

Spokane County  
 SEP 17 2021  
 Department of Building & Planning

# PRELIMINARY CLUSTER DEVELOPEMENT SHORT PLAT QUISENBERRY SHORT PLAT

LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER  
 OF SECTION 10, TOWNSHIP 24 NORTH, RANGE 42 EAST, W.M.,  
 IN SPOKANE COUNTY, WASHINGTON  
 MAY, 2021

AUDITOR'S CERTIFICATE:  
 FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 20\_\_\_\_ AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_  
 AT THE REQUEST OF \_\_\_\_\_

COUNTY AUDITOR

**LEGAL DESCRIPTION:**  
 (PER SPECIAL WARRANTY DEED AFN 6643483)  
 THE NORTH HALF OF THE NORTHEAST QUARTER OF  
 SECTION 10, TOWNSHIP 24 NORTH, RANGE 42 EAST OF  
 THE WILLAMETTE MERIDIAN; EXCEPT THE WEST 1,487  
 FEET; AND EXCEPT THE EAST 660 FEET; AND EXCEPT  
 COUNTY ROAD; SITUATE IN THE COUNTY OF SPOKANE,  
 STATE OF WASHINGTON.

**PROCEDURES & EQUIPMENT:**  
 SURVEY PERFORMED WITH TRIMBLE GPS R8(V3)  
 RECEIVERS, AND COMPIES WITH ROW 58.09 AND WAC  
 332-130-OBS. GPS OBSERVATIONS WERE ANALYZED  
 FOR RELATIVE ACCURACY THROUGH REDUNDANCY  
 AND BY A SPREADSHEET ANALYSIS TO ACHIEVE THE  
 STANDARD PER WAC 332-130-OBS.

**SURVEY DISCLAIMER:**  
 THE PROFESSIONAL SURVEYOR HAS MADE NO  
 INVESTIGATION OR INDEPENDENT SEARCH FOR LEAS,  
 LEASES, RECORDED OR UNRECORDED EASEMENTS,  
 RESTRICTIVE COVENANTS, SURFACE OR SUBSURFACE  
 RIGHTS, OR ANY OTHER FACTS THAT AN ACCURATE  
 AND CURRENT TITLE SEARCH MAY DISCLOSE.

**WETLANDS DISCLAIMER:**  
 NO EFFORT HAS BEEN MADE DURING THE COURSE  
 OF THIS SURVEY TO IDENTIFY OR LOCATE ANY  
 WETLAND, OR WETLAND FEATURE, LYING ADJACENT  
 TO OR WITHIN THE BOUNDARY DISPLAYED HEREON.  
 UNLESS SHOWN OTHERWISE, A SPECIALIST MAY BE  
 REQUIRED TO DELINEATE ANY POTENTIAL WETLAND  
 FEATURE.

**SURVEYOR'S REFERENCES:**  
 (X:XX) - ROS BK. 11, PG. 84

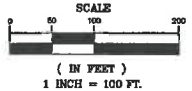
**BASIS OF BEARINGS:**  
 BASIS OF BEARINGS FOR THIS SURVEY IS ROS BK. 153, PG. 15

