

OWNER
 NAME: URBAN EMPIRE HOMES, LLC
 OWNER'S AGENT: RANDY PALAZZO
 ADDRESS: 650 NE HOLLADAY ST # 1600, PORTLAND, OR, 97232
 PHONE #: 509-444-3332
 EMAIL: PDXINVEST@AOL.COM

NEW OWNER
 NAME: COGWHEEL PROPERTY DEVELOPMENT LLC
 ADDRESS: 2532 N NEVADA AVE, COLORADO SPRINGS, CO 80907-6827, US
 PHONE #: (720) 776-HOME (4663)
 EMAIL: JIM@COGWHEELPROPERTYDEVELOPMENT.COM
 ANDREW@COGWHEELPROPERTYDEVELOPMENT.COM

SURVEYOR
 NAME: DANIEL J. ATHA
 ADDRESS: 10 N POST ST #500, SPOKANE, WA 99201
 PHONE #: 509.328.2994
 EMAIL: DANIEL.ATHA@COFFMAN.COM

LEGAL DESCRIPTION:
 LOT 11 IN BLOCK 43 OF MANITO PARK RECORDED IN VOLUME "D" OF PLATS, PAGE 98, IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., CITY OF SPOKANE, SPOKANE COUNTY, STATE OF WASHINGTON.

EXCEPT THE NORTH 2.60 FEET OF THE WEST 42.00 FEET OF SAID LOT 11.

AND ALSO EXCEPT THE SOUTH 3.50 FEET OF SAID LOT 11.

CONTAINING 6.494 S.F. OF LAND MORE OR LESS.

ACREAGE
 PARCEL "A": 3251.40 SQ.FT. .±0.07 ACRES
 PARCEL "B": 3242.95 SQ.FT. .±0.07 ACRES

ZONING
 RSF (RESIDENTIAL SINGLE-FAMILY)
 CITY OF SPOKANE MUNICIPAL CODE, CHAPTER 17C.400 INTERIM HOUSING REGULATIONS ADOPTED TO IMPLEMENT RCW 36.70A.600(1)

