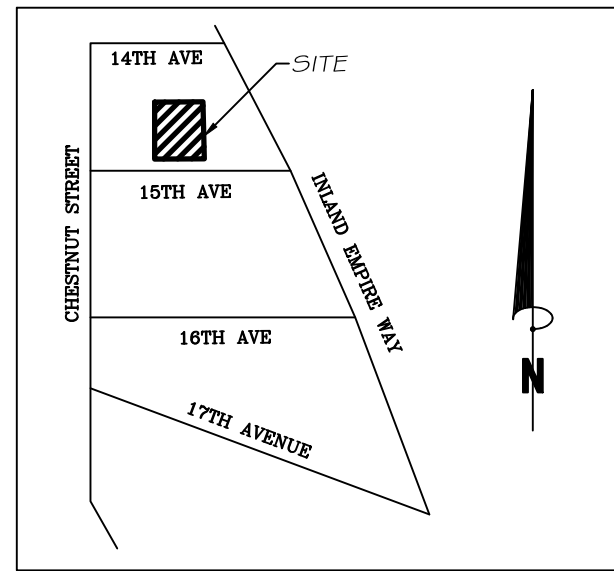


# PRELIMINARY SHORT PLAT SHP-2020-

POCKET RESIDENTIAL DEVELOPMENT  
A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M.,  
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



VICINITY MAP  
Not to scale

## ORIGINAL LEGAL DESCRIPTION

PARCEL NO. 25251.0512 AND 25251.0513  
(PER FIRST AMERICAN TITLE COMPANY POLICY NUMBER 3255484  
DATED JUNE 19TH, 2019.)

LOTS 10 AND 11, BLOCK 5, CANNON HILL ADDITION, ACCORDING TO  
PLAT RECORDED IN VOLUME "E" OF PLATS, PAGE 6,

IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

## SITE TABLE DATA:

- EXISTING NUMBER OF LOTS: 2  
ORIGINAL PARCEL APN: 25251.0512 AND 2520513 = 13,500 SQ.FT.
- PROPOSED LOTS: 3  
SQUARE FOOTAGE  
NEW LOT 1: 5,500 SQ.FT.  
NEW LOT 2: 4,120 SQ.FT.  
NEW LOT 3: 3,880 SQ.FT.
- WATER PROVIDER: CITY OF SPOKANE WATER DEPARTMENT
- SEWER PROVIDER: CITY OF SPOKANE WASTEWATER MANAGEMENT.
- PROPERTY SLOPES TOWARD W 15TH AVE. THERE ARE EXISTING HOUSES BEING BUILT ON PROPOSED LOT 2 AND 3. THERE IS A NEW HOUSE BEING PLANNED FOR PROPOSED LOT 1. THE HOUSES WILL BE CONNECTED TO CITY WATER AND SEWER. THERE ARE NO WELLS ON SITE. ACCESS FOR ALL LOT 2 AND 3 WILL BE FROM EXISTING RIGHT OF WAY FRONTAGE AND LOT 1 WILL ACCESS FROM AN EXISTING ALLEY AND ALL UTILITIES WILL ACCESS FROM SAID FRONTAGE AND ALLEY.
- 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: TWENTYFIVE (25) FEET.
  - SIDE YARD SETBACK: FIVE (5) FEET.

