

# PRELIMINARY SHORT PLAT

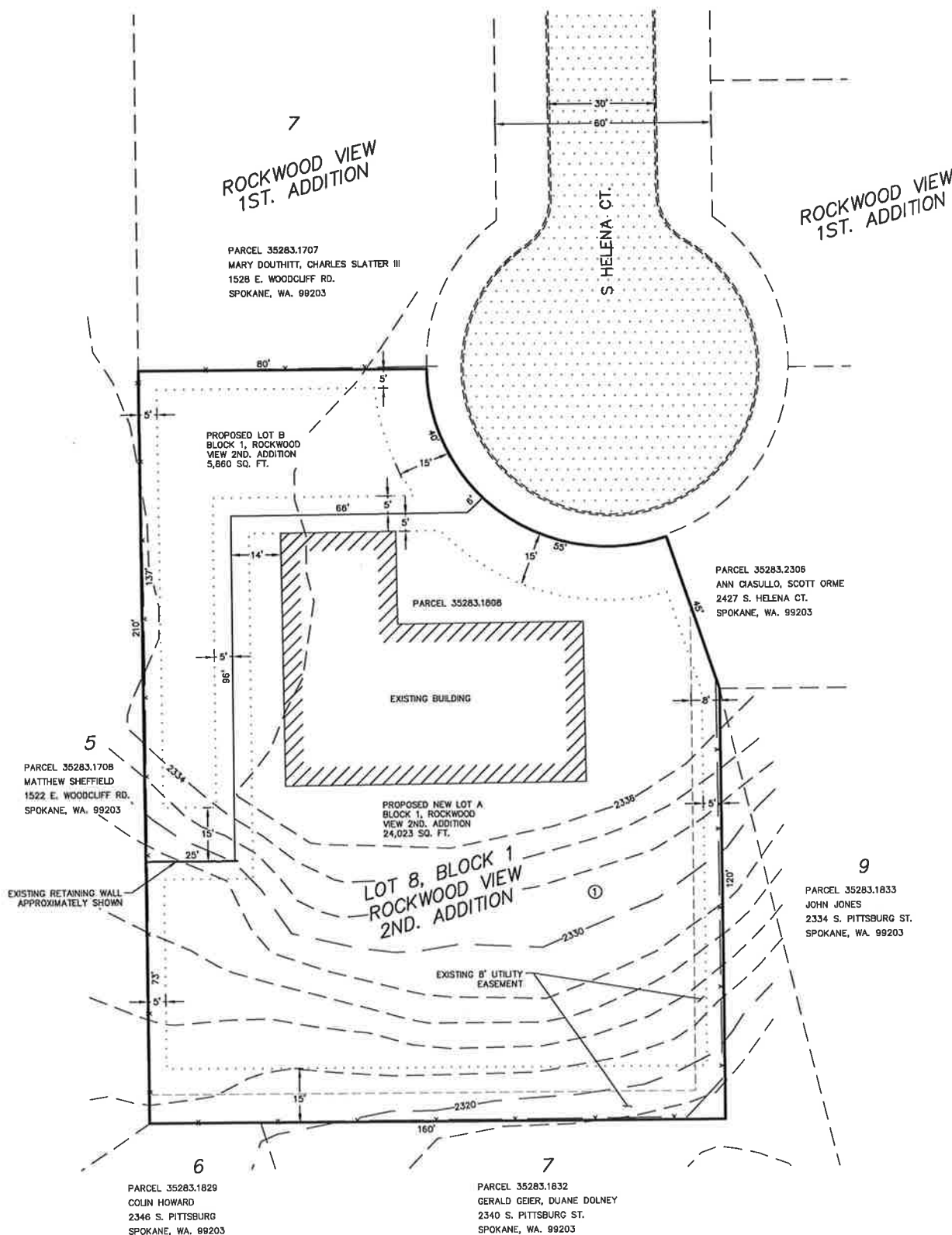
## FAHSHOLTZ 2-LOT SHORT PLAT

IN THE NORTH HALF OF SECTION 28, TOWNSHIP 25 NORTH,  
RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON  
(ASSESSOR PARCEL: 35283.1808)



PROJECT SITE

VICINITY MAP  
NTS



**SITE DATA TABLE**

NO. OF PARCELS	2
EXISTING STRUCTURES/USES	EXISTING HOUSE TO REMAIN
PARCEL SIZES	5,860 S.F. AND 24023 S.F.
EXISTING ZONING/LAND USE	RSF/4-10
PROPOSED DENSITY	2.9 UNITS PER ACRE
SANITARY SEWER	CITY OF SPOKANE
WATER PURVEYOR	CITY OF SPOKANE
PROPOSED USES	RESIDENTIAL
MINIMUM FRONTAGE/LOT AREA PER UNIT	40'/4,350 SF (1-FAMILY)

**LEGAL DESCRIPTION:**

LOT 8, BLOCK 1, ROCKWOOD VIEW SECOND ADDITION, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 13, RECORDS OF SPOKANE COUNTY;

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

APH: 35283.1808

SUBJECT TO RIGHTS OF WAY, EASEMENTS OR SERVITUDES OF RECORD OR IN VIEW

**NOTES**

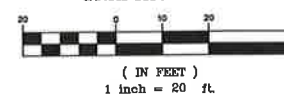
- THIS EXHIBIT HAS BEEN PREPARED FOR ILLUSTRATION PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.
- SPOKANE COUNTY PUBLIC DATA HAS BEEN USED FOR THE PRODUCTION OF THIS EXHIBIT. ALL DIMENSIONS ARE BASED ON THAT INFORMATION AND ARE THEREFORE APPROXIMATE.
- THIS PROJECT WILL UTILIZE EXISTING UTILITIES IN THE STREET AND STORM DRAINAGE TO BE HANDLED AT BUILDING PERMIT.

**LEGEND**

- EXISTING PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- CENTERLINE OF STREET
- BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- x --- EXISTING FENCE LINE



**GRAPHIC SCALE**



**SURVEYOR'S NOTES**

THIS DRAWING DOES NOT ATTEMPT TO SHOW ALL EASEMENTS OF RECORD, PRESCRIPTIVE EASEMENTS, OR PHYSICAL FEATURES OF THE PROPERTY.

**PROCEDURES & EQUIPMENT:**

PER WAC 332-130-090, FIELD TRAVERSE PROCEDURES FOR LAND BOUNDARY SURVEYS WERE UTILIZED AND THE STANDARDS SET FORTH THEREIN WERE MET OR EXCEEDED.

PER WAC 332-130-100, EQUIPMENT AND PROCEDURES. AN ANNUALLY CALIBRATED LEICA TC1205 ROBOTIC TOTAL STATION WAS UTILIZED IN THE FIELD TRAVERSE PROCEDURES.

**RECORD DOCUMENTS:**

- (R1) ROCKWOOD VIEW 2ND. ADDITION, VOLUME "7" OF PLATS, PAGE 13
- (R2) ROCKWOOD VIEW 1st. ADDITION, VOLUME "1" OF PLATS, PAGE 22
- (R3) RECORD OF SURVEY, BOOK 27 OF SURVEYS, PAGE 33
- (R4) RECORD OF SURVEY, BOOK 99 OF SURVEYS, PAGE 79



LOCALIZED SOLUTION DECEMBER 27, 2017  
ON FOUND MONUMENT.

**OWNER**

ERICK FAHSHOLTZ  
2430 S. HELENA CT.  
SPOKANE, WA, 99203  
508-953-8990

**AGENT**

STORHAUG ENGINEERING  
510 EAST 3RD AVENUE  
SPOKANE, WA 99202  
CONTACT: AUSTIN STORHAUG (509)242-1000

**SURVEYOR**

STORHAUG ENGINEERING  
510 EAST 3RD AVENUE  
SPOKANE, WA 99202  
CONTACT: TROY CARLSON (509)242-1000

**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 C.F.W. IN DECEMBER, 2017.

TROY A. CARLSON, P.L.S.  
CERTIFICATE NO. 48373

1/11/2018  
DATE



CALL BEFORE YOU DIG B11

No.	DESC.	DATE	BY

**storhäug**  
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landscape architecture

510 east third avenue | spokane, wa | 99202  
p 509.242.1000 | f 509.242.1001

SHEET TITLE	PROPOSED 2-LOT SHORT PLAT
	PROJECT TITLE
PROJECT TITLE	2430 S HELENA COURT SPOKANE, WA
SEAL	
DATE	01/11/18
DRAWN	KSN
CHECKED	AJS
PROJECT NUMBER	17-311
DRAWING NO.	1 OF 1
PLAT	