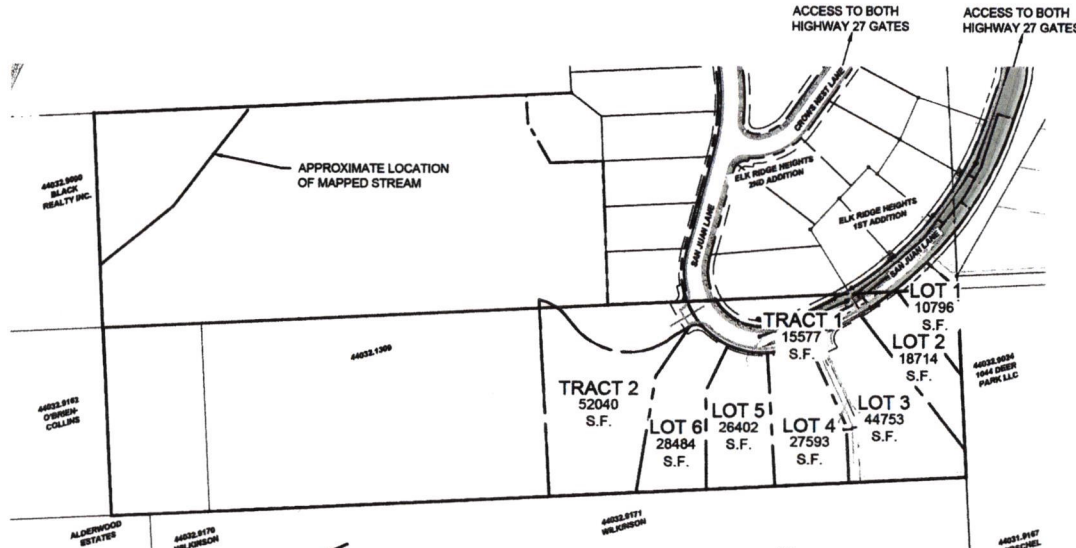




Know what's below.
Call before you dig.

ELK RIDGE HEIGHTS 3RD ADDITION SHORT PLAT

NW 1/4, S3, T24N, R44E W.M.
SPOKANE COUNTY, WA 99206



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN THE NORTH HALF OF GOVERNMENT LOT 5 AND THE NORTH HALF OF GOVERNMENT LOT 6, SECTION 03, TOWNSHIP 24 NORTH, RANGE 44 EAST, W.M., SPOKANE COUNTY, WASHINGTON, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH-EAST CORNER OF THE NORTH HALF OF THE SOUTH HALF OF SAID GOVERNMENT LOT 5;

THENCE ALONG THE SOUTH LINE OF SAID NORTH HALF, SOUTH 67°13'30" WEST, 732.00 FEET;

THENCE LEAVING SAID SOUTH LINE, NORTH 02°40'31" WEST, 348.00 FEET TO THE POINT OF NON-TANGENT CURVATURE TO THE RIGHT;

THENCE SOUTHEASTERLY 57.41 FEET ALONG SAID CURVE OF WHICH THE RADIUS POINT LIES SOUTH 11°32'36" WEST, 82.00 FEET HAVING A CENTRAL ANGLE OF 40°07'00" AND A CHORD BEARING SOUTH 56°22'50" EAST, 50.26 FEET TO THE POINT OF TANGENCY;

THENCE, SOUTH 38°20'21" EAST, 19.81 FEET TO THE POINT OF TANGENT CURVATURE TO THE LEFT;

THENCE EASTERLY, 194.67 FEET ALONG SAID CURVE HAVING A RADIUS OF 122.00 FEET, A CENTRAL ANGLE OF 91°25'54" AND A CHORD BEARING SOUTH 84°02'00" EAST, 174.67 FEET TO THE POINT OF NON-TANGENCY;

THENCE, NORTH 59°24'48" EAST, 34.77 FEET TO THE POINT OF TANGENT CURVATURE TO THE RIGHT;

