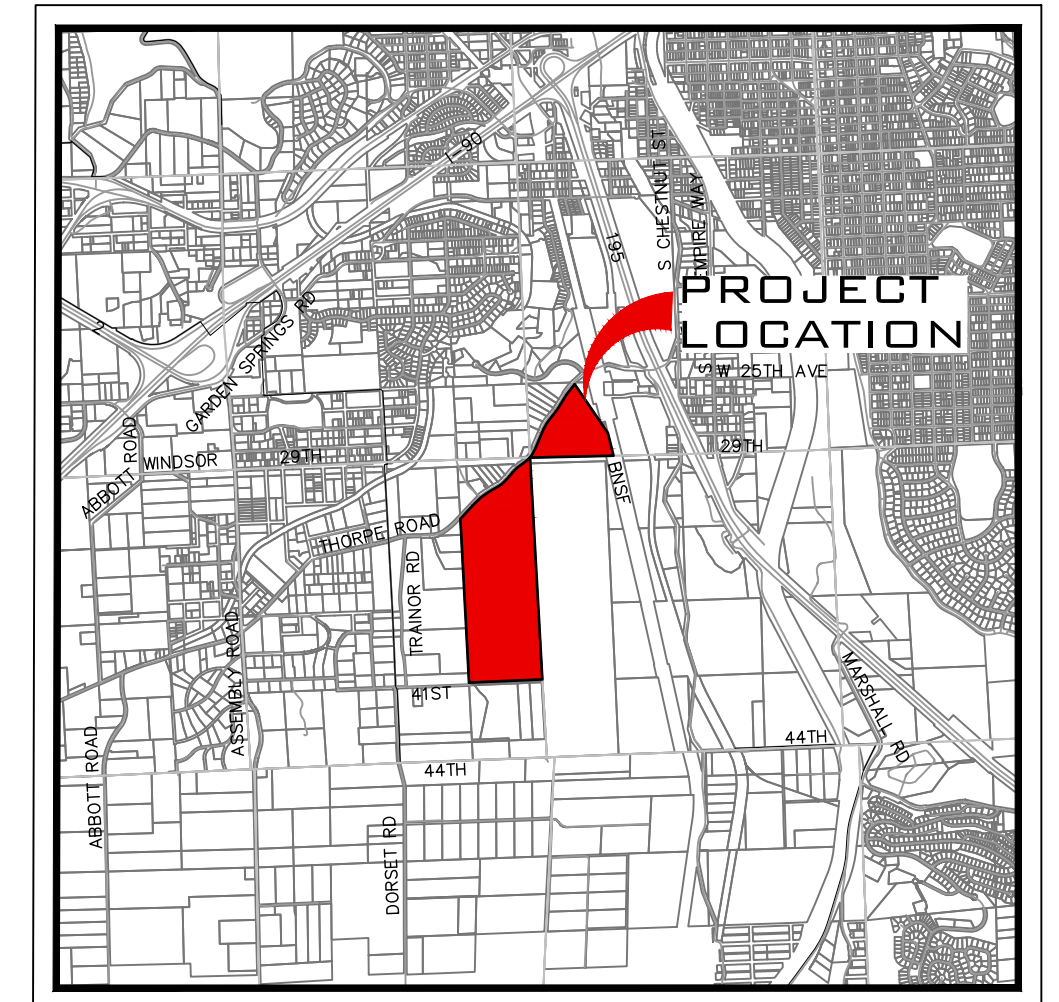


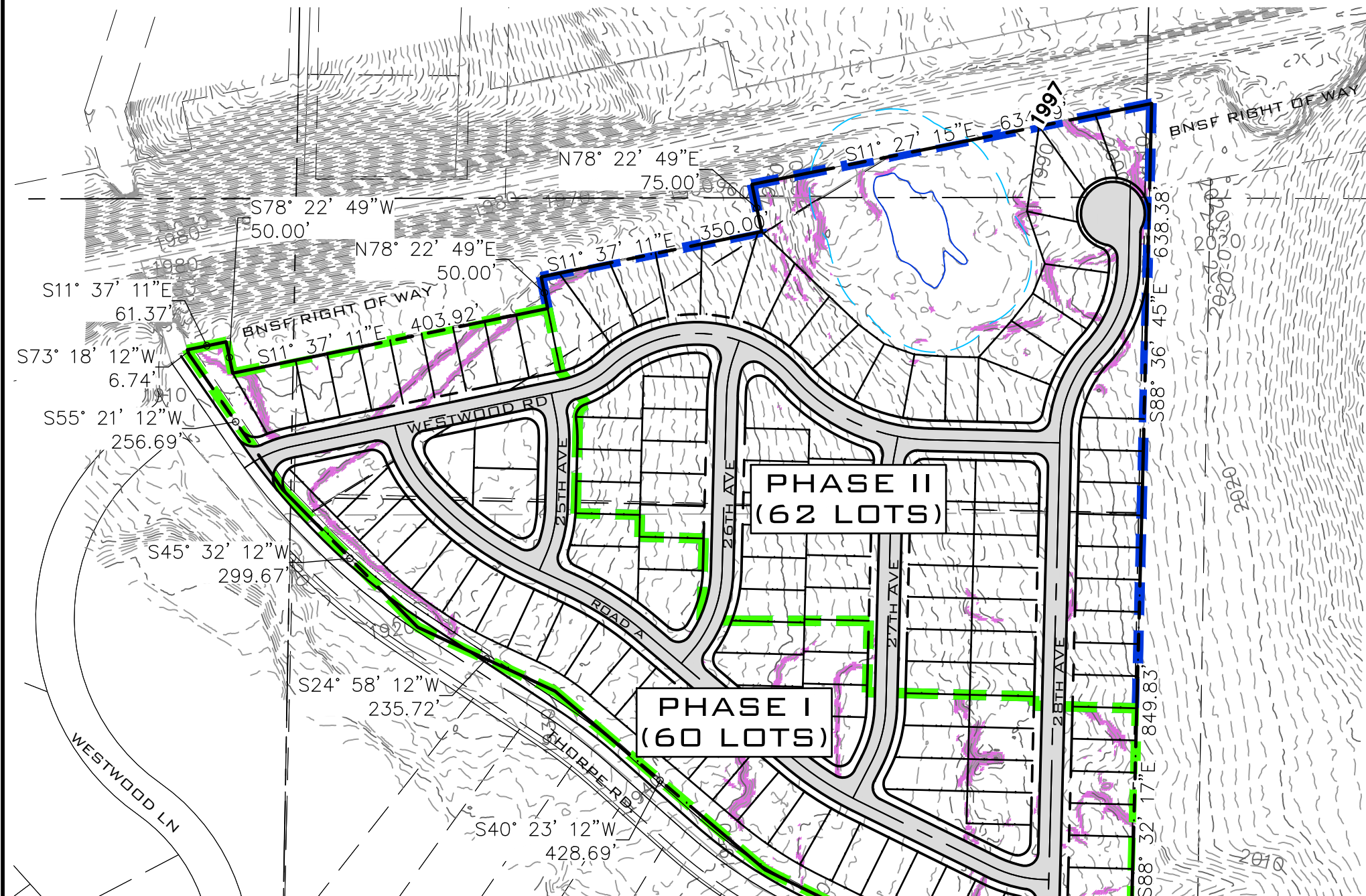
PRELIMINARY PLAT TRUE PROPERTY

LOCATED IN A PORTION OF THE
SW1/4, SEC. 25, T 25N, R 45 W, W.M.
NE1/4, SEC. 35, T 25N, R 45 W, W.M.
SE1/4, SEC. 35, T 25N, R 45 W, W.M.
SPOKANE, WASHINGTON

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS
BEFORE YOU DIG



VICINITY MAP



SITE DATA		
PARCEL NUMBERS	25253.0009 25253.0008 25351.0004 25351.0001 25354.0101	
ZONING	RSF	AC
PROJECT AREA	5,738,051.52	
NUMBER OF LOTS	493	
NUMBER OF TRACTS	19	
AREA OF LOTS	3,225,427.48	74.05
AREA OF TRACTS	1,102,963.71	25.32
AREA OF ROW	1,409,660.33	32.36
MIN LOT AREA	4,979.85	0.11
MAX LOT AREA	24,654.38	0.57
ROAD PAVEMENT AREA	804,438.76	18.47
SEWER PROVIDER	CITY OF SPOKANE	
WATER PROVIDER	CITY OF SPOKANE	
FIRE DISTRICT	CITY OF SPOKANE	

