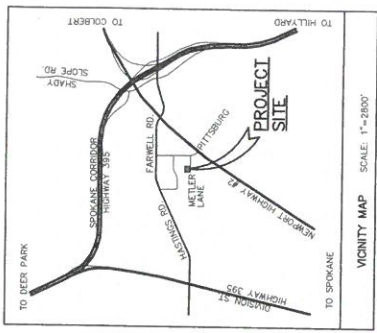


PRELIMINARY CATCHER'S GROVE SHORT PLAT
 IN THE NW 1/4 OF THE NW 1/4 OF
 SECTION 9, T26N, R43E, WILLAMETTE
 MERIDIAN, SPOKANE COUNTY, WASHINGTON



SP-1626-118

RECEIVED
 SPOKANE COUNTY
 MAY 21 2018
 BUILDING AND PLANNING DEPT



- LEGEND**
- ⊙ SANITARY SEWER MANHOLE
 - ⊙ SEWER PUMP STATION
 - ⊙ WATER VALVE
 - ⊙ FIRE HYDRANT
 - ⊙ SEWER CLEAN OUT
 - ⊙ IRRIGATION VALVE
 - ⊙ UTILITY POLE
 - ⊙ TELEPHONE RISER
 - ⊙ FENCE POST
 - ⊙ CONIFEROUS TREE (12"-25" DIA.)
 - ⊙ FOUND 1/2" REBAR WITH CAP MARKED "10018" UNLESS NOTED OTHERWISE
 - ⊙ EXISTING CHAIN LINK FENCE
 - ⊙ EXISTING WOOD FENCE
 - ⊙ EXISTING UNDERGROUND SEWER LINE
 - ⊙ PROPOSED 10' UTILITY EASEMENT
 - ⊙ UE

SCALE: 1 INCH = 40 FEET
 CONTOUR INTERVAL IS TWO FEET. ELEVATIONAL DATUM IS BASED ON NAVD88 USING NGS OPUS PROCESSING.
 BEARINGS ARE BASED ON THE SOUTHERN LINE OF PARCEL 3 OF SHORT PLAT SP-1578-14 BEING N89°41'51" W PER BOOK 30, OF SHORT PLATS, PAGE 16, SPOKANE COUNTY RECORDS.

SCALE SHOWN	CATCHER'S GROVE
DATE: 4/25/18	SHORT PLAT
NW 1/4 NW 1/4, S.9 T26N R43E WM	
DRAWN BY: DZ	JOB #18130



SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY ACT OF 1909 AND THE SURVEY ACT OF 2004.
 JOSHUA TRAPP IN MARCH OF 2018
 DYANE ZIMMERMAN
 CERTIFICATE NUMBER: 27239

Duplex Lots - up to 14 dwelling units

SITE DATA
 OWNER: JAMES AND THEODORE FAIR
 PHONE: 509-748-3725
 12003 N PITTSBURG
 SPOKANE WA 99216
 CONTACT: JAMES FAIR
 PHONE: 509-570-2157
 PLACE: LANDSCAPE ARCHITECTURE

NUMBER OF LOTS: 7 RESIDENTIAL LOTS
 ZONING: LUR = LOW DENSITY RESIDENTIAL
 WATER SUPPLIER: SPOKANE COUNTY WATER DISTRICT #3
 SEWERAGE METHOD: PUBLIC - CURRENT 8" LINE INTO MANHOLE

LEGAL DESCRIPTION PER DEED 5295373
 THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 26 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN, LYING WEST OF THE EAST 136.17 FEET INTERSECT.

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.