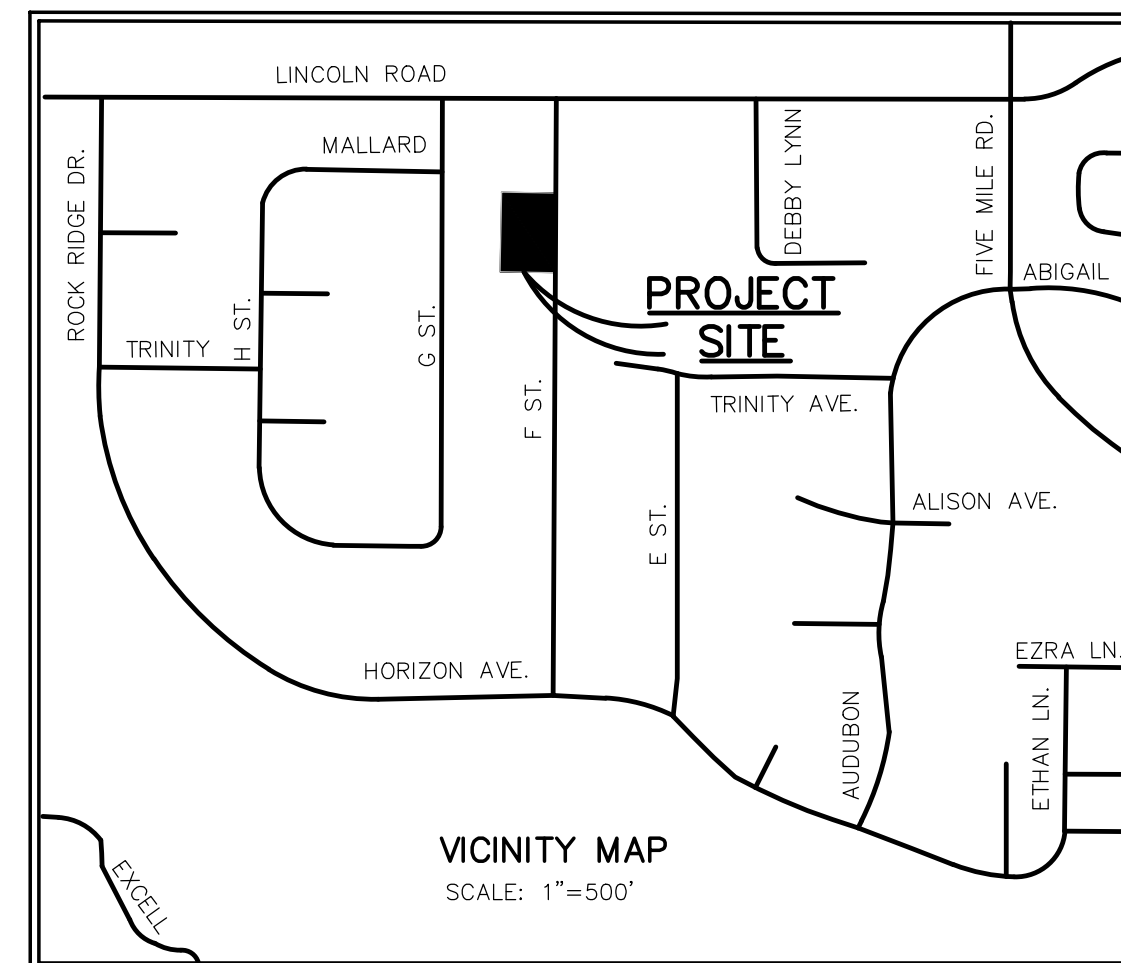


AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ IN THE YEAR OF _____ AT _____ A.M./P.M. IN BOOK _____ OF SHORT PLATS, AT PAGE _____ AT THE REQUEST OF BRIGHT BROWN. AFN _____

COUNTY AUDITOR



BROWN PRELIMINARY SHORT PLAT OF TRACT B, SHORT PLAT 84-11, IN THE NE 1/4 OF THE NE 1/4 OF SECTION 26, T26N, R42E, WILLAMETTE MERIDIAN, IN CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

