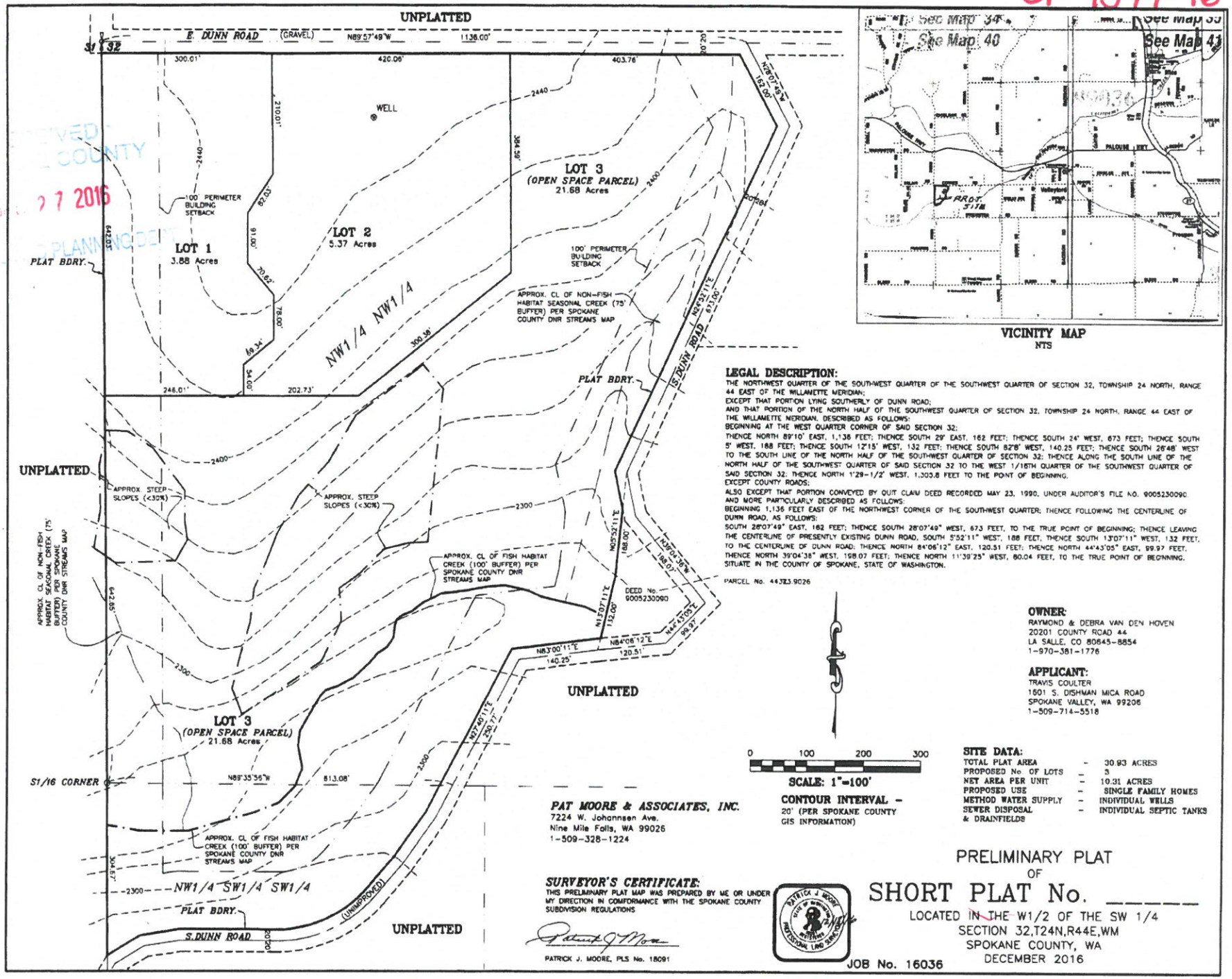
SP-1599-16



VICINITY MAP
NTS

LEGAL DESCRIPTION:

