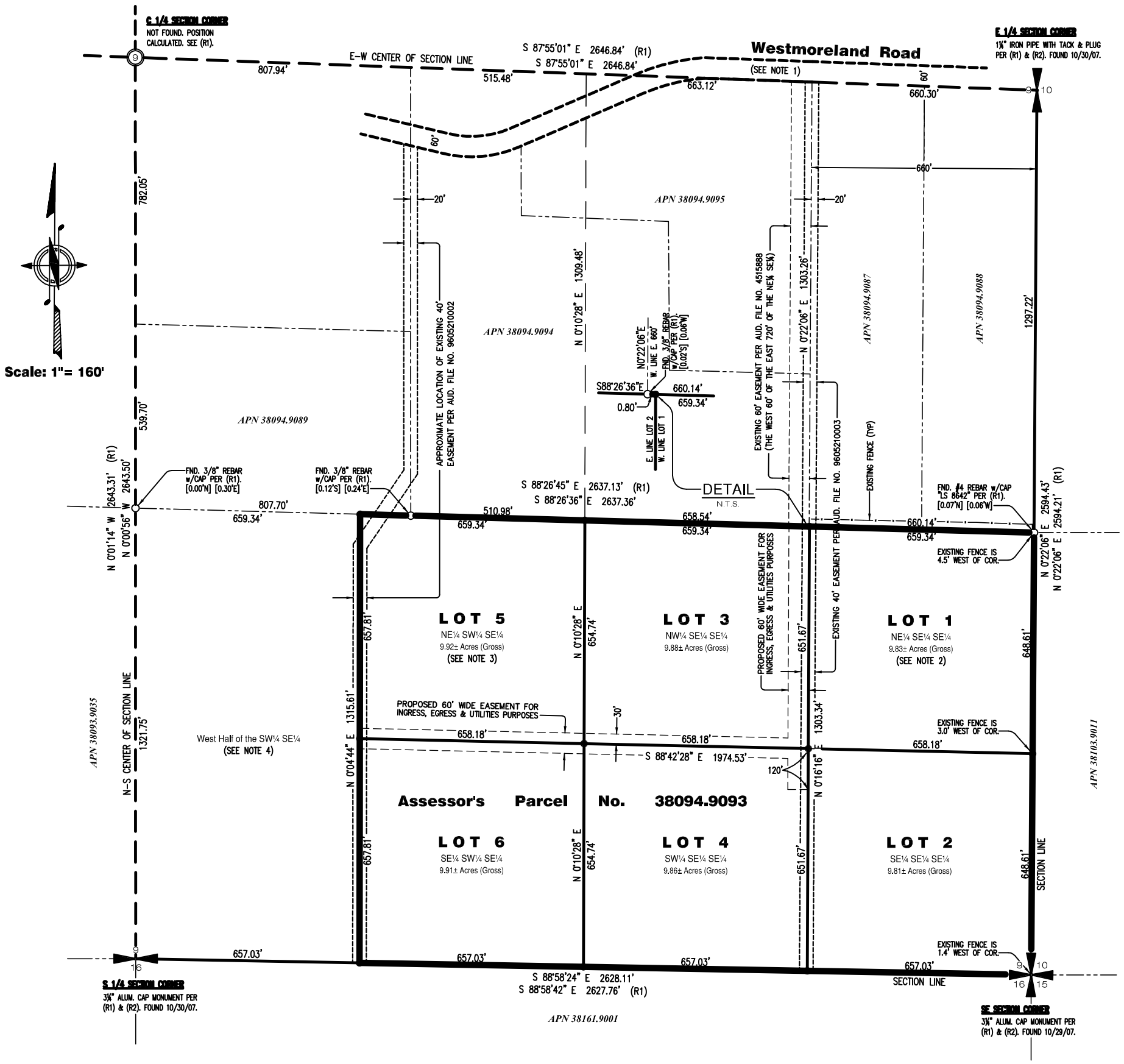
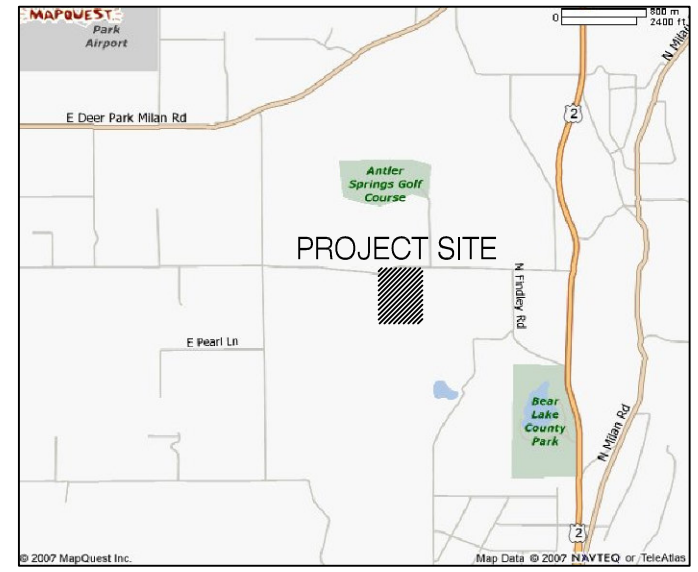
MG LANDS Preliminary Large Lot Subdivision

