

CLEVELAND AVE PRELIMINARY SHORT PLAT

LOT 15, BLOCK 13, ALTA VISTA ADDITION TO THE TOWN OF WEBSTER (VOLUME "A", PAGE 171)
WITHIN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER,
SECTION 12, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



ELEVATION DATUM

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

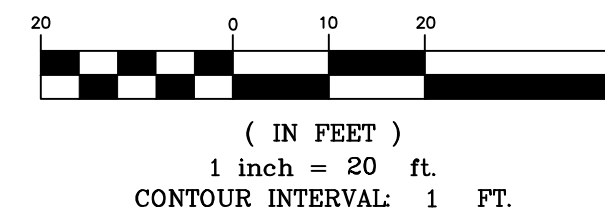


SITE TBM

SET MAGNETIC NAIL W/WASHER IN THE SOUTH CURB OF W CLEVELAND AVENUE 40' WEST N HEMLOCK STREET.

ELEVATION: 1870.90

GRAPHIC SCALE

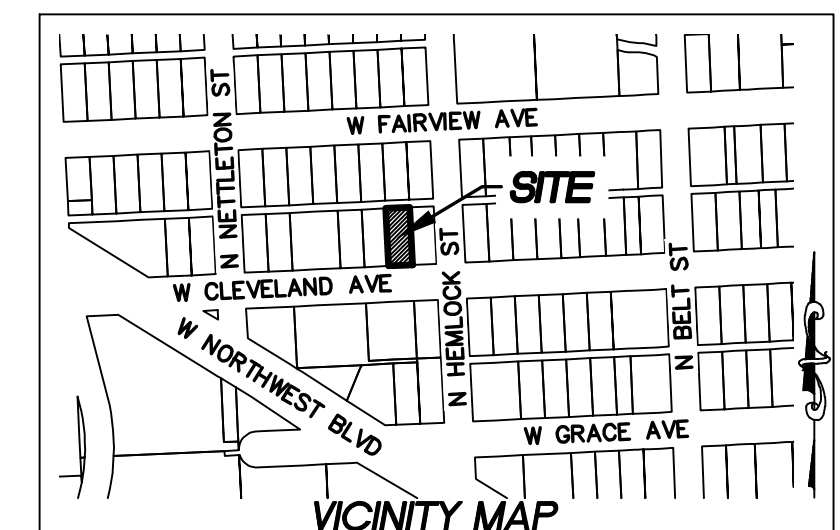


LEGEND

	ASPHALT
	CONCRETE
	SIDEWALK
	PARCEL BOUNDARY LINE
	PROPOSED PROPERTY LINE
	PROPOSED EASEMENT LINE
	EXISTING PROPERTY LINE
	ORIGINAL PLAT LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING RIGHT OF WAY CENTER LINE
	CURB
	MAJOR CONTOUR
	MINOR CONTOUR
	SANITARY SEWER LINE
	STORM DRAIN LINE
	FENCE LINE
	WATER LINE
	OVERHEAD POWER LINE
	SANITARY SEWER MANHOLE
	POWER POLE
	GUY ANCHOR
	WATER VALVE
	STORM DRAIN MANHOLE
	HYDRANT

GENERAL NOTES:

PARCEL NO.	25122.1314
PROPERTY SIZE:	5,990 SQUARE/FEET (0.138 ACRES)
PROPOSED USE:	RESIDENTIAL - DETACHED SINGLE FAMILY
FIRE DISTRICT:	CITY OF SPOKANE
SCHOOL DISTRICT:	SPOKANE PUBLIC SCHOOLS
WATER PURVEYOR:	CITY OF SPOKANE
SEWER PURVEYOR:	CITY OF SPOKANE
OWNER:	CHEN & ZENG LLC
ZONING:	R1
PROPOSED LOTS:	2
PROPOSED UNITS:	2
PROPOSED TRACTS:	0
PROPOSED DENSITY:	14.49 UNITS/ACRE Round up
SETBACKS:	10' FRONT 15' REAR 5' SIDE LOT LINE 20' ATTACHED GARAGE FROM STREET remove



SURVEYOR NOTES:

- THE BOUNDARY SHOWN IS PER LEGAL DESCRIPTIONS, RECORD OF SURVEYS AND PLATS AND FOUND MONUMENTATION WITHIN 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, FEBRUARY, 2026, AND TO PREPARE A PRELIMINARY PLAT.

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.

TITLE INFORMATION:

THIS MAP REPRESENTS INFORMATION AS SHOWN ON THE TITLE REPORT BY TITLE RESOURCES GUARANTY COMPANY, GUARANTEE NUMBER 3582-SG-26614409, DATED: 06/30/2026.

LEGAL DESCRIPTION:

PER TITLE REPORT BY TITLE RESOURCES GUARANTY COMPANY, GUARANTEE NUMBER 3582-SG-26614409, DATED: 06/30/2026.

LOT 15 IN BLOCK 13 OF ALTA VISTA ADDITION TO THE TOWN OF WEBSTER AS PER PLAT THEREOF RECORDED IN VOLUME "A" OF PLATS, PAGE 171;

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

SURVEYOR/AGENT

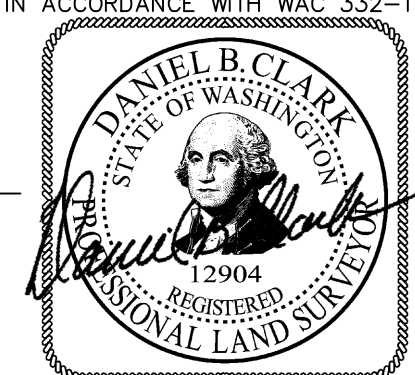
DAN CLARK/LUKE ENGELL
STORHAUG ENGINEERING
510 E. 3RD AVENUE
SPOKANE, WASHINGTON 99202
509-242-1000
LUKE.ENGELL@STORHAUG.COM

OWNER/DEVELOPER

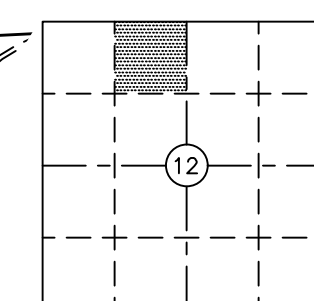
CHEN & ZENG LLC
818 N EAGLE ST, LIBERTY LAKE, WA, 99019
509-981-3068
CHENLUN8@GMAIL.COM

SURVEYOR'S CERTIFICATE

I, DANIEL B. CLARK, PLS 12904, 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.



DANIEL B. CLARK
PLS 12904



SEC.12, T.25N, R.42E., W.M.

storhäug
civil engineering planning
landscape architecture surveying

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

DATE	07/07/2026	SCALE	1" = 20'
FIELD BOOK	26-094	DRAWN	LEE
PROJECT NUMBER	26-094	DRAWING NO.	1 OF 1