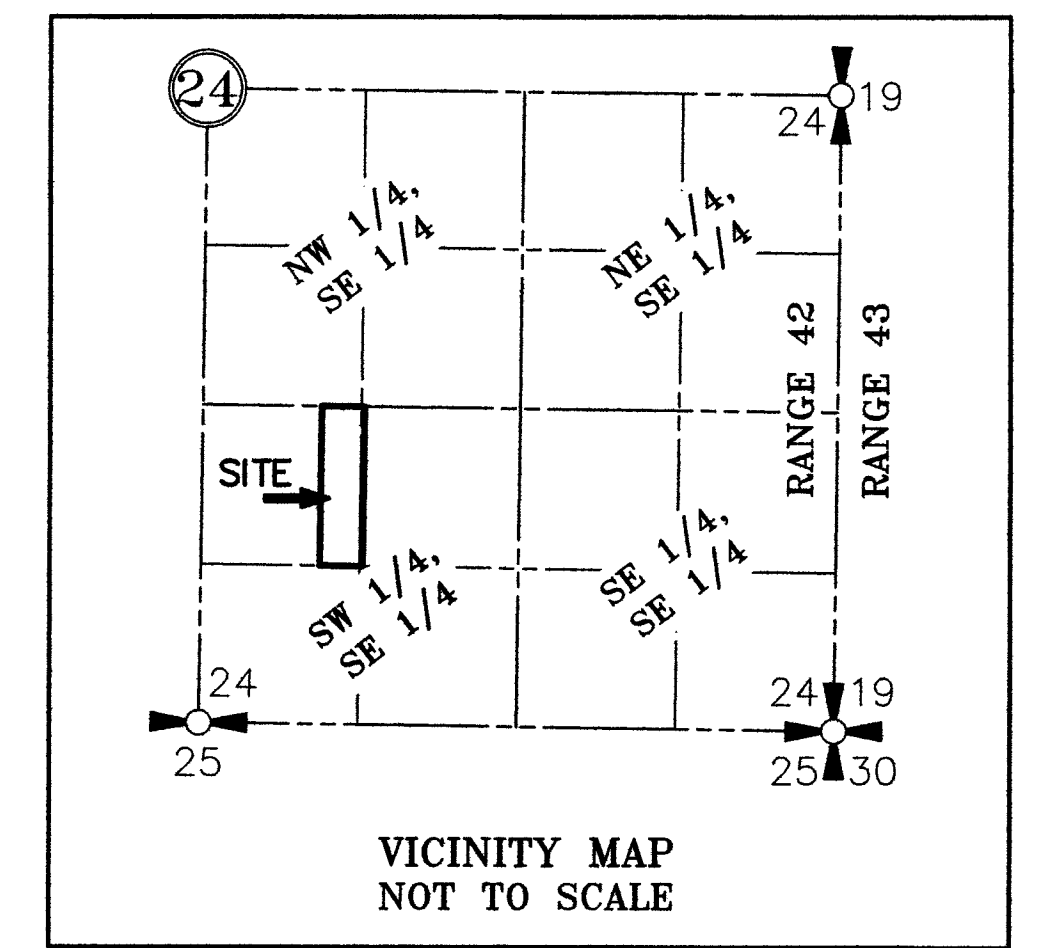
