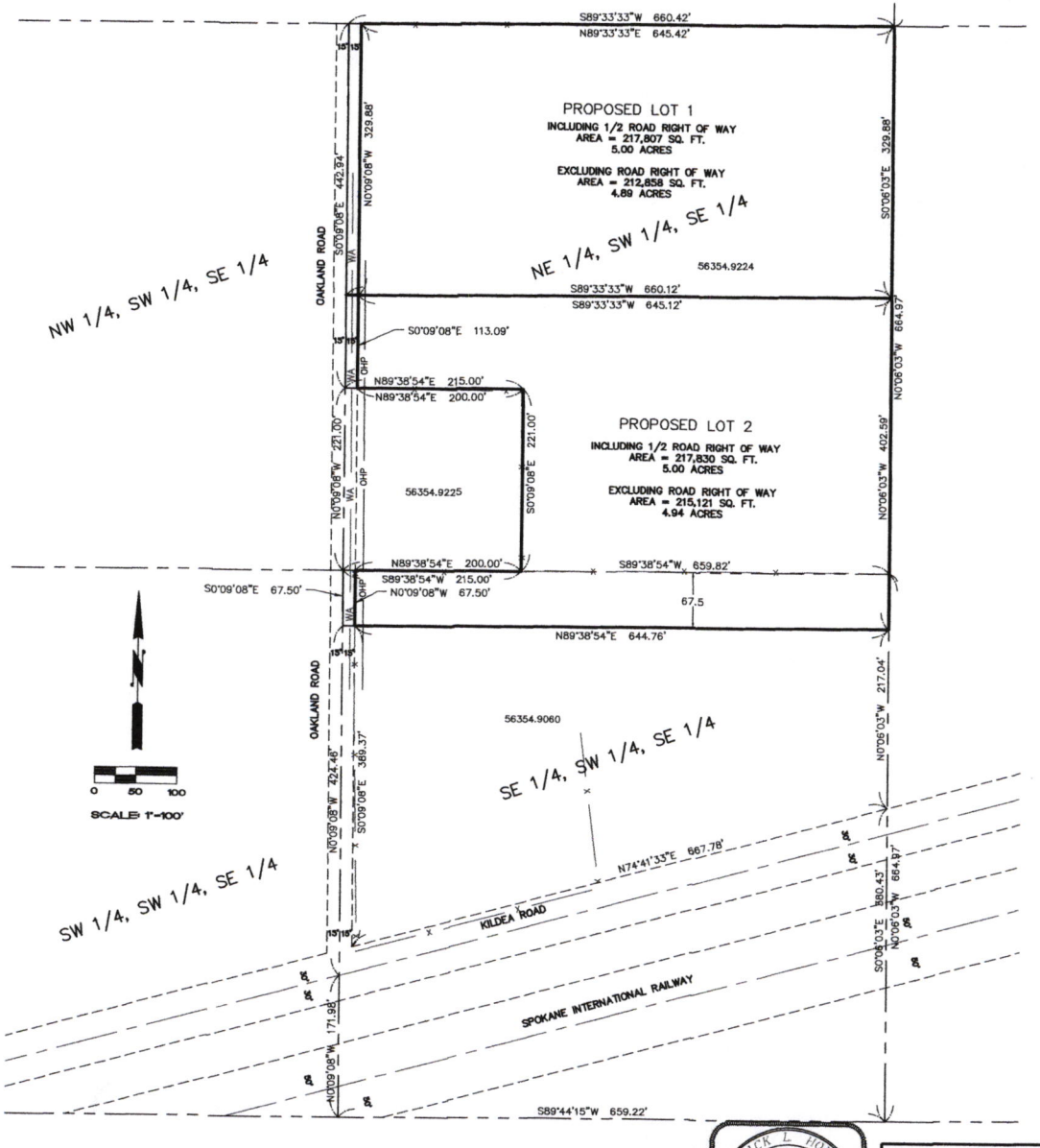
SP-1604-17

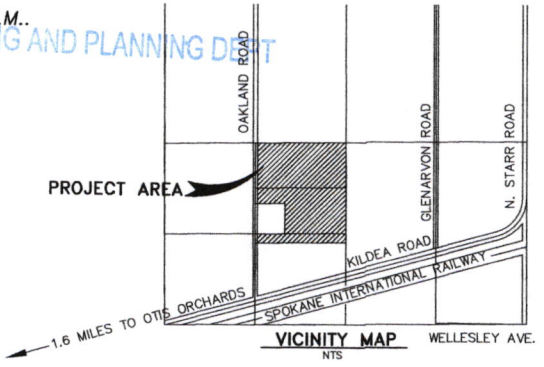
RECEIVED
SPOKANE COUNTY
MAR 30 2017
BUILDING AND PLANNING DEPT

PRELIMINARY OTIS FIVES SHORT PLAT

A PORTION THE SE 1/4 OF SECTION 35, TOWNSHIP 26 NORTH, RANGE 45 EAST, W.M..

SPOKANE COUNTY, WASHINGTON





VICINITY MAP
NTS

LEGEND

WA — EXISTING WATERLINE
OHP — EXISTING POWER LINE

NOTES

1. TOPOGRAPHIC INFORMATION: THE LAND IS A FLAT OPEN FIELD.
2. NO EXISTING EASEMENTS WERE FOUND THAT AFFECT THE PROPERTY.

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER ALSO EXCEPT THE WEST 215 FEET OF THE SOUTH 221 FEET THEREOF; EXCEPT THE WEST 15 FEET THEREOF; IN SECTION THIRTY FIVE, TOWNSHIP TWENTY--SIX NORTH, RANGE FORTY--FIVE EAST OF THE WILLAMETTE MERIDIAN, EXCEPT COUNTY ROAD ALONG THE WEST LINE THEREOF; SITUATE IN SPOKANE COUNTY, WASHINGTON.

TOGETHER WITH THE NORTH 67.50 FEET OF THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION THIRTY FIVE, TOWNSHIP TWENTY--SIX NORTH, RANGE FORTY--FIVE EAST OF THE WILLAMETTE MERIDIAN, LYING NORTHERLY OF COUNTY ROAD KNOWN AS STARR ROAD; EXCEPT COUNTY ROAD ALONG THE WEST LINE THEREOF; SITUATE IN SPOKANE COUNTY, WASHINGTON.

