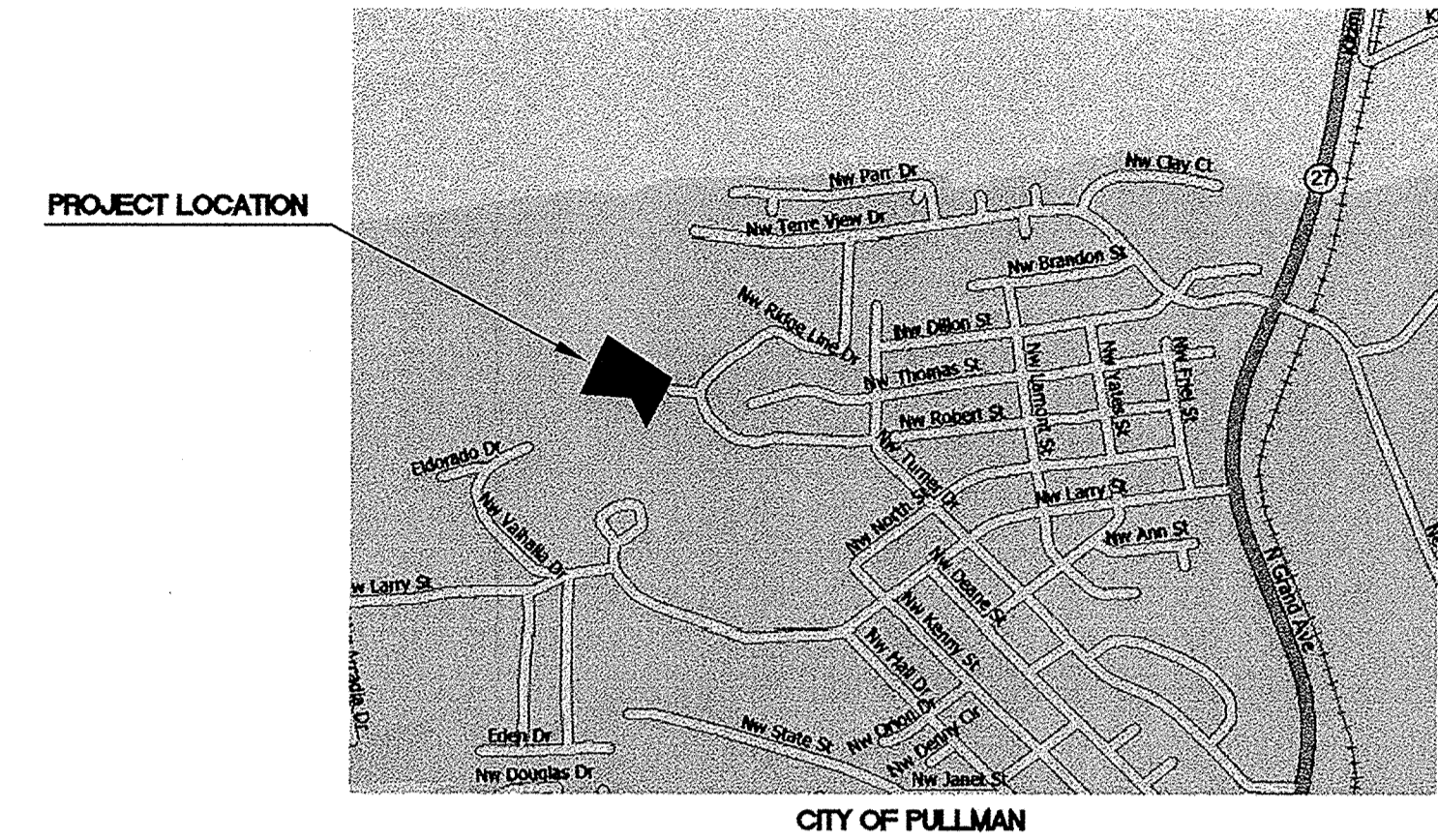
