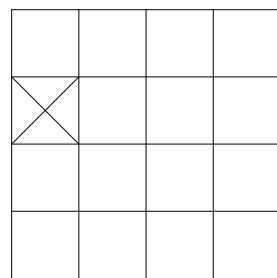


SECTION INDEX



SECTION 12, T23N, R41E

# PRELIMINARY PLAT GOLDEN HILLS 6TH ADDITION, PHASE 2

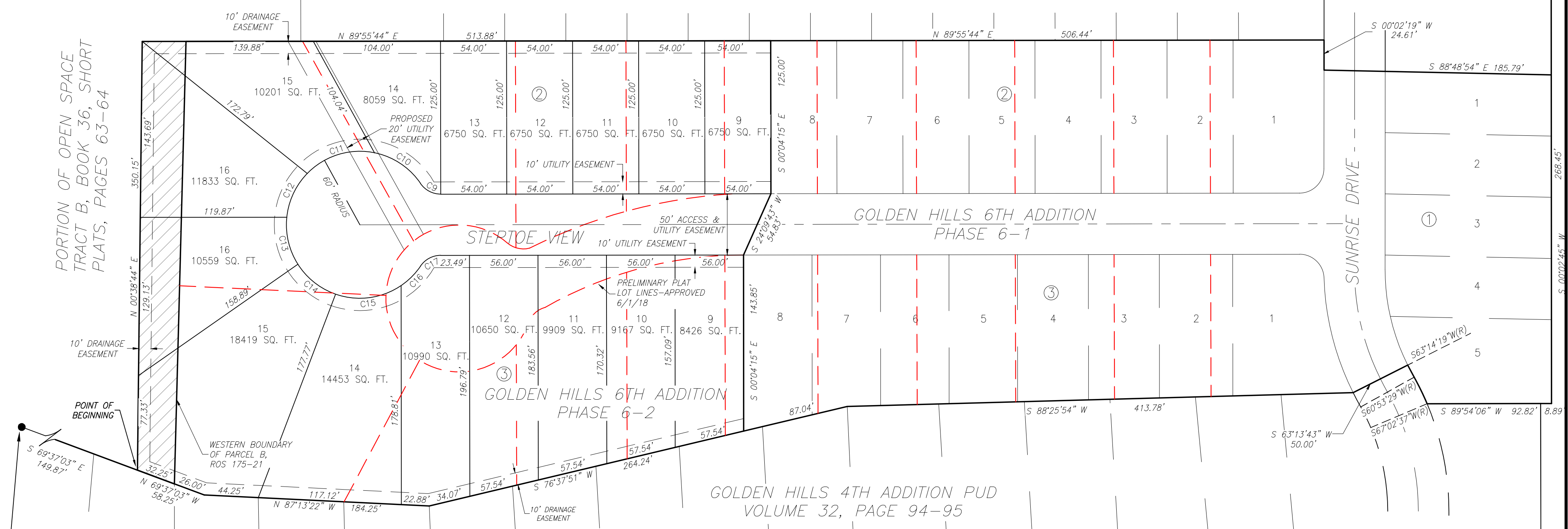
A PORTION OF THE SW 1/4 OF NW 1/4 OF SECTION 12,  
TOWNSHIP 23 NORTH, RANGE 41 EAST, W.M.,  
SPOKANE COUNTY, WASHINGTON, NOVEMBER 2022  
PAGE 1 OF 1