THENCE EASTERLY, 28.77 FEET ALONG SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 70°41'52" AND A CHORD BEARING SOUTH 82°14'15" EAST, 24.82 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVATURE TO THE RIGHT;

THENCE NORTH-WESTERLY, 55.08 FEET ALONG SAID CURVE OF WHICH THE RADIUS POINT LIES NORTH 48°08'44" EAST, 143.00 FEET HAVING A CENTRAL ANGLE OF 22°04'00" AND A CHORD BEARING NORTH 32°51'15" WEST, 54.74 FEET TO A POINT ON THE SOUTH BOUNDARY OF ELK RIDGE HEIGHTS 2ND ADDITION, RECORDED AS A.F.N. 6829867, SPOKANE COUNTY RECORDS AND BEING THE POINT OF NON-TANGENT CURVATURE TO THE LEFT;

THENCE ALONG SAID SOUTH PLAT BOUNDARY, NORTH 87°12'30" EAST, 50.13 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF "ADJUSTED LOT 15", AS DEPICTED ON A SURVEY RECORDED AS A.F.N. 6829867, SPOKANE COUNTY RECORDS AND BEING THE POINT OF NON-TANGENT CURVATURE TO THE LEFT;

THENCE EASTERLY ALONG SAID "ADJUSTED LOT 15" SOUTHERLY BOUNDARY AS FOLLOWS:

EASTERLY, 141.38 FEET ALONG SAID CURVE OF WHICH THE RADIUS POINT LIES NORTH 59°28'44" EAST, 87.00 FEET, A CENTRAL ANGLE OF 83°00'01" AND A CHORD BEARING SOUTH 73°16'19" EAST, 128.18 FEET TO THE POINT OF TANGENCY;

NORTH 64°58'43" EAST, 57.46 FEET TO THE POINT OF TANGENT CURVATURE TO THE LEFT;

NORTH-EASTERLY, 51.07 FEET ALONG SAID CURVE HAVING A RADIUS OF 567.00 FEET, A CENTRAL ANGLE OF 65°08'40" AND A CHORD BEARING NORTH 02°22'55" EAST, 51.08 FEET TO THE POINT OF NON-TANGENCY, RETURNING TO THE SOUTH BOUNDARY OF SAID PLAT OF ELK RIDGE HEIGHTS 2ND ADDITION;

THENCE ALONG SAID SOUTH LINE AND THE EASTERLY EXTENSION THEREOF, NORTH 87°12'30" EAST, 88.01 FEET TO THE EASTERLY RIGHT-OF-WAY FOR BAN JUAN LANE AS SHOWN ON THE PLAT OF ELK RIDGE HEIGHTS 1ST ADDITION, RECORDED AS A.F.N. 6548147, SPOKANE COUNTY RECORDS AND BEING THE POINT OF NON-TANGENT CURVATURE TO THE LEFT;

THENCE NORTH-EASTERLY, 78.88 FEET ALONG SAID CURVE OF WHICH THE RADIUS POINT LIES NORTH 37°30'44" WEST, 812.00 FEET HAVING A CENTRAL ANGLE OF 07°22'45" AND A CHORD BEARING NORTH 48°47'54" EAST, 78.83 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE ALTERATION TO THE FINAL PLAT OF ELK RIDGE HEIGHTS 1ST ADDITION AND ELK RIDGE HEIGHTS, RECORDED AS A.F.N. 6672623, SPOKANE COUNTY RECORDS;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AS FOLLOWS:

NORTH 49°45'52" WEST, 6.52 FEET TO THE POINT OF NON-TANGENT CURVATURE TO THE LEFT;

NORTH-EASTERLY, 45.00 FEET ALONG SAID CURVE OF WHICH THE RADIUS POINT LIES NORTH 44°50'21" WEST 688.00 FEET, A CENTRAL ANGLE OF 04°15'16" AND A CHORD BEARING NORTH 43°02'01" EAST, 44.90 FEET TO THE POINT OF NON-TANGENCY AND BEING THE NORTH-EASTERLY CORNER OF "TRACT 1" OF SAID ALTERATION PLAT;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 49°45'53" EAST, 82.03 FEET TO THE SOUTH-WESTERLY CORNER OF SAID "TRACT 1";

THENCE, SOUTH 02°40'31" EAST, 355.08 FEET RETURNING TO THE POINT-OF-BEGINNING.