## METHODS AND EQUIPMENT

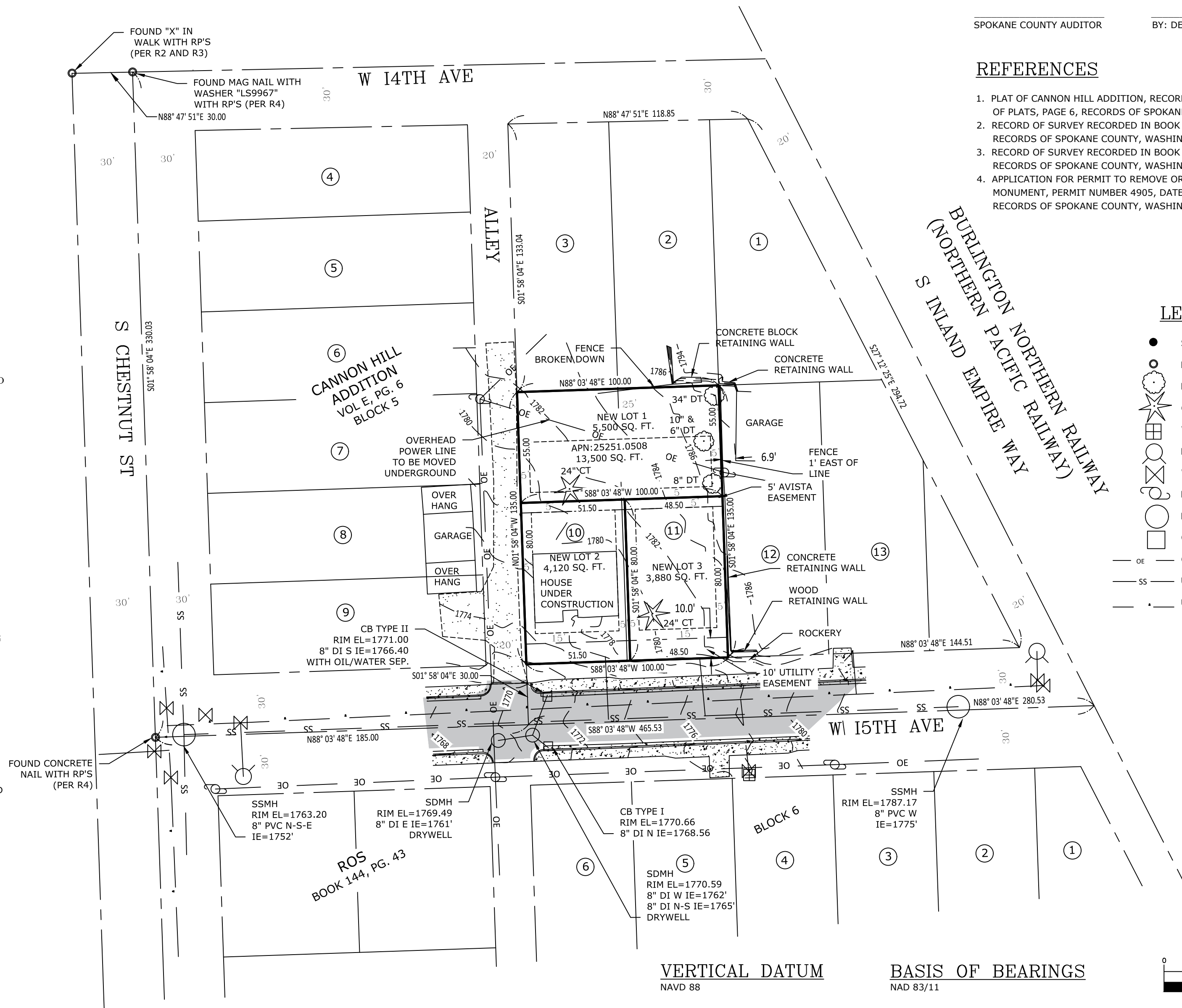
THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH A LEICA 1205 5" TOTAL STATION AND MEETS OR EXCEEDS THOSE STANDARDS IDENTIFIED BY WAC 332-130-090.

