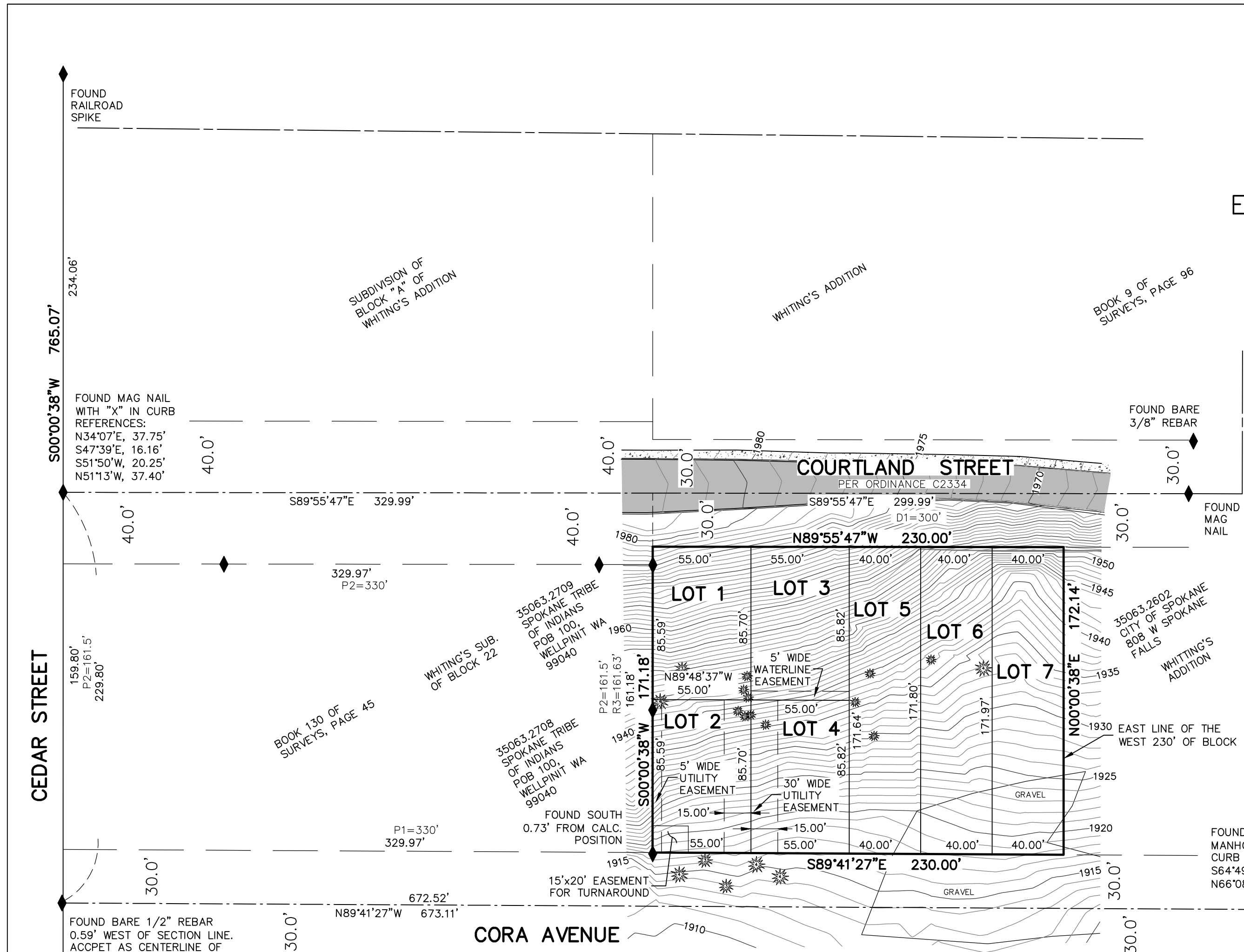
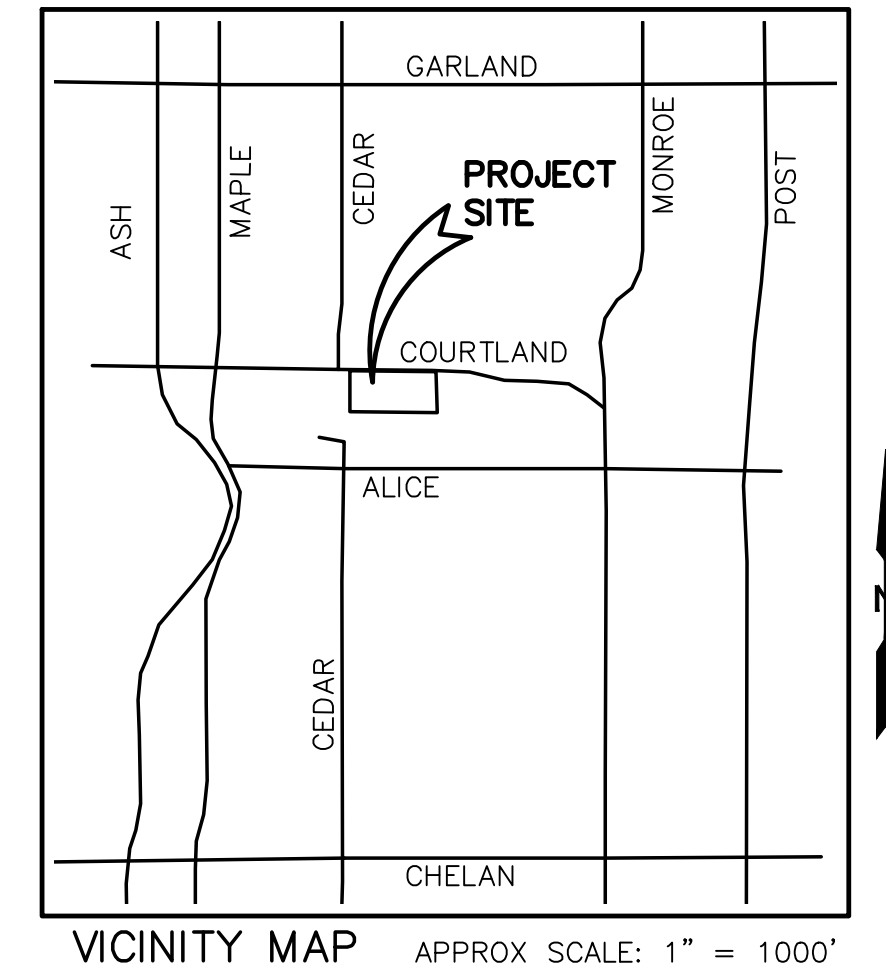


