

PRELIMINARY SHORT PLAT SHP-2023-

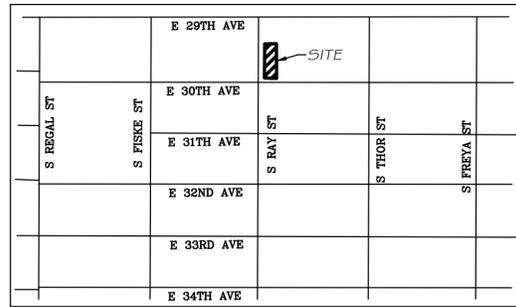
A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2023 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



VICINITY MAP
Not to scale

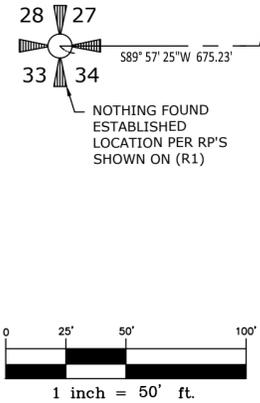
VERTICAL DATUM

NAVD 88
PER WGS MONUMENT 45BY,
ELEVATION=2298.54'

BASIS OF BEARINGS

HELD N89°57'46"E ALONG THE CENTERLINE OF 29TH AVE E AS SHOWN
ON RECORD OF SURVEY, AFN 6884586, RECORDED IN BOOK 179 OF
SURVEYS, PAGE 30, RECORDS OF SPOKANE COUNTY, WASHINGTON.

CONTOURS AT 2' INTERVALS

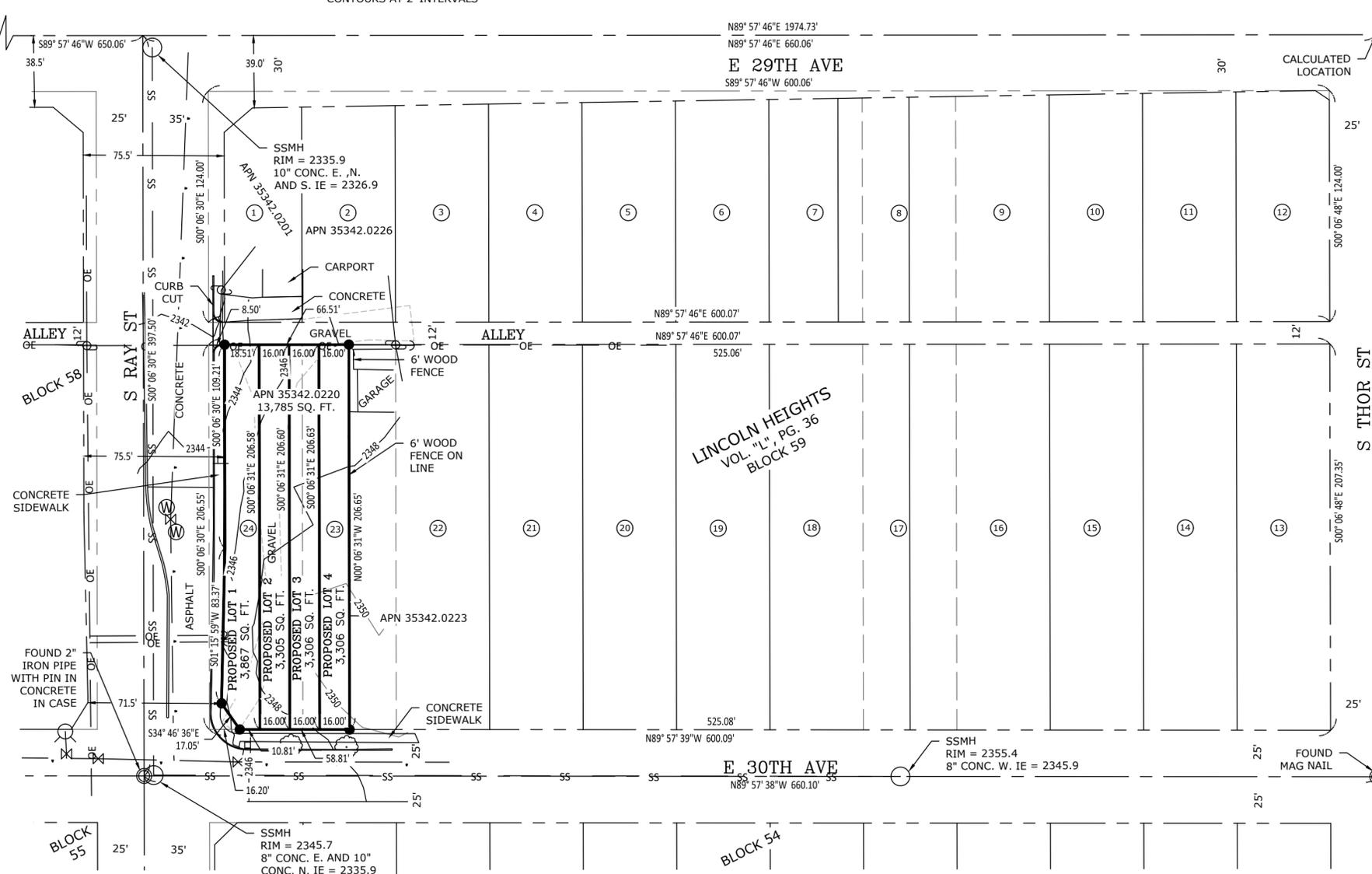


LEGEND

- SET 1/2" REBAR AND CAP "CDP LS 46322"
- FOUND MONUMENT AS NOTED
- DECIDUOUS TREE
- WATER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- GUY ANCHOR
- POWER POLE
- SEWER MANHOLE
- STREET SIGN
- OE — OVERHEAD POWER
- SS — UNDERGROUND SEWER
- — UNDERGROUND WATER