LOT/PHASE	
PHASE	LOTS
PHASE I	112
PHASE II	62
PHASE III	30
PHASE IV	54
PHASE V	91
PHASE VI	60
PHASE VII	84
TOTAL	493

LEGAL DESCRIPTION

PARCEL NUMBER: 25253.0006
25-25-42 PTN OF SW1/4 OF SW1/4 BTWN SLY R/W OF SP&S RY AN DLN BEG ON N LN OF SW1/4 OF SW1/4 839.9FT E OF NW COR TH S31DEG E TO INT WITH SLY R/W OF SP & S RY EXC RD

PARCEL NUMBER: 25253.0009
25-25-42 PTN OF SW1/4 OF SW1/4 LYG SELY OF THORP RD & W OF LNWHICH MEAS 492.5FT W OF SECOR OF SW1/4 OF SW1/4 TH N AT R/ATO SL OF SEC 25 TO PT OF INTER WITH SWLY LN OF TR CONV TOSPO PORTLAND CEMENT CO BY DEED 486/499 TH N31DEG E ALG SD LN TO PT ON NL OF SW1/4 OF SW1/4 WHICH MEAS 839.9FT E OF NWCOROF SW1/4 OF SW1/4

PARCEL NUMBER: 25351.0026
35-25-42 PTN OF NE1/4 OF NE1/4 DAF; BEG 293.5FT W & 100FT SOF NE COR OF SEC TH S193.5FT TH SWLY 125FT TO A PT 380FT SOF N LN TH W TO THORPE RD TH NLY ALG SD RD TO POB EXC RD

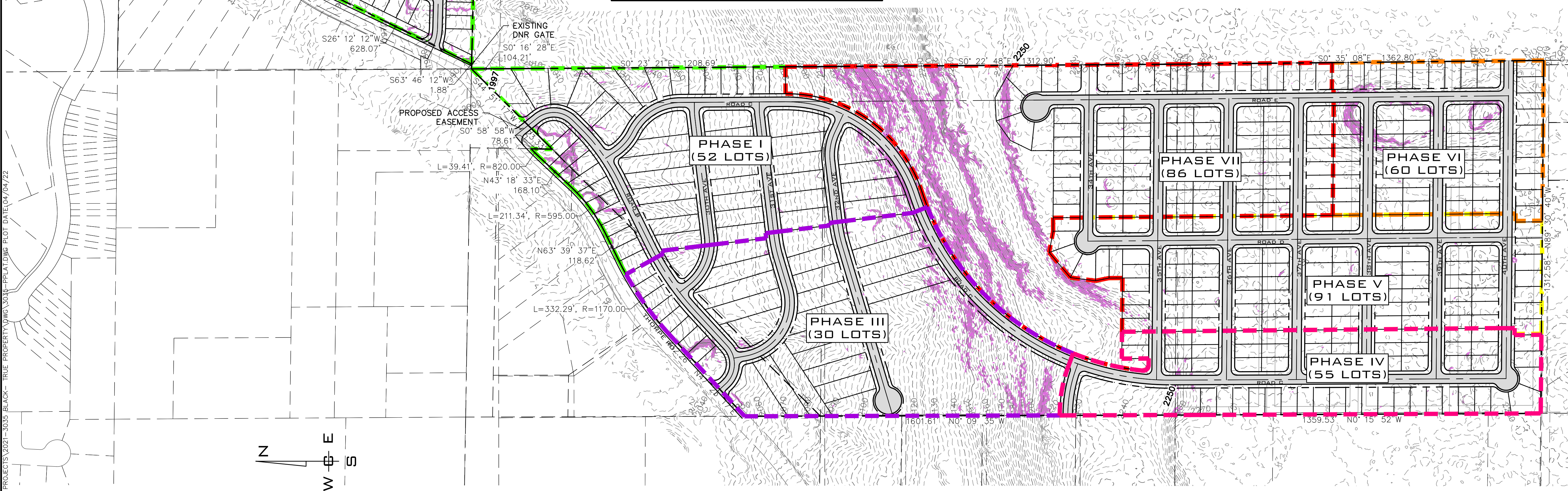
PARCEL NUMBER: 25351.0005
35-25-42, PTN OF NE1/4 OF NE1/4; BEG 380 FT S OF N LN OF SEC ON LN DRN FROM NE COR OF SEC TO CTR OF NE 1/4; TH W TO CO RD; TH SWLY ALG CO RD TO N & S CTR LN OF NE1/4; TH S TO CTR OF NE1/4; TH NELY TO POB

