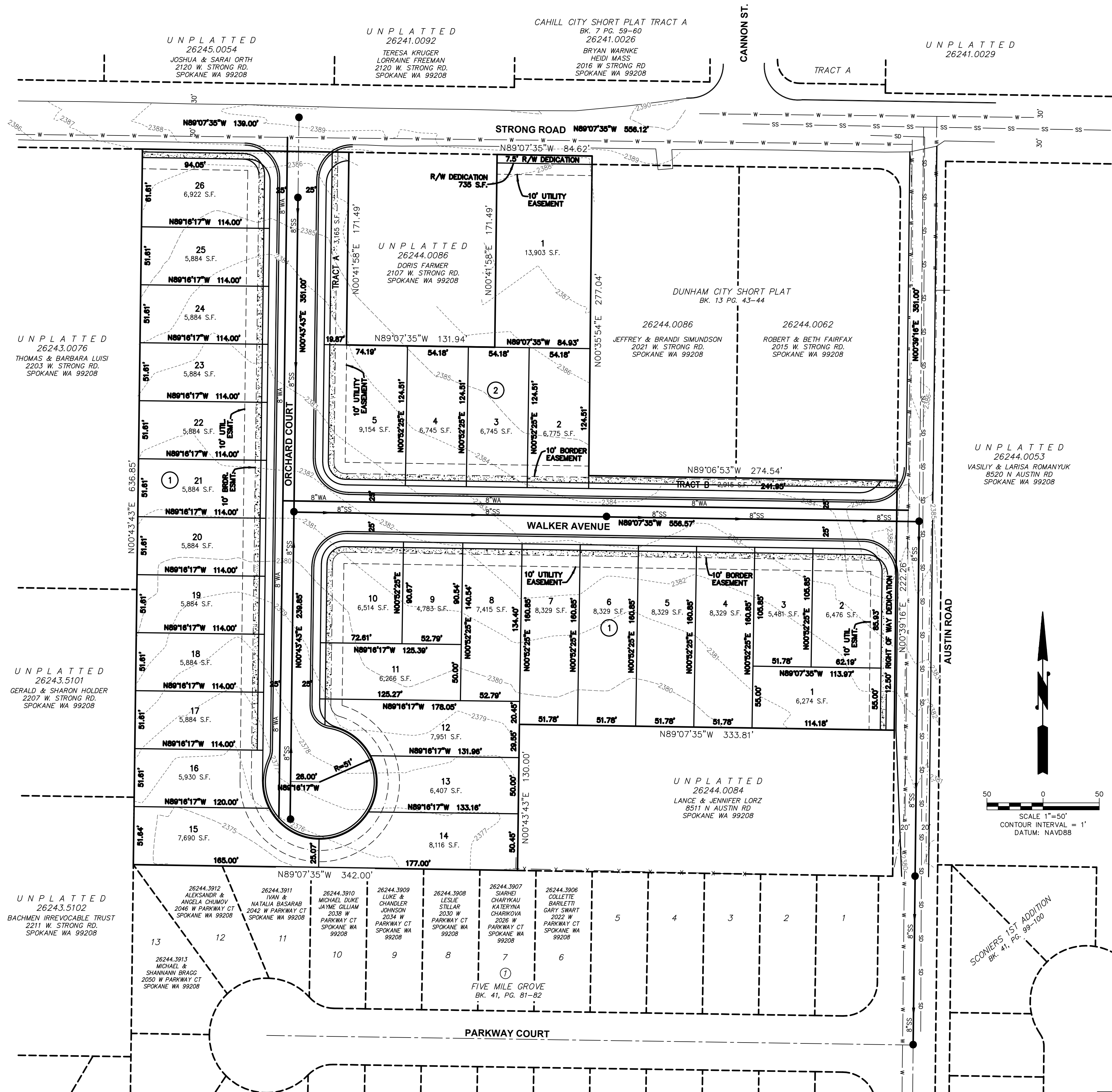


RASPBERRY ACRES PRELIMINARY UTILITY PLAN



PLAT DATA

PARCEL NO.: 26244.0085
 TOTAL PLAT AREA: 6.567 AC.
 NUMBER OF LOTS: 31 SINGLE-FAMILY RESIDENTIAL
 PROPOSED DENSITY: 6.26/ACRE
 PUBLIC RIGHT OF WAY AREA: 1.475 AC.
 COMMON AREA TRACTS: 6,080 S.F. (0.140 AC.)
 ZONING: RSF

OWNER & OFFICIAL CONTACT

RASPBERRY ACRES LLC
 C/O SETH MAEFSKY
 18114 N AUSTIN RD
 SPOKANE WA 99208
 (509) 922-7355

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED AFN 7028184)

THE EAST 318 FEET OF THE NORTH 666.85 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 28 NORTH, RANGE 42 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON.

