AUDITOR'S CERTIFICATE PRELIMINARY SHORT PLAT SHP-2020-FILED FOR RECORD THIS DAY OF , 2020 AT , M IN BOOK OF PLATS, UNDER AUDITOR FILE NUMBER A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., RECORDS OF SPOKANE COUNTY, WASHINGTON AT THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON REQUEST OF PLS SPOKANE 25TH AVE SPOKANE COUNTY AUDITOR BY: DEPUTY CLERK ORIGINAL LEGAL DESCRIPTION OWNER INFORMATION: VERTICAL DATUM 26TH AVE PARCEL NO. 35274.1209 (PER WESTCOR TITLE INSURANCE COMPANY COMMITMENT NUMBER KATHRYN KLEYPAS NXSP-0504206 DATED MARCH 4TH, 2020.) 3714 E 26TH AVE PER WGS MONUMENT 46BY, SPOKANE, WA 99223 ELEVATION=2,222.41 LOT 9, BLOCK 84, LINCOLN HEIGHTS, AS PER PLAT RECORDED IN TEL: 509-590-7804 VOLUME "L" OF PLATS, PAGE 36, RECORDS OF SPOKANE COUNTY; 27TH AVE BASIS OF BEARINGS SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON HELD N88°13'17"E BETWEEN FOUND WGS MONUMENTS 45BY AND 46BY 28TH AVE FOUND 1 3/4" IRON PIPE IN CASE PER (R6) OFFSET 5.0' WEST AT INTERSECTION OF VICINITY MAP 26TH AVE AND CUBA ST SSHM RIMS=2335.50 — Not to scale 13LOCK 93 18" CONC W.-S.=2325.9 8" CONC E.=2326.1 LEGEND S87° 32' 03"W 1320.06' -CALCULATED N87° 31' 48"E 660.14' SET 1/2" REBAR AND CAP "CDP LS 46322" PER (R2) s∀Ð - OE FOUND MONUMENT AS NOTED - CHAINLINK FENCE S87° 31' 48"W 50.01 N87° 31' 48"E 600.12' **DECIDUOUS TREE** CALCULATED INTERSECTION SSHM RIMS=2337.35 -CHAINLINK FENCE 18" CONC W.-E.=2325.0 FOUND ALL 4 RP'S PER CITY 1.1' W. OF LINE TELEPHONE RISER RECORDS. "X" ON CURB HOUSE HOUSE O HOUSE **POWER METER** CHAINLINK FENCE — FIRE HYDRANT 0.2' W. OF LINE - CHAINLINK FENCE 1.3' WATER VALVE M 0.2' W. OF LINE GARAGE д POWER POLE CHAINLINK FENCE MANHOLE AS NOTED DT 24" 1.1' W. OF LINE CATCH BASIN N87° 31' 34"E 50.00' GAS METER NO2° 33' 51' FREYA ↓ LIGHT POLE CALCULATED INTERSECTION LOT 2 SHED ON CONCRETE FOUND ALL 4 RP'S PER CITY PAD (TO BE REMOVED) — OVERHEAD POWER RECORDS. "X" ON CURB. 1 inch = 60' ft.FOUND MAG NAIL, 5' OFFSET - WIRE FENCE UNDERGROUND SEWER TO WEST. (R6) 1.0' W. OF LINE UNDERGROUND WATER HOUSE HOUSE DT 14" 5.0' → UNDERGROUND STORM 4 FOUND MAG NAIL AT —— GAS —— UNDERGROUND GAS INTERSECTION OF CHAINLINK FENCE — S02° 32' 03"E 25.00' 27TH AND CUBA WITH 0.5' W. OF LINE RP'S (R6) N87° 31' 34"E 599.94 SITE TABLE DATA: GAS STUB-N87° 31' 34"E 179.98' S87° 32' 14"W 1320.08' -CALCULATED 1. EXISTING NUMBER OF LOTS: 1 ORIGINAL PARCEL APN: 35274.1209 = 13.003 SO.FT. PER (R2) N87° 31' 34"E 659.92' I BLOCK 18 I 2. PROPOSED LOTS: 2 SSHM RIMS=2338.66-**SQUARE FOOTAGE** CB RIMS=2337.37 18" CONC N.=2327.3 NEW LOT 1: 7,324 SQ.FT. SSHM RIMS=2339.38-SDMH RIM=2337.66 15" CONC S.=2327.3 NEW LOT 2: 5,679 SQ.FT. 8" PVC E.=2332.3 8" PVC E.-W.=2327.6 INVERTS=2330.0 3. WATER PROVIDER: CITY OF SPOKANE WATER (12) (11)REFERENCES 4. SEWER PROVIDER: SPOKANE COUNTY ENVIRONMENTAL 1. PLAT OF LINCOLN HEIGHTS ADDITION, RECORDED IN VOLUME L OF PLATS, PAGE 36, RECORDS OF SPOKANE COUNTY, WASHINGTON. 5. PROPERTY IS FLAT. THERE IS AN EXISTING HOUSE 2. SHORT PLAT RECORDED IN BOOK 22 OF SHORT PLATS, PAGES 99-100, FACING 26TH AVE AND WILL BECOME LOT 1, AND INCLUDE CALCULATED -RECORDS OF SPOKANE COUNTY, WASHINGTON. THE EXISTING GARAGE. IT WILL CONTINUE TO USE ALL SOUTHEAST SECTION 3. RECORD OF SURVEY RECORDED IN BOOK 57 OF SURVEYS, PAGE 7, EXISTING UTILITY CONNECTIONS. A NEW HOUSE WILL BE CALCULATED SOUTH CORNER PER (R6) CONSTRUCTED ON LOT 2, AND WILL FACE 27TH AVE AND 1/4 CORNER PER (R6) RECORDS OF SPOKANE COUNTY, WASHINGTON. METHODS AND EQUIPMENT USE EXISTING CURB CUT FOR ACCESS AND TIE INTO 4. SHORT PLAT RECORDED IN BOOK 24 OF SHORT PLATS, PAGES 70-72, UTILITIES THAT EXIST ON 27TH AVE. WATER AND GAS HAS RECORDS OF SPOKANE COUNTY, WASHINGTON. S87° 32' 00"W 2658.73' BEEN STUBBED TO THE PROPERTY ON 27TH AVE. THE THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH 5. SHORT PLAT RECORDED IN BOOK 24 OF SHORT PLATS, PAGES 3-4, HOUSES WILL BE CONNECTED TO CITY WATER AND SEWER. A LEICA 1205 5" TOTAL STATION AND MEETS OR EXCEEDS RECORDS OF SPOKANE COUNTY, WASHINGTON. THERE ARE NO WELLS ON SITE. ALL UTILITIES WILL ACCESS FROM STREET FRONTAGE, EXCEPT POWER, CABLE THOSE STANDARDS IDENTIFIED BY WAC 332-130-090. 6. SHORT PLAT RECORDED IN BOOK 33 OF SHORT PLATS, PAGES 65-66, AND TELEPHONE WHICH WILL ACCESS FROM EXISTING RECORDS OF SPOKANE COUNTY, WASHINGTON. OVERHEAD LINES THAT RUN THROUGH THE MIDDLE OF THE 7. REPLAT RECORDED IN BOOK 390 OF PLATS, PAGES 76-78, RECORDS OF SPOKANE COUNTY, WASHINGTON. 6. ZONING FOR THESE LOTS ARE RESIDENTIAL SINGLE SURVEYOR'S CERTIFICATE T. 25 N., R. 43 E. 7. THE FOLLOWING SEPARATION STANDARDS SHALL BE SHORT PLAT REQUIRED FOR ALL NEW STRUCTURES ON EACH LOT OR THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY SHP-2020-----ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE • FRONT YARD SETBACK: REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE FIFTEEN (15) FEET. KATHRYN KLEYPAS REQUEST OF KATHRYN KLEYPAS, IN APRIL, 2020. REAR YARD SETBACK: LAND SURVEYING 3714 E 26TH AVE TWENTY FIVE (25) FEET. 27 SIDE YARD SETBACK: SPOKANE, WA 99223 FIVE (5) FEET. JOB: 20-001 SCALE H: 1"=60' 3215 W MONTICELLO PL SPOKANE, WA 99205 N/A CADD/DWG: 20-001-SP.DWG CHRISTOPHER D. PLEIN P.L.S. 46322 SHEET 1 OF 1 SURVEY BY: CDP DRAWN BY: CDP CHECKED BY: CDP DATE: MAY 19, 2020