

SP-1657-20

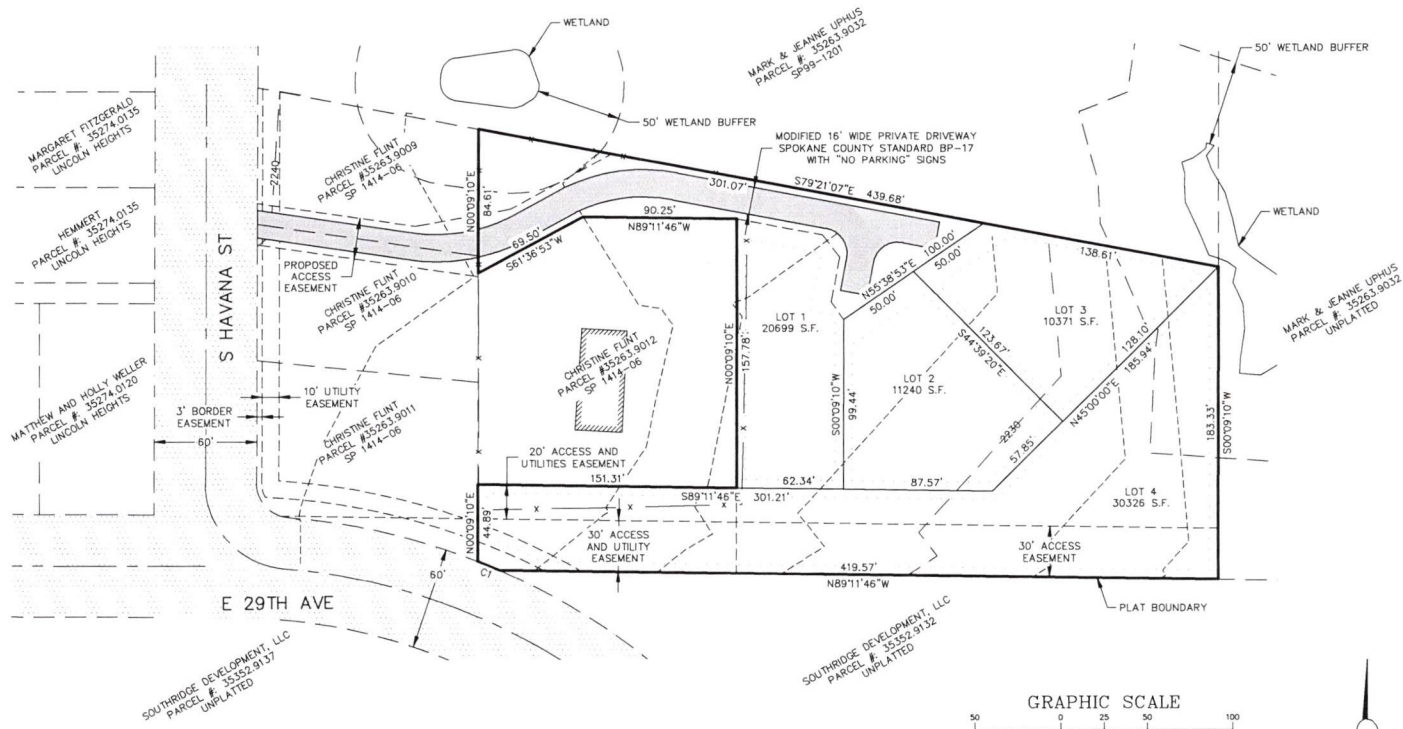
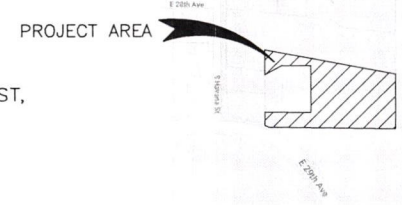
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SPOKANE COUNTY

MAR 12 2020

BUILDING & PLANNING

# PRELIMINARY PLAT FLINT DEVELOPMENT

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 43 EAST,  
W.M., SPOKANE COUNTY, WASHINGTON



**VICINITY MAP**  
NTS

**LEGAL DESCRIPTION**

BEING A PORTION LOT D OF THE SPOKANE COUNTY SHORT PLAT SP-1414-06, AS RECORDED IN BOOK 26 OF SHORT PLATS, PAGES 1 AND 2, AND UNPLATTED LAND WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF SAID LOT D; THENCE S00°05'09"W ALONG THE WEST LINE OF SAID LOT D, A DISTANCE OF 84.61 FEET;

