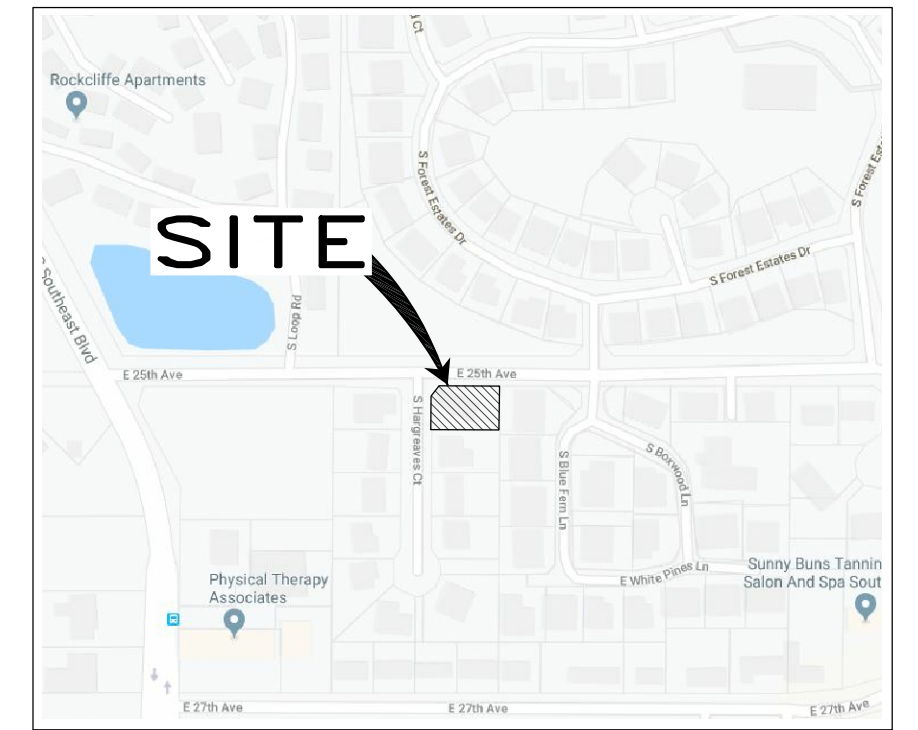
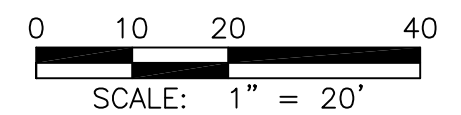


PRELIMINARY SHORT PLAT FOR ROCKWOOD SOUTH HILL

LOT 16, BLOCK 1, HARGREAVES & BORSTE ADDITION, IN A PORTION OF THE SE 1/4 OF SECTION 28,
TOWNSHIP 25 NORTH RANGE 43 EAST W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
OCTOBER, 2019