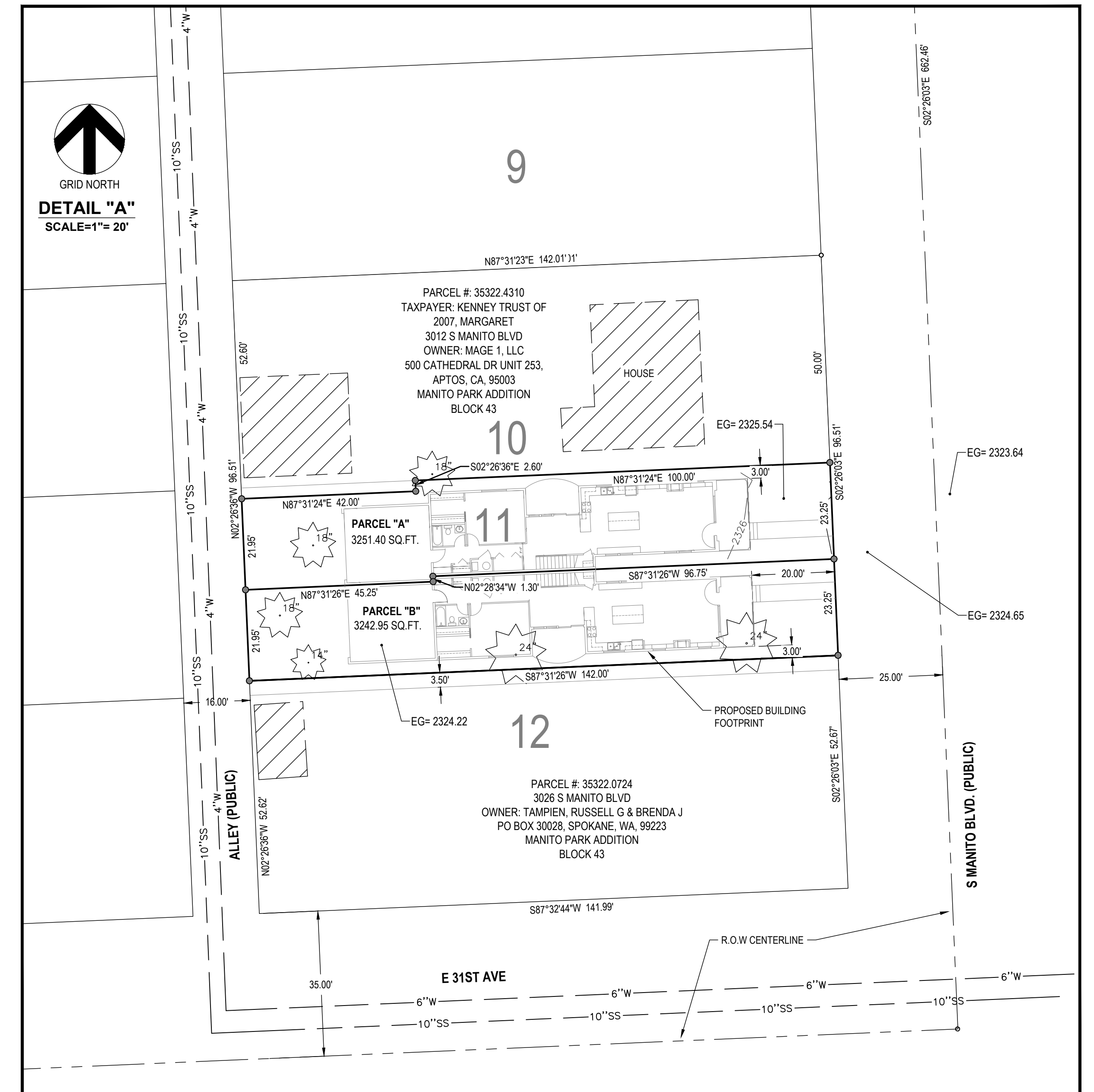
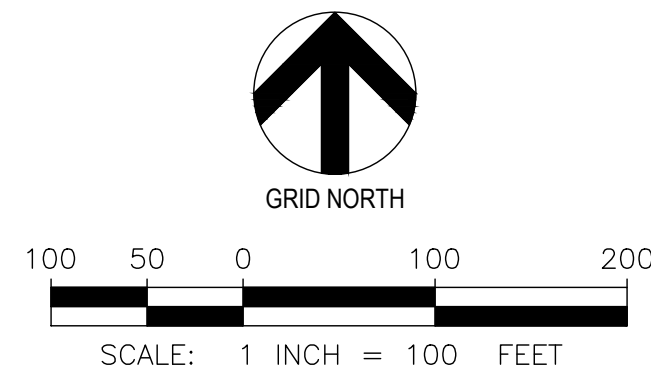
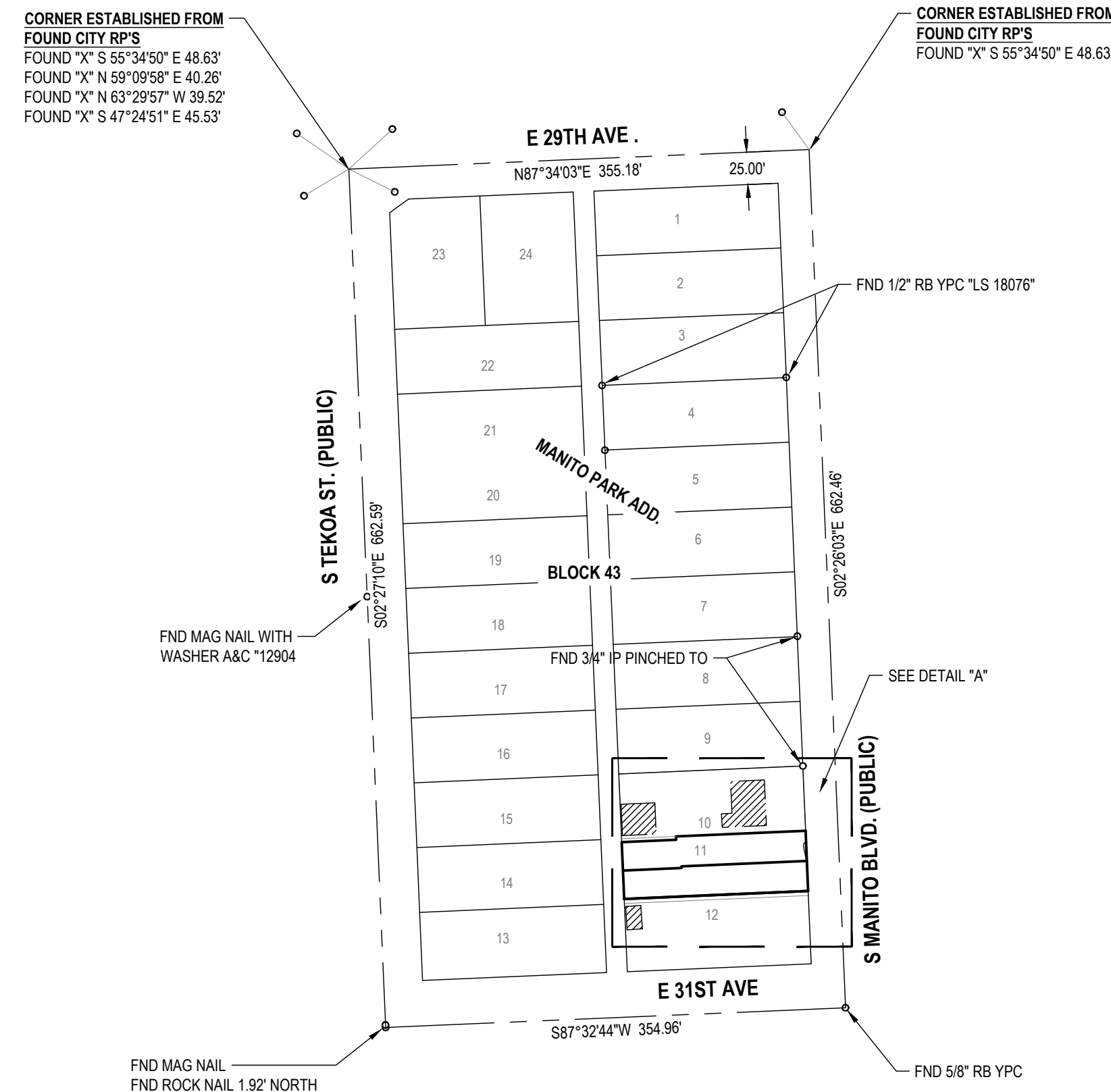
