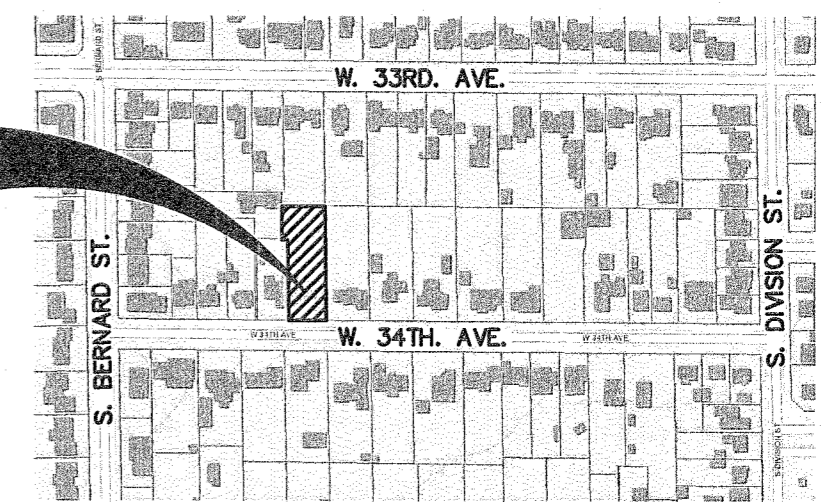


PRELIMINARY SHORT PLAT

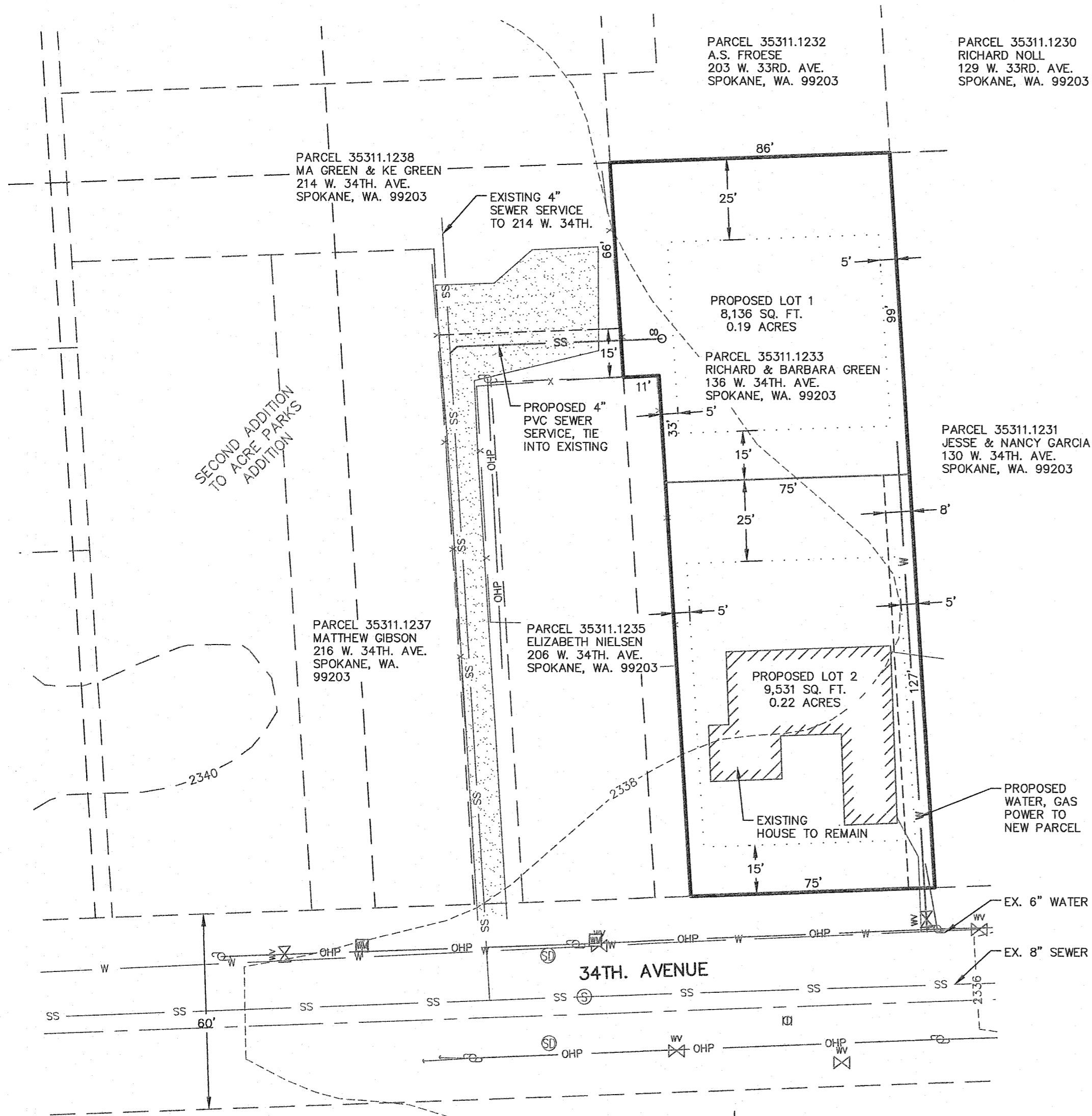
GREEN 2-LOT SHORT PLAT

IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 25 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
(ASSESSOR PARCEL: 35311.1233)