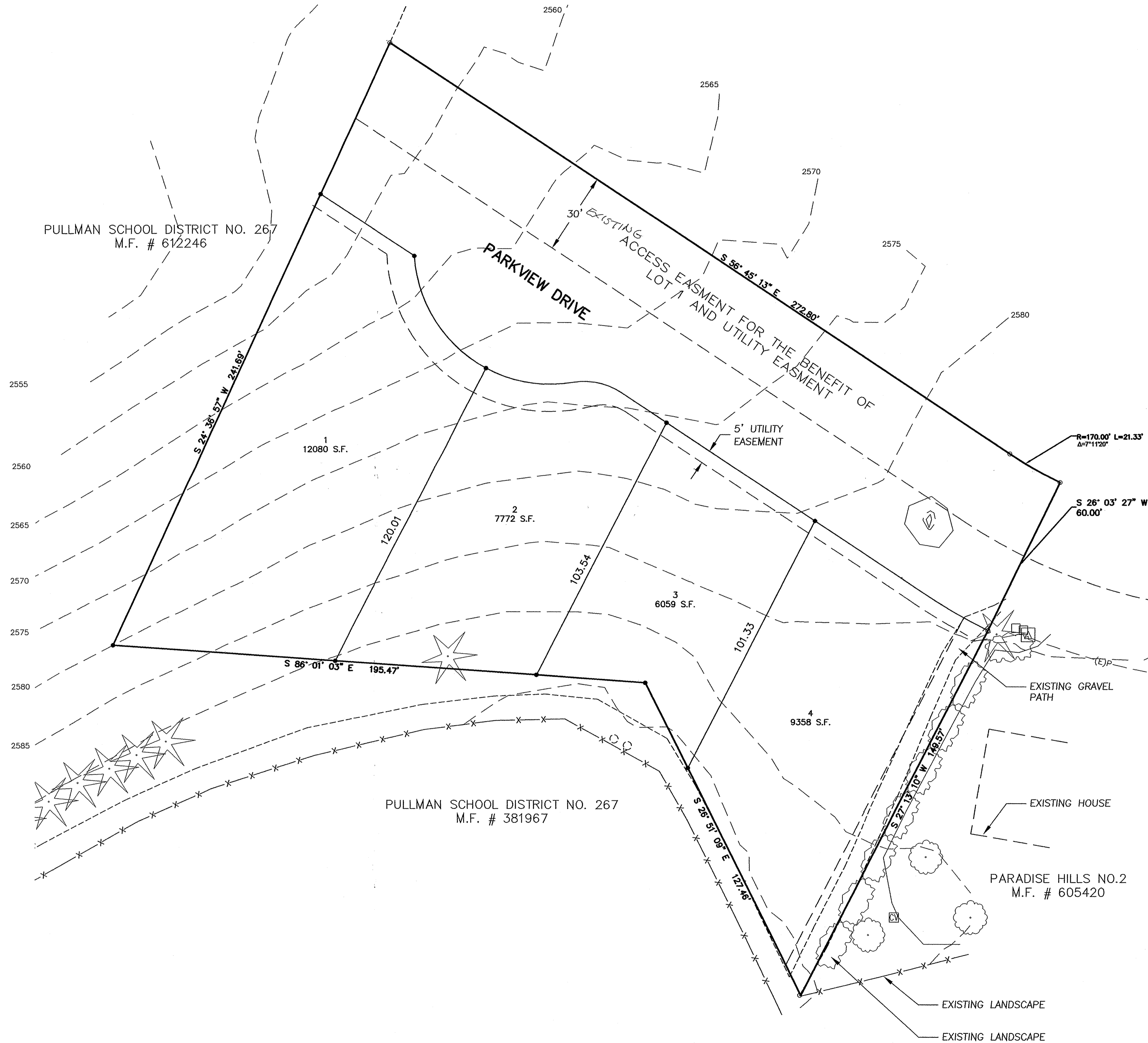


