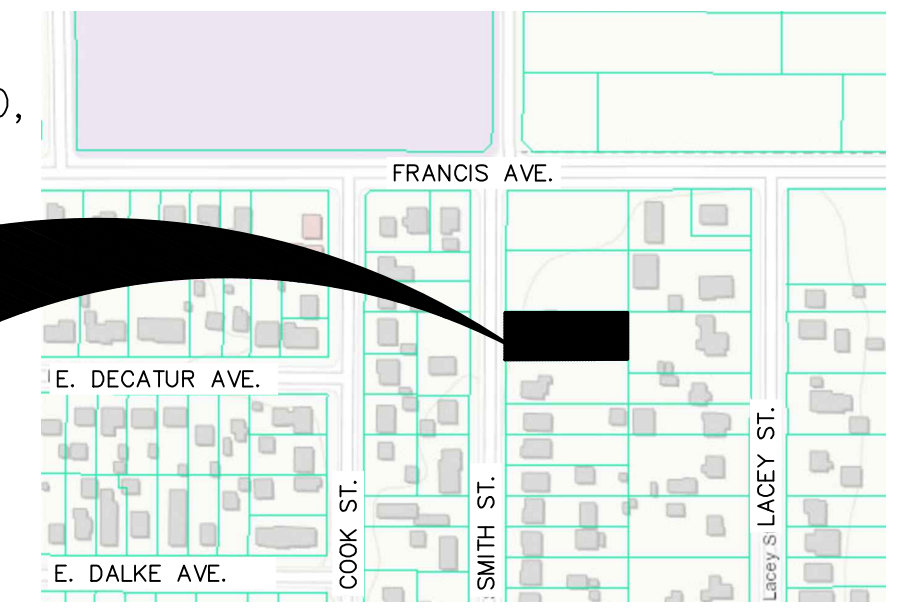


POCKET RESIDENTIAL DEVELOPMENT

CHEBOTAREV SHORT PLAT-Z22-403PSP

THE NORTH 75 FEET OF LOT 24, BLOCK 27, REPLAT OF MORGAN'S ACRE PARK ADDITION TO HILLYARD, AS PER PLAT RECORDED IN VOLUME "K" OF PLATS, PAGE 3, IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 33, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M., CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



PROJECT AREA

VICINITY MAP

SITE DATA TABLE

NO. OF PROPOSED PARCELS	2
EXISTING STRUCTURES/USES	RSF
RESIDENTIAL PARCEL SIZES	SEE EXHIBIT
ZONING/LAND USE	RSF
PROPOSED DENSITY	5.8 DU/AC
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	20' FRONT (N. SMITH.) 25' REAR 5' SIDE

LEGAL DESCRIPTION

THE NORTH 75 FEET OF LOT 24, BLOCK 27, MORGAN'S ACRE PARK ADDITION TO HILLYARD, AS PER PLAT RECORDED IN VOLUME "K" OF PLATS, PAGE 3, RECORDS OF SPOKANE COUNTY; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

OWNER/DEVELOPER

YEVGENIY CHEBOTAREV
421 N. PROGRESS RD.
SPOKANE VALLEY, WA. 99037
509-828-8959
REPEATLLC@GMAIL.COM

SURVEYOR/AGENT

TROY CARLSON/MIKE GALUSHA JR.
STORHAUG ENGINEERING
510 E. 3RD AVENUE
SPOKANE, WASHINGTON 99202
509-242-1000
MICHAELG@STORHAUG.COM

SURVEYOR NOTES:

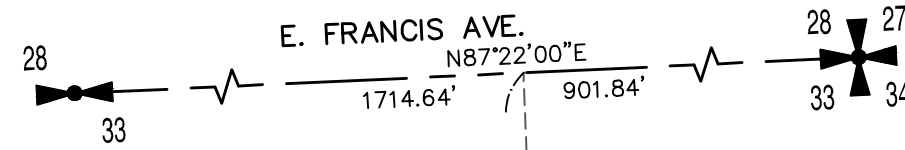
1. THE BOUNDARY SHOWN IS PER LEGAL DESCRIPTIONS, RECORD OF SURVEYS AND PLATS AND FOUND MONUMENTATION WITH IN THE AREA. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY, NO PROPERTY CORNERS WERE SET.
2. THE CONTOURS SHOWN ARE DERIVED FROM DIRECT FIELD OBSERVATIONS AND COMPLY WITH THE NATIONAL MAPPING STANDARDS, OF ONE-HALF THE CONTOUR INTERVAL SHOWN.
3. 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, AUGUST, 2022, AND TO PREPARE A PRELIMINARY PLAT.

