

PRELIMINARY SHORT PLAT 14TH AVE & FERRIS CT.

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 20, TOWNSHIP 25 N, RANGE 43 E, W.M.

CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

SURVEY INFORMATION

LEGAL DESCRIPTION:

THAT PORTION OF MANITO PARK 3RD RESURVEY OF PORTION OF BLOCK 7, RECORDED IN VOLUME "K" OF PLATS, PAGE 31, DESCRIBED AS FOLLOWS: BLOCK 7 OF SAID MANITO PARK 3RD RESURVEY OF THE WESTERLY RIGHT-OF-WAY LINE OF FERRIS COURT, DISTANCE OF 165 FEET, THENCE TRAVELING S81°45'14"W, 40.79 FEET TO THE POINT OF BEGINNING, THENCE SOUTH TO THE NORTH RIGHT-OF-WAY LINE OF 14TH AVENUE, THENCE EAST TO THE POINT OF BEGINNING; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON AND

AND THAT PORTION OF MANITO PARK 3RD RESURVEY OF PORTION BLOCK 7, RECORDED IN VOLUME "K" OF PLATS, PAGE 31, RECORDS OF SPOKANE COUNTY, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 23, BLOCK 7, OF SAID MANITO PARK 3RD RESURVEY OF PORTION OF BLOCK 7; THENCE NORTHWESTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF FERRIS COURT, DISTANCE OF 165 FEET, THENCE TRAVELING S81°45'14"W, 40.79 FEET TO THE POINT OF BEGINNING; THENCE SOUTH TO THE NORTH RIGHT-OF-WAY LINE OF 14TH AVENUE, THENCE EAST TO THE POINT OF BEGINNING; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON AND

DATE OF SURVEY:
THIS SURVEY EXHIBIT REPRESENTS VISIBLE PHYSICAL IMPROVEMENTS AND CONDITIONS EXIST ALONG THE SURVEYED BOUNDARY ON FEBRUARY, 2026. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN FEBRUARY OF 2026.

EQUIPMENT & PROCEEDURE:
THIS SURVEY WAS PERFORMED BY A 3 SECOND TRIMBLE 5603 ROBOTIC TOTAL STATION, AND MEETS OR EXCEEDS THOSE STANDARDS SPECIFIED IN W.A.C. 332-130-090. ALL EQUIPMENT HAS BEEN MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND USE BY APPROPRIATELY TRAINED PERSONNEL.

REFERENCE SURVEYS:

1. RECORD OF SURVEY - VOLUME 200, PAGE 40
2. RESURVEY OF LOTS 21-24 BLOCK 7 THIRD ADD. TO MANITO PARK AND L 1 BLK 7 COOKS 1ST & 2ND ADD. - VOLUME K, PAGE 31
3. RECORD OF SURVEY - VOLUME 118, PAGE 87
4. RECORD OF SURVEY - VOLUME 106, PAGE 26
5. RECORD OF SURVEY - VOLUME 144, PAGE 82
6. RECORD OF SURVEY - VOLUME 157, PAGE 78

LEGEND

- SET AS NOTED
- FOUND MAG NAIL AND WASHER MARKED "PLS 37548"
- FOUND 1/2" REBAR AND CAP MARKED "PLS 37549"
- ⊕ SECTION QUARTER CORNER
- ⊕ SECTION CORNER

SURVEY NOTES:

- ALL DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET.
- THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY, AND DON'T PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.