PARCEL NUMBER: 25351.0004
352542PT OF NE1/4 OF NE1/4; BEG AT NECOR OF SEC 880R W 80RNELY TO POB

PARCEL NUMBER: 25351.0001
352542SE1/4 OF NE1/4

PARCEL NUMBER: 25354.0101
STUDEBAKER ADD L1T024 IN B1T08

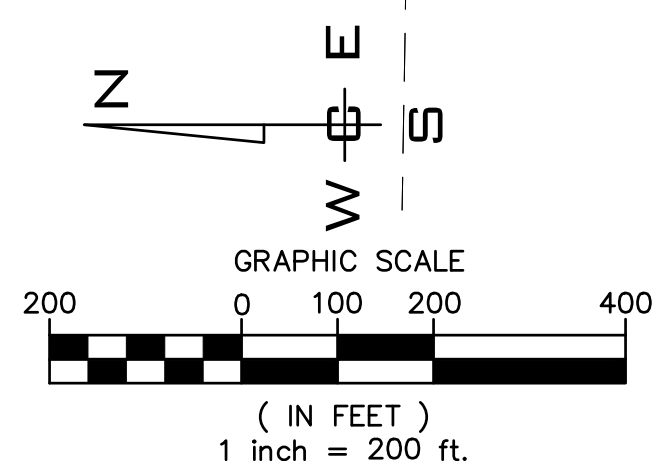
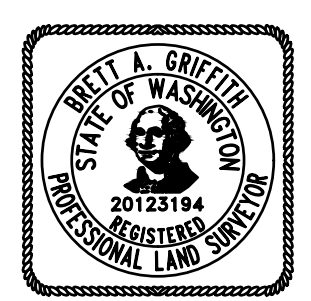
SLOPES TABLE				
NUMBER	MIN SLOPE	MAX SLOPE	AREA	COLOR
1	30.00%	100.00%	278,750.82	



ENGINEER
WHIPPLE CONSULTING ENGINEERS
21 SOUTH PINES
SPOKANE VALLEY, WA 99206
PHONE: 893-2617
CONTACT: TODD WHIPPLE, P.E.

SURVEYOR
WHIPPLE CONSULTING ENGINEERS 21
SOUTH PINES
SPOKANE VALLEY, WA 99206
PHONE: 893-2617
CONTACT: BRETT A. GRIFFITH, P.L.S.