SITE DATA

OWNER: BRIGHT BROWN
304 E 1ST
DEER PARK, WA 99006
PHONE: 509-362-1856

TAXPAYER: LAVRINENKO, ALEX & NATALIA
7819 N. F STREET
SPOKANE WA 99208

SITE ADDRESS: 7811 N. F STREET
SPOKANE WA 99208

CONTACT: BRIGHT BROWN
PHONE: 509-362-1856

PARCEL NUMBER: 26261.0803
25,644 SQUARE FEET

NUMBER OF PROPOSED LOTS:
3 RESIDENTIAL LOTS
LOT 1 = 7,822 SQ FT
LOT 2 = 7,822 SQ FT
LOT 3 = 10,000 SQ FT

ZONING: RSF - RESIDENTIAL SINGLE FAMILY

WATER SUPPLIER:
PUBLIC - CITY OF SPOKANE

SEWERAGE METHOD:
PUBLIC - CITY OF SPOKANE
CURRENT 8" SEWER LINE IN F STREET

SETBACKS:
FRONT 15'
REAR 25'
SIDE 5'

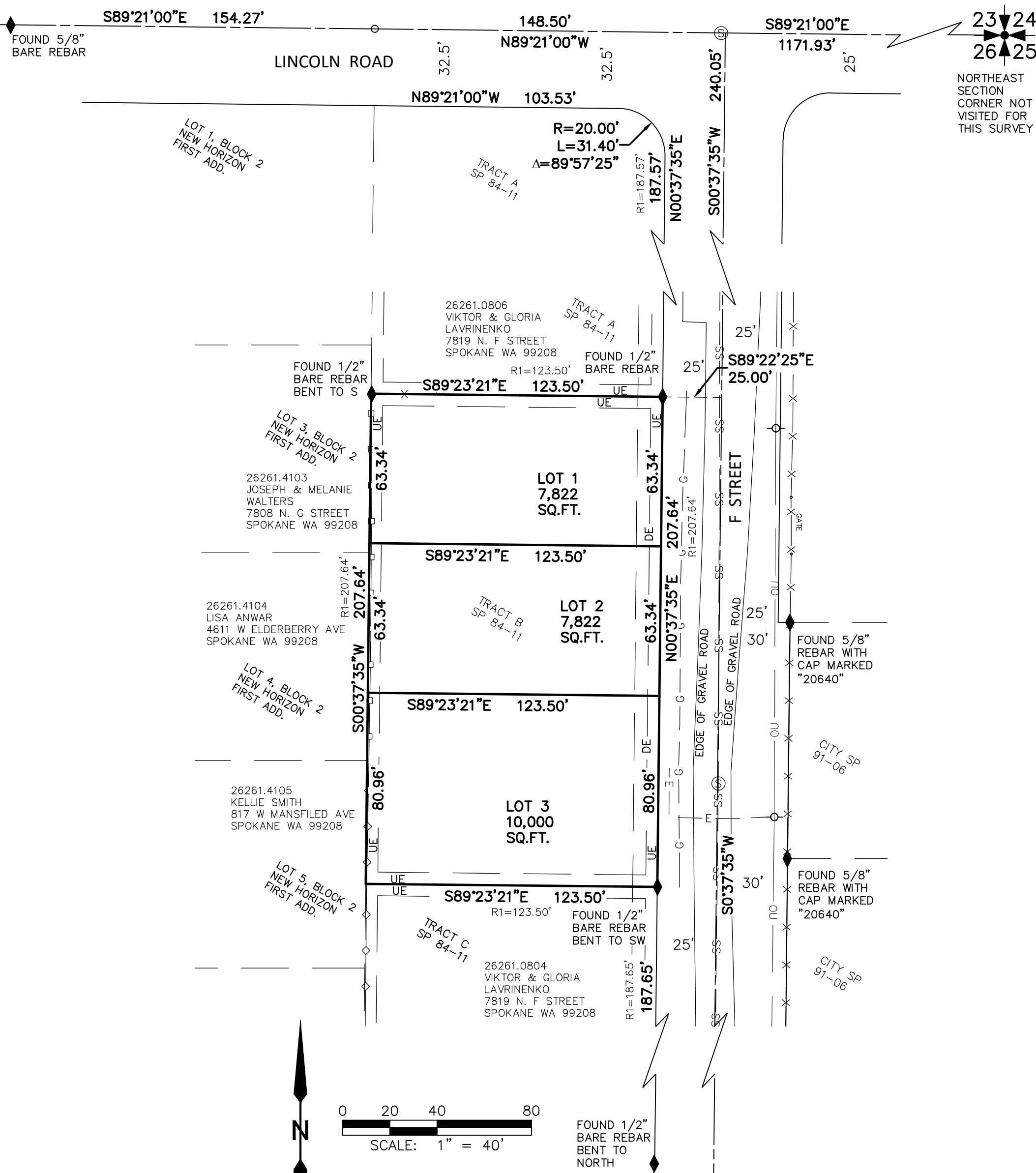
LEGAL DESCRIPTION PER WARRANTY DEED 7144367

