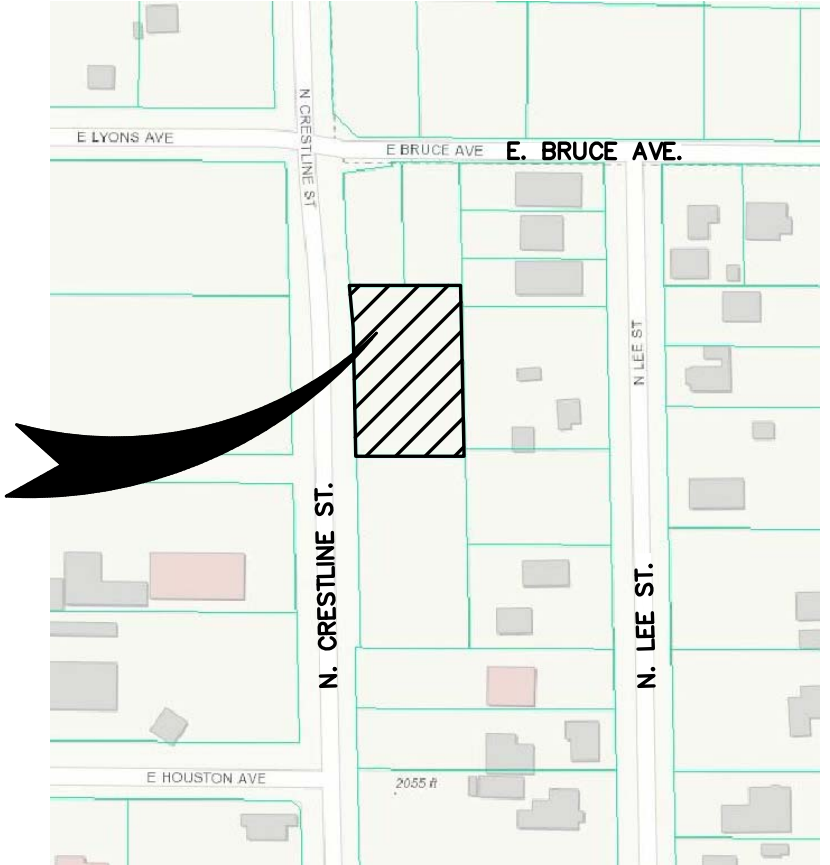
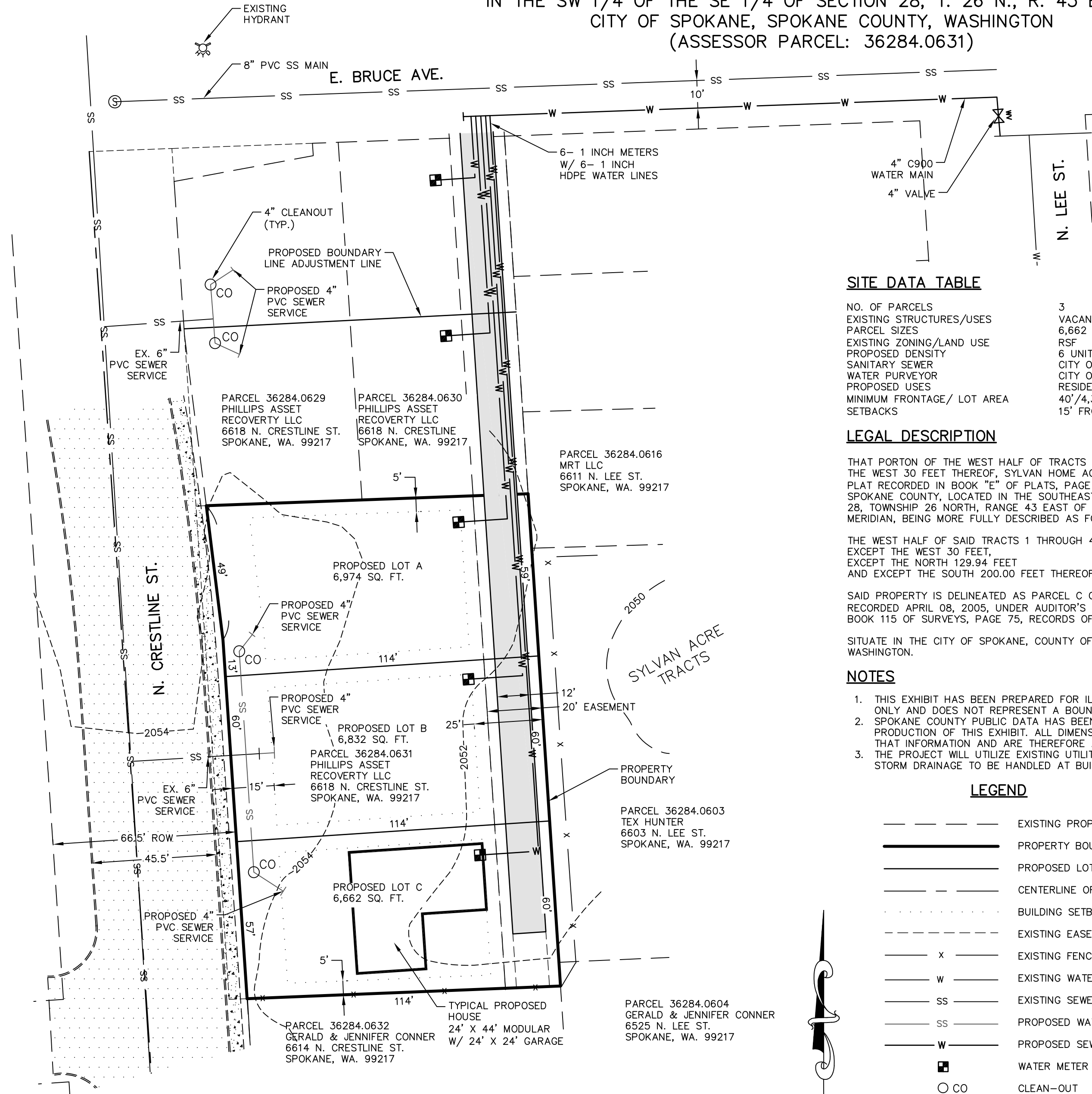