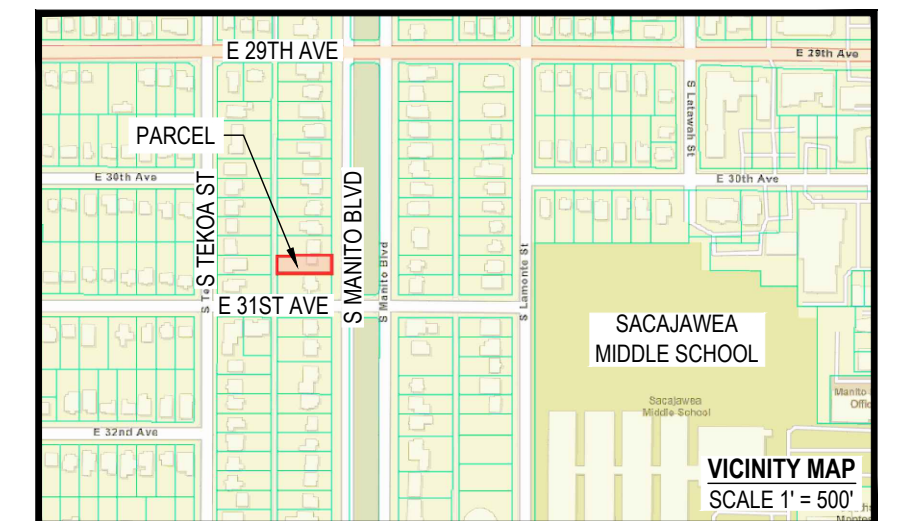
TABLE 17C.400-1, CITY OF SPOKANE MUNICIPAL CODE