**VERTICAL DATUM:**  
 VERTICAL DATUM (NAVD 88)

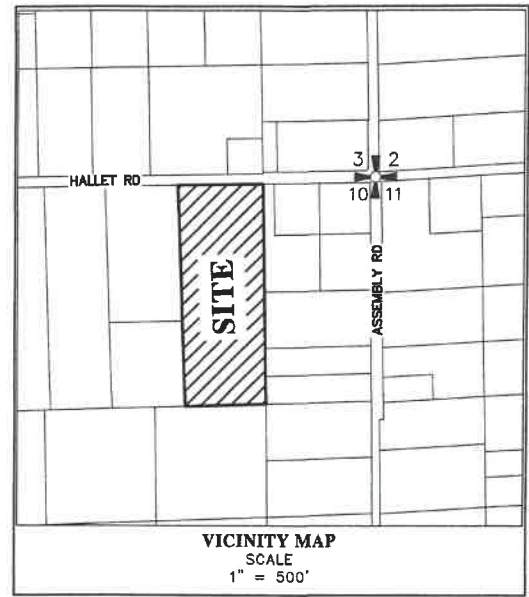
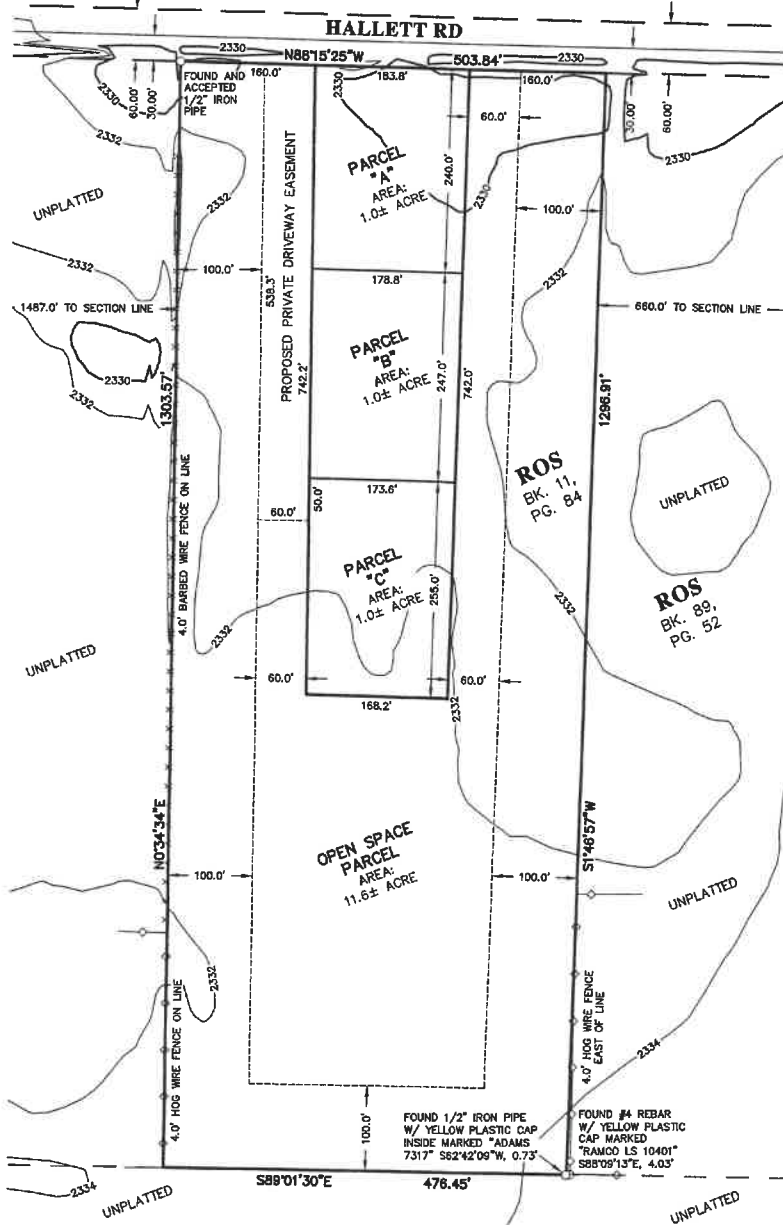
**BASIS OF ELEVATION:**  
 BASIS OF ELEVATION IS DERIVED FROM NGS V 484, PID SV1008,  
 A STAINLESS STEEL ROD IN CASE 75 FEET W OF HIGHWAY 2,  
 AND 44 FEET N OF CENTERLINE OF GREEN BLUFF ROAD; ELEV.  
 1870.37

TBM, AS SHOWN ABOVE, ON HARDESTY ROAD. FOUND #5 REBAR  
 W/ YELLOW PLASTIC CAP MARKED "ATS PLS 38036"

- SURVEYOR'S NOTES:**
- PURPOSE OF SURVEY IS FOR PRELIMINARY SHORT PLAT.
  - 2' CONTOUR DATA FROM CITY OF SPOKANE OPEN GIS DATA,  
 WHICH MEETS ASPRS CLASS 1 ACCURACY STANDARDS.
  - SEE PLAT FOR BOUNDARY AND CONTROL.
  - UTILITIES SHOWN ARE FROM FIELD LOCATED, ABOVE GROUND  
 EVIDENCE ONLY, UNLESS NOTED OTHERWISE. OTHER  
 UTILITIES MAY EXIST AND NEED FURTHER INVESTIGATION.
  - PRIVATE ROAD DOES NOT EXCEED 10% SLOPE.
  - SEE GEOTECHNICAL REPORT FOR SOILS AND SLOPES.



AUDITOR'S INDEXING INFORMATION ONLY																	
NE 1/4 OF THE NE 1/4	QUARTER QUARTER INDEX																
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**AGENT:**  
 NAME: WALTER O. DALE, PLS  
 ADDRESS: BENTHIN & ASSOCIATES  
 1004 NORTH ATLANTIC  
 SPOKANE, WA 99201  
 PHONE: (509)325-4529  
 FAX: (509)325-4520

**APPLICANT/OWNER:**  
 NAME: ANNIE QUISENBERRY  
 ADDRESS: 4012 57TH AVE SW  
 SEATTLE, WA 98116  
 PHONE: (509)863-3763

**SITE DATA:** PARCEL NO. 24101.9032

OWNER	QUISENBERRY, JORDAN & ANDREA
NUMBER OF LOTS	4
PROPOSED USE	RESIDENTIAL
WATER SOURCE	PRECINCT 6037
SEWAGE DISPOSAL	ON-SITE

**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  
 ANNIE QUISENBERRY  
 IN MAY, 2021

WALTER O. DALE, P.L.S. #29270  
 PRELIMINARY SHORT PLAT  
**QUISENBERRY SHORT PLAT**  
 SPOKANE COUNTY, WASHINGTON  
 NE1/4 NE1/4, S.10, T.24 N., R.42 E., W.M.

PRINT DATE: 9-2-2021  
 F. BK # 2021 LL DRAWN BY: C.P.DAVS DWG NAME: 2149QUIS  
 SHEET 1 OF 1 DATE: 5/28/2021 JOB NO.: 21-49

**BENTHIN & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYING AND PLANNING  
 1004 N. ATLANTIC STREET • SPOKANE, WA 99201  
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