

# PRELIMINARY SHORT PLAT SHP-2017-

A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.,  
SPOKANE COUNTY, WASHINGTON

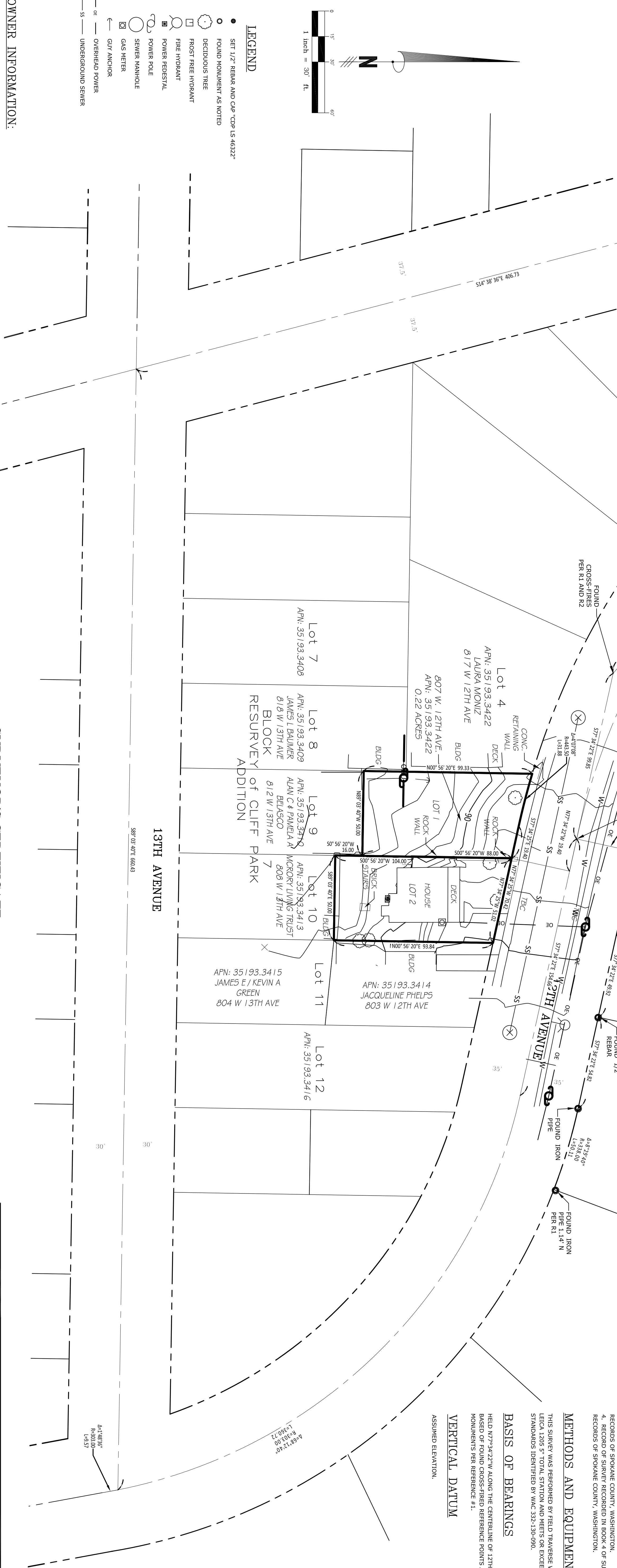
## ORIGINAL LEGAL DESCRIPTION

PER BARGAIN AND SALE DEED APN 6677700:  
PARCEL NO. 35193.3422  
LOT 9, EXCEPT THE SOUTH 106 FEET, AND LOT 10, EXCEPT THE SOUTH 92 FEET THEREOF, BLOCK 7 RESURVEY OF CLIFF PARK ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 65, RECORDS OF SPOKANE COUNTY, WASHINGTON.  
SITUATE IN SPOKANE COUNTY, WASHINGTON.

## SITE TABLE DATA:

- EXISTING NUMBER OF LOTS: 1  
ORIGINAL PARCEL APN: 35193.3422 = 9,612 SQ. FT.
- PROPOSED LOTS: 2  
SQUARE FOOTAGE SQ. FT.  
NEW LOT 2: 4,946 SQ. FT.
- WATER PROVIDER: CITY OF SPOKANE WATER DEPARTMENT
- SEWER PROVIDER: SPOKANE COUNTY ENVIRONMENTAL SERVICES
- PROPERTY ADJACENT TO W. 13TH AVE. ARE DOWN TOWARD THE HOUSES THERE IS AN EXISTING HOUSE ON PROPOSED LOT 2. THERE IS A NEW HOUSE BEING PLANNED FOR PROPOSED LOT 1. THE EXISTING HOUSES ARE CONNECTED TO CITY WATER AND SEWER. THERE ARE NO WELLS ON SITE. ACCESS FOR ALL LOTS WILL BE FROM EAST SIDE OF W. 13TH AVENUE, AND ALL UTILITIES WILL ACCESS FROM SAID FRONTAGE.
- ZONING FOR THESE LOTS ARE MULTI-FAMILY RESIDENTIAL.
- 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:
  - TEN (10) FEET.
  - SIDE YARD SETBACK:
  - FIVE (5) FEET.