TRACT B OF ROBERT W. TERMER CITY SHORT PLAT 84-11, RECORDED UNDER AUDITOR'S FILE NUMBER 8509090160 IN VOLUME 4 OF SHORT PLATS, PAGES 12 AND 13, RECORDS OF SPOKANE COUNTY;

SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

LEGEND

- ◆ FOUND BARE 1/2" DIAMETER REBAR MONUMENT OR AS NOTED.
- SET 5/8" DIAMETER REBAR WITH YELLOW PLASTIC CAP MARKED "27329", UNLESS NOTED OTHERWISE.
- AFN AUDITOR'S FILE NUMBER
- UE 5' WIDE UTILITY EASEMENT PER R1
- DE 10.5' WIDE DRAINAGE EASEMENT PER R1
- OU = OVERHEAD UTILITY LINE
- E = UNDERGROUND ELECTRICAL LINE
- G = UNDERGROUND GAS LINE
- SS = SANITARY SEWER LINE
- T = UNDERGROUND TELEPHONE LINE
- X-X = BARBED WIRE FENCE LINE
- = WOOD BOARD/VINYL FENCE LINE
- ◇-◇ = CHAIN LINK FENCE LINE



BEARINGS ARE BASED ON THE WEST LINE OF F STREET BEING N0°37'35"E AS SHOWN PER R1 BETWEEN THE FOUND MONUMENTS.

PURPOSE OF THE SURVEY WAS TO DETERMINE, RECOVER AND OR SET THE DEED CORNERS OF THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND SUBDIVIDE THE PARCEL INTO THE LOTS SHOWN AS WELL AS SHOW ANY VISIBLE PHYSICAL APPURTENANCES WHICH MAY INDICATE LINES OF POSSESSION OR CONFLICT OF TITLE.

REFERENCE SURVEYS

INCLUDING BUT NOT LIMITED TO:
R1 = BOOK 4 OF SHORT PLATS, PAGES 12-13
R2 = BOOK 27 OF PLATS, PAGES 87-88
R3 = BOOK 8 OF PLATS, PAGE 12
R4 = BOOK 7 OF SHORT PLATS, PAGES 88-89

SURVEY PROCEDURES

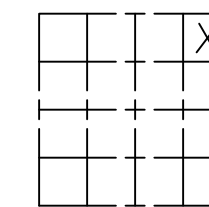
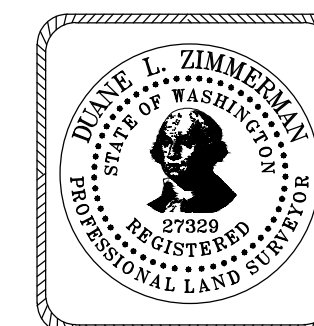
BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON A SERIES OF CHECKED MEASUREMENTS MADE WITH A SOKKIA SET 4000 TOTAL STATION AND A TOPCON HIPER VR GPS SYSTEM IN FEBRUARY OF 2022 BY HORROCKS ENGINEERS. BASED UPON THE EQUIPMENT AND PROCEDURES USED, THE POSITIONS SHOWN MEET OR EXCEED THE REQUIRED STANDARDS FOR WAC 332-130-080, WAC 332-130-085 AND WAC 332-130-090.

CONTROLLING MONUMENTS SHOWN HEREON WERE VISITED ON 2/25/22.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF BRIGHT BROWN IN FEBRUARY OF 2022.

DUANE ZIMMERMAN
CERTIFICATE NUMBER 27329



NE 1/4 NE 1/4, SECTION 26, T26N, R42E, WM

BROWN		
SCALE: SHOWN	PRELIM SHORT PLAT	DRAWN BY: DZ
DATE: 4/18/22		JOB # WA-4658
NE 1/4 NE 1/4 S.26 T26N R42E WM		
HORROCKS ENGINEERS		
714 N. IRON BRIDGE, SUITE 201 SPOKANE, WA 99202	(509) 747-6790 FAX (509) 747-7005	DRAWING NUMBER 1 OF 1