SITE TABLE DATA:

1. EXISTING NUMBER OF LOTS: 1
ORIGINAL PARCEL APN: 35342.0220
13,785 SQ.FT.
2. PROPOSED LOTS: 4
SQUARE FOOTAGE
NEW LOT 1: 3,785 SQ.FT.
NEW LOT 2: 3,305 SQ.FT.
NEW LOT 3: 3,306 SQ.FT.
NEW LOT 4: 3,306 SQ.FT.
2. WATER PROVIDER: CITY OF SPOKANE WATER DEPARTMENT
3. SEWER PROVIDER: SPOKANE COUNTY ENVIRONMENTAL SERVICES
4. VACANT LOT WILL HAVE 4 SINGLE FAMILY HOMES FACING THE ALLEY.
5. ZONING FOR THESE LOTS ARE RESIDENTIAL SINGLE FAMILY, AS AN ATTACHED HOUSING PLAT, UNDER INTERIM ZONING CODE 17C.400.010.
6. THE FOLLOWING SEPARATION STANDARDS SHALL BE REQUIRED FOR ALL NEW STRUCTURES ON EACH LOT OR PARCEL:
 - FRONT YARD SETBACK: TWENTY (20) FEET.
 - REAR YARD SETBACK: FIVE (5) FEET.
 - SIDE YARD SETBACK: THREE (3) FEET. 0 FEET FOR COMMON WALLS



ORIGINAL LEGAL DESCRIPTION

(PER FIRST AMERICAN TITLE COMPANY POLICY NUMBER 4251-4048469 DATED MARCH 20TH, 2023.)
LOT 24 AND WEST HALF OF LOT 23, BLOCK 59, LINCOLN HEIGHTS ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME "L" OF PLATS, PAGE 36, SITUATED IN THE CITY AND COUNTY OF SPOKANE, STATE OF WASHINGTON, EXCEPT THAT PORTION OF LOT 24 DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 24;
THENCE EAST ALONG THE SOUTH LINE A DISTANCE OF 16.2 FEET;
THENCE NORTHWESTERLY TO A POINT 14 FEET NORTH OF THE SOUTH LINE AND 6.5 FEET EAST OF THE WEST LINE;
THENCE NORTHERLY TO A POINT 8.5 FEET EAST OF THE WEST LINE AND 97.35 FEET NORTH OF THE SOUTH LINE;
THENCE NORTHERLY TO A POINT ON THE NORTH LINE A DISTANCE OF 8.5 FEET EAST OF THE NORTHWEST CORNER;
THENCE WEST ALONG THE NORTH LINE TO THE NORTHWEST CORNER;
THENCE SOUTH ALONG THE WEST LINE TO THE POINT OF BEGINNING.

OWNER INFORMATION:

CAMERON NAPORA
PO BOX 8669
SPOKANE, WA 99203
TEL: 509-475-5559

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.

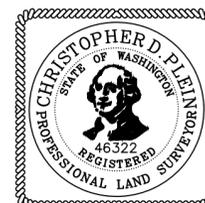
REFERENCES

1. RECORD OF SURVEY, AFN 6884586, RECORDED IN BOOK 179 OF SURVEYS, PAGE 30, RECORDS OF SPOKANE COUNTY, WASHINGTON.
2. RECORD OF SURVEY, AFN 4198333, RECORDED IN BOOK 80 OF SURVEYS, PAGE 59, RECORDS OF SPOKANE COUNTY, WASHINGTON.
3. PLAT OF LINCOLN HEIGHTS, RECORDED IN VOLUME L OF PLATS, PAGE 36, RECORDS OF SPOKANE COUNTY, WASHINGTON.

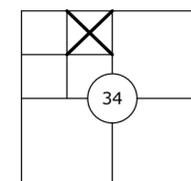
SURVEYOR'S CERTIFICATE

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 CAMERON NAPORA, IN JULY, 2023.

CHRISTOPHER D. PLEIN P.L.S. 46322



T. 25 N., R. 43 E.



PLS SPOKANE
LAND SURVEYING

3215 W MONTICELLO PL
SPOKANE, WA 99205
PH. 509-270-3367

PRELIMINARY
SHORT PLAT
SHP-2023
CAMERON NAPORA
3203 E 30TH AVE
SPOKANE, WA 99223

SCALE H: 1"=50' JOB: 21-224
V: N/A CADD/DWG: 21-224-SP.DWG