## BLOCK 8 RESURVEY OF CLIFF PARK ADDITION



## REFERENCES

- PLAT OF RESURVEY OF CLIFF PARK ADDITION, RECORDED IN VOLUME E OF PLATS, PAGE 65, RECORDS OF SPOKANE COUNTY, WASHINGTON.
- CITY OF SPOKANE MONUMENT RECORDS.
- RECORD OF SURVEY RECORDED IN BOOK 113 OF SURVEYS, PAGE 32, RECORDS OF SPOKANE COUNTY, WASHINGTON.
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## METHODS AND EQUIPMENT

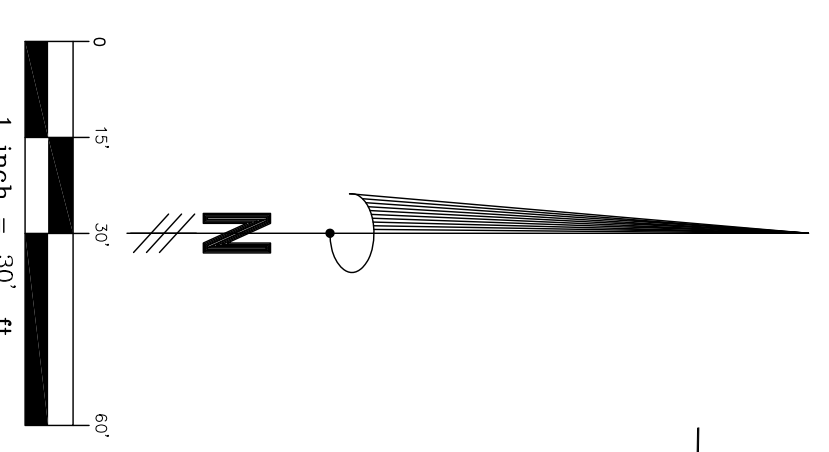
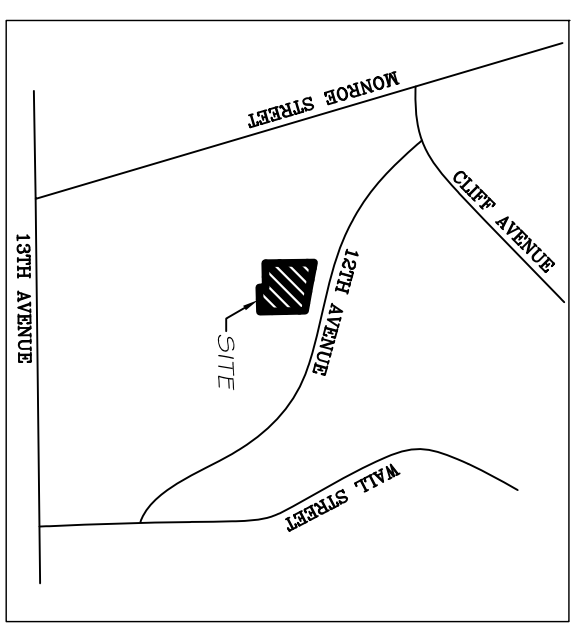
THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH A LEICA 1205 5" TOTAL STATION AND METERS OR EXCEEDS THOSE STANDARDS IDENTIFIED BY WAC 332-130-090.

## BASIS OF BEARINGS

FIELD N72°34'27"W ALONG THE CENTERLINE OF 12TH AVENUE, BASED ON FOUND CROSS-PIED REFERENCE POINTS AND FOUND MONUMENTS PER REFERENCE #1.

## VERTICAL DATUM

ASSUMED ELEVATION.



## LEGEND

- SET 1/2" REBAR AND CAP "CIP" L5-46322"
- FOUND MONUMENT AS NOTED
- DECIDUOUS TREE
- FROST FREE HYDRANT
- FROST FREE HYDRANT
- FIRE HYDRANT
- POWER HYDRANT
- POWER PEGESTAL
- POWER POLE
- SEWER MANHOLE
- GAS METER
- GUY ANCHOR
- OVERHEAD POWER
- UNDERGROUND SEWER

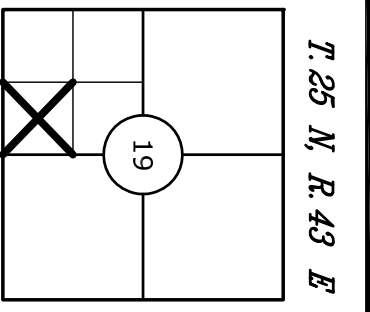
## OWNER INFORMATION:

CAMERON NAPORA  
PO BOX 8669  
SPOKANE, WA 99203  
TEL: 360-473-5929

## 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 FEBRUARY, 2018.

CHRISTOPHER D. PLEIN P.L.S. 46322



**PLS**  
PLEIN LAND SURVEYING  
1301 E 12TH AVENUE  
SPOKANE, WA 99204  
PHONE: 509.681.1138

**SHORT PLAT  
SHP-2017-**  
CAMERON NAPORA  
807 W 12TH AVE  
SPOKANE, WA 99204  
SCALE: 1"=30'  
JOB: 18405  
CADD/DWG: JSD/SSP/DWG  
DATE: MARCH 7, 2018