Portions of the South Half of the SE¼ of Section 9, T28N, R43E, W.M., in Spokane County, Washington





VICINITY MAP

NOT TO SCALE

PROJECT DATA

PARENT PARCEL:	38094.9093 (EXCEPT THE WEST HALF OF THE SW¼ SE¼)
CURRENT ZONING:	RT
COMP. PLAN DESIGNATION:	RURAL TRADITIONAL
GROSS AREA:	59.21± ACRES
NUMBER OF LOTS:	SIX (6)
AVERAGE LOT SIZE:	9.87± ACRES
LOT DENSITY:	1 DWELLING UNIT PER 10 ACRES
ROAD SYSTEM:	PRIVATE ROADS & PRIVATE DRIVEWAYS
WATER PURVEYOR:	PRIVATE ON-SITE WELLS
SEWAGE DISPOSAL:	INDIVIDUAL ON-SITE SEPTIC SYSTEMS
SCHOOL DISTRICT:	DEER PARK DISTRICT NO. 414
FIRE DISTRICT:	DISTRICT NO. 4
IRRIGATION DISTRICT:	NOT APPLICABLE

APPLICANT

MARK BAIER
P.O. BOX 18567
SPOKANE, WA 99228
PH: (509) 994-1390

PROJECT CONTACT

HAHN ENGINEERING, INC.
905 E. HASTINGS ROAD
SPOKANE, WA 99218
PH: (509) 467-1550

BASIS OF BEARINGS

NORTH 0°22'06" EAST BETWEEN FOUND MONUMENTS IDENTIFYING THE SOUTHEAST CORNER AND THE EAST 1/4 CORNER OF SECTION 9, T 28 N, R 43 E, W.M.

LEGEND

- ○ EXISTING SURVEY MONUMENT(S) PER BOOK 94 OF SURVEYS, PAGES 21 & 22. (R1)
- ● 1/2" X 24" REBAR W/ YELLOW PLASTIC CAP MARKED "RPLS 21410" PER BOOK 131 OF SURVEYS, PAGE 49. (R2)
- EXISTING WOOD POST & BARB WIRE FENCE
- *38094.9093* COUNTY ASSESSOR'S TAX PARCEL NUMBER

NOTES

1. SEE BOOK 94 OF SURVEYS, PAGES 21 & 22, BY RAMER & ASSOCIATES AND BOOK 131 OF SURVEYS, PAGE 49, BY HAHN ENGINEERING, INC., FOR ADDITIONAL SECTION SUBDIVISION DATA, BOUNDARY ORIENTATION DATA, AND RIGHT-OF-WAY INFORMATION FOR WESTMORELAND ROAD.
2. LOTS 1, 2, 3 AND 4 OF THIS PROPOSED LARGE LOT SUBDIVISION ARE ALSO KNOWN AS RESULTANT PARCEL 'A' OF PENDING SPOKANE COUNTY CERTIFICATE OF EXEMPTION APPLICATION NO. CE-404-07.
3. LOTS 5 AND 6 OF THIS PROPOSED LARGE LOT SUBDIVISION ARE ALSO KNOWN AS RESULTANT PARCEL 'B' OF PENDING SPOKANE COUNTY CERTIFICATE OF EXEMPTION APPLICATION NO. CE-404-07.
4. THE WEST HALF OF THE SW¼ SE¼, LYING WESTERLY OF THIS PROPOSED LARGE LOT SUBDIVISION, IS ALSO KNOWN AS RESULTANT PARCEL 'C' OF PENDING SPOKANE COUNTY CERTIFICATE OF EXEMPTION APPLICATION NO. CE-404-07.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PRELIMINARY LARGE LOT SUBDIVISION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

MICHAEL J. COKER, PLS #21410

MICHAEL J. COKER — STATE OF WASHINGTON — 21410 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 10/9/09

February 19, 2008

T28N R43E

CLIENT INFO.

MG LANDS
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Spokane, WA 99211

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SPOKANE, WA. 99218
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survey@hahnengr.com

DRAWN:	DATE	SHEET NO.
MJC	2/19/08	1
APPROVED:		1
MJC	2/19/08	

CAD FILE: 07-1307LLS