TITLE INFORMATION:

THIS MAP REPRESENTS INFORMATION AS SHOWN ON THE TITLE REPORT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE SP36969, DATED: APRIL 5, 2022.

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.



UNIQUE PROPERTIES LLC
6216 N. SMITH STREET
SPOKANE, WA. 99208

LOT 2
BLOCK 27

GOLDEVA BANKS
6205 N. LACEY ST.
SPOKANE, WA.
99208

LOT 25
BLOCK 27

LOT 2
9250 SF.
0.212 AC.

LOT 3
BLOCK 27

X JS & DM HURLEY
6206 N. LACEY ST.
SPOKANE, WA.
99208

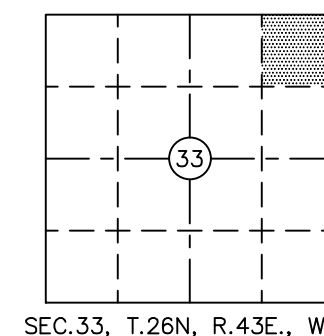
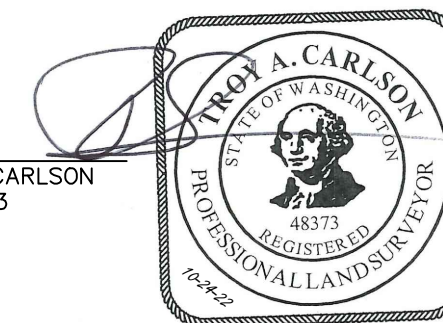
JASON ECKEL
6128 N. SMITH ST.
SPOKANE, WA. 99208

LOT 23
BLOCK 27

SURVEYOR'S CERTIFICATE

I, TROY A. CARLSON, PLS 48373, DO HEREBY CERTIFY THAT THIS PRELIMINARY 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.33, T.26N, R.43E., W.M.

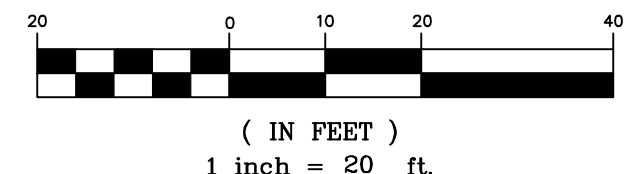
LEGEND

- EXISTING PROPERTY LINE
- PROPERTY BOUNDARY
- - - PROPOSED LOT LINE
- - - PROPERTY TIE LINE
- CENTERLINE OF STREET
- - - EXISTING CURB
- x — EXISTING FENCE LINE
- - - BUILDING SETBACK LINE
- w — WATER LINE
- ss — SANITARY SEWER LINE
- OHP — OVERHEAD POWER
- [Hatched Box] EXISTING BUILDING
- [Dotted Box] EXISTING SIDEWALK
- [Stippled Box] ASPHALT
- ⊙ SANITARY SEWER MANHOLE
- ⊕ POWER POLE
- ⊞ ELECTRIC METER
- ☀ CONIFEROUS TREE
- ☁ DECIDUOUS TREE

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

SITE TBM
1/2" REBAR WITH PLASTIC CAP, PLS 48373 WEST RIGHT OF WAY LINE OF N. SMITH STREET ELEVATION: 2039.72

GRAPHIC SCALE



22-194 P-PLAT.dwg 18x24 (ROS-SF)

civil engineering planning
landscape architecture surveying

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

DATE	SCALE
10/24/2022	1" = 20'
FIELD BOOK	DRAWN
22-194	MCG
PROJECT NUMBER	DRAWING NO.
22-194	1 OF 1