## OWNER INFORMATION:

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

## PARCEL INFORMATION:

EXISTING NUMBER OF LOTS: 2  
PROPOSED LOTS: 3  
WATER AND SEWER PROVIDER: SPOKANE PUBLIC UTILITIES



## 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

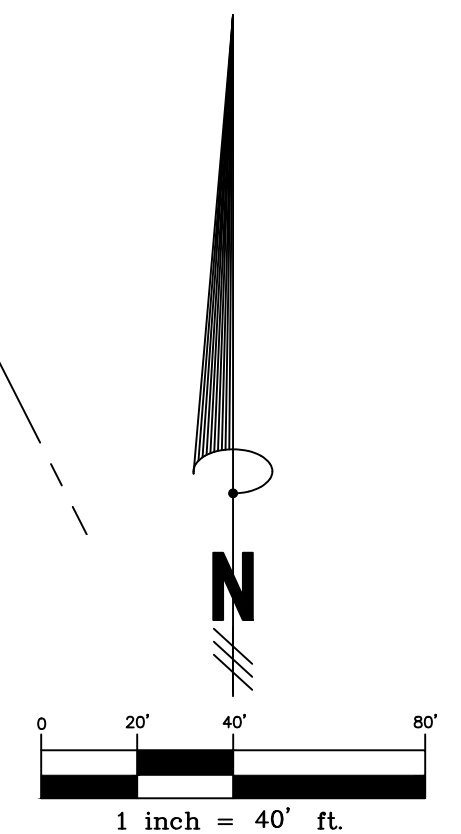
BY: DEPUTY CLERK

## REFERENCES

- PLAT OF CANNON HILL ADDITION, RECORDED IN VOLUME E OF PLATS, PAGE 6, RECORDS OF SPOKANE COUNTY, WASHINGTON.
- RECORD OF SURVEY RECORDED IN BOOK 144 OF SURVEYS, PAGE 43, RECORDS OF SPOKANE COUNTY, WASHINGTON.
- RECORD OF SURVEY RECORDED IN BOOK 51 OF SURVEYS, PAGE 66, RECORDS OF SPOKANE COUNTY, WASHINGTON.
- APPLICATION FOR PERMIT TO REMOVE OR DESTROY A SURVEY MONUMENT, PERMIT NUMBER 4905, DATED JAN. 10, 2013, RECORDS OF SPOKANE COUNTY, WASHINGTON.

## LEGEND

- SET 1/2" REBAR AND CAP "CDP LS 46322"
- FOUND MONUMENT AS NOTED
- DECIDUOUS TREE
- CONIFEROUS TREE
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- POWER POLE
- MANHOLE AS NOTED
- CATCH BASIN
- OE OVERHEAD POWER
- SS UNDERGROUND SEWER
- UNDERGROUND WATER



## VERTICAL DATUM

NAVD 88

PER WSDOT MONUMENTS GP32090-265,  
ELEVATION=1829.114'

## BASIS OF BEARINGS

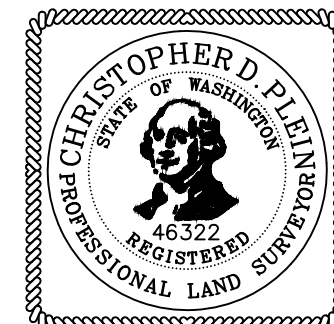
NAD 83/11

HELD S20°25'42"W BETWEEN FOUND WSDOT  
MONUMENTS GP32090-265 AND GP32090-264

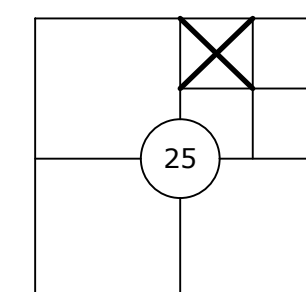
## SURVEYOR'S CERTIFICATE

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 DECEMBER, 2019.

CHRISTOPHER D. PLEIN P.L.S. 46322



T. 25 N., R. 42 E.



PLS SPOKANE  
LAND SURVEYING

3215 W MONTICELLO PL  
SPOKANE, WA 99205

SURVEY BY: CDP

DRAWN BY: CDP

SCALE H: 1"=40'

V: N/A

JOB: 19-001  
CADD/DWG: 19-001-SP.DWG

CHECKED BY: CDP

DATE: APRIL 20, 2020