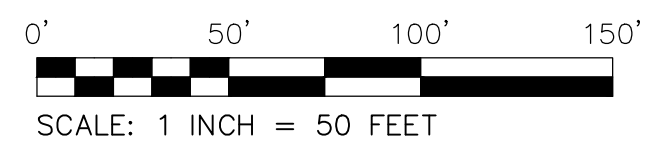
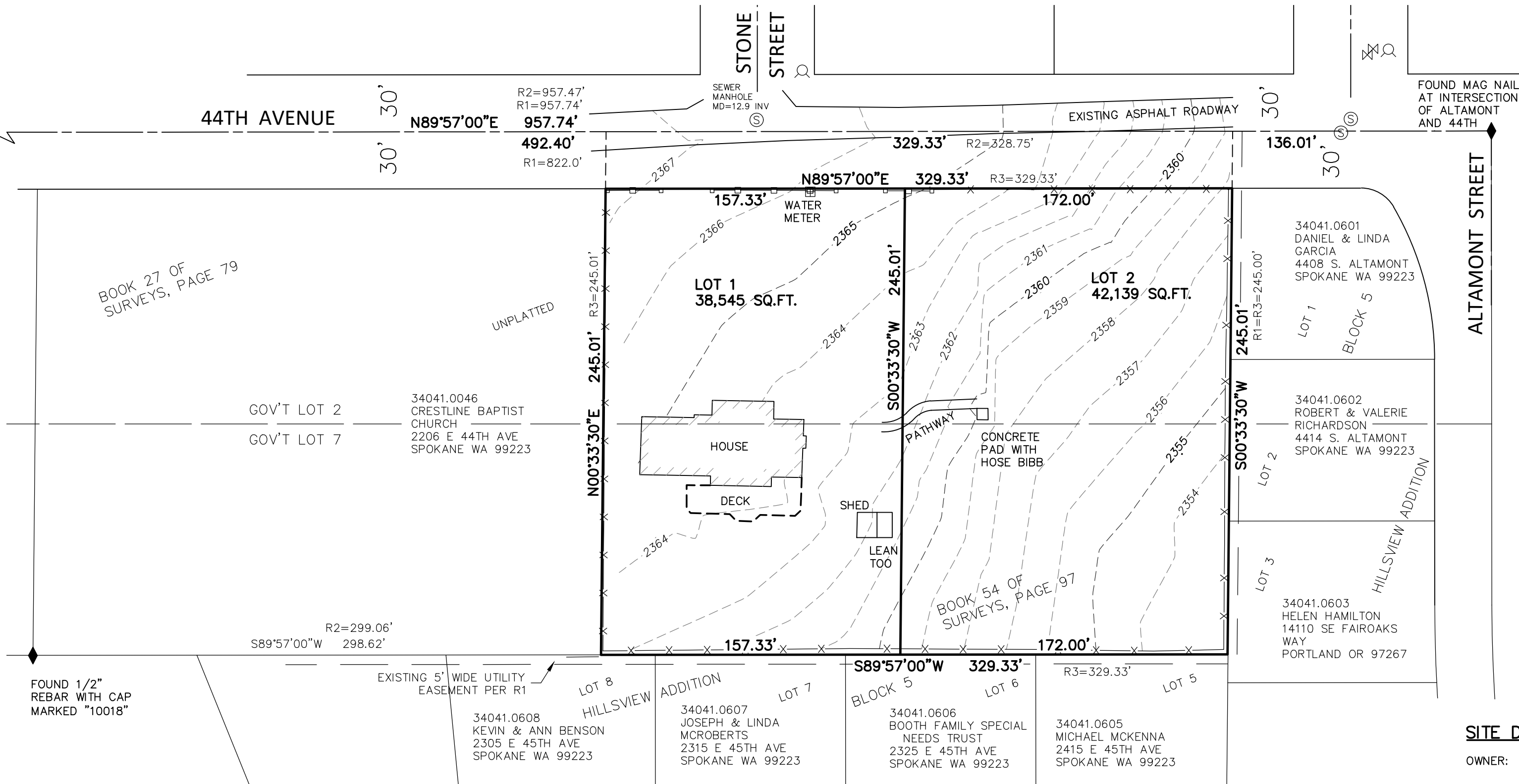


