

AVEY TOWNHOMES SHORT PLAT

A PORTION OF PARCEL "I" OF SHORT PLAT "AVEY" CITY #Z2003-41-SP (BOOK 25 OF SHORT PLATS, PAGES 21-22),
SHOWN AS PARCEL 2, RECORD OF SURVEY, BOOK 166 OF SURVEYS, PAGE 43,
WITHIN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER,
SECTION 25, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

SURVEYOR NOTES:

- THE BOUNDARY SHOWN IS PER LEGAL DESCRIPTIONS, RECORD OF SURVEYS AND PLATS AND FOUND MONUMENTATION WITH IN THE AREA. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY, NO PROPERTY CORNERS WERE SET.
- THE CONTOURS SHOWN ARE DERIVED FROM DIRECT FIELD OBSERVATIONS AND COMPLY WITH THE NATIONAL MAPPING STANDARDS, OF ONE-HALF THE CONTOUR INTERVAL SHOWN.
- THE PURPOSE OF THE SURVEY IS TO PROVIDE OWNER AND CONSULTANTS A REPRESENTATION OF GENERAL SITE FEATURES AS OBTAINED ON THE DATE OF FIELD SURVEY, JANUARY, 2025.

SITE DATA TABLE:

PARENT PARCEL NUMBERS:	26251.3210 26251.3211
PARENT PARCEL ADDRESS:	7612 N AUSTIN RD 7724 N AUSTIN RD
WATER PURVEYOR:	CITY OF SPOKANE
SEWER PURVEYOR:	SPOKANE COUNTY
ZONING CLASSIFICATION:	R1
PARENT PARCEL SIZE:	2.13 A.C. 3.63 A.C.
PROPOSED USES:	RESIDENTIAL
HOUSING TYPE:	_____
PROPOSED NUMBER OF PARCELS:	2
PROPOSED NUMBER OF UNITS:	2
PROPOSED DENSITY:	1.5 UNITS PER ACRE
SETBACKS:	FRONT: 10' SIDE STREET: 5' SIDE 5'* REAR: 15' *NOTE: SIDE LOT SETBACK IS 3' WHEN LOT WIDTH IS LESS THAN 40' AND 0' WHEN ATTACHED
MINIMUM LOT WIDTH WITH DRIVEWAY:	15'
MINIMUM LOT WIDTH WITHOUT DRIVEWAY:	36'

LEGAL DESCRIPTION

AS PER BOUNDARY LINE ADJUSTMENT.

A CERTAIN PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 26 NORTH, RANGE 42 EAST OF THE WILLAMETTE MERIDIAN, BEING A PORTION OF LOT B, FINAL SHORT PLAT AVEY, CITY 87-08, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF SHORT PLATS, PAGE 89, RECORDS OF SPOKANE COUNTY, WASHINGTON, AND A PORTION OF PARCEL "I" OF FINAL SHORT PLAT "AVEY" CITY #Z2003-41-SP, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 25 OF SHORT PLATS, PAGES 21 AND 22, RECORDS OF SPOKANE COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "I";

THENCE S24°43'48"E ALONG THE EAST LINE OF SAID PARCEL "I" AND ALONG THE EAST LINE OF SAID LOT "B", A DISTANCE OF 421.04 FEET;

THENCE CONTINUING S02°43'48"E, A DISTANCE OF 548.62 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "I";

THENCE ALONG THE BOUNDARY OF SAID PARCEL "I" THE FOLLOWING FOUR COURSES AND DISTANCES;

- S87°47'15"W, A DISTANCE OF 446.19 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "I" AND THE EASTERLY RIGHT-OF-WAY LINE OF AUSTIN ROAD;
- N01°33'48"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 55.14 FEET TO THE SOUTHWEST CORNER OF PARCEL "H" SAID FINAL SHORT PLAT "AVEY" CITY #Z2003-41-SP;
- N87°46'49"E ALONG THE SOUTH LINE OF SAID PARCEL "H", A DISTANCE OF 195.10 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "H";
- N01°04'42"W ALONG THE EAST LINES OF SAID PARCEL "H" AND PARCELS "G", "F", "E", AND "D" OF SAID FINAL SHORT PLAT "AVEY" CITY #Z2003-41-SP, A DISTANCE OF 492.38 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "D";

THENCE N87°28'30"E, A DISTANCE OF 232.76 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

