A LEICA 1205 5" TOTAL STATION AND MEETS OR EXCEEDS THOSE STANDARDS IDENTIFIED BY WAC 332-130-090.

THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH PROPOSED LOTS: 3
EXISTING NUMBER OF LOTS: 2

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


PARCEL NO. 25251.0512 AND 25251.0513 (PER FIRST AMERICAN TITLE COMPANY POLICY NUMBER 3255484 IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON. LOTS 10 AND 11, BLOCK 5, CANNON HILL ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME "E" OF PLATS, PAGE 6, RECORDS OF SPOKANE COUNTY, WASHINGTON.

1. EXISTING NUMBER OF LOTS: 2
2. PROPOSED LOTS: 3
3. SEWER PROVIDER: SPOKANE COUNTY ENVIRONMENTAL SERVICES
4. PROPERTY SLOPES TOWARD W 15TH AVE. THERE ARE EXISTING SERVICES FROM AN EXISTING ALLEY AND ALL UTILITIES WILL ACCESS FROM HOUSES BEING BUILT ON PROPOSED LOT 2 AND 3. THERE IS A 5' ZONING FOR THESE LOTS ARE RESIDENTIAL SINGLE FAMILY, SERVICES WILL BE CONNECTED TO CITY WATER AND SEWER. THERE ARE NO WATER OR SEWER PROVIDERS FOR ALL LOT 2 AND 3 WILL BE FROM AN EXISTING ALLEY AND ALL UTILITIES WILL ACCESS FROM SPOKANE COUNTY SERVICES FROM AN EXISTING ALLEY AND ALL UTILITIES WILL ACCESS FROM SPOKANE COUNTY SERVICES.

5. ZONING FOR THESE LOTS ARE RESIDENTIAL SINGLE FAMILY, AND ARE ZONED UNDER THE CITY OF SPOKANE DEVELOPMENT GUIDELINES.

6. THE FOLLOWING SEPARATION STANDARDS SHALL BE REQUIRED FOR ALL NEW STRUCTURES ON EACH LOT OR PARCEL:
   - FRONT YARD SETBACK: FIFTEEN (15) FEET.
   - SIDE YARD SETBACK: TWENTY-FIVE (25) FEET.
   - REAR YARD SETBACK: TWENTY-FIVE (25) FEET.

CKET RESIDENTIAL DEVELOPMENT

NEW LOT 2: 3,880 SQ.FT.
NEW LOT 2: 4,120 SQ.FT.
NEW LOT 1: 5,500 SQ.FT.

SCALE H:       1"=40'
CHECKED BY:  CDP
DATE: JANUARY 13, 2020
JOB: 19-001

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.

Cameron Napora
PO BOX 588
SPOKANE, WA 99209
Tel: 509-475-5559

PLS Spokane, 108 W. 15TH ST, SPOKANE, WA 99224

SCALE: 1" = 1'A
DATE: 1/21/2020
FILED FOR RECORD THIS _______ DAY OF _______, 2020 AT _____, __M IN BOOK ________ OF PLATS, UNDER AUDITOR FILE NUMBER 4905, DATED JAN. 10, 2013, RECORDS OF SPOKANE COUNTY, WASHINGTON.

PLAT OF CANNON HILL ADDITION, RECORDED IN VOLUME E OF PLATS, PAGE 6, RECORDS OF SPOKANE COUNTY, WASHINGTON.
RECORD OF SURVEY RECORDED IN BOOK 51 OF SURVEYS, PAGE 66, RECORDS OF SPOKANE COUNTY, WASHINGTON.
APPLICATION FOR REMOVAL OR SPOKANE COUNTY, WASHINGTON.

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.


LOCATIONS
SET WEST MONUMENT "CPD LS 46322" FOUND MONUMENT AS NOTED
DECIDUOUS TREE
CONIFEROUS TREE
WATER METER
FIRE HYDRANT
WATER VALVE
POWERS POLE
MANHOLE AS NOTED
CATCH BARRIER
UNDERGROUND POWER
UNDERGROUND SEWER
UNDERGROUND WATER

METHODS AND EQUIPMENT

This survey was performed by field traverse with a Leica 3055 5' total station and meets or exceeds those standards identified by WAC 322-130-000.

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.

Cameron Napora
PO Box 588
Spokane, WA 99209
Tel: 509-475-5559

Parcel Information

Existing number of lots: 2
Proposed lots: 3
Water and sewer provider: Spokane Public Utilities

Vicinity Map

Not to scale