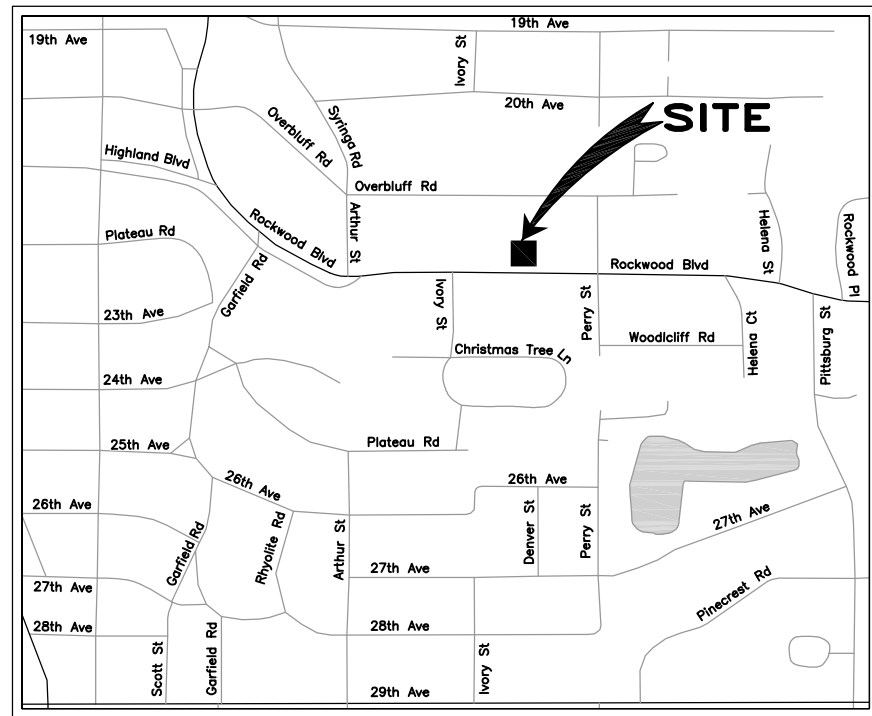
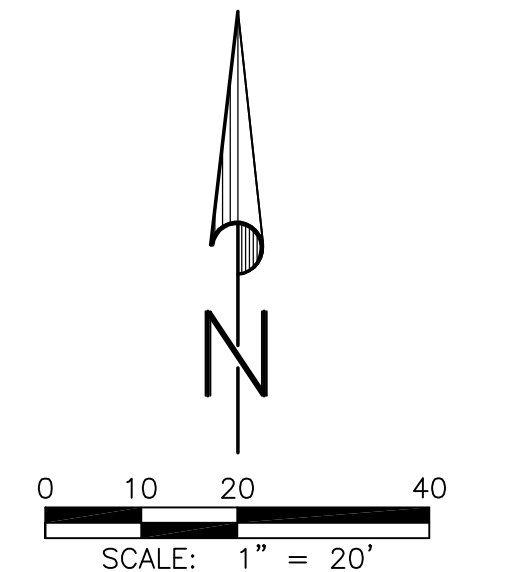
