

# WEST QUEEN AVENUE PRELIMINARY SHORT PLAT:

THE LANDS OF PD CLAYTON SERVICES CORP  
 LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 26 NORTH,  
 RANGE 42 EAST OF THE WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON

## CONTACT INFORMATION

SURVEYOR: HORIZON SURVEYING, PLLC  
 P.O. BOX 121  
 SPANGLE, WA 99031  
 509-402-6113

PROPERTY OWNER: PHILL CLAYTON  
 12575 N ARROWHEAD LANE  
 SPOKANE, WA 99208  
 509-413-3096

## BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH IN THE WASHINGTON STATE PLANE COORDINATE SYSTEM (NORTH ZONE) DERIVED FROM OPUS POST PROCESSING USING THE FOLLOWING CORS STATIONS:

PID	STATION DESIGNATION	LATITUDE	LONGITUDE	DISTANCE(m)
DL7724	P025 BNDRY_AIR_ID2007 CORS GRP	N48°43'51.631"	W118°17'14.982"	144,099.5
DL7748	P422 FOOT_HILL_ID2007 CORS GRP	N46°47'52.298"	W116°58'46.803"	107,407.5
DC7410	P020 DRYLNDRSH_WA2004 CORS GRP	N47°00'07.933"	W118°33'56.712"	113,760.5
DC9747	M7VY FLAT HEAD COMMUNI CORS ARP	N48°13'38.890"	W114°19'36.542"	241,844.5
DL6886	LWST LEWISTON CORS ARP	N46°22'23.424"	W117°00'08.246"	152,201.0
DH4098	P451 WSUOTHELO_WA2004 CORS GRP	N46°47'34.014"	W119°02'28.842"	156,240.0

## VERTICAL DATUM:

THE VERTICAL DATUM FOR THIS SURVEY IS NAVD88 DETERMINED BY OPUS OBSERVATION.

## EQUIPMENT & PROCEDURES:

THIS SURVEY WAS PERFORMED WITH EMLID REACH RS3 GNSS RECEIVERS OPERATING IN RTK MODE FOR TOPOGRAPHIC SURVEY AND STATIC MODE FOR OPUS OBSERVATIONS. TOPOGRAPHIC DATA WAS ALSO COLLECTED WITH A SPECTRA PRECISION S35 TOTAL STATION. PROCEDURES WERE USED TO INSURE COMPLIANCE WITH RCW 58.09 AND WAC 332-130-090.

## SITE INFORMATION:

ZONING: R1  
 LAND USE: RESIDENTIAL LOW  
 PROPOSED MINIMUM DENSITY (PARCEL A):  
 (10,905 SQ FT/43,560 SQ FT/AC) \* 4 UNITS/AC = 1 UNIT  
 PROPOSED MINIMUM DENSITY (PARCEL B):  
 (10,905 SQ FT/43,560 SQ FT/AC) \* 4 UNITS/AC = 1 UNIT  
 COMPREHENSIVE PLAN: CITY OF SPOKANE  
 WATER DISTRICT: CITY OF SPOKANE  
 SEWERAGE DISTRICT: CITY OF SPOKANE

## PROPOSED DEVELOPMENT:

SUBDIVIDE LOT 7, BLOCK 43 OF BOULEVARD PARK ADDITION IN VOLUME "M" OF PLATS AT PAGE 48 INTO TWO PARCELS:

PARCEL "A" - 0.250 ACRES FOR 1 SINGLE FAMILY RESIDENTIAL UNIT AND ONE ACCESSORY DWELLING UNIT.

PARCEL "B" - 0.146 ACRES FOR 1 SINGLE FAMILY RESIDENTIAL UNIT.

## PROPERTY DESCRIPTIONS:

PARENT PARCEL PROPERTY DESCRIPTION (APN: 26353.1413)

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SPOKANE, STATE OF WASHINGTON, BEING DESCRIBED AS FOLLOWS:

LOT 7, BLOCK 43, BOULEVARD PARK ADDITION, AS PER PLAT RECORDED IN VOLUME "M" OF PLATS, PAGE 48, RECORDS OF SPOKANE COUNTY.

PER THAT STATUTORY WARRANTY DEED (AFN: 7461934) RECORDED ON DECEMBER 30, 2025 AT 11:58:53 AM.

