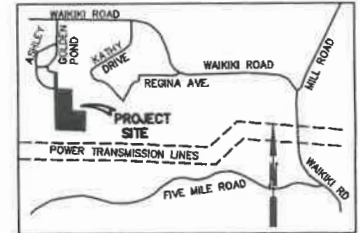


APR 05 2021  
Department of Building & Planning

PRELIMINARY SHORT PLAT OF THE EDGE AT NORTHVIEW IN THE SW 1/4 OF THE SW 1/4 OF SECTION 12, T26N, R42E, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON



VICINITY MAP SCALE: 1" = 2000'

LEGAL DESCRIPTION PER SPOKANE COUNTY TITLE COMPANY TITLE ORDER NUMBER 200911

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 26 NORTH, RANGE 42 EAST OF THE WILLAMETTE MERIDIAN; EXCEPT THE EAST 313.4 FEET OF THE NORTH 834.8 FEET; ALSO EXCEPT THE WEST 570 FEET; ALSO EXCEPT THAT PART OF SAID SECTION 12, COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, WHICH IS THE POINT OF BEGINNING; THENCE CONTINUING IN A WESTERLY DIRECTION, 357 FEET; THENCE IN A SOUTHERLY DIRECTION PARALLEL WITH THE WEST BOUNDARY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 337.7 FEET; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 357 FEET; THENCE NORTHERLY 337.7 FEET TO THE POINT OF BEGINNING; TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED REAL PROPERTY; THE SOUTH 60 FEET OF THE EAST 690 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; AND ALSO THE SOUTH 60 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING WESTERLY OF KATHY DRIVE, SAID SECTION 12, AS CREATED BY EASEMENT RECORDED APRIL 5, 1973, UNDER AUDITOR'S FILE NO. 7304050103.

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF NATWEST INVESTMENTS LLC ON 3/24/2021.