MINIMUM LOT DIMENSIONS	
LOTS TO BE DEVELOPED WITH:	
RSF & RSF-C	
Attached Houses as defined in 17A.020.010 SMC	
Minimum lot area	1,280 sq. ft.
Minimum lot width with alley parking and no street curb cut [2]	16 ft.
Minimum lot width	36 ft.
Minimum lot depth	80 ft.
Minimum front lot line	Same as lot width
Detached single-family residential buildings, duplexes, multi-family residential structures of three or four units	
Minimum lot area	4,350 sq. ft.
Minimum lot width	40 ft.
Minimum lot depth	80 ft.
Minimum front lot line	40 ft.
PRIMARY STRUCTURE	
Attached Houses as defined in SMC 17A.020.010	
RSF & RSF-C	
Maximum Building Coverage	--
Maximum Roof Height [1]	40 ft.
Maximum Wall Height On Interior Lot of Development	35 ft.
Maximum Wall Height	30 ft.
Floor Area Ratio (FAR)	--
Detached single-family residential buildings, duplexes, multi-family residential structures of three or four units	
Maximum Building Coverage	60%
Maximum Roof Height [1]	40 ft.
Maximum Wall Height	30 ft.
Floor Area Ratio (FAR)	--

FLOOD ZONE
 ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE FLOOD MAP FOR THE SELECTED AREA IS NUMBER 30630543D, EFFECTIVE ON 07/09/2010.

NUMBER OF LOTS AND PROPOSED DENSITY
 NUMBER OF LOTS: 2
 PROPOSED DENSITY IS APPROXIMATELY 13.4 UNITS PER ACRE

**LUXURY TOWNHOMES
 3018 MANITO BLVD,
 MANITO PARK ADDITION, BLOCK 43
 PRELIMINARY SHORT PLAT
 (PARCEL #35322.4311)
 A PORTION OF NW 1/4 OF NW 1/4 S.32, T.25N., R.43E., W.M.,
 CITY OF SPOKANE, SPOKANE COUNTY, WA**



HORIZONTAL DATUM
 SURVEY IS BASED ON THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NAD83, NORTH ZONE, U.S. FOOT.

ELEVATION DATUM
 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), GEOID 12B

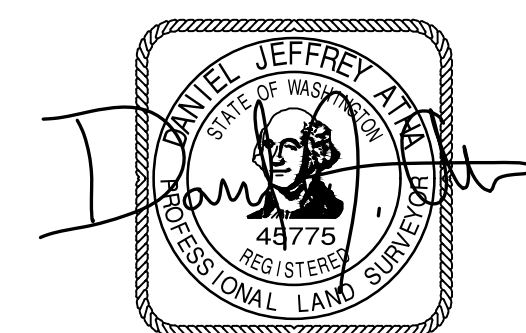
BASIS OF BEARING
 BEARINGS ARE GRID BEARINGS FROM THE WSRN NETWORK

EQUIPMENT AND PROCEDURES
 PER WAC 332-130-090, FIELD TRAVERSE PROCEDURES FOR LAND BOUNDARY SURVEYS WERE UTILIZED AND THE STANDARDS SET FORTH THEREIN WERE MET OR EXCEEDED.

PER WAC 332-130-100, EQUIPMENT AND PROCEDURES, AN ANNUALLY CALIBRATED LEICA NS0 ROBOTIC MULTI STATION AND A JAVAD TRIUMPH S ROVER GPS SURVEYING SYSTEM WERE UTILIZED IN THE FIELD TRAVERSE PROCEDURES.

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Spokane County Subdivision Ordinance.

Daniel J. Atha, P.L.S.
 Certificate No. 45775



LEGEND

○	FOUND AS NOTED
●	SET 5/8" REBAR WITH CAP PL# 45775, UNLESS OTHERWISE NOTED
EG	EXISTING GROUND ELEVATION
- - - - -	SANITARY SEWER
- - - - -	WATER

LOCATION:
 3018 MANITO BLVD, SPOKANE, WA

CLIENT:
 URBAN EMPIRE HOMES, LLC

PROJECT NO.: 190882
DATE: 12/13/2022
SHEET NO.: 1 OF 1

COFFMAN ENGINEERS
 10 N. Post Street Suite 500
 Spokane, Washington 99201
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