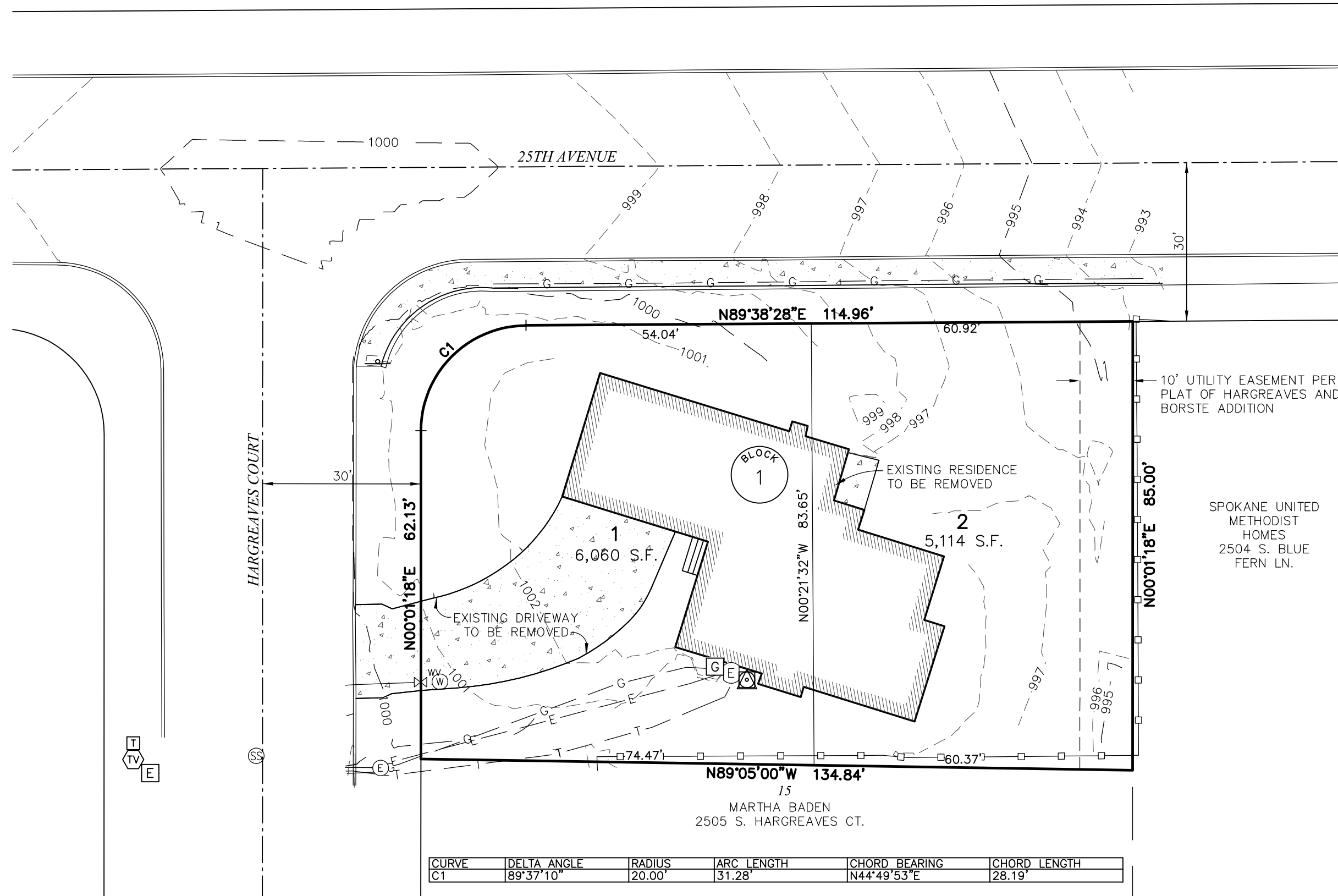


VICINITY MAP
N.T.S.



LEGEND

- ◆ = FOUND AS SHOWN
- ⌈ = TELEPHONE RISER
- ⌈ = ELECTRICAL VAULT
- PP = POWER POLE
- ⌋ = GUY ANCHOR
- ⊙ = ELECTRICAL MANHOLE
- ⊙ = ELECTRICAL METER
- ⊙ = GAS METER
- ⊙ = SANITARY SEWER MANHOLE
- ⊙ = HEAT PUMP
- = VINYL RAIL FENCE
- = ROD IRON FENCE
- OU— = OVERHEAD POWER LINE
- E— = UNDERGROUND ELECTRICAL LINE
- G— = UNDERGROUND GAS LINE
- T— = UNDERGROUND TELEPHONE LINE
- ▨ = BUILDING



PLAT DATA

ASSESSOR'S PARCEL NO. 35284.0316
 AREA (GROSS) 11,174 SQ FT
 DENSITY 7.7 UNITS PER ACRE
 NO. OF LOTS 2 SINGLE FAMILY LOTS
 AVERAGE LOT SIZE 5,587 S.F.
 FRONTAGE AS SHOWN
 ZONING RSF
 COMPREHENSIVE PLAN RESIDENTIAL SINGLE FAMILY
 EXISTING BUILDINGS RESIDENCE WITH ATTACHED GARAGE
 TO BE REMOVED

PROPOSED USE OF LOTS SINGLE FAMILY RESIDENTIAL
 TOPOGRAPHY RELATIVELY LEVEL
 WATER CITY OF SPOKANE
 SEWAGE CITY OF SPOKANE
 SETBACKS FRONT 15 FEET
 FLANKING STREET 5 FEET
 GARAGE 20 FEET
 SIDE YARD 5 FEET
 REAR YARD 25 FEET

LEGAL DESCRIPTION:

(As shown on