## PROPOSED PARCEL "A" PROPERTY DESCRIPTION

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SPOKANE, STATE OF WASHINGTON, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 43, BOULEVARD PARK ADDITION AS RECORDED IN VOLUME "M" OF PLATS AT PAGE 48; THENCE SOUTH 87°50'22" WEST 53.00 FEET ALONG THE SOUTH LINE OF SAID LOT 7; THENCE NORTH 02°09'38" WEST 135.00 FEET; THENCE SOUTH 87°50'22" WEST 47.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 7; THENCE NORTH 02°09'38" WEST 37.50 FEET ALONG THE WEST LINE OF SAID LOT 7 TO A POINT ON THE NORTH LINE OF SAID LOT 7; THENCE NORTH 87°50'22" EAST 100.00 FEET ALONG THE NORTH LINE OF SAID LOT 7 TO A POINT ON THE EAST LINE OF SAID LOT 7; THENCE SOUTH 02°09'38" EAST 172.50 FEET ALONG THE EAST LINE OF SAID LOT 7 TO THE POINT OF BEGINNING.

CONTAINING 10,905 SQUARE FEET (0.250 ACRES), MORE OR LESS.

## PROPOSED PARCEL "B" PROPERTY DESCRIPTION

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SPOKANE, STATE OF WASHINGTON, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 43, BOULEVARD PARK ADDITION AS RECORDED IN VOLUME "M" OF PLATS AT PAGE 48; THENCE SOUTH 87°50'22" WEST 53.00 FEET ALONG THE SOUTH LINE OF SAID LOT 7 TO THE POINT OF BEGINNING; THENCE SOUTH 87°50'22" WEST 47.00 FEET ALONG THE SOUTH LINE SAID LOT 7 TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 02°09'38" WEST 135.00 FEET ALONG THE WEST LINE OF SAID LOT 7; THENCE NORTH 87°50'22" EAST 47.00 FEET; THENCE SOUTH 02°09'38" EAST 135.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6345 SQUARE FEET (0.146 ACRES), MORE OR LESS.

## REFERENCE DOCUMENTS:

(R1) SPOKANE COUNTY SHORT PLAT IN BOOK 36 OF SHORT PLATS AT PAGE 26 (AFN: 7133847)

(R2) SPOKANE COUNTY SHORT PLAT IN BOOK 29 OF SHORT PLATS AT PAGES 8-9 (AFN: 6337865)

(R3) SPOKANE COUNTY RECORD OF SURVEY IN BOOK 127 OF SURVEYS AT PAGE 68 (AFN: 5545409)

(R4) SPOKANE COUNTY RECORD OF SURVEY IN BOOK 73 OF SURVEYS AT PAGE 49 (AFN: 4058249)

