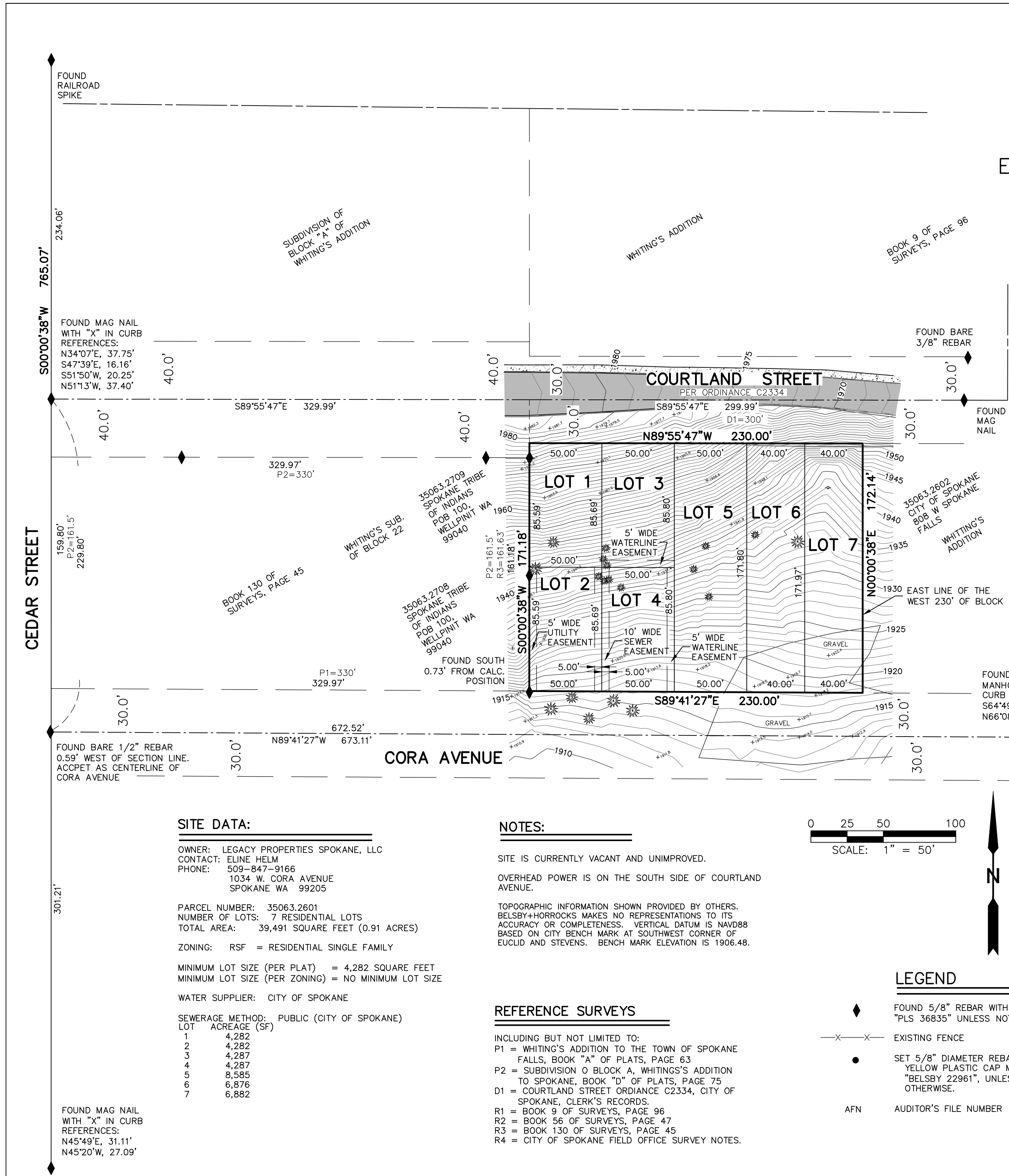
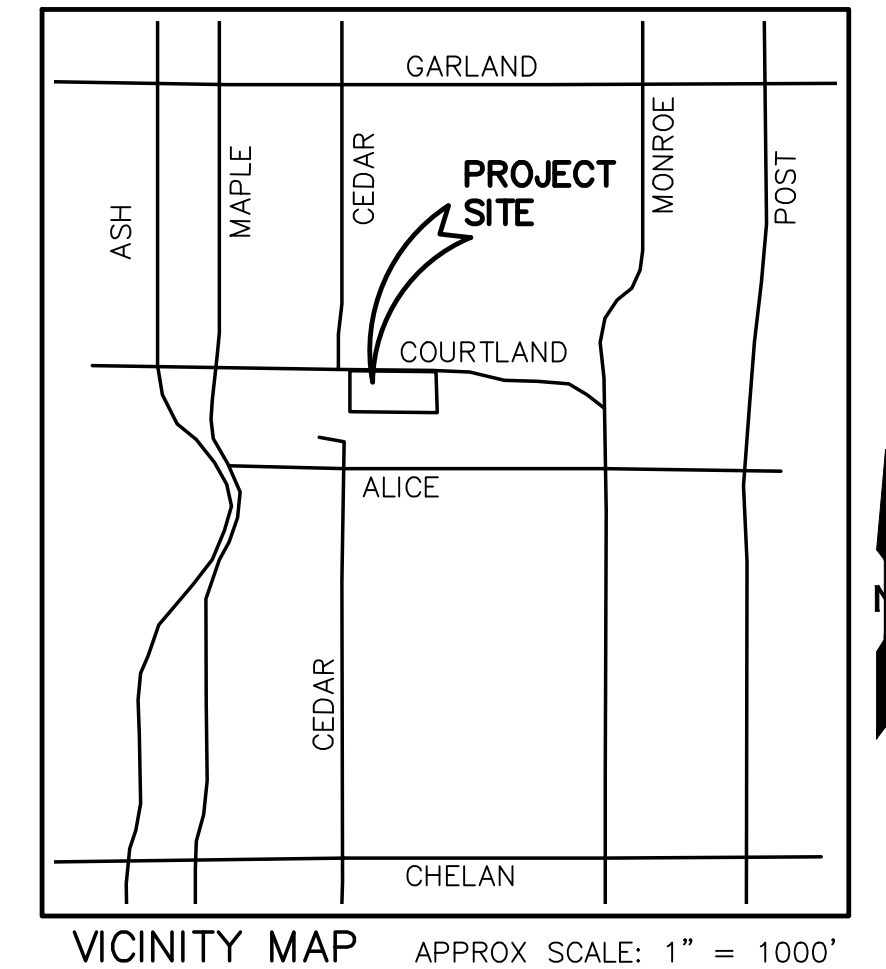