THE NORTHWEST QUARTER OF THE SOUTH-WEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 24 NORTH, RANGE 44 EAST OF THE WILLAMETTE MERIDIAN;
EXCEPT THAT PORTION LYING SOUTHERLY OF DUNN ROAD;
AND THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 24 NORTH, RANGE 44 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 32;
THENCE NORTH 89°10' EAST, 1,136 FEET; THENCE SOUTH 29' EAST, 162 FEET; THENCE SOUTH 24' WEST, 673 FEET; THENCE SOUTH 5' WEST, 188 FEET; THENCE SOUTH 12°15' WEST, 132 FEET; THENCE SOUTH 82°8' WEST, 140.25 FEET; THENCE SOUTH 26°48' WEST TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH-WEST QUARTER OF SECTION 32; THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32 TO THE WEST 1/16TH QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH 1°29-1/2' WEST, 1,303.8 FEET TO THE POINT OF BEGINNING.
EXCEPT COUNTY ROADS;
ALSO EXCEPT THAT PORTION CONVEYED BY QUIT CLAIM DEED RECORDED MAY 23, 1990, UNDER AUDITOR'S FILE NO. 9005230090 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING 1,136 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER; THENCE FOLLOWING THE CENTERLINE OF DUNN ROAD, AS FOLLOWS:
SOUTH 28°07'49" EAST, 162 FEET; THENCE SOUTH 28°07'49" WEST, 673 FEET, TO THE TRUE POINT OF BEGINNING; THENCE LEAVING THE CENTERLINE OF PRESENTLY EXISTING DUNN ROAD, SOUTH 5°52'11" WEST, 188 FEET, THENCE SOUTH 13°07'11" WEST, 132 FEET, TO THE CENTERLINE OF DUNN ROAD; THENCE NORTH 84°06'12" EAST, 120.51 FEET; THENCE NORTH 44°43'05" EAST, 99.97 FEET, THENCE NORTH 39°04'38" WEST, 198.07 FEET; THENCE NORTH 11°39'25" WEST, 80.04 FEET, TO THE TRUE POINT OF BEGINNING.
SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

PARCEL No. 44383.9026

OWNER:
RAYMOND & DEBRA VAN DEN HOVEN
20201 COUNTY ROAD 44
LA SALLE, CO 80645-8854
1-970-381-1776

APPLICANT:
TRAVIS COULTER
1601 S. DISHMAN MICA ROAD
SPOKANE VALLEY, WA 99206
1-509-714-5518

0 100 200 300
SCALE: 1"=100'

CONTOUR INTERVAL -
20' (PER SPOKANE COUNTY GIS INFORMATION)

SITE DATA:

TOTAL PLAT AREA	-	30.93 ACRES
PROPOSED No. OF LOTS	-	3
NET AREA PER UNIT	-	10.31 ACRES
PROPOSED USE	-	SINGLE FAMILY HOMES
METHOD WATER SUPPLY	-	INDIVIDUAL WELLS
SEWER DISPOSAL & DRAINFIELDS	-	INDIVIDUAL SEPTIC TANKS

PAT MOORE & ASSOCIATES, INC.
7224 W. Johannsen Ave.
Nine Mile Falls, WA 99026
1-509-328-1224

SURVEYOR'S CERTIFICATE:
THIS PRELIMINARY PLAT MAP WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SPOKANE COUNTY SUBDIVISION REGULATIONS

PATRICK J. MOORE, PLS No. 18091

PATRICK J. MOORE — STATE OF WASHINGTON — PROFESSIONAL LAND SURVEYOR

PRELIMINARY PLAT OF SHORT PLAT No. _____

LOCATED IN THE W1/2 OF THE SW 1/4
SECTION 32,T24N,R44E,WM
SPOKANE COUNTY, WA
DECEMBER 2016

JOB No. 16036