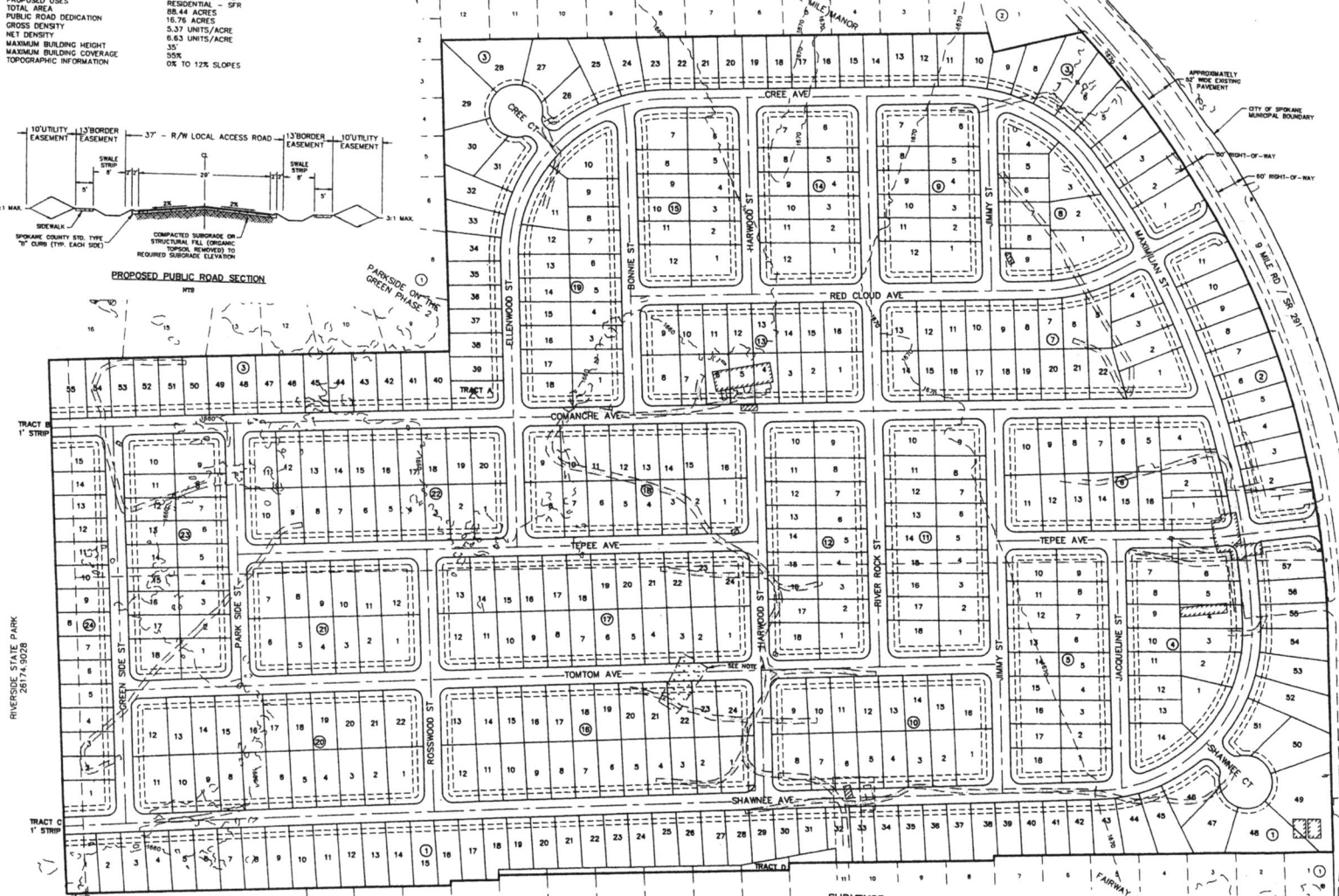
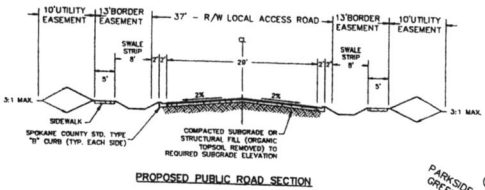