SHORT PLAT LUA-2021-005  
VOLUME 36, PAGE 63-64

GOLDEN HILLS 5TH ADDITION  
BOOK 41, PAGE 62-63

PORTION OF OPEN SPACE  
TRACT B, BOOK 36, SHORT  
PLATS, PAGES 63-64

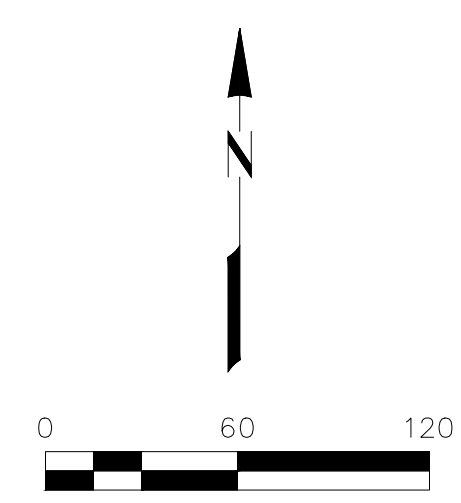
SUNRISE DRIVE



POINT OF COMMENCEMENT  
NORTHWEST CORNER  
LOT 16, BLOCK 5, FINAL  
PLAT OF CHENEY GOLDEN  
HILLS FOURTH ADDITION

LEGEND

- SECTION LINE
- LOT LINE
- PROPERTY LINE
- LOT LAYOUT PER PRELIMINARY PLAT APPROVED 6/1/18
- ADJOINER
- BLOCK NUMBER
- EXISTING TRACT B FROM ADJOINING SHORT PLAT



LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 23 NORTH, RANGE 41 EAST W.M., SITUATE IN THE CITY OF CHENEY, SPOKANE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 16, BLOCK 5 OF THE FINAL PLAT OF CHENEY GOLDEN HILLS FOURTH ADDITION, RECORDED IN BOOK 32 OF PLATS, PAGES 94 AND 95;

THENCE SOUTH 69°37'03" EAST, ALONG THE NORTH LINE OF SAID FINAL PLAT OF CHENEY GOLDEN HILLS FOURTH ADDITION, A DISTANCE OF 149.87 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°38'44" EAST, A DISTANCE OF 350.15 FEET;

THENCE NORTH 89°55'44" EAST, A DISTANCE OF 513.88 FEET;

THENCE SOUTH 00°04'15" EAST, A DISTANCE OF 125.00 FEET;

THENCE SOUTH 24°09'43" WEST, A DISTANCE OF 54.83 FEET;

THENCE SOUTH 00°04'15" EAST, A DISTANCE OF 143.85 FEET TO A POINT ON THE NORTH LINE OF BLOCK 6 OF SAID FINAL PLAT OF CHENEY GOLDEN HILLS FOURTH ADDITION;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID FINAL PLAT THE FOLLOWING 3 COURSES:

(1) SOUTH 76°37'51" WEST, A DISTANCE OF 264.24 FEET;

(2) THENCE NORTH 87°13'22" WEST, A DISTANCE OF 184.25 FEET;

(3) THENCE NORTH 69°37'03" WEST, A DISTANCE OF 58.25 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 4.16 ACRES, MORE OR LESS.

GOLDEN HILLS 6TH ADDITION PHASE 2 CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CH. LENGTH	CHORD BEARING	DELTA ANGLE
C9	20.00'	19.47'	18.71'	S 62°11'08" E	55°46'16"
C10	60.00'	46.17'	45.04'	N 56°20'49" W	44°05'38"
C11	60.00'	60.00'	57.53'	S 72°57'30" W	57°17'45"
C12	60.00'	40.14'	39.40'	S 25°08'41" W	38°19'53"
C13	60.00'	40.14'	39.40'	S 13°11'12" E	38°19'53"
C14	60.00'	40.14'	39.40'	S 51°31'05" E	38°19'53"
C15	60.00'	56.01'	54.00'	N 82°34'22" E	53°29'15"
C16	60.00'	22.69'	22.56'	N 44°59'36" E	21°40'17"
C17	20.00'	19.47'	18.71'	S 62°02'36" W	55°46'16"

<b>Interstate Survey Group, LLC</b>  P.O. Box 1254 Mead, Washington 99021 (720) 672-0318	PRELIMINARY PLAT OF GOLDEN HILLS 6TH ADDITION, PHASE 2		
	JOB. NO. 22-035	PARCEL No. 13122.2011	SURVEY DATE: 10/20/2022
	DRAFTED BY: WRW	REVISED:	SCALE: 1 INCH = 60 FT.

FINAL PLAT FOR THE PROPERTY OF:  
WCB CHENEY HOLDINGS LLC