THENCE N61°32'52"E, A DISTANCE OF 69.50 FEET TO A LINE THAT IS PARALLEL WITH AND 207.77 FEET NORTH OF, AS MEASURED PERPENDICULARLY TO THE SOUTH LINE OF SAID LOT D;

THENCE S89°15'47"E ALONG SAID PARALLEL LINE, A DISTANCE OF 90.25 FEET THE EAST LINE OF SAID LOT D;

THENCE S00°05'09"W ALONG SAID EAST LINE, A DISTANCE OF 157.78 FEET TO A LINE THAT IS PARALLEL WITH AND 50.00 FEET NORTH OF, AS MEASURED PERPENDICULARLY TO THE SOUTH LINE OF SAID LOT D;

THENCE N89°15'47"W ALONG SAID PARALLEL LINE, A DISTANCE OF 151.31 FEET TO SAID WEST LINE OF LOT D;

THENCE S00°05'09"W ALONG SAID WEST LINE, A DISTANCE OF 44.89 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 29TH AVENUE;

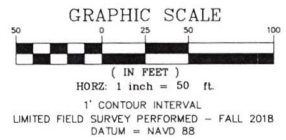
THENCE 13.82 FEET SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE ALONG A NON-TANGENT CURVE, THE CENTER OF WHICH BEARS S21°24'26"W, SAID CURVE HAVING A RADIUS OF 388.10 FEET, A DELTA OF 02°22'27"; AND A CHORD OF S67°34'20"E, 13.82 FEET, TO THE SOUTH LINE OF SAID LOT D, SAID LINE ALSO BEING THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE S89°15'47"E ALONG SAID SOUTH LINE, A DISTANCE OF 419.57 FEET;

THENCE N00°05'09"E, A DISTANCE OF 183.33 FEET THE SOUTHEAST CORNER OF THE FINAL SHORT PLAT SP-1201-99, AS RECORDED IN BOOK 19 OF SHORT PLATS, PAGES 75 AND 76;

THENCE N79°25'08"W ALONG THE SOUTHERLY LINE OF SAID FINAL SHORT PLAT SP-1201-99, A DISTANCE OF 439.68 FEET TO THE POINT OF BEGINNING.

SITUATE IN SPOKANE COUNTY, WASHINGTON.



**LEGEND**

- PLAT BOUNDARY
- - - PROPOSED LOT LINES
- EXISTING LOT LINES
- - - EXISTING EASEMENT LINE
- WETLAND
- - - WETLAND BUFFER
- x EXISTING FENCE
- SETBACK LINE
- - - PROPOSED EASEMENT

**CURVE TABLE**

CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2°02'27"	388.10'	13.82'	N67°30'19"W	13.82'

**DISCLAIMER**

- THIS EXHIBIT HAS BEEN PREPARED FOR ILLUSTRATION PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.
- TOPOGRAPHIC SURVEY INFORMATION IS SCHEMATIC FROM USGS & STORHAUG ENGINEERING.
- TOPOGRAPHIC INFORMATION FOR DESIGN PURPOSES REQUIRES EVALUATION OF FIELD SURVEY INFORMATION FROM STORHAUG ENGINEERING.

**OWNER**

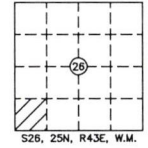
CHRISTINE FLINT  
4315 E 29TH AVE  
SPOKANE, WA 99223  
509-768-7978

**APPLICANT/AGENT**

STORHAUG ENGINEERING  
510 E 3RD AVE  
SPOKANE, WA 99202  
509-242-1000



**ELEVATION DATUM**  
NAVD88 DATUM ESTABLISHED FROM GPS OBSERVATION ON LOCAL CONTROL POINTS USING WASHINGTON STATE REFERENCE NETWORK.



**SITE DATA TABLE**

NUMBER OF BUILDING PARCELS	4 TOTAL
SANITARY SEWER	CITY OF SPOKANE
WATER PURVEYOR	CITY OF SPOKANE
PROPOSED USE	RESIDENTIAL
NATURAL FEATURES/CRITICAL AREAS	CAT. 4 WETLAND BUFFER
TOPOGRAPHIC INFORMATION	SITE GENTLY SLOPES DOWN TO EAST, NO SLOPES OVER 10%

civil engineering planning  
landscape architecture surveying

510 east third avenue | spokane, wa | 99202  
p 509.242.1000 | f 509.242.1001

DATE	03/10/2020	SCALE	1"= 50'
FIELD BOOK	18-257	DRAWN	LJT
PROJECT NUMBER	18-257	DRAWING NO.	1 OF 1

18-257 PRELIMINARY PLAT.dwg PP