**SITE DATA TABLE**

NO. OF BUILDING PARCELS	475 SINGLE-FAMILY LOTS
PARCEL SIZES	5,337 S.F. TO 18,090 S.F.
MINIMUM FRONTAGE/AREA	50'/75,000 SF
EXISTING ZONING	LDR
PROPOSED ZONING	LOW
EXISTING STRUCTURES/USES	GOLF COURSE - RESTAURANT/PRO SHOP/MAINT. & OPS. BLDGS.
SANITARY SEWER	CITY OF SPOKANE
WATER PURVEYOR	CITY OF SPOKANE
PROPOSED USES	RESIDENTIAL - SFR
TOTAL AREA	28.44 ACRES
PUBLIC ROAD DEDICATION	16.76 ACRES
GROSS DENSITY	5.33 UNITS/ACRE
NET DENSITY	6.63 UNITS/ACRE
MAXIMUM BUILDING HEIGHT	35' MAX
MAXIMUM BUILDING COVERAGE	0% TO 12% SLOPES
TOPOGRAPHIC INFORMATION	

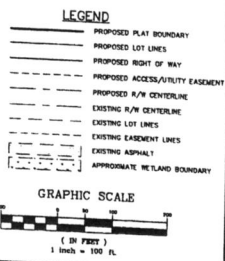
# PRELIMINARY PLAT SUNDANCE MEADOWS

IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 26,  
RANGE 42 SPOKANE COUNTY, WASHINGTON  
(ASSESSOR PARCELS: 26163.9031, 26163.9028, 26163.9025)



**LEGAL DESCRIPTION:**  
(PER STEWART TITLE GUARANTEE NO. 0-0000-45748906, EFFECTIVE DATE OF FEBRUARY 27, 2013.)  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:  
  
PARCEL A (APN 26163.9028)  
THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 26 NORTH, RANGE 42 EAST, AND EXCEPT THAT PORTION LYING EASTERLY OF THE WESTERLY RIGHT OF WAY LINE OF NINE MILE ROAD, AND EXCEPT THE NORTH 400 FEET THEREOF, AND EXCEPT UNPLATTED PORTIONS, SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.  
  
PARCEL B (APN 26163.9025)  
THE SOUTH 150 FEET OF THE NORTH 400 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.A. LYING WEST OF NINE MILE ROAD, SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.  
  
PARCEL C (APN 26163.9031)  
THE SOUTH 300 FEET OF THE NORTH 600 FEET OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.A. EXCEPT THE WEST 800 FEET THEREOF, AND EXCEPT THAT PORTION OF THE NORTH 400 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 16, LYING WEST OF NINE MILE ROAD, AND EXCEPT THAT PORTION OF THE SOUTH 150 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, LYING EAST OF NINE MILE ROAD, AND EXCEPT PORTION CONVEYED TO CREE & PERRY D. O'BRIEN, DESCRIBED IN OIL CLAIM DEED DATED DECEMBER 28, 2006 RECORDED MARCH 1, 2007 UNDER HUDSON'S REG. PROGRAM, SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

RECEIVED  
SPOKANE COUNTY  
APR 11 2019  
BUILDING & PLANNING



RIVERSIDE STATE PARK  
26174.9028

**NOTES**

1. THE PROPERTY BOUNDARIES SHOWN ARE APPROXIMATE, SUBJECT TO SURVEY.
2. THE LOCATIONS AND WIDTHS OF ADJOINING RIGHT-OF-WAY IS APPROXIMATE.
3. EXISTING WELLS TO BE DECOMMISSIONED AND EXISTING BUILDINGS, PARKING LOTS, PAVED GOLF CART TRAILS, DRAINAGE FIELDS, AND WATER STORAGE TANKS TO BE REMOVED.
4. APPROXIMATE WETLAND LOCATION ACCORDING TO SPOKANE COUNTY WETLAND MAP, LOCATION TO BE DETERMINED LATER BY LARRY GAMES.

**SURVEYOR**  
STORHAUG ENGINEERING  
310 EAST 3RD AVENUE  
SPOKANE, WA 99202  
CONTACT: TROY CARLSON L.S.  
509-242-1000

**AGENT**  
STORHAUG ENGINEERING  
310 EAST 3RD AVENUE  
SPOKANE, WA 99202  
CONTACT: WILLIAM SINCLAIR  
509-242-1000

**OWNER**  
SUNDANCE WEST, LLC  
14124 N. BOLDER PARK LANE  
SPOKANE, WA 99208  
CONTACT: BRADLEY WEST  
807-230-7078

**storhäug**  
civil engineering planning  
landscape architecture surveying  
510 east third avenue | spokane, wa | 99202  
p 509.242.1000 | f 509.242.1001

DATE	04/01/2019	SCALE	1" = 100'
FIELD BOOK		DRAWN	LHC
PROJECT NUMBER	19-079	DRAWING NO.	1 OF 7