(R6) BOULEVARD PARK ADDITION IN VOLUME "M" OF PLATS AT PAGE 48

(R7) WARRANTY DEED IN AUDITOR'S FILE NUMBER 7461934

## NOTES:

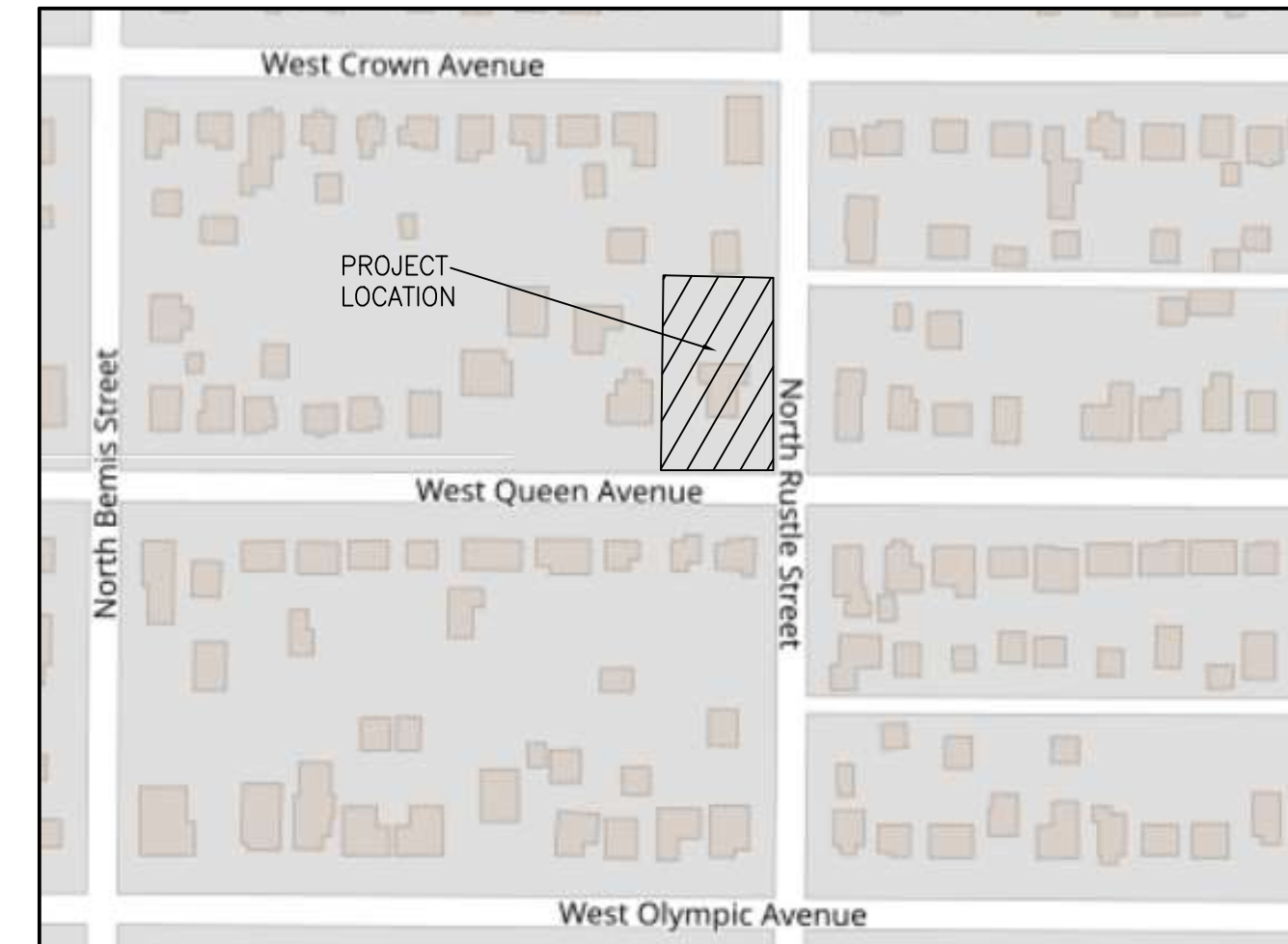
- 1) THE PURPOSE OF THIS SURVEY IS TO PREPARE A PRELIMINARY SHORT PLAT TO DIVIDE LOT 7, BLOCK 43 OF BOULEVARD PARK ADDITION IN THE CITY OF SPOKANE, WASHINGTON.
- 2) SITE SURVEY WAS PERFORMED ON MARCH 25, 2026.
- 3) THERE IS LESS THAN 2 FEET OF ELEVATION CHANGE ACROSS THE SITE.
- 4) HORIZON SURVEYING AND MAPPING, PLLC ONLY ACKNOWLEDGES STAMPED AND SIGNED DRAWINGS. NO RESPONSIBILITY OR LIABILITY IS EXPRESSED OR IMPLIED FOR ELECTRONIC DATA AND/OR REPRODUCED PLATS, MAPS, AND DRAWINGS.
- 5) OWNERSHIP OF FENCES WAS NOT DETERMINED IN THIS SURVEY.

## SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF PHILL CLAYTON IN MARCH OF 2026.

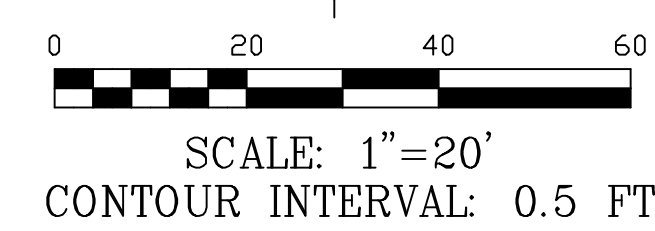
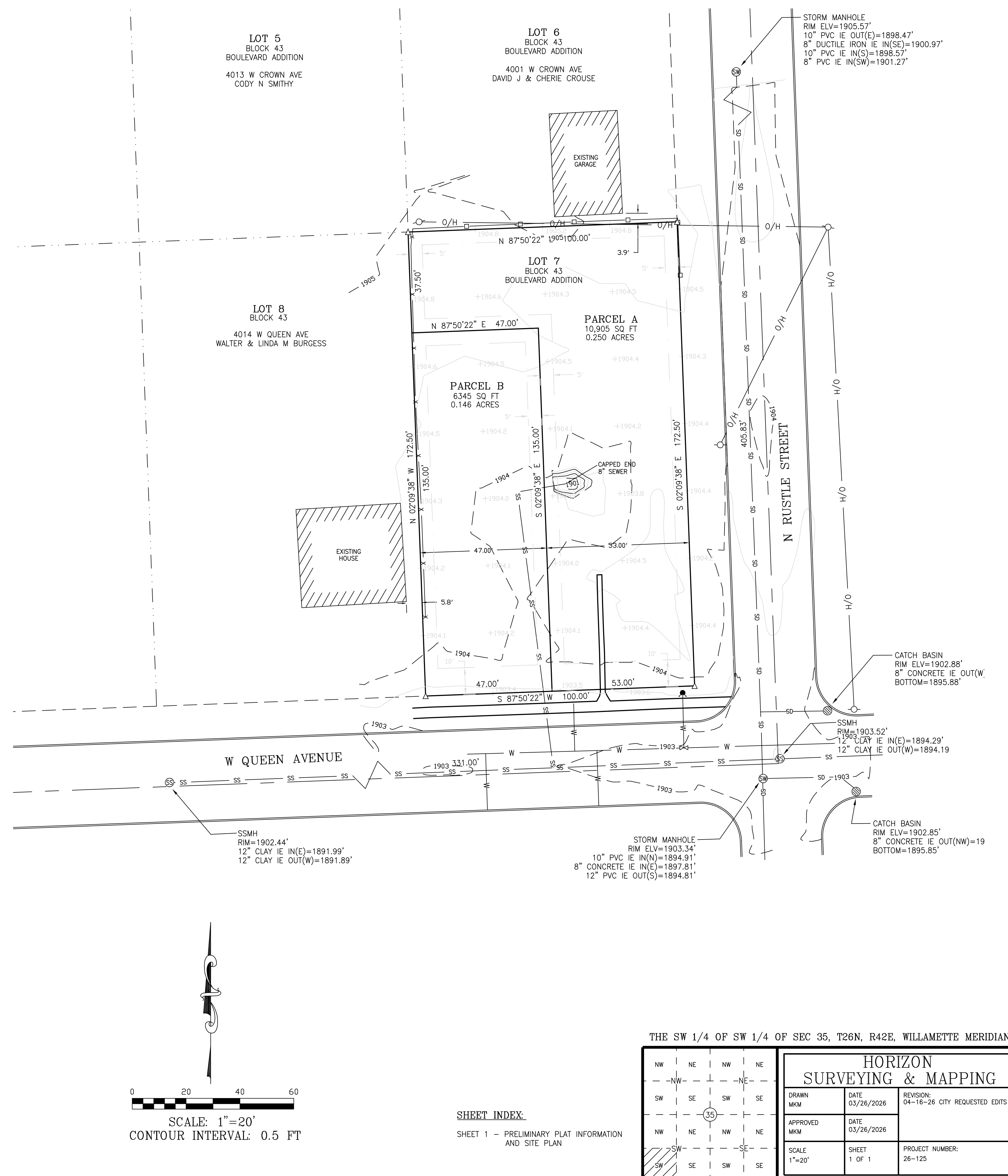


## VICINITY MAP:



## LEGEND:

- FOUND MONUMENTS OF RECORD (SEE MONUMENT DESCRIPTION)
- △ CALCULATED POINT - NO MONUMENT FOUND OR SET
- ⚡ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊖ POWER POLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM SEWER MANHOLE
- ⊙ CATCH BASIN
- ⊕ POWER TRANSFORMER
- (M#) FOUND MONUMENT (SEE MONUMENT DESCRIPTIONS TABLE)
- (R#) REFERENCE DOCUMENT (SEE REFERENCE DOCUMENTS TABLE)
- IR IRON ROD
- IP IRON PIPE
- ID INSIDE DIAMETER
- (E) EXISTING
- R/W RIGHT-OF-WAY
- ⊕ SPOT ELEVATION
- PROPERTY LINE
- - - - - LOT LINE
- x x x x FENCE
- SD-SD- STORM SEWER
- SS-SS- SANITARY SEWER
- W-W- WATER
- O/H-O/H- OVERHEAD POWER
- - - - - INDEX CONTOUR
- - - - - INTERMEDIATE CONTOUR



## SHEET INDEX:

SHEET 1 - PRELIMINARY PLAT INFORMATION AND SITE PLAN

THE SW 1/4 OF SW 1/4 OF SEC 35, T26N, R42E, WILLAMETTE MERIDIAN

HORIZON SURVEYING & MAPPING		
DRAWN MKM	DATE 03/26/2026	REVISION: 04-16-26 CITY REQUESTED EDITS
APPROVED MKM	DATE 03/26/2026	
SCALE 1"=20'	SHEET 1 OF 1	PROJECT NUMBER: 26-125