

PORTION OF NE 1/4 OF SW 1/4 OF SECTION 32, TOWNSHIP 28N, RANGE 09E, WM

**LEGAL DESCRIPTION:**

BEING 600 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NE 1/4 OF SW 1/4 OF SECTION 32, TOWNSHIP 28N, RANGE 09E, WM, THENCE WEST 165 FEET; THENCE SOUTH 660 FEET; THENCE EAST 165 FEET; THENCE NORTH TO THE POINT OF BEGINNING; BEING 600 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NE 1/4 OF SW 1/4 OF SECTION 32, TOWNSHIP 28N, RANGE 09E, WM.

AN EASEMENT FOR ACCESS, EGRESS, AND UTILITIES OVER, UNDER, AND THROUGH THE FOLLOWING DESCRIBED PARCEL OF LAND, TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL WEST OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NE 1/4 OF SW 1/4 OF SECTION 32, TOWNSHIP 28N, RANGE 09E, WM, BEING 600 FEET WEST OF THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 23 FEET TO THE POINT OF BEGINNING; THENCE WEST 165 FEET; THENCE WEST ALONG SAID RIGHT OF WAY LINE 20 FEET; THENCE NORTH AND FELT TO A POINT 50 FEET WEST OF THE POINT OF BEGINNING, THENCE EAST TO THE POINT OF BEGINNING.

THE PART PORTION OF THE NORTHEAST QUARTER OF THE RANGE 8 EAST, TOWNSHIP 28 NORTH, RANGE 09 EAST, SUBDIVISION, THENCE WEST ALONG THE NORTH LINE OF SAID SUBDIVISION FOR A DISTANCE OF 625 FEET TO THE POINT OF BEGINNING, THENCE WEST ALONG THE NORTH LINE OF SAID OLD FENCE LINE PARALLEL WITH THE NORTH LINE OF SAID OLD FENCE LINE THENCE NORTH ALONG SAID FENCE LINE TO A POINT ON THE NORTH LINE OF SAID SUBDIVISION, SAID THENCE EAST TO THE POINT OF BEGINNING.

**DATA:**

NAVD 88 BENCH MARK IN 25'x45' AT INT. OF 8th ST. & JUNCTION LN. SPOKANE COUNTY POINT 4492. ELEV. = 238.82'