OWNER
STEPHEN TRUE
PO BOX 649
SPOKANE, WA 99210

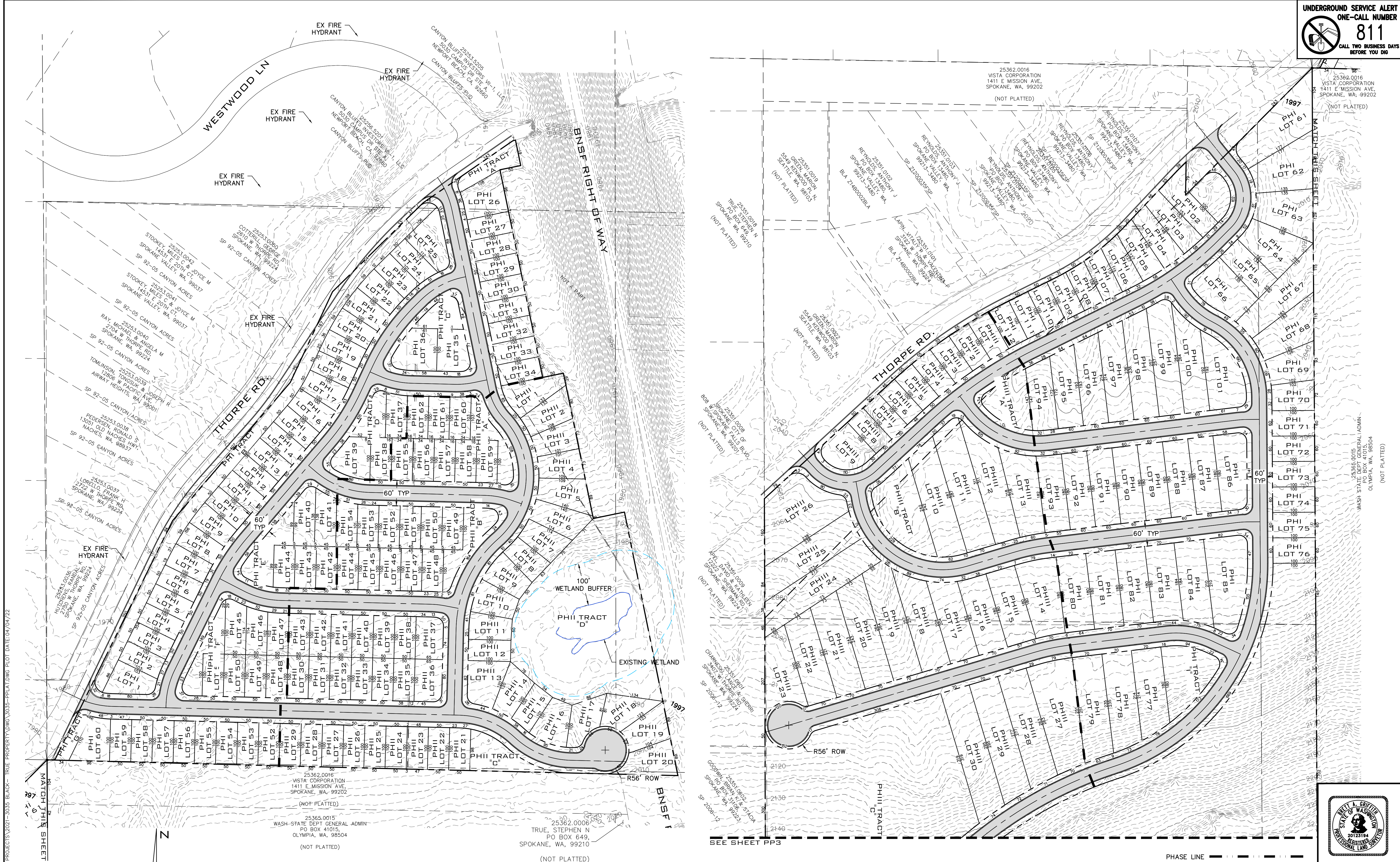


NAVD - 88
XXX

NO. DATE BY REVISIONS	SCALE:	PROJ #: 21-3035	CIVIL	TRUE PROPERTY SITE OVERVIEW 2929 W THORPE RD SPOKANE, WA	SHEET PP1
	HORIZONTAL: 1"=200'	DATE: 04/04/22	STRUCTURAL		
	VERTICAL: N/A	DRAWN: SLS	SURVEYING	JOB NUMBER 21-3035	
		REVIEWED: TRW	TRAFFIC		
			PLANNING		
			LANDSCAPE		
			OTHER		

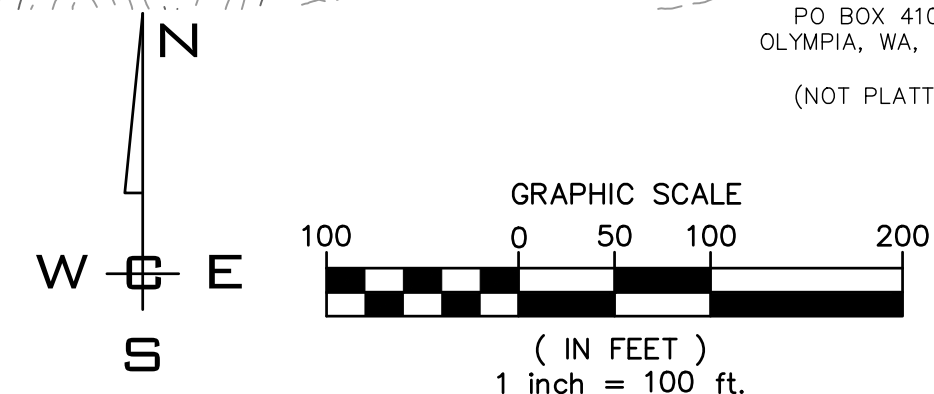


UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
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A:\WCE\WORK\2021\WCE_PROJECTS\2021-3035-BLACK-TRUE_PROPERTY\DWG\3035-PH I & II\DWG_PLOT DATE: 04/04/22