PRELIMINARY SHORT PLAT

PHILLIPS 3-LOT SHORT PLAT

IN THE SW 1/4 OF THE SE 1/4 OF SECTION 28, T. 26 N., R. 43 E., W.M.
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
(ASSESSOR PARCEL: 36284.0631)



VICINITY MAP
NTS

SITE DATA TABLE

NO. OF PARCELS	3
EXISTING STRUCTURES/USES	VACANT LOT
PARCEL SIZES	6,662 S.F. TO 6,974 S.F.
EXISTING ZONING/LAND USE	RSF
PROPOSED DENSITY	6 UNITS PER ACRE
SANITARY SEWER	CITY OF SPOKANE
WATER PURVEYOR	CITY OF SPOKANE
PROPOSED USES	RESIDENTIAL
MINIMUM FRONTAGE/ LOT AREA	40'/4,350 S.F. (1-FAMILY)
SETBACKS	15' FRONT, 25' REAR, 5' SIDE

LEGAL DESCRIPTION

THAT PORTION OF THE WEST HALF OF TRACTS 1 THROUGH 4, EXCEPT THE WEST 30 FEET THEREOF, SYLVAN HOME ACRE TRACTS, AS PER PLAT RECORDED IN BOOK "E" OF PLATS, PAGE 93, RECORDS OF SPOKANE COUNTY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN, BEING MORE FULLY DESCRIBED AS FOLLOWS:

THE WEST HALF OF SAID TRACTS 1 THROUGH 4; EXCEPT THE WEST 30 FEET, EXCEPT THE NORTH 129.94 FEET AND EXCEPT THE SOUTH 200.00 FEET THEREOF;

SAID PROPERTY IS DELINEATED AS PARCEL C OF THAT CERTAIN SURVEY RECORDED APRIL 08, 2005, UNDER AUDITOR'S FILE NO. 5200809 IN BOOK 115 OF SURVEYS, PAGE 75, RECORDS OF SPOKANE COUNTY;