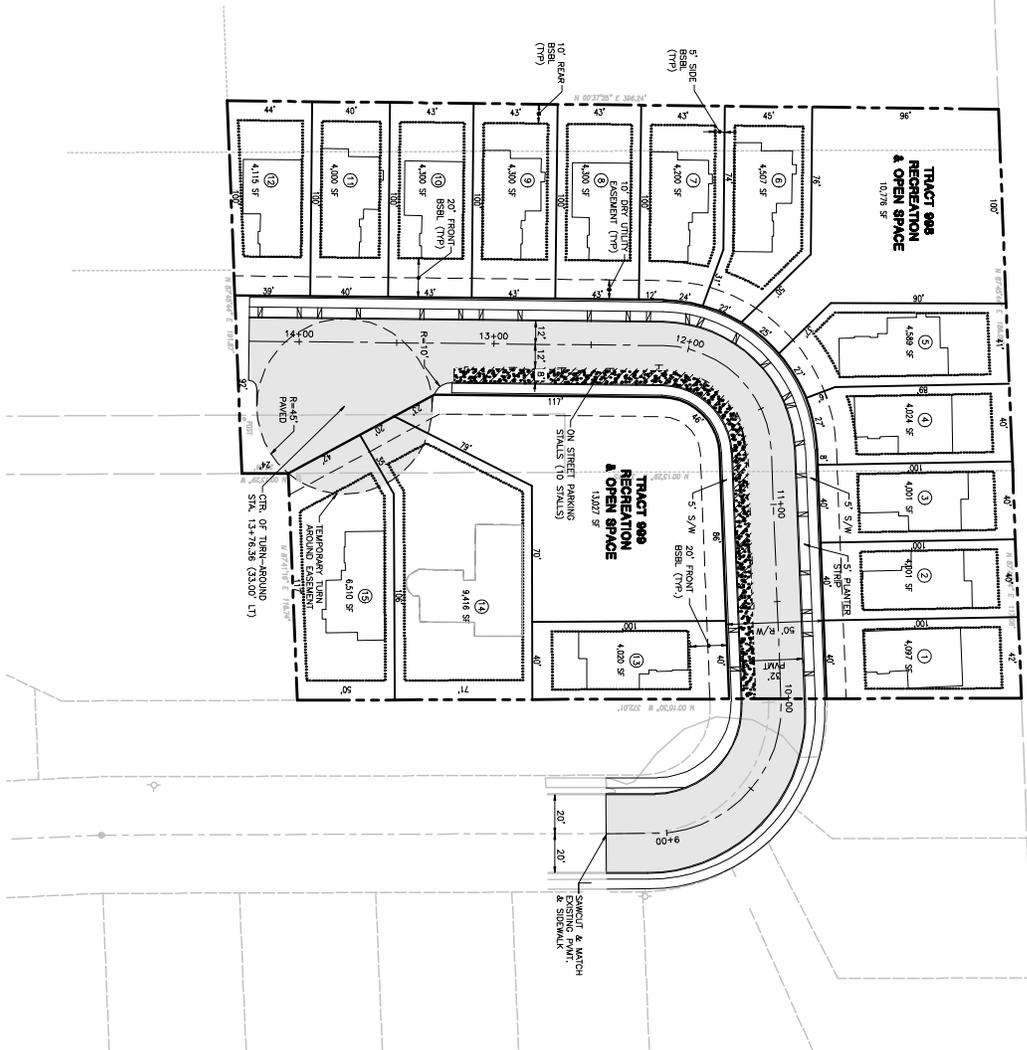
**PROJECT INFORMATION:**

APPLICANT/OWNER: FRED PROPERTIES, LLC  
14704 100th AVE NE  
(425) 483-9499

CONTRACT/ENGINEER: KEN MONTGOMERY, P.E.  
SITE DEVELOPMENT ASSOCIATES, LLC  
10117 MAIN STREET  
BOYD, WA 98011  
(425) 948-9333

PROJECT SUPERVISOR: DARRIN MOULDER, P.L.S.  
PACIFIC COAST SURVEYS, INC  
EVERETT, WA 98213  
(425) 508-4491

SITE ADDRESS: 801 9th Avenue  
SALTMAR, WA 98284  
TAX ACCOUNT NUMBER(S): 2808320030200  
2808320032600  
EXISTING ZONING: MD (MEDIUM DENSITY)  
PROPOSED ZONING: PUD-ND  
WATER FURNISHER: CITY OF SULTAN  
SEWER FURNISHER: CITY OF SULTAN  
FIRE DISTRICT: SPOKANE COUNTY FIRE DISTRICT #5  
SCHOOL DISTRICT: SALT MAR SCHOOL DISTRICT



**SHEET INDEX**

NO.	DATE	DESCRIPTION
1	02/10/08	PRELIMINARY PLAT/PUD APPLICATION
2	02/10/08	REVISED PRELIMINARY PLAT/PUD APPLICATION
3	02/10/08	REVISED PRELIMINARY PLAT/PUD APPLICATION
4	02/10/08	REVISED PRELIMINARY PLAT/PUD APPLICATION
5	02/10/08	REVISED PRELIMINARY PLAT/PUD APPLICATION

**LEGEND**

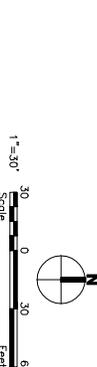
- LOTLINE
- PROPERTY LINE
- BUILDING SETBACK
- 10' CONTOUR (EXISTING)
- 2' CONTOUR (EXISTING)
- ASPHALT CONCRETE PAVEMENT
- PERVIOUS CONCRETE PAVEMENT
- 10 ON-STREET PARKING STALLS (20' x 8')

**SITE STATISTICS**

GROSS AREA:	118,238 SF (2.71 ACRES)
NUMBER OF LOTS PROPOSED:	15 LOTS / 2 TRACT
GROSS DENSITY:	5.54 DU/AC
MINIMUM LOTS SIZE PROPOSED:	4,000 SF
AVERAGE LOT SIZE:	4,692 SF
OPEN SPACE AREA:	23,803 SF (20%)

**NOTE**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE SITE OPEN TO THE PUBLIC AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND NEIGHBORING STREETS BY VEHICLES LEAVING THE SITE.



<p><b>CALEB COURT</b></p> <p><b>TITLE SHEET</b></p> <p><b>C10</b></p>	<p>Client: Fred Properties, LLC 14704 100th Ave NE Sultan, WA 98284 Tel. 425.483-9499</p>	<p>Site Development Associates, LLC 10117 Main Street, Boylston, Washington 98011 Office: 425.948.9333 Fax: 425.483.9499 www.sdaassociates.com</p>	<p>Professional Engineer Seal Ken Montgomery, P.E. Site Development Associates, LLC No. 10000 Exp. 6/30/2008</p>	<p>Prep. By: [Name] Date: [Date] Rev. By: [Name] Date: [Date] Checked By: [Name] Date: [Date] Approved By: [Name] Date: [Date]</p>	<p><b>REVISIONS</b></p> <table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>REVISED PRELIMINARY PLAT/PUD APPLICATION</td> <td>2/13/08</td> </tr> <tr> <td>2</td> <td>REVISED PRELIMINARY PLAT/PUD APPLICATION</td> <td>10/15/07</td> </tr> <tr> <td>3</td> <td>REVISED PRELIMINARY PLAT/PUD APPLICATION</td> <td>10/02/07</td> </tr> <tr> <td>4</td> <td>REVISED PRELIMINARY PLAT/PUD APPLICATION</td> <td>09/14/07</td> </tr> <tr> <td>5</td> <td>PRELIMINARY PLAT/PUD APPLICATION</td> <td>10/13/06</td> </tr> </tbody> </table>	No.	Description	Date	1	REVISED PRELIMINARY PLAT/PUD APPLICATION	2/13/08	2	REVISED PRELIMINARY PLAT/PUD APPLICATION	10/15/07	3	REVISED PRELIMINARY PLAT/PUD APPLICATION	10/02/07	4	REVISED PRELIMINARY PLAT/PUD APPLICATION	09/14/07	5	PRELIMINARY PLAT/PUD APPLICATION	10/13/06
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