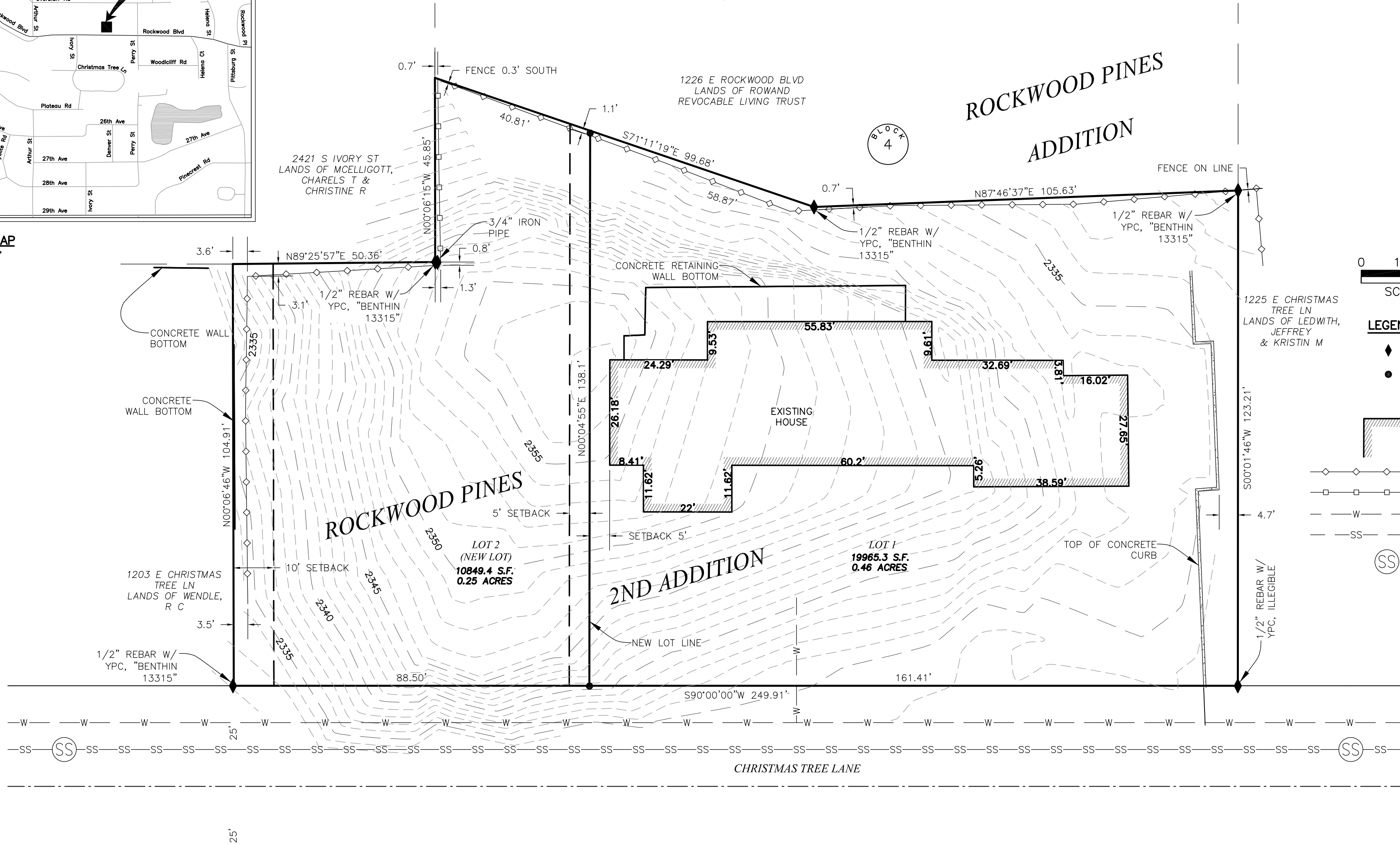


