

SOUTH RIVERTON PRELIMINARY SHORT PLAT

LOTS 1, 2 AND 3, BLOCK 44, PETER SAPRO'S RIVERSIDE ADDITION
A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER,
SECTION 10, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



VICINITY MAP

SURVEYOR NOTES:

- THE BOUNDARY SHOWN IS PER LEGAL DESCRIPTIONS, RECORD OF SURVEYS AND PLATS AND FOUND MONUMENTATION WITH IN 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, NOVEMBER, 2023.

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 VISTA TITLE AND ESCROW, COMMITMENT NUMBER 25-41178-VTE, DATED: 08/06/2025.

NO EASEMENTS OF RECORDS WITHIN SUBJECT PARCELS.

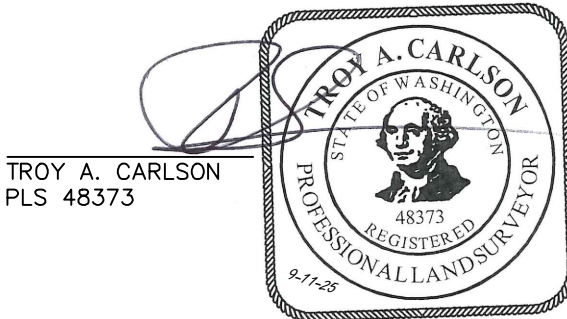
LEGAL DESCRIPTION:

PER TITLE REPORT BY VISTA TITLE AND ESCROW, COMMITMENT NUMBER 25-41178-VTE, DATED: 08/06/2025

LOTS 1 - 3, BLOCK 44 OF PETER SAPRA'S RIVERSIDE ADDITION TO SPOKANE FALLS RECORDED IN VOLUME A OF PLATS, PAGE 206, RECORDS OF SPOKANE COUNTY, WASHINGTON; EXCEPT THAT PORTION OF LOTS 1 AND 2, BLOCK 44 AS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S87°41'38"W ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 27.07 FEET; THENCE N02°11'47"W, A DISTANCE OF 17.57 FEET; THENCE S88°49'29"W, A DISTANCE OF 39.95 FEET; THENCE N02°11'47"W, A DISTANCE OF 8.97 FEET; THENCE S88°49'29"W, A DISTANCE OF 5.23 FEET; THENCE N02°07'23"W, A DISTANCE OF 42.44 FEET; THENCE N87°52'37"E, A DISTANCE OF 5.24 FEET; THENCE N02°11'47"W, A DISTANCE OF 20.28 FEET; THENCE N88°24'28"E, A DISTANCE OF 61.69 FEET TO THE EAST BOUNDARY LINE OF SAID LOT 1; THENCE S02°11'47"E ALONG SAID EAST BOUNDARY LINE, A DISTANCE OF 81.47 FEET TO THE POINT OF BEGINNING, SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON

SURVEYOR'S CERTIFICATE

I, TROY A. CARLSON, PLS 48373, 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.



TROY A. CARLSON
PLS 48373

LEGEND

- ASPHALT
- BUILDING
- CONCRETE
- SIDEWALK
- GRAVEL
- 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
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- X FENCE LINE
- W WATER LINE
- G GAS LINE
- BP BURIED POWER LINE
- OHP OVERHEAD POWER LINE
- SM SANITARY SEWER MANHOLE
- SC SANITARY SEWER CLEANOUT
- PP POWER POLE
- GP GUY POLE
- GA GUY ANCHOR
- EP ELECTRICAL PANEL
- WV WATER VALVE
- SDM STORM DRAIN MANHOLE
- CB CATCH BASIN
- SG SIGN
- WV WATER VALVE
- ICV IRRIGATION CONTROL VALVE
- WM WATER MANHOLE

GENERAL NOTES:

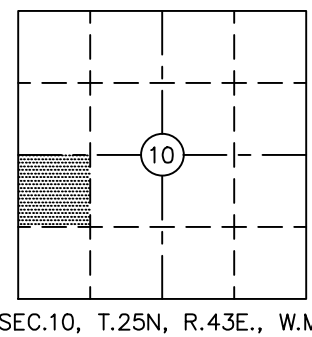
- PARCEL NO. 35103.0303
- PROPERTY SIZE: 0.33 ACRES
- PROPOSED USE: RESIDENTIAL
- FIRE DISTRICT: CITY OF SPOKANE
- SCHOOL DISTRICT: SPOKANE PUBLIC SCHOOLS
- WATER PURVEYOR: CITY OF SPOKANE
- SEWER PURVEYOR: CITY OF SPOKANE
- OWNER: HABITAT FOR HUMANITY-SPOKANE, INC
- COMPREHENSIVE PLAN DESIGNATION: CITY
- ZONING: RMF
- PROPOSED LOTS: 5
- PROPOSED UNITS: 5
- PROPOSED DENSITY: 15 UNITS/ACRE
- SETBACKS: 10' FRONT AND FLANKING STREET
15' FRONT PER SHORELINE STANDARDS
10' REAR
5' SIDE

OWNER/DEVELOPER

ERIC LYONS; HABITAT FOR HUMANITY
1805 E TRENT AVE, SPOKANE, WA 99202
509-385-6534
ELYONS@HABITAT-SPOKANE.ORG

SURVEYOR/AGENT

TROY CARLSON/MORGAN WILL
STORHAUG ENGINEERING
510 E. 3RD AVENUE
SPOKANE, WASHINGTON 99202
509-242-1000
MORGAN.WILL@STORHAUG.COM



SEC.10, T.25N, R.43E., W.M.



DATE	09/11/2025	SCALE	1" = 20'
FIELD BOOK	23-382	DRAWN	DKM
PROJECT NUMBER	23-382	DRAWING NO.	1 OF 1

L#	BEARING	DISTANCE
L1	N02°09'10"W	1.24'
L2	S87°52'09"W	16.80'
L3	N53°01'17"E	11.92'
L4	S71°49'36"E	33.86'
L5	N88°24'28"E	5.68'
L6	N38°32'01"E	16.74'

CLARENCE C. BECK &
FLORENCE M. BECK
APN: 35103.0307
3008 E SOUTH RIVERTON AVE

PETER SAPRA'S RIVERSIDE ADDITION
BLOCK 44

INTERNATIONAL CHURCH
OF THE FOURSQUARE
APN: 35103.0308
3007 E MARSHALL AVE

PETER SAPRA'S RIVERSIDE ADDITION
BLOCK 44

HACHMAN LIVING TRUST
APN: 35103.0305
3023 E MARSHALL AVE

PETER SAPRA'S RIVERSIDE ADDITION
BLOCK 44

STEVEN W. CRUMP
APN: 35103.0306
3027 E MARSHALL AVE

EAST MARSHALL AVENUE

ELEVATION DATUM

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

SITE TBM

SET MAGNETIC NAIL W/WASHER ALONG THE NORTH EDGE OF PAVEMENT OF EAST SOUTH RIVERTON AVENUE

ELEVATION: 1907.95