PROJECT AREA

VICINITY MAP
NTS



LEGAL DESCRIPTION

THE SOUTH HALF OF LOT 11, EXCEPT THE WEST 11 FEET OF THE SOUTH 160 FEET THEREOF, BLOCK 12, SECOND ADDITION TO ACRE PARK ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME "E" OF PLATS, PAGE 57, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

NOTES

1. THIS EXHIBIT HAS BEEN PREPARED FOR ILLUSTRATION PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.
2. MAPSPOKANE CITY WEBSITE PUBLIC DATA HAS BEEN USED FOR THE PRODUCTION OF THIS EXHIBIT. ALL DIMENSIONS ARE BASED ON THAT INFORMATION AND ARE THEREFORE APPROXIMATE.
3. THE CONTOUR DATA OF 2' INTERVALS WAS OBTAINED FROM THE MAPSPOKANE CITY WEBSITE AVAILABLE TOPOGRAPHIC DATA.
4. THE PROJECT WILL UTILIZE EXISTING UTILITIES IN THE STREET AND STORM DRAINAGE TO BE HANDLED AT BUILDING PERMIT.

SITE DATA TABLE

NO. OF PARCELS	2
EXISTING STRUCTURES/USES	HOUSE
PARCEL SIZES	8,136 S.F. TO 9,531 S.F.
EXISTING ZONING/LAND USE	RSF
TOTAL GROSS AREA	17,667 SQ. FT. / 0.41 AC.
PROPOSED DENSITY	4.9 UNITS PER ACRE
SANITARY SEWER	CITY OF SPOKANE
WATER PURVEYOR	CITY OF SPOKANE
PROPOSED USES	RESIDENTIAL
MINIMUM FRONTAGE/ LOT AREA	40'/4,350 S.F. (1-FAMILY)
SETBACKS	15' FRONT, 25' REAR, 5' SIDE

LEGEND

- EXISTING PROPERTY LINE
- - - ORIGINAL PLAT LINE
- ==== PROPERTY BOUNDARY
- ==== PROPOSED LOT LINE
- - - PROPOSED EASEMENT LINE
- - - BUILDING SETBACK LINE
- x EXISTING FENCE LINE
- w EXISTING WATER LINE
- ss EXISTING SEWER LINE
- w PROPOSED WATER LINE
- ss PROPOSED SEWER LINE
- - - 2338 CONTOUR LINE
- OHP OVERHEAD POWER
- WV PROPOSED WATER VALVE
- WV EXISTING WATER VALVE
- SM EXISTING SEWER MANHOLE
- SM EXISTING STORM MANHOLE
- PP POWER POLE
- GV GAS VALVE
- EXISTING BUILDING TO REMAIN
- EXISTING GRAVEL DRIVEWAY

SURVEYOR'S NOTES:

1) THIS DRAWING DOES NOT ATTEMPT TO SHOW ALL EASEMENTS OF RECORD, PRESCRIPTIVE EASEMENTS, OR PHYSICAL FEATURES OF THE PROPERTY.

PROCEDURES & EQUIPMENT:

PER WAC 332-130-090, FIELD TRAVERSE PROCEDURES FOR LAND BOUNDARY SURVEYS WERE UTILIZED AND THE STANDARDS SET FORTH THEREIN WERE MET OR EXCEEDED.

PER WAC 332-130-100, EQUIPMENT AND PROCEDURES. AN ANNUALLY CALIBRATED LEICA TCPR 1205 ROBOTIC TOTAL STATION WAS UTILIZED IN THE FIELD TRAVERSE PROCEDURES.

SURVEY REFERENCES:

(R1) RECORD OF SURVEY, BOOK 164 OF SURVEYS, PAGE 19.
(R2) SECOND ADDITION TO ACRE PARK ADDITION, RECORDED IN VOLUME "E" OF PLATS, PAGE 57.

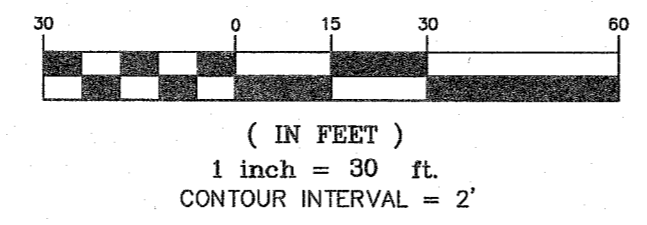
OWNER/DEVELOPER

RICHARD & BARBARA GREEN
136 W. 34TH.
SPOKANE, WA. 99203
(509) XXX-XXXX

SURVEYOR/AGENT

TROY CARLSON, SURVEYOR
STORHAUG ENGINEERING
510 E. 3RD AVENUE
SPOKANE, WASHINGTON 99202
509-242-1000

GRAPHIC SCALE



civil engineering planning
landscape architecture surveying

510 east third avenue | spokane, wa | 99202
p 509.242.1000 | f 509.242.1001

DATE	08/13/19	SCALE	1" = 30'
FIELD BOOK	19-106	DRAWN	KSN
PROJECT NUMBER	19-106	DRAWING NO.	1 OF 1

19-106 P PLAT.dwg 18x24

ELEVATION DATUM
NAVD88 ESTABLISHED THROUGH GPS ON THE W.S.R.N.