CORA HILL  
 PRELIMINARY SHORT PLAT,  
 BEING A PORTION OF BLOCK B OF WHITTING'S  
 ADDITION, IN THE NW 1/4 OF THE SW 1/4 OF  
 SECTION 6, TOWNSHIP 25 NORTH, RANGE 43  
 EAST, WILLAMETTE MERIDIAN, CITY OF SPOKANE,  
 SPOKANE COUNTY, WASHINGTON



**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	4,711
2	4,711
3	4,717
4	4,717
5	6,869
6	6,876
7	6,882

BUILDING SETBACKS:  
 15' FOR HOMES } FROM CORA AVE. AND  
 20' FOR GARAGES } COURTLAND STREET  
 5' FOR SIDE YARDS

**NOTES:**

SITE IS CURRENTLY VACANT AND UNIMPROVED.

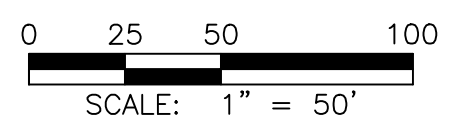
OVERHEAD POWER IS ON THE SOUTH SIDE OF COURTLAND AVENUE.

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.

ACCESS POINTS:  
 LOTS 2, 4, 5, 6 AND 7 WILL FRONT ON CORA AVENUE  
 LOTS 1 AND 3 WILL FRONT ON COURTLAND STREET

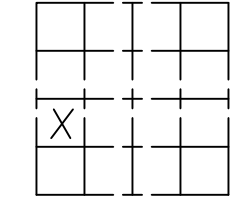
**REFERENCE SURVEYS**

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.



PRELIMINARY SHORT PLAT		
SCALE: SHOWN	CORA HILL	DRAWN BY: DZ
DATE: 2/25/20		JOB #: 19325
NW 1/4 SW 1/4, S.6 T25N R4E WM		
<b>BELSBY</b> ENGINEERING	<b>HORROCKS</b> ENGINEERS	
1325 W. 1ST AVE., SUITE 204 SPOKANE, WA 99201	(509) 747-6790 FAX (509) 747-7005	DRAWING NUMBER 1 OF 1