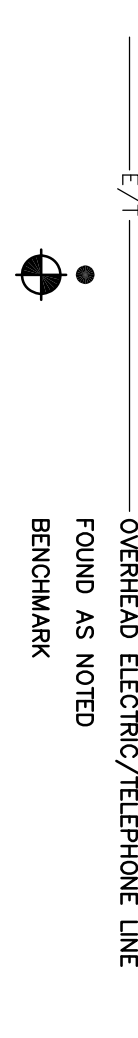
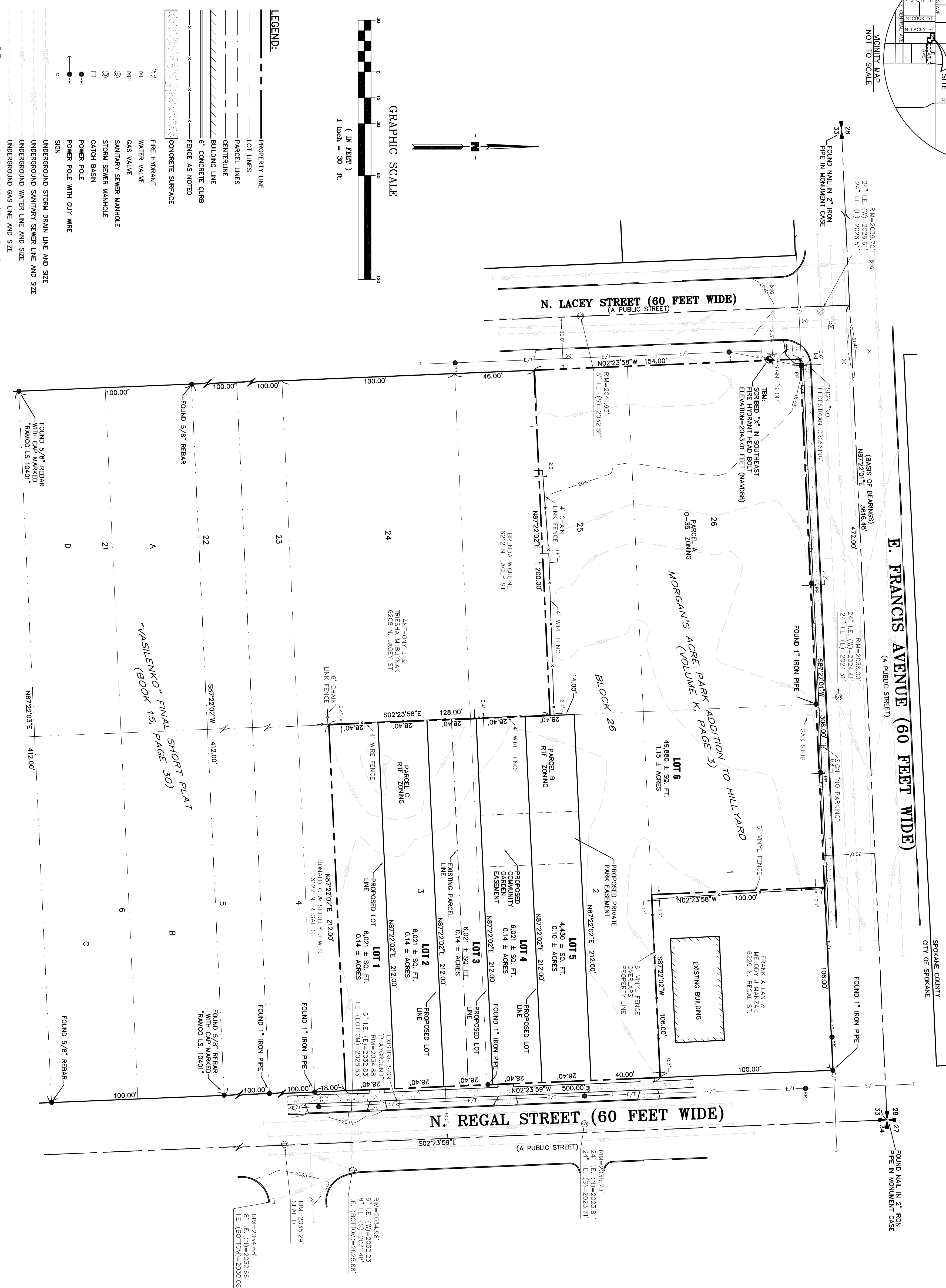


PRELIMINARY SHORT PLAT
JAYNE AULD SHORT PLAT NO. Z18-903PSP
RESUBDIVISION OF A PORTION OF BLOCK 26,
MORGAN'S ACRE PARK ADDITION,
TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M.
PORTION OF SECTION 33,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



LEGAL DESCRIPTION:
 THE NORTH 54 FEET OF LOT 25, THE WEST 106 FEET OF LOT 1 AND THE NORTH 4000 FEET OF LOT 2, BLOCK 26, MORGAN'S ACRE PARK ADDITION TO HILLYARD, AS PER PLAT RECORDED IN VOLUME "K" OF PLATS, PAGE 3, RECORDS OF SPOKANE COUNTY, WASHINGTON.
 SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.
 PARCEL B LOT 2, EXCEPT THE NORTH 40.00 FEET THEREOF AND THE NORTH 11.00 FEET OF THE NORTH 40.00 FEET THEREOF, AS PER PLAT RECORDED IN VOLUME "K" OF PLATS, PAGE 3, RECORDS OF SPOKANE COUNTY, WASHINGTON.
 ALSO EXCEPT THE NORTH 11.00 FEET OF THEREOF BLOCK 26, MORGAN'S ACRE PARK ADDITION TO HILLYARD, AS PER PLAT RECORDED IN VOLUME "K" OF PLATS, PAGE 3, RECORDS OF SPOKANE COUNTY, WASHINGTON.
 SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.
 PARCEL C LOT 3, EXCEPT THE SOUTH 18 FEET THEREOF.

OWNER:
 DAVE ROBERTS
 2001 N. WASHINGTON STREET, SUITE 100
 SPOKANE, WA 99207
 (509) 232-0170

APPLICANT/CONTACT:
 RANDY VANHOFF
 29A ARCHITECTURE
 524 W. WASHINGTON ST., STE 880
 SPOKANE, WASHINGTON 99201
 (509) 546-8236

LAND SURVEYOR:
 DURYEA & ASSOCIATES, P.S.
 2702 N. PERRY ST.
 SPOKANE, WA 99207
 (509) 469-9007

- NOTES AND COMMENTS:**
- NUMBER OF PROPOSED LOTS: 6
 - PROPOSED USE: THE PURPOSE OF THIS SHORT PLAT IS TO DIVIDE THE SUBJECT PROPERTY INTO SIX (6) LOTS FOR USE AS ONE (1) THIRTY-EIGHT (38) UNIT APARTMENT BUILDING, WITH COMMUNITY CENTER AND FIVE (5) DUPLEXES.
 - WATER SUPPLY: CITY OF SPOKANE
 - SEWER SUPPLY: CITY OF SPOKANE
 - EXISTING EASEMENTS: NONE
 - PROPOSED EASEMENTS: COMMUNITY GARDEN AND PRIVATE PARK EASEMENT OVER A PORTION OF LOTS 4 AND 5.
 - NO NEW STREETS ARE PROPOSED.
 - SITE IS CURRENTLY VACANT.
 - A COVENANT AGREEMENT WILL BE CREATED FOR A MUTUAL USE, ACCESS AND MAINTENANCE AGREEMENT INCLUDING PROVISIONS FOR SEWER, STORMWATER AND GROUNDWATER MANAGEMENT AND PROVISIONS FOR THE USE OF MULTIPLE PARCELS PROVIDED FOR THE USE OF MULTIPLE PARCELS.
 - TOTAL AREA OF LAND TO BE SUBDIVIDED = 1,838 ACRES.
 - SEE CIVIL PLANS FOR EXISTING & PROPOSED UTILITY SURFACE FEATURES AND UNDERGROUND LINES.
 - PER THE CITY OF SPOKANE PLANNING DEPARTMENT, THIS SITE IS CURRENTLY ZONED R1F (RESIDENTIAL, TWO FAMILY) AND O-35 (OFFICE--35); R1F ZONING REQUIREMENTS FOR THIS SITE:
 R1F: MINIMUM LOT SIZE FOR DUPLEXES:
 MINIMUM LOT WIDTH:
 MINIMUM LOT DEPTH:
 SETBACKS:
 FRONT: 25 FEET
 SIDE: 15 FEET
 REAR: 15 FEET
 STREET LOT LINES:
 STREET LOT LINES:
 STREET LOT LINE ABUTTING AN O LOT:
 HEIGHT: 0 FEET
 LOT COVERAGE: 35 PERCENT
 LOT COVERAGE: NONE
 - O-35 ZONING REQUIREMENTS FOR THIS SITE:
 HEIGHT: 10 FEET
 SETBACKS:
 FRONT: 10 FEET
 SIDE: 0 FEET
 REAR: 0 FEET
 STREET LOT LINES:
 STREET LOT LINES:
 STREET LOT LINE ABUTTING AN O LOT:
 HEIGHT: 35 FEET
 LOT COVERAGE: 35 PERCENT

VERTICAL DATUM:
 BENCHMARK: "MOUNTAIN" BRASS DISC MARKED "99-23295-189" WAS USED FOR THE VERTICAL CONTROL ON THIS SURVEY.
 PUBLISHED ELEVATION = 2068.070 FEET (NAVD 88).

SURVEYOR'S STATEMENT:
 THIS SURVEY WAS PREPARED BY ME IN ACCORDANCE WITH CITY OF SPOKANE SUBDIVISION ORDINANCE.



JAYNE AULD SHORT PLAT
2830 E. FRANCIS, 6205 & 6211 N. REGAL
SPOKANE, WA



DURYEA & ASSOCIATES
 Surveying and Mapping
 2702 N. Perry Street Spokane, WA 99207 (509) 465-9007
 www.duryea-and-associates.com

DATE: OCTOBER, 2018
 SCALE: 1" = 30'
 PROJECT SURVEYOR: CCS
 DRAWN BY: CCS
 SHEET: **1** OF **1**
 LAST DATE OF REVISION: 11/12/18
 JOB NO.: 18-2566