PRELIMINARY PLAT OF "PARADISE HILLS No. 8" PULLMAN, WASHINGTON

Located in Section 30 and 31,
Township 15 North, Range 45 East, W.M.,
Whitman County, Washington



VICINITY MAP



LEGEND

- BLOCK NUMBER
- POWER POLE
- 30.00% SLOPE OVER 30%
- SET 5/8" REBAR W/ YPC L.S. #37544
- FOUND AS NOTED
- PLAT BOUNDARY LINE

SCALE: 1" = 20 FEET
DATUM: CITY OF PULLMAN
CONTOURS: FIVE FOOT INTERVAL

LEGAL DESCRIPTION

LOT 2, S AND D SHORT PLAT NO. 1 TO PULLMAN, WHITMAN COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF AS RECORDED UNDER MICROFILM NO. 618091, RECORDS OF SAID COUNTY LOCATED IN SECTION 30 AND 31, TOWNSHIP 15 NORTH, RANGE 45 EAST, W.M., EXCEPT THE FOLLOWING:
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 1 OF PARADISE HILLS SUBDIVISION NO. 2 TO PULLMAN, WHITMAN COUNTY, WASHINGTON; THENCE NORTH 7°42'38" EAST ALONG THE WESTERLY BOUNDARY OF SAID LOT 2 A DISTANCE OF 110.40 FEET TO A POINT ON THE SOUTH BOUNDARY OF PARK VIEW DRIVE; THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF PARK VIEW DRIVE A DISTANCE OF 16.34 FEET TO A POINT; THENCE SOUTH 27°13'11" WEST A DISTANCE OF 149.57 FEET TO A POINT ON THE EASTERLY BOUNDARY OF PULLMAN SCHOOL DISTRICT NO. 267 LANDS, MICROFILM NO. 381967, THE POINT IS ALSO THE MOST SOUTHERLY BOUNDARY POINT OF LOT 2 OF S AND D SHORT PLAT NO. 1; THENCE ALONG SAID SHORT PLAT BOUNDARY AT A BEARING OF NORTH 76°06'26" EAST A DISTANCE OF 70.59 FEET TO THE POINT OF BEGINNING

PRELIMINARY PLAT DATA

TOTAL PLAT AREA	54,002 SF (1.24 ACRES)
TOTAL NO. LOTS	04
OPEN SPACE	0 ACRES
TOTAL PUBLIC ROAD AREA	18,733 SF (0.43 ACRES)
GROSS DENSITY	3.2 UNITS PER ACRE
NET DENSITY	4.9 UNITS PER ACRE
EXISTING ZONING	R1
PROPOSED ZONING	R1
PROPOSED USE	SINGLE FAMILY
TYPICAL LOT FRONTAGE	PER COUNTY STANDARDS (65')
TYPICAL LOT SIZE	VARIES (6,000 MIN. S.F.)

UTILITIES

WATER SUPPLY	CITY OF PULLMAN
SEWAGE DISPOSAL	CITY OF PULLMAN
SOLID WASTE DISPOSAL	CITY OF PULLMAN
ELECTRICITY	AVISTA UTILITIES
NATURAL GAS	AVISTA UTILITIES
TELEPHONE	VERIZON
CABLE	UNKNOWN
FIRE PROTECTION	CITY OF PULLMAN

OWNERS

S & D MADER, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

SPONSOR

LANDWORKS ENGINEERING, LLC.
721 NORTH PINES ROAD
SPOKANE VALLEY, WA 99206
(509) 209-2555

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE WHITMAN COUNTY SUBDIVISION ORDINANCE.

5/14/08

 RICHARD C. BENECCI, PLS
 CERTIFICATE NUMBER 37544

<p>REVISIONS</p>	 LANDWORKS ENGINEERING, INC. 721 N. PINES RD. SPOKANE VALLEY, WA 99206 PHONE: (509) 922-7400 FAX: (509) 924-9728	<p>SHEET</p> <p>SCALE: 1"=20'</p> <p>1 OF 1</p>
<p>DWN: JKT CK'D:</p>		<p>DATE: 05-05-08</p>
<p>PRELIMINARY PLAT OF PARADISE HILLS No. 8</p>		<p>PULLMAN WASHINGTON</p> <p>CADD FILE: 08-016 PSHORTPLAT</p>