NAV D - 88
 XXX

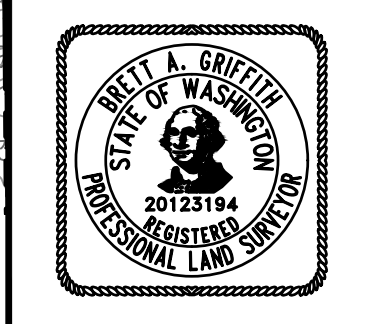


NO.	DATE	BY	REVISIONS

SCALE:	PROJ #: 21-3035
HORIZONTAL:	DATE: 04/04/22
1"=100'	DRAWN: SLS
VERTICAL:	REVIEWED: TRW
N/A	

WCE
 WHIPPLE CONSULTING ENGINEERS
 21 S PINES ROAD
 SPOKANE VALLEY, WA 99206
 PH: 509-893-2617 FAX: 509-926-0227

TRUE PROPERTY
PHASE I AND II
2929 W THORPE RD
SPOKANE, WA



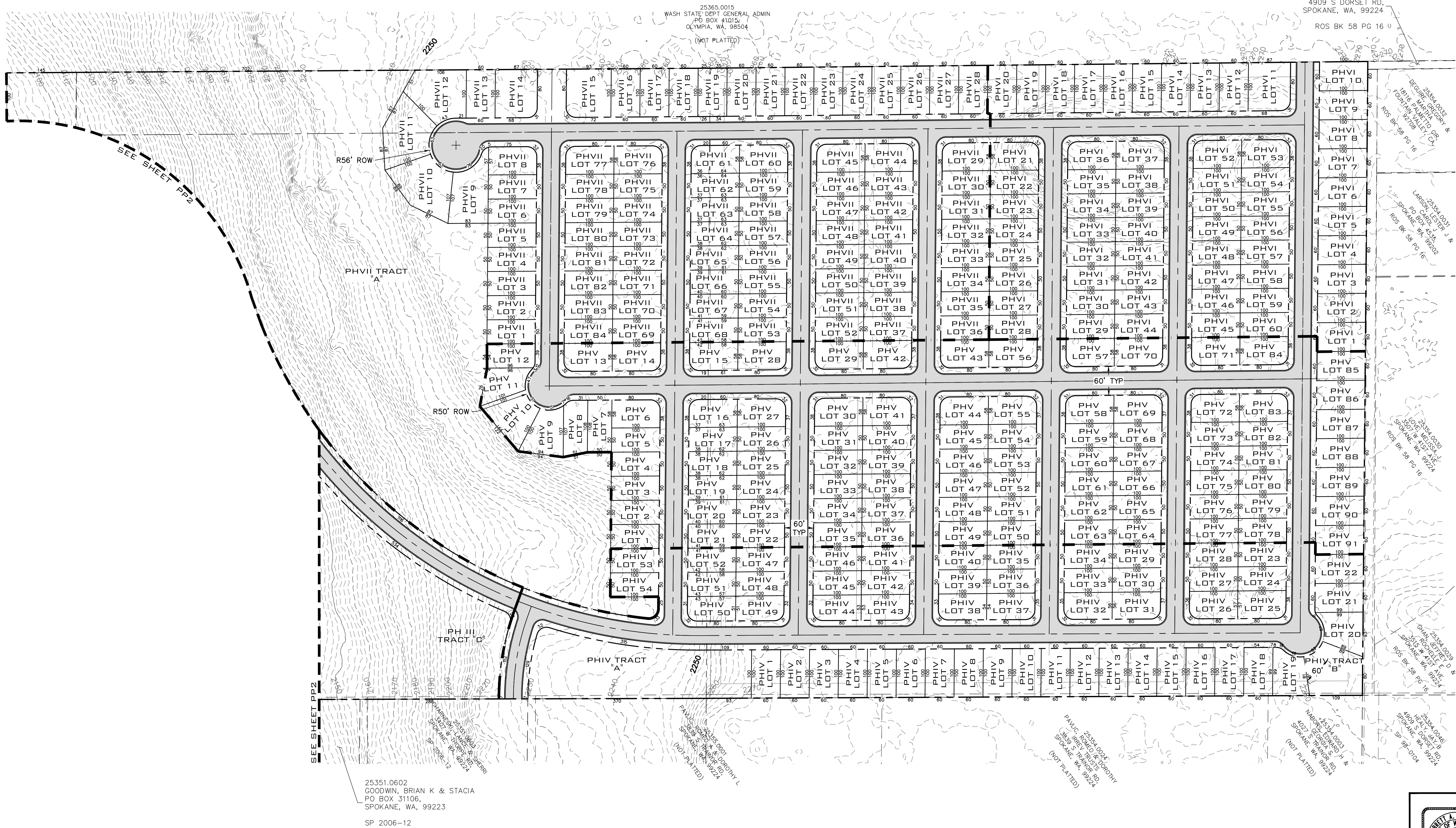
SHEET
PP2
JOB NUMBER
21-3035



25354.0009
HEALY, JAY B
4909 S DORSET RD,
SPOKANE, WA, 99224

ROSK BK 58 PG 16 U

25365.0015
WASH STATE DEPT GENERAL ADMIN
PO BOX 41015
OLYMPIA, WA, 98504
(NOT PLATTED)



SEE SHEET PP2

PHVII TRACT A

R50' ROW

PH III TRACT C

PHIV TRACT A

PHIV TRACT B

25351.0602
GOODWIN, BRIAN K & STACIA
PO BOX 31106,
SPOKANE, WA, 99223
SP 2006-12

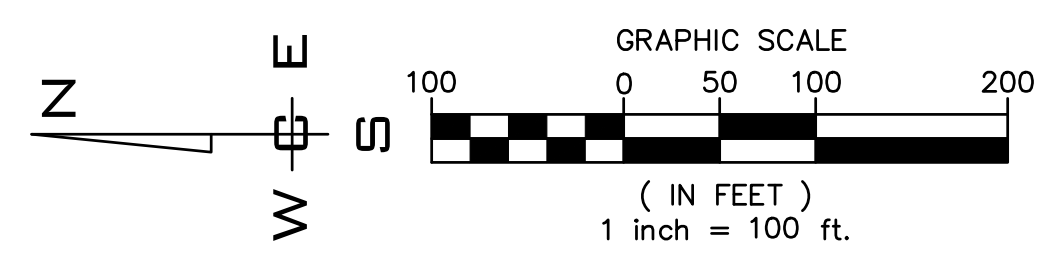