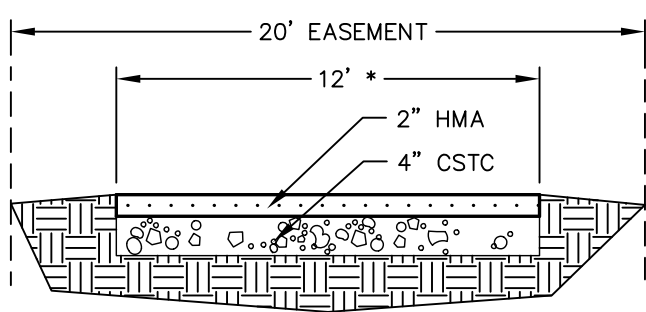
SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

NOTES

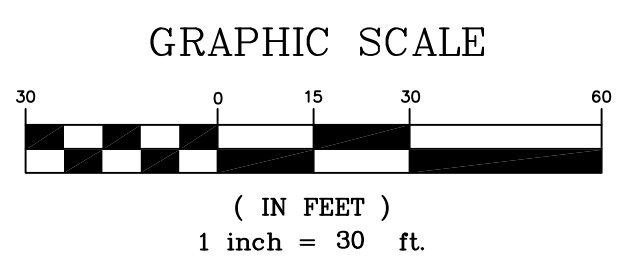
1. THIS EXHIBIT HAS BEEN PREPARED FOR ILLUSTRATION PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.
2. SPOKANE COUNTY PUBLIC DATA HAS BEEN USED FOR THE PRODUCTION OF THIS EXHIBIT. ALL DIMENSIONS ARE BASED ON THAT INFORMATION AND ARE THEREFORE APPROXIMATE.
3. THE PROJECT WILL UTILIZE EXISTING UTILITIES IN THE STREET AND STORM DRAINAGE TO BE HANDLED AT BUILDING PERMIT.

LEGEND

- EXISTING PROPERTY LINE
- PROPERTY BOUNDARY
- - - PROPOSED LOT LINE
- CENTERLINE OF STREET
- - - BUILDING SETBACK LINE
- - - EXISTING EASEMENT LINE
- x — EXISTING FENCE LINE
- w — EXISTING WATER LINE
- ss — EXISTING SEWER LINE
- ss — PROPOSED WATER LINE
- w — PROPOSED SEWER LINE
- WATER METER
- CO CLEAN-OUT



* BUILT TO WSDOT SPECIFICATIONS FOR COMPACTION AND MATERIALS



SURVEYOR'S NOTES:

1) THIS DRAWING DOES NOT ATTEMPT TO SHOW ALL EASEMENTS OF RECORD, PRESCRIPTIVE EASEMENTS, OR PHYSICAL FEATURES OF THE PROPERTY.

PROCEDURES & EQUIPMENT:

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 TCPR 1205 ROBOTIC TOTAL STATION WAS UTILIZED IN THE FIELD TRAVERSE PROCEDURES.

SURVEY REFERENCES:

- (R1) RECORD OF SURVEY, BOOK 115 OF SURVEYS, PAGE 75
- (R2) SYLVAN HOME ACRE TRACTS, RECORDED IN BOOK "E" OF PLATS, PAGE 93

OWNER/DEVELOPER

LORI PHILLIPS
PO BOX 1287
MEAD, WA. 99021
(509) 953-1000

AGENT/SURVEYOR

STORHAUG ENGINEERING
510 E. 3RD AVENUE
SPOKANE, WASHINGTON 99202
509-242-1000

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 PHILLIPS ASSET RECOVERY, LLC

DATE 04/24/2018



storhäug

civil engineering planning
landscape architecture surveying

510 east third avenue | spokane, wa | 99202
p 509.242.1000 | f 509.242.1001

DATE	04/24/2018	SCALE	1" = 30'
FIELD BOOK	18-012	DRAWN	KSN
PROJECT NUMBER	18-012	DRAWING NO.	1 OF 1

18-012_PP.dwg short plat