DUANE ZUMERMAN  
CERTIFICATE NUMBER 27329



3/24/2021

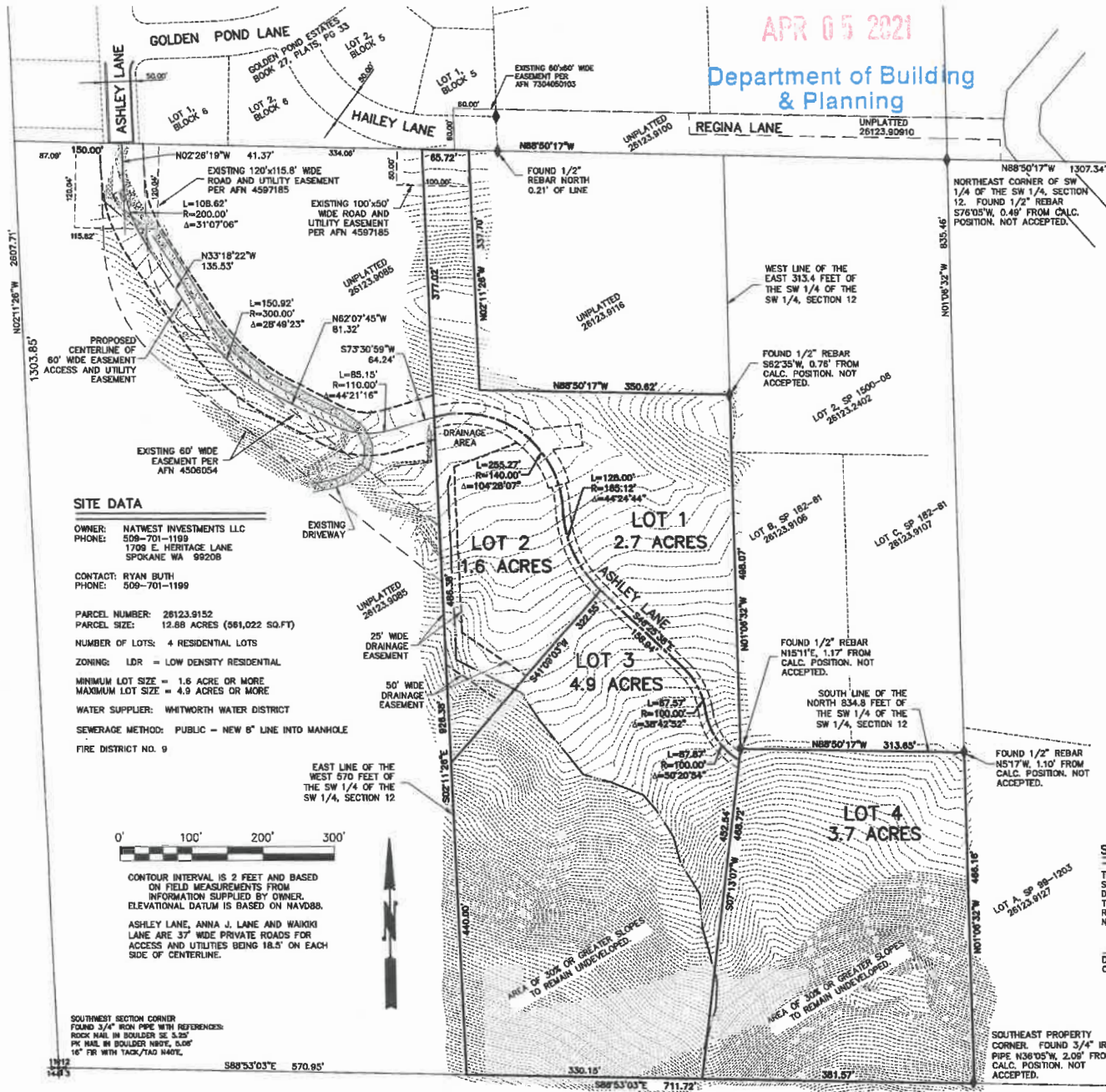
THE EDGE AT NORTHVIEW

SCALE: SHOWN	SHORT PLAT	DRAWN BY: DZ
DATE: 3/24/2021		JOB #: WA-2384

SW 1/4 SW 1/4, S.12 T26N R42E WM



1325 W. 1ST AVE., SUITE 204 SPOKANE, WA 99201 (509) 747-6790 FAX (509) 747-7005 DRAWING NUMBER 1 OF 1



SITE DATA

OWNER: NATWEST INVESTMENTS LLC  
PHONE: 509-701-1189  
1709 E. HERITAGE LANE  
SPOKANE WA 99208

CONTACT: RYAN BUTH  
PHONE: 509-701-1189

PARCEL NUMBER: 26123.9152  
PARCEL SIZE: 12.88 ACRES (561,022 SQ.FT.)

NUMBER OF LOTS: 4 RESIDENTIAL LOTS

ZONING: LDR - LOW DENSITY RESIDENTIAL

MINIMUM LOT SIZE = 1.6 ACRE OR MORE  
MAXIMUM LOT SIZE = 4.9 ACRES OR MORE

WATER SUPPLIER: WHITWORTH WATER DISTRICT

SEWERAGE METHOD: PUBLIC - NEW 8" LINE INTO MANHOLE

FIRE DISTRICT NO. 9



CONTOUR INTERVAL IS 2 FEET AND BASED ON FIELD MEASUREMENTS FROM INFORMATION SUPPLIED BY OWNER. ELEVATIONAL DATUM IS BASED ON NAVD83.  
ASHLEY LANE, ANNA J. LANE AND WAIKIKI LANE ARE 37' WIDE PRIVATE ROADS FOR ACCESS AND UTILITIES BEING 18.5' ON EACH SIDE OF CENTERLINE.

SOUTHWEST SECTION CORNER  
FOUND 3/4" IRON PIPE WITH REFERENCES:  
ROCK NAIL IN BOULDER SE 5.85'  
PK NAIL IN BOULDER N80E, 6.06'  
16" FR WITH TACK/TAD N40E.

13172  
14473

S88°33'03"E 570.95'

330.15'

S89°53'03"E 711.72'

UNPLATTED  
26132.9059

W:\2020\_JOBS\WA-2384-2003 - BUTH - THE EDGE AT NORTHVIEW\DWG\WA-2384-2003\_SV\_NORTHVIEW.DWG