

**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 JASON CATLIN.  
 AFN \_\_\_\_\_  
 \_\_\_\_\_ COUNTY AUDITOR

**Pocket Residential Devp.**  
**CATLIN PRELIMINARY SHORT PLAT**  
 OF A PORTION OF LOT 19, BLOCK 11, ACRE PARK SECOND ADDITION, IN THE NE 1/4 OF THE NE 1/4 OF SECTION 31, T25N, R43E, WILLAMETTE MERIDIAN, IN CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

**SITE DATA**  
 OWNER: JASON CATLIN  
 4046 S. MADEIRA STREET  
 SPOKANE, WA 99203  
 PHONE: 360-601-7837  
 TAXPAYER: JASON CATLIN  
 4046 S. MADEIRA STREET  
 SPOKANE WA 99203  
 SITE ADDRESS: 21 W. 32ND AVE.  
 SPOKANE WA 99203  
 CONTACT: JASON CATLIN  
 360-601-7837  
 PARCEL NUMBER: 35311.0939  
 11,634 SQUARE FEET  
 NUMBER OF PROPOSED LOTS:  
 2 RESIDENTIAL LOTS  
 LOT 1 = 5,817 SQ FT  
 LOT 2 = 5,817 SQ FT  
 ZONING: RSF - RESIDENTIAL SINGLE FAMILY  
 WATER SUPPLIER:  
 PUBLIC - CITY OF SPOKANE  
 SEWERAGE METHOD:  
 PUBLIC - CITY OF SPOKANE  
 CURRENT 8" SEWER LINE IN 32ND AVE.  
 SETBACKS:  
 FRONT 15'  
 REAR 25'  
 SIDE 3'  
 ELEVATIONAL DATUM IS NAVD88.  
 LOWEST ELEVATION ON SITE IS 2329.4. HIGHEST ELEVATION ON SITE IS 2332.4  
 GROUND SLOPES TO THE NORTH AT LESS THAN 5%.  
 ALL ADJOINING OWNERS ARE ALSO THE TAXPAYERS.  
 THERE ARE NO STRUCTURES ON THE PROPERTY.

**LEGAL DESCRIPTION**  
 THE WEST 77 FEET OF LOT 19, BLOCK 11, EXCEPT THE SOUTH 135 FEET AND EXCEPT THE NORTH 12 FEET, ACRE PARK SECOND ADDITION IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31 TOWNSHIP 25 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN, 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

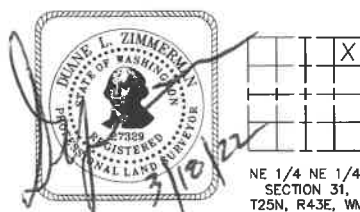


BEARINGS ARE BASED ON THE MONUMENT LINE OF DIVISION STREET BEING N1°00'47"W AS SHOWN BETWEEN THE FOUND MONUMENTS.  
 PURPOSE OF THE SURVEY WAS TO DETERMINE, RECOVER AND OR SET THE DEED CORNERS OF THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION, CREATE TWO NEW LOTS BY SHORT PLAT AS WELL AS SHOW ANY VISIBLE PHYSICAL APPURTENANCES WHICH MAY INDICATE LINES OF POSSESSION OR CONFLICT OF TITLE.

**REFERENCE SURVEYS**  
 INCLUDING BUT NOT LIMITED TO:  
 P = SECOND ADD. TO ACRE PARK  
 R1 = BOOK 101 OF SURVEYS, PAGE 94  
 R2 = BOOK 126 OF SURVEYS, PAGE 91  
 R3 = BOOK 159 OF SURVEYS, PAGE 52  
 R4 = BOOK 164 OF SURVEYS, PAGE 19  
 R5 = BOOK 188 OF SURVEYS, PAGE 83

**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 MARCH 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 3/11/22.

**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 JASON CATLIN IN MARCH OF 2022.  
 DUANE ZIMMERMAN  
 CERTIFICATE NUMBER 27329



<b>CATLIN</b>		
SCALE: SHOWN	PRELIM SHORT PLAT	DRAWN BY: DZ
DATE: 3/18/22		JOB #: WA-5422
<b>NE 1/4 NE 1/4 S.31 T25N R43E WM</b>		
<b>HORROCKS ENGINEERS</b>		
714 N. IRON BRIDGE, SUITE 201 SPOKANE, WA 99202	(509) 747-6790 FAX (509) 747-7005	DRAWING NUMBER 1 OF 1