CONTAINING 5.24 ACRES OR 228,313 SQUARE FEET, MORE OR LESS;

PROJECT STATISTICS

TOTAL SITE AREA	224,400 S.F. (6.15 ACRES)
EXISTING ZONING	172,300 S.F. (3.95 ACRES) EXCLUDING FUTURE DEVELOPMENT
DWELLING UNITS ALLOWED	LDR (6 DU/ACRE)
PROPOSED LOTS/DWELLING UNITS	23 DU
PROPOSED GROSS DENSITY	6 DU
PRIVATE ROAD/ALLEY AREA	1.5 DU/ACRE
REQUIRED OPEN SPACE	15,568 S.F. (0.3 ACRES)
AVERAGE LOT SIZE	0%
SMALLEST LOT SIZE	26,093 S.F.
LARGEST LOT SIZE	10,796 S.F.
PROPOSED IMPERVIOUS SURFACES	44,753
	30%

OWNER / APPLICANT

PARCELS 44032.1307
D & J ELK RIDGE HEIGHTS LLC
1615 N. PINEHILL ROAD
SPOKANE, WA 99218

CIVIL ENGINEER

AHBL, INC
827 WEST 1ST AVENUE, SUITE 220
SPOKANE, WA 99201
PH. (509) 252-5019
FAX (509) 315-8862
CONTACT: ERICK FITZPATRICK, PE

SURVEYOR

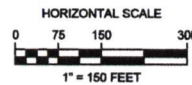
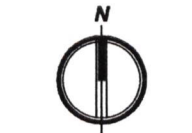
ATS, INC
P.O. Box 3457
HAYDEN, IDAHO 83835
PH. (208) 772-2745
CONTACT: MATT MAYBERRY, PL5
DATE: November 2, 2020

BASIS OF BEARING

SOUTH 00°00'41" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 24 NORTH, RANGE 44 E OF THE WILAMETTE MERIDIAN IN SPOKANE COUNTY, WA

VERTICAL DATUM

VERTICAL DATUM: NAVD 88



INDEX	
SHEET NUMBER	SHEET TITLE
C1.0	COVER & INDEX SHEET
C2.0	PRELIMINARY PLAT LAYOUT
C2.1	PRELIMINARY PLAT LAYOUT

UTILITIES/SERVICES

WATER	SPOKANE COUNTY WATER DISTRICT 3
SEWER	SPOKANE COUNTY
ELECTRICITY	AVISTA
NATURAL GAS	AVISTA
TELEPHONE	QWEST
CABLE	COMCAST
SOLID WASTE DISPOSAL	WASTE MANAGEMENT
FIRE	SPOKANE COUNTY FIRE DISTRICT 8

PARCEL NUMBERS

44032.1308



TACOMA • SEATTLE • SPOKANE • TIG-CITIES
827 West First Avenue, Suite 220 Spokane, WA 99201
509.326.0116

ELK RIDGE HEIGHTS 3RD ADDITION

Client
D & J ELK RIDGE HEIGHTS, LLC

1615 W PINEHILL ROAD
SPOKANE, WA 99218
509-911-7508

Job No.

Name, Date
SHORT PLAT



11/02/2020

NOTICE
A NOTICE OF THE PROJECT SHALL BE POSTED AT THE PROJECT SITE FOR A PERIOD OF 15 DAYS PRIOR TO THE PROJECT BEGINNING. THE NOTICE SHALL BE POSTED IN THE PLACE OF RECORD FOR THE PROJECT AND BE OPEN TO THE PUBLIC FOR A PERIOD OF 15 DAYS PRIOR TO THE PROJECT BEGINNING.

Spokane County

NOV 04 2020

Department of Building & Planning

Sheet Title

COVER & INDEX SHEET

Drawn by

Checked by

Scale

Sheet No.

C1.0