SORENSEN PRELIMINARY SHORT PLAT
 IN THE NW 1/4 OF THE NE 1/4 OF SECTION 4,
 T24N, R43E, WILLAMETTE MERIDIAN, IN THE CITY
 OF SPOKANE, SPOKANE COUNTY, WASHINGTON

NORTH QUARTER CORNER
 FOUND 3" BRASS CAP IN
 MONUMENT CASE WITH THE
 FOLLOWING REFERENCES:

CRESTLINE STREET



- LEGEND**
- ◆ = FOUND MONUMENT AS NOTED
 - ⊙ = SANITARY SEWER MANHOLE
 - ⊙ = DRYWELL
 - ⊗ = WATER VALVE
 - ⊕ = FIRE HYDRANT
 - ⊖ = IRRIGATION VALVE
 - = UTILITY POLE
 - X-X- = CHAIN LINK FENCE LINE
 - = BRICK FENCE LINE

ELEVATION OF THE BRASS CAP AT 44TH AND CRESTLINE IS 2377.1 FEET. ELEVATIONAL DATUM IS BASED ON NAVD88 USING NGS OPUS PROCESSING. CONTOUR INTERVAL IS 1 FOOT.

BEARINGS ARE BASED ON THE CENTERLINE OF 44TH AVENUE BEING A BEARING OF N89°57'00"E AS SHOWN ON BOOK 54 OF SURVEYS, PAGE 97.

REFERENCE SURVEYS

INCLUDING BUT NOT LIMITED TO:
 R1 = BOOK 7 OF PLATS, PAGE 88, HILLSVIEW ADD.
 R2 = BOOK 27 OF SURVEYS, PAGE 79
 R3 = BOOK 54 OF SURVEYS, PAGE 97

LEGAL DESCRIPTION PER STEWART TITLE GUARANTY COMPANY, ORDER NUMBER 21-19579, GUARANTEE NUMBER 218761028, DATED 7-26-21

THOSE PORTIONS OF GOVERNMENT LOTS 2 AND 7 IN A PORTION OF THE NORTHEAST QUARTER IN SECTION 4, TOWNSHIP 24 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 492.4 FEET EAST OF THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2;

THENCE EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 2, 329.6 FEET, MORE OR LESS, TO THE WEST LINE OF LOT 1 IN BLOCK 5, HILLSVIEW ADDITION, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 88;

THENCE SOUTH ALONG THE WEST LINE OF SAID BLOCK 5, 275 FEET TO THE NORTHEAST CORNER OF LOT 5 IN SAID BLOCK 5;

THENCE WEST ALONG THE NORTH LINE OF SAID BLOCK 5, 329.6 FEET TO A POINT SOUTH OF THE POINT OF BEGINNING;

THENCE NORTH TO THE POINT OF BEGINNING;

EXCEPT THE NORTH 30 FEET THEREOF FOR PUBLIC STREET RIGHT-OF-WAY PURPOSES;

SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

SITE DATA

OWNER: SCOTT & ELIZABETH SORENSEN
 4926 S. LONG LANE
 GREENACRES WA 99016
 PHONE: 509-220-8407

SITE ADDRESS: 2410 E. 44TH AVENUE
 SPOKANE WA 99223

CONTACT: SCOTT SORENSEN
 PHONE: 509-220-8407

PARCEL NUMBER: 34041.0039
 80,681 SQUARE FEET TOTAL

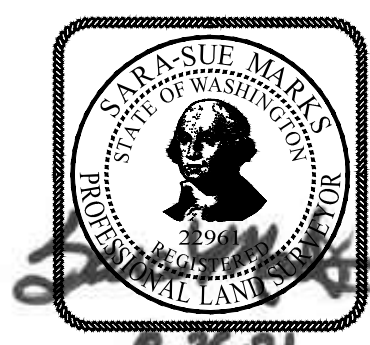
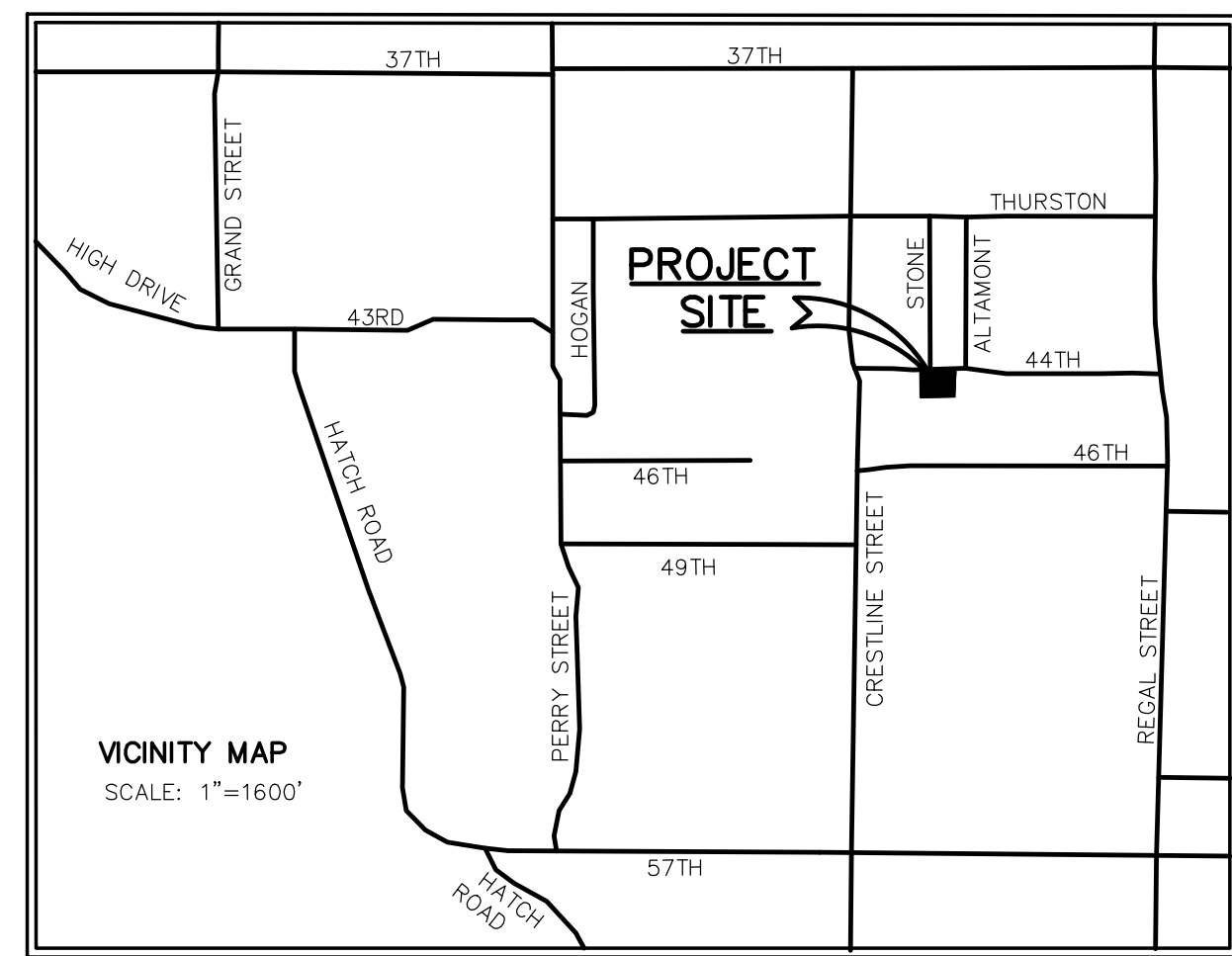
NUMBER OF PROPOSED LOTS:
 2 RESIDENTIAL LOTS
 LOT 1 = 40,000 SQ FT
 LOT 2 = 40,000 SQ FT

ZONING: SINGLE FAMILY RESIDENTIAL

WATER SUPPLIER:
 PUBLIC - CITY OF SPOKANE

SEWERAGE METHOD:
 PUBLIC - CITY OF SPOKANE
 CURRENT 8" LINE IN 44TH AVE

SETBACKS:	LOT 1	LOT 2
FRONT	15	15
REAR	10	10
SIDE	5	5



NW 1/4 NE 1/4,
 SECTION 4,
 T24N, R43E, WM

SORENSEN PRELIMINARY		
SCALE: SHOWN	SHORT PLAT	DRAWN BY: DZ
DATE: 8/25/21		JOB #: WA-3746
NW 1/4 NE 1/4, S.4 T24N R43E WM		
BELSBY ENGINEERING		HORROCKS ENGINEERS
1325 W. 1ST AVE. STE. 204 SPOKANE, WA 99201	(509) 747-6790 FAX (509) 747-7005	DRAWING NUMBER 1 OF 1