AGENT

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SURVEYOR

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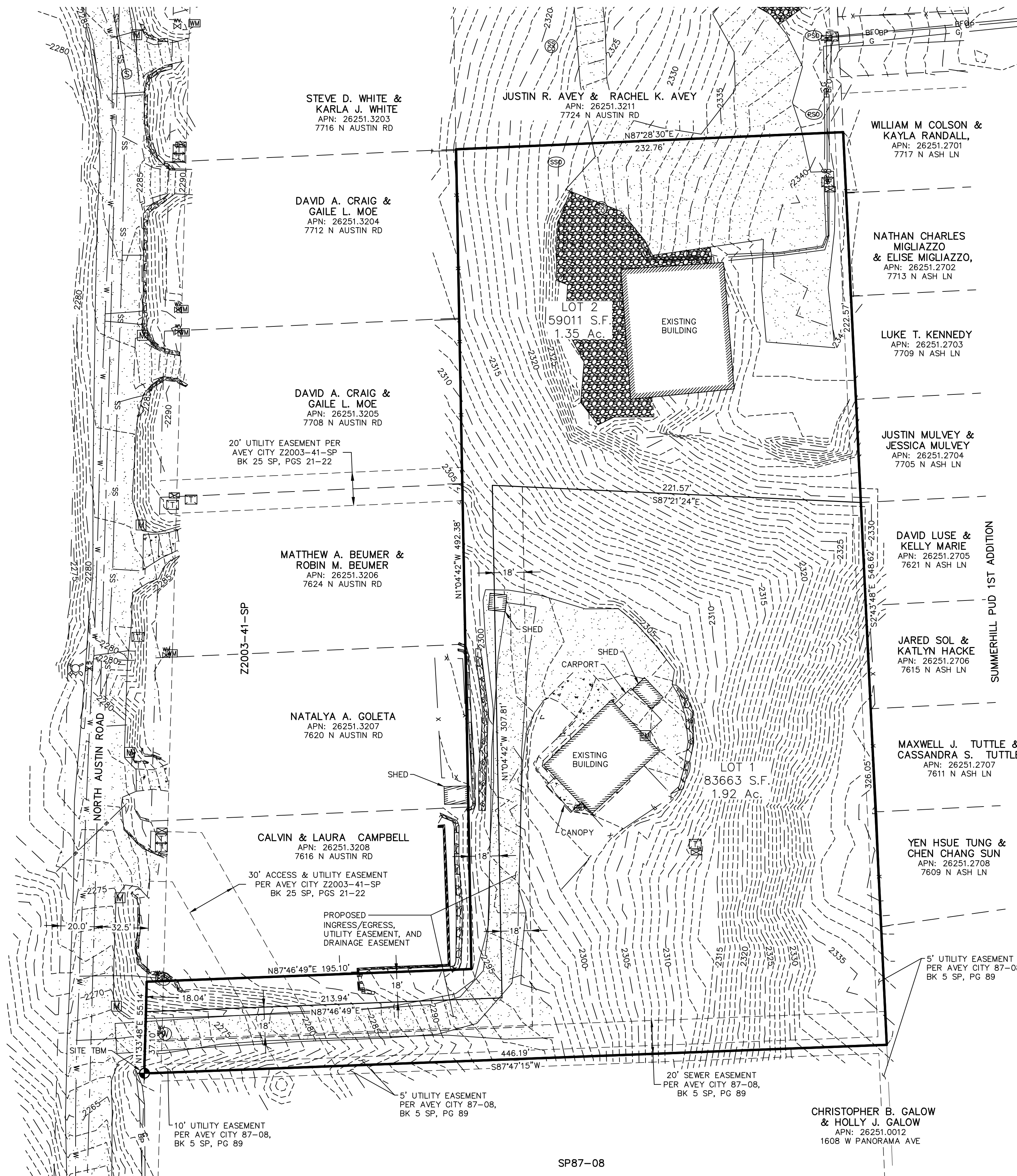
ELEVATION DATUM

NAVD88 ESTABLISHED FROM GPS OBSERVATION
ON LOCAL CONTROL POINTS USING THE
WASHINGTON STATE REFERENCE NETWORK.



SITE TBM

FOUND 1/2" REBAR W/PLASTIC CAP, PLS 33141
AT THE SOUTHWEST CORNER OF SUBJECT
PARCEL.
ELEVATION: 2272.08'