EXCEPT THE NORTH 315 FEET OF THE EAST 258 FEET THEREOF; AND EXCEPT THE NORTH 30 FEET THEREOF FOR STRONG ROAD; AND EXCEPT THE SOUTH 130 FEET THEREOF; TOGETHER WITH THE WEST 16.5 FEET OF THE NORTH 666.85 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 28 NORTH, RANGE 42 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON, EXCEPT THE NORTH 315 FEET THEREOF; AND EXCEPT THE SOUTH 130 FEET THEREOF;

TOGETHER WITH THE WEST 342.00 FEET OF THE NORTH 666.85 FEET OF THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 28 NORTH, RANGE 42 E. W.M., SPOKANE COUNTY, WASHINGTON, EXCEPT THE NORTH 30 FEET THEREOF.

EXCEPT THE FOLLOWING:

A PORTION OF THE WEST 342.00 FEET OF THE NORTH 666.85 FEET OF THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 28 NORTH, RANGE 42 E. W.M., SPOKANE COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 258.00 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24, AND THE SOUTH RIGHT-OF-WAY LINE OF STRONG ROAD;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, N89°54'04"W 84.82 FEET TO THE TRUE POINT OF BEGINNING;

THENCE PARALLEL WITH THE WEST LINE OF THE EAST 258.00 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24, S00°04'31"E 171.49 FEET; THENCE PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE, N89°54'04"W 131.94 FEET;

THENCE N00°04'31"W 171.49 FEET TO SAID SOUTH RIGHT-OF-WAY LINE;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, S89°54'04"E 131.94 FEET TO THE TRUE POINT OF BEGINNING.

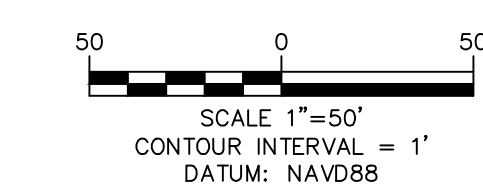
BENCH MARK DATUM

ELEVATIONS ARE BASED ON NAVD88 DATUM ORIGINATING FROM STATIC GPS OBSERVATIONS PROCESSED THROUGH THE NGS OPUS WEBSITE USING GEOID12S.

BASIS OF BEARINGS IS A GPS-DERIVED BEARING OF N89°07'35"W ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 28 NORTH, RANGE 42 EAST, W.M.

BASIS OF BEARINGS

A GPS-DERIVED BEARING OF N89°07'35"W ON THE NORTH LINE OF THE SE 1/4 OF SECTION 24, TOWNSHIP 28 NORTH, RANGE 42 EAST, W.M.



NAVD88 = (OLD GCM ELEV.) - (13.13) AS OF JANUARY, 2000 USE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BENCH MARK LOCATION										CURRENT C.O.S. DESIGN STANDARDS ADOPTED FEB, 2007									
NAVD88 ELEV.										BAR IS ONE INCH ON ORIGINAL DRAWING.									
DATE BY PROJ. DESCRIPTION										HORIZONTAL PLAN SCALE 1" = 50' VERTICAL PROFILE ONLY 1" = 10' SCALE									
AS BUILT										GRADE ORDINANCE LIST									
NAVD88 DATUM										CITY OF SPOKANE, WASHINGTON DEPARTMENT OF ENGINEERING SERVICES 808 WEST SPOKANE FALLS BLVD. SPOKANE, WASHINGTON 99201-3343 (509) 625-6300									
PROJECT NAME: RASPBERRY ACRES										TYPE OF IMPROVEMENT: UTILITY PLAN OVERALL PLAN									
PROJECT LIMITS:										CITY PROJECT NUMBER: COVER 24-26-42									