# BOND PRELIMINARY SHORT PLAT

LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.,  
CITY OF SPOKANE, WASHINGTON  
JUNE, 2023



VICINITY MAP  
1"=1,000'



- LEGEND**
- ◆ = FOUND AS SHOWN
  - = SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "A&C INC. 12904" UNLESS OTHERWISE SHOWN
  - ▭ = BUILDING
  - ◇—◇— = CHAIN LINK FENCE LINE
  - = WOOD BOARD FENCE LINE
  - W— = 6" WATER LINE
  - SS— = 8" SANITARY SEWER LINE
  - ⊙(SS) = SANITARY SEWER MANHOLE

**LEGAL DESCRIPTION OF PARENT PARCEL**

(As shown on Statutory Warranty Deed recorded May 6, 2013 under recording No. 6204757)

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SPOKANE, STATE OF Washington, AND IS DESCRIBED AS FOLLOWS: LOT 24, ROCKWOOD PINES SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 52, RECORDS OF SPOKANE COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 4, OF ROCKWOOD PINES ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME "W" OF PLATS, PAGE 23; THENCE SOUTH 00°06'15" EAST ALONG THE EXTENDED WEST LINE OF SAID LOT 3, 54.15 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 71°13'54" EAST, 99.63 FEET; THENCE NORTH 87°40'44" EAST, 105.77 FEET TO THE EXTENDED EAST LINE OF LOT 4, OF SAID BLOCK 4; THENCE SOUTH 00°06'03" EAST, ALONG SAID EAST LINE EXTENDED, 18.01 FEET TO THE NORTHEAST CORNER OF LOT 24, ROCKWOOD PINES SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 52; THENCE SOUTH 89°58'53" WEST, ALONG THE NORTH LINE OF SAID LOT 24, 199.97 FEET TO THE EXTENDED WEST LINE OF SAID LOT 3; THENCE NORTH 00°06'15" WEST, 45.85 FEET TO THE TRUE POINT OF BEGINNING. SITUATE IN SPOKANE COUNTY, WASHINGTON

**SURVEYOR'S NARRATIVE**

The purpose of this survey is to document the monumentation of the legal descriptions shown hereon.

**BASIS OF BEARINGS**

SOUTH 90°00'00" WEST ALONG THE SOUTH LINE OF L24 OF ROCKWOOD PINES 2ND ADDITION

**SURVEY REFERENCES**

SR1 = ROCKWOOD PINES ADDITION  
SR2 = ROCKWOOD PINES 2ND ADDITION

**PLAT DATA**

ASSESSOR'S PARCEL NO. 35294.0273  
SITE ADDRESS 1215 E, CHRISTMAS TREE LANE, SPOKANE WA 99203  
AREA (GROSS) 30,815 SQUARE FEET  
NO. OF LOTS 2 SINGLE FAMILY LOTS  
PROPOSED DENSITY 2 UNITS  
ZONING RSF - RESIDENTIAL SINGLE-FAMILY  
PUBLIC - CITY OF SPOKANE  
EXISTING BUILDINGS ONE SINGLE FAMILY RESIDENCE  
PROPOSED USE OF LOTS SINGLE FAMILY RESIDENTIAL  
TOPOGRAPHY MILD SLOPES WITH ROCK OUTCROPPINGS  
FRONT 25'  
SIDE YARDS 5' & 10'  
REAR YARD 25'

**NOTES:**

1. CONTOURS SHOWN PER TOPOGRAPHIC SURVEY CONDUCTED BY ADAMS & CLARK, INC. IN MAY, 2022. DATUM: NAVD88

**PROPERTY OWNER/APPLICANT**

MARCIA BOND  
1215 E. CHRISTMAS TREE LANE  
SPOKANE, WA 99203  
(509) 647-2723

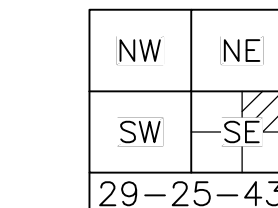
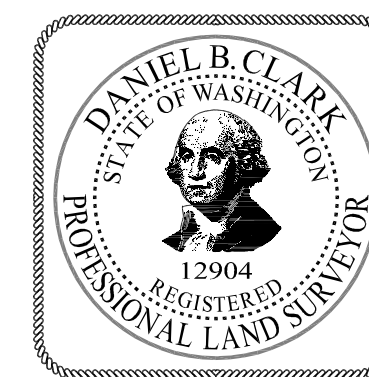
**PROJECT CONTACT/SURVEYOR**

DAN CLARK/ADAMS & CLARK, INC.  
1720 W. FOURTH AVE.  
SPOKANE, WA 99201  
(509) 747-4600  
dclark@adamsandclark.com

**SURVEYOR'S CERTIFICATE**

THIS SHORT PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF SPOKANE SUBDIVISION ORDINANCE.

DANIEL B. CLARK



SHEET 1 OF 1

**Adams & Clark, Inc.**  
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www.adamsandclark.com  
Project No. 2023-01-025

231025-ROS.DWG AES 8/8/2019