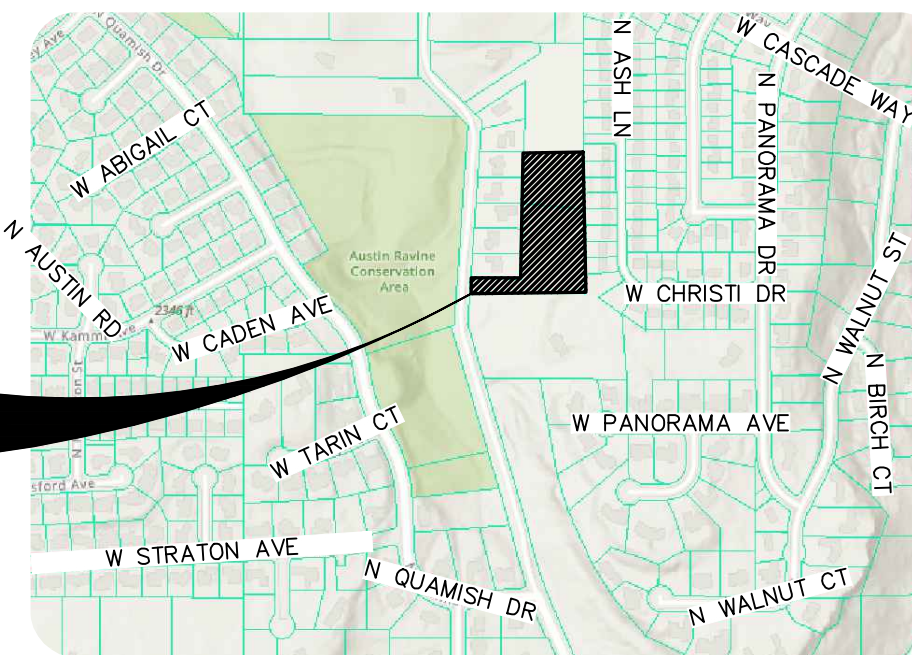


UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, INCLUDING PAINT MARKINGS PROVIDED FROM AN OUTSIDE UTILITY LOCATE COMPANY AND/OR EXISTING DRAWINGS AND RECORDS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITIES NEED TO BE VERIFIED FOR DEPTH AND ACCURACY.

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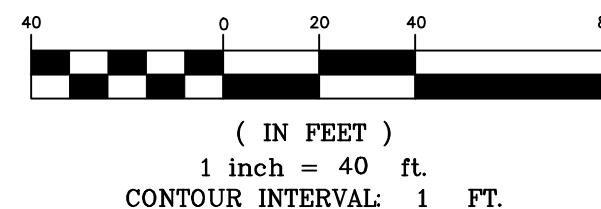


PROJECT
AREA

LEGEND

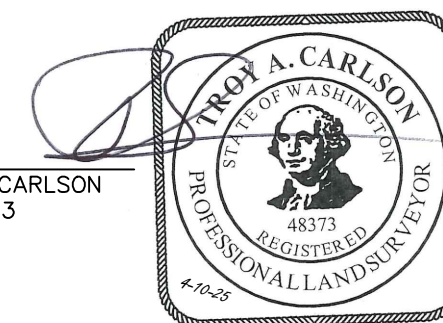
	GRAVEL
	ASPHALT PAVEMENT
	CONCRETE
	ROCKS
	PAVERS
	EXISTING HOUSE
	WATER VALVE
	WATER MANHOLE
	WATER METER
	FIRE HYDRANT
	ELECTRIC METER
	IRRIGATION CONTROL VALVE
	TELEPHONE RISER
	POWER STUB OUT
	SANITARY SEWER STUB OUT
	POWER TRANSFORMER
	SANITARY SEWER CLEAN OUT
	MAILBOX
	SEWER MANHOLE
	SUBJECT PARCEL BOUNDARY
	RIGHT-OF-WAY LINE
	RIGHT-OF-WAY CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	OVERHEAD POWER LINE
	WATER LINE
	SANITARY SEWER LINE
	BURIED POWER LINE
	STORM DRAIN PIPE
	GAS LINE
	FENCE LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	FIBER OPTIC LINE

GRAPHIC SCALE

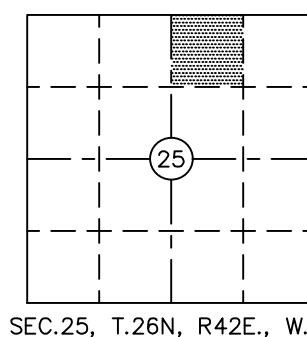


SURVEYOR'S CERTIFICATE

I, TROY A. CARLSON, PLS 48373, DO HEREBY CERTIFY THAT THIS PRELIMINARY SHORT PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH LOCAL ORDINANCES AND THAT THE TOPOGRAPHICAL ITEMS SHOWN ARE IN ACCORDANCE WITH WAC 332-130-145.



TROY A. CARLSON
PLS 48373



SEC.25, T.26N, R.42E., W.M.

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DATE	04/10/2025	SCALE	1" = 40'
FIELD BOOK	24-384	DRAWN	DKM
PROJECT NUMBER	24-384	DRAWING NO.	1 OF 1