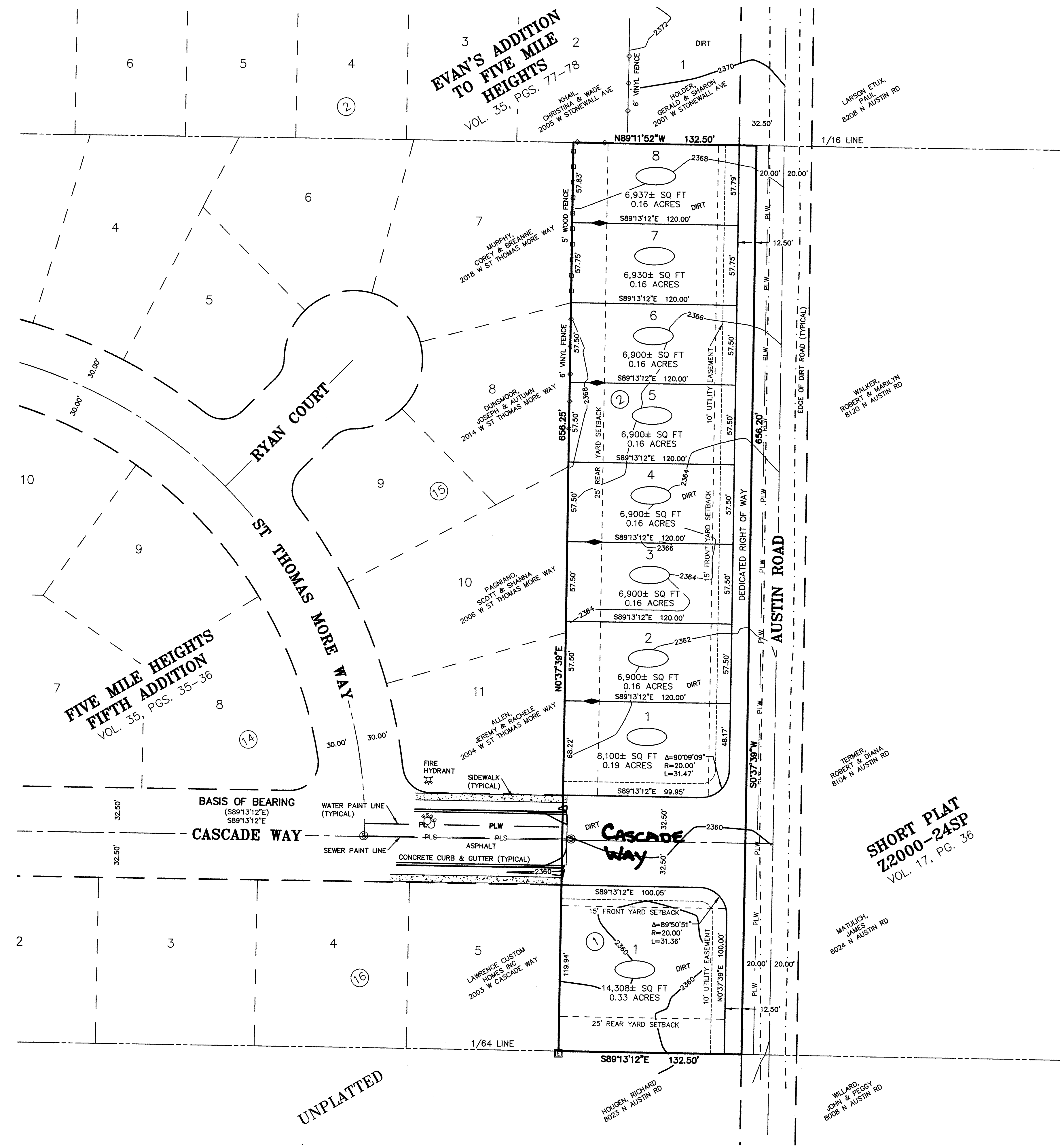