25352.0024
WHIPPLE CONSULTING ENGINEERS
21 S PINES ROAD
SPOKANE, WA 99224
(NOT PLATTED)

25354.0046
HEALY, JAY B
4909 S DORSET RD,
SPOKANE, WA, 99224
SP 98-0104

25354.0029
D & J ENTERPRISES
500 S COCHRAN AVE
SPOKANE, WA 99224
ROSK BK 58 PG 16

25354.0030
LAWSON, LARRY J &
PO BOX 1434
SPOKANE, WA 99224
ROSK BK 58 PG 16

25354.0032
REQUIRE OFFER BY
1610 PLANKETTO CRY
FOUNDRY CO
ROSK BK 58 PG 16



NAVD - 88

NO.	DATE	BY	REVISIONS

SCALE:	PROJ #: 21-3035
HORIZONTAL:	DATE:
1"=100'	DRAWN: SLS
VERTICAL:	REVIEWED: TRW
N/A	

WCE
WHIPPLE CONSULTING ENGINEERS
21 S PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227

TRUE PROPERTY
PHASES III TO VII
2929 W THORPE RD
SPOKANE, WA



SHEET
PP3
JOB NUMBER
21-3035

P:\WCE\WORK\2021\WCE PROJECTS\2021-3035-BLACK-TRUE PROPERTY\DWG\3035-PP3A-DWG.PLOT DATE: 04/04/22