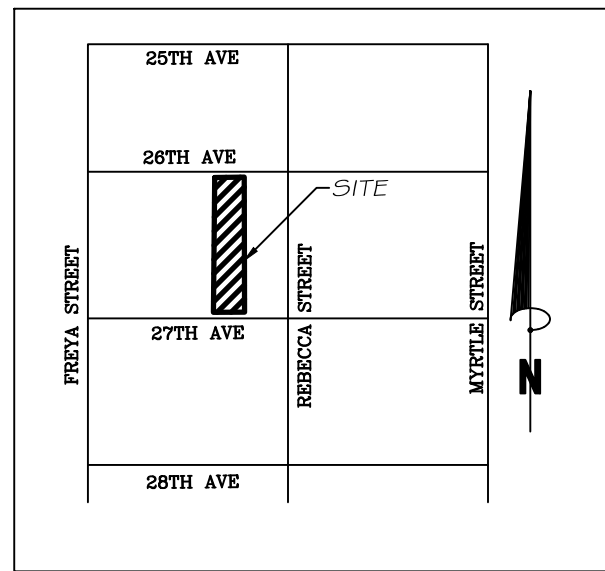


PRELIMINARY SHORT PLAT SHP-2020-

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



VICINITY MAP
Not to scale

OWNER INFORMATION:

KATHRYN KLEYPAS
3714 E 26TH AVE
SPOKANE, WA 99223
TEL: 509-590-7804

VERTICAL DATUM

NAVD 88

PER WGS MONUMENT 46BY,
ELEVATION=2,222.41'

BASIS OF BEARINGS

NAD 83/91

HELD N88°13'17"E BETWEEN FOUND WGS MONUMENTS
45BY AND 46BY

ORIGINAL LEGAL DESCRIPTION

PARCEL NO. 35274.1209
(PER WESTCOR TITLE INSURANCE COMPANY COMMITMENT NUMBER
NXSP-0504206 DATED MARCH 4TH, 2020.)

LOT 9, BLOCK 84, LINCOLN HEIGHTS, AS PER PLAT RECORDED IN
VOLUME "L" OF PLATS, PAGE 36, RECORDS OF SPOKANE COUNTY;