CORA HILL POCKET RESIDENTIAL
PRELIMINARY SHORT PLAT,
BEING A PORTION OF BLOCK B OF WHITTING'S
ADDITION, IN THE NW 1/4 OF THE SW 1/4 OF
SECTION 6, TOWNSHIP 25 NORTH, RANGE 43
EAST, WILLAMETTE MERIDIAN, CITY OF SPOKANE,
SPOKANE COUNTY, WASHINGTON



SITE DATA:

OWNER: LEGACY PROPERTIES SPOKANE, LLC
CONTACT: ELINE HELM
PHONE: 509-847-9166
1034 W. CORA AVENUE
SPOKANE WA 99205

PARCEL NUMBER: 35063.2601
NUMBER OF LOTS: 7 RESIDENTIAL LOTS
TOTAL AREA: 39,491 SQUARE FEET (0.91 ACRES)

ZONING: RSF = RESIDENTIAL SINGLE FAMILY

MINIMUM LOT SIZE (PER PLAT) = 4,282 SQUARE FEET
MINIMUM LOT SIZE (PER ZONING) = NO MINIMUM LOT SIZE

WATER SUPPLIER: CITY OF SPOKANE

SEWERAGE METHOD: PUBLIC (CITY OF SPOKANE)

LOT	ACREAGE (SF)
1	4,282
2	4,282
3	4,287
4	4,287
5	8,585
6	6,876
7	6,882

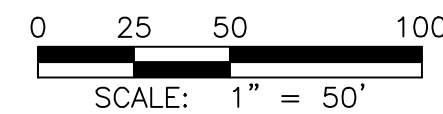
FOUND MAG NAIL WITH "X" IN CURB REFERENCES:
N45°49'E, 31.11'
N45°20'W, 27.09'

NOTES:

- SITE IS CURRENTLY VACANT AND UNIMPROVED.
- OVERHEAD POWER IS ON THE SOUTH SIDE OF COURTLAND AVENUE.
- TOPOGRAPHIC INFORMATION SHOWN PROVIDED BY OTHERS. BELSBY+HORROCKS MAKES NO REPRESENTATIONS TO ITS ACCURACY OR COMPLETENESS. VERTICAL DATUM IS NAVD88 BASED ON CITY BENCH MARK AT SOUTHWEST CORNER OF EUCLID AND STEVENS. BENCH MARK ELEVATION IS 1906.48.

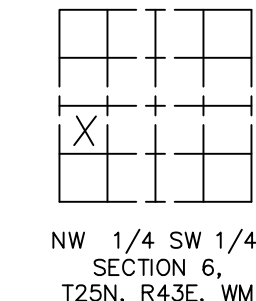
REFERENCE SURVEYS

- INCLUDING BUT NOT LIMITED TO:
P1 = WHITTING'S ADDITION TO THE TOWN OF SPOKANE FALLS, BOOK "A" OF PLATS, PAGE 63
P2 = SUBDIVISION O BLOCK A, WHITTING'S ADDITION TO SPOKANE, BOOK "D" OF PLATS, PAGE 75
D1 = COURTLAND STREET ORDINANCE C2334, CITY OF SPOKANE, CLERK'S RECORDS.
R1 = BOOK 9 OF SURVEYS, PAGE 96
R2 = BOOK 56 OF SURVEYS, PAGE 47
R3 = BOOK 130 OF SURVEYS, PAGE 45
R4 = CITY OF SPOKANE FIELD OFFICE SURVEY NOTES.



LEGEND

- ◆ FOUND 5/8" REBAR WITH CAP MARKED "PLS 36835" UNLESS NOTED OTHERWISE
- X-X- EXISTING FENCE
- SET 5/8" DIAMETER REBAR WITH YELLOW PLASTIC CAP MARKED "BELSBY 22961", UNLESS NOTED OTHERWISE.
- AFN AUDITOR'S FILE NUMBER



NW 1/4 SW 1/4, SECTION 6, T25N, R43E, WM

LEGAL DESCRIPTION:

PER SPOKANE COUNTY TITLE COMPANY FILE NUMBER SP21062:
THAT PART OF THE WEST 230 FEET OF BLOCK "B", LYING SOUTH OF THE SOUTH LINE OF COURTLAND AVENUE OF WHITTING'S ADDITION TO THE TOWN OF SPOKANE FALLS, AS PER PLAT RECORDED IN VOLUME "A" OF PLATS, PAGE 63, RECORDS OF SPOKANE COUNTY;
SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.



POCKET RESIDENTIAL PRELIMINARY SHORT PLAT

SCALE: SHOWN	CORA HILL	DRAWN BY: DZ
DATE: 12/17/19		JOB #: 19325

NW 1/4 SW 1/4, S.6 T25N R4E WM



REV:
DRAWING NUMBER
1 OF 1