SUBJECT TO: ALL RESERVATIONS, EASEMENTS, RESTRICTIONS, AND ENCUMBRANCES OF RECORD.

SITE DATA TABLE

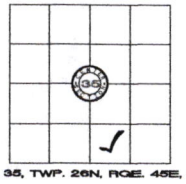
NO. OF BUILDING PARCELS	2 SINGLE--FAMILY LOTS
ZONING	R-5
DOMESTIC WATER SUPPLY	CONSOLIDATED IRRIGATION DISTRICT 19
SANITARY SEWER	INDIVIDUAL SEPTIC SYSTEMS

OWNER/ DEVELOPER/ CONTACT:

BRIAN ANDERSON AND BRENDA RIPPEE
20303 S CHENEY SPANGLE ROAD
CHENEY, WA 99004
509-990-1311

SURVEYOR:

HOLT SURVEYING AND MAPPING
RICK L. HOLT, P.L.S.
PO BOX 271
CHENEY,WA 99004
509-222-0468



SEC. 35, TWP. 26N, RGE. 45E, W.M.

RICK L. HOLT
STATE OF WASHINGTON
37549
REGISTERED
PROFESSIONAL LAND SURVEYOR

PRELIMINARY OTIS FIVES SHORT PLAT
FOR
BRENDA F. RIPPEE & BRIAN ANDERSON
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 26 NORTH, RANGE 45 EAST, W.M.

DWN BY: RH DATE: 03/22/2017	HOLT SURVEYING AND MAPPING, INC.	SCALE 1"=100'
FIELD BOOK: 00 PAGE: 00	PO BOX 271, CHENEY, WASHINGTON, 99004 (509) 222-0468 rickholtsurveying@gmail.com	JOB NO: 2017-05