PRELIMINARY SHORT PLAT
SHORT PLAT NO. Z2018-___-SP
 A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER
 OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.,
 IN THE CITY AND COUNTY OF SPOKANE, WASHINGTON
 SEPTEMBER, 2019



SITE DATA: PARCEL NO. 26244.0059

| | |
|----------------------------|------------------------|
| OWNER | FIVE MILE HEIGHTS LLC |
| NUMBER OF LOTS | 9 LOTS |
| PROPOSED DENSITY | 4.5 UNITS/ACRE (GROSS) |
| EXISTING ZONING | RSF |
| COMP PLAN | RESIDENTIAL 4-10 |
| SITE AREA | 2.00 ACRES |
| AVERAGE LOT SIZE | 6,900 S.F. |
| AVERAGE FRONTAGE | 60' |
| IRRIGATION DISTRICT | CITY OF SPOKANE |
| PROPOSED SIDE YARD SETBACK | ZERO |

LEGAL DESCRIPTION:
 (PREPARED BY SURVEYOR)
 THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; AND THE WEST 16.5 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M., SPOKANE COUNTY, WASHINGTON, LYING EASTERLY OF FIVE MILE HEIGHTS 5TH ADDITION; EXCEPT AUSTIN ROAD.

SURVEYOR'S REFERENCES:
 BASIS OF BEARING PER ROS BK. 35, PGS. 35-36

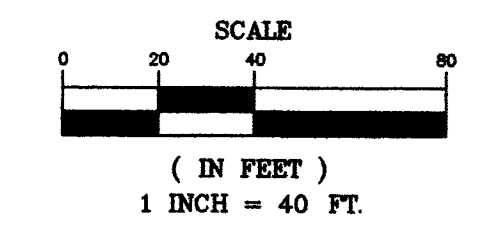
AGENT:
 NAME: WALTER O. DALE, PLS
 ADDRESS: BENTHIN & ASSOCIATES
 1004 NORTH ATLANTIC
 SPOKANE, WA 99201
 PHONE: 325-4529
 FAX: 325-4520

VERTICAL DATUM:
 NAVD 88

APPLICANT:
 NAME: FIVE MILE HEIGHTS, LLC
 ADDRESS: 201 W FRANCIS AVE
 SPOKANE WA. 99205
 PHONE: (509)489-2323

BASIS OF ELEVATION:
 SOUTHEAST HEAD BOLT ON A FIRE HYDRANT
 LOCATED AT THE INTERSECTION OF MEGHAN STREET AND CASCADE WAY
 ELEV. = 2350.12

- SURVEYOR'S NOTES:**
- PURPOSE OF MAP IS FOR PRELIMINARY PLAT.
 - STREETS WILL BE BUILT TO CITY STANDARDS.
 - 2.0' CONTOURS DERIVED FROM DIRECT FIELD OBSERVATION AND MEET NATIONAL MAPPING STANDARDS.
 - UTILITIES SHOWN ARE FROM FIELD LOCATED, ABOVE GROUND EVIDENCE UNLESS NOTED OTHERWISE. ONE CALL SERVICE WAS NOT PERFORMED. OTHER UTILITIES MAY EXIST AND NEED FURTHER INVESTIGATION.
 - STORM WATER WILL DISCHARGE INTO AUSTIN Ravine, PER AGREEMENT BETWEEN ROD PLESE AND THE CITY OF SPOKANE.
 - LOTS 1-8, BLOCK 2 WILL BE ZERO LOT LINE SET BACK AS SHOWN.



LEGEND

| | |
|--|------------------------|
| | WATER SHUTOFF |
| | SANITARY SEWER MANHOLE |
| | ELECTRIC PAD |
| | ZERO LOTLINE SETBACK |

Z18-2020 ADDED "CASCADE WAY"
 NAME, PER CITY ENGINEERS.

WALTER O. DALE, P.L.S. #29270
 PRINT DATE: 9-27-2019

PRELIMINARY SHORT PLAT
FIVE MILE HEIGHTS 6TH ADDITION
 CITY AND COUNTY OF SPOKANE, WASHINGTON

SW1/4, SE1/4, S.24, T.26 N., R.42 E., W.M.

| | | | |
|--------------|----------------|-------------------|---------------------|
| F. BK # | FILE | DRWN BY: C.DAVIDS | DWG NAME: 1837FM6TH |
| SHEET 1 OF 1 | DATE: 7/3/2018 | JOB NO.: 18-37 | |

BENTHIN & ASSOCIATES
 PROFESSIONAL LAND SURVEYING AND PLANNING
 1004 N. ATLANTIC STREET • SPOKANE, WA 99201
 (509) 325-4529 • (FAX) 325-4520