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

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2020 AT _____, M IN BOOK

_____, PAGE _____ OF PLATS, UNDER AUDITOR FILE NUMBER

_____, RECORDS OF SPOKANE COUNTY, WASHINGTON AT THE

REQUEST OF PLS SPOKANE

SPOKANE COUNTY AUDITOR

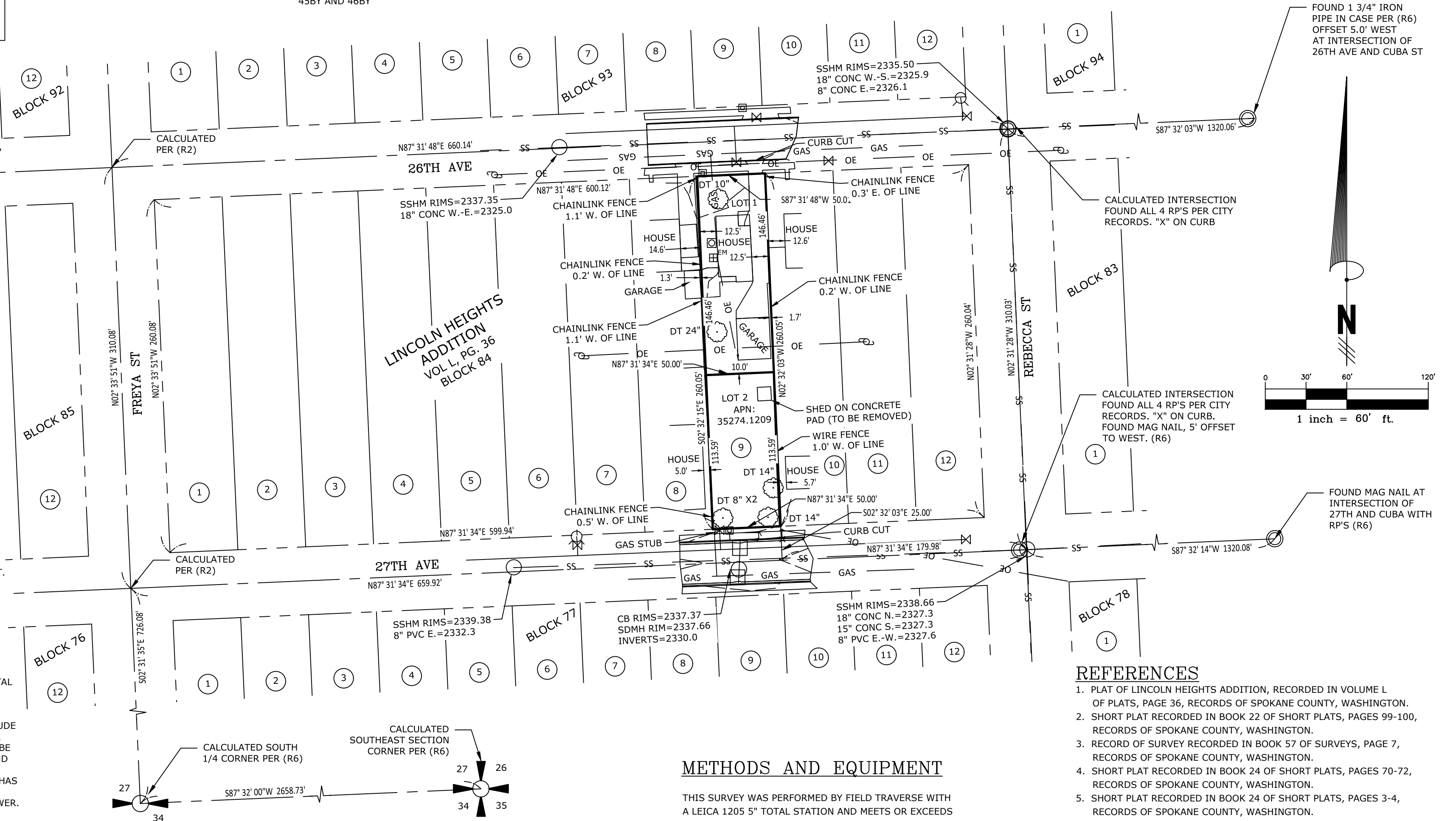
BY: DEPUTY CLERK

LEGEND

- SET 1/2" REBAR AND CAP "CDP LS 46322"
- FOUND MONUMENT AS NOTED
- ⊙ DECIDUOUS TREE
- ⊠ TELEPHONE RISER
- ⊞^{EM} POWER METER
- ⊞ FIRE HYDRANT
- ⊞ WATER VALVE
- ⊞ POWER POLE
- MANHOLE AS NOTED
- CATCH BASIN
- ⊞ GAS METER
- ⊞ LIGHT POLE
- OE — OVERHEAD POWER
- SS — UNDERGROUND SEWER
- — UNDERGROUND WATER
- SD — UNDERGROUND STORM
- GAS — UNDERGROUND GAS

SITE TABLE DATA:

- EXISTING NUMBER OF LOTS: 1
ORIGINAL PARCEL APN: 35274.1209 = 13,003 SQ.FT.
- PROPOSED LOTS: 2
SQUARE FOOTAGE
NEW LOT 1: 7,324 SQ.FT.
NEW LOT 2: 5,679 SQ.FT.
- WATER PROVIDER: CITY OF SPOKANE WATER
DEPARTMENT
- SEWER PROVIDER: SPOKANE COUNTY ENVIRONMENTAL
SERVICES
- PROPERTY IS FLAT. THERE IS AN EXISTING HOUSE
FACING 26TH AVE AND WILL BECOME LOT 1, AND INCLUDE
THE EXISTING GARAGE. IT WILL CONTINUE TO USE ALL
EXISTING UTILITY CONNECTIONS. A NEW HOUSE WILL BE
CONSTRUCTED ON LOT 2, AND WILL FACE 27TH AVE AND
USE EXISTING CURB CUT FOR ACCESS AND TIE INTO
UTILITIES THAT EXIST ON 27TH AVE. WATER AND GAS HAS
BEEN STUBBED TO THE PROPERTY ON 27TH AVE. THE
HOUSES WILL BE CONNECTED TO CITY WATER AND SEWER.
THERE ARE NO WELLS ON SITE. ALL UTILITIES WILL
ACCESS FROM STREET FRONTAGE, EXCEPT POWER, CABLE
AND TELEPHONE WHICH WILL ACCESS FROM EXISTING
OVERHEAD LINES THAT RUN THROUGH THE MIDDLE OF THE
BLOCK.
- ZONING FOR THESE LOTS ARE RESIDENTIAL SINGLE
FAMILY.
- THE FOLLOWING SEPARATION STANDARDS SHALL BE
REQUIRED FOR ALL NEW STRUCTURES ON EACH LOT OR
PARCEL:
 - FRONT YARD SETBACK:
FIFTEEN (15) FEET.
 - REAR YARD SETBACK:
TWENTY FIVE (25) FEET.
 - SIDE YARD SETBACK:
FIVE (5) FEET.



REFERENCES

- PLAT OF LINCOLN HEIGHTS ADDITION, RECORDED IN VOLUME L
OF PLATS, PAGE 36, RECORDS OF SPOKANE COUNTY, WASHINGTON.
- SHORT PLAT RECORDED IN BOOK 22 OF SHORT PLATS, PAGES 99-100,
RECORDS OF SPOKANE COUNTY, WASHINGTON.
- RECORD OF SURVEY RECORDED IN BOOK 57 OF SURVEYS, PAGE 7,
RECORDS OF SPOKANE COUNTY, WASHINGTON.
- SHORT PLAT RECORDED IN BOOK 24 OF SHORT PLATS, PAGES 70-72,
RECORDS OF SPOKANE COUNTY, WASHINGTON.
- SHORT PLAT RECORDED IN BOOK 24 OF SHORT PLATS, PAGES 3-4,
RECORDS OF SPOKANE COUNTY, WASHINGTON.
- SHORT PLAT RECORDED IN BOOK 33 OF SHORT PLATS, PAGES 65-66,
RECORDS OF SPOKANE COUNTY, WASHINGTON.
- REPLAT RECORDED IN BOOK 390 OF PLATS, PAGES 76-78,
RECORDS OF SPOKANE COUNTY, WASHINGTON.

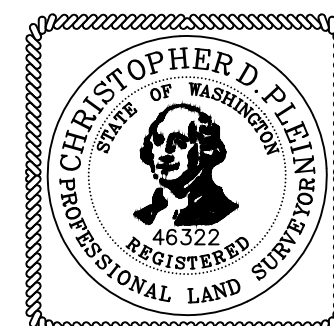
METHODS AND EQUIPMENT

THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH
A LEICA 1205 5" TOTAL STATION AND MEETS OR EXCEEDS
THOSE STANDARDS IDENTIFIED BY WAC 332-130-090.

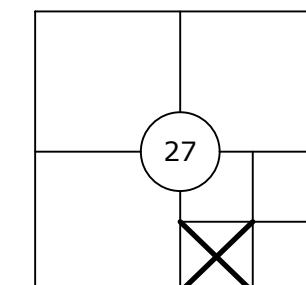
SURVEYOR'S CERTIFICATE

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 OF KATHRYN KLEYPAS, IN APRIL, 2020.

CHRISTOPHER D. PLEIN P.L.S. 46322



T. 25 N., R. 43 E.



PLS SPOKANE
LAND SURVEYING

3215 W MONTICELLO PL
SPOKANE, WA 99205

SCALE H: 1"=60' JOB: 20-001
V: N/A CADD/DWG: 20-001-SP.DWG

SURVEY BY: CDP

DRAWN BY: CDP

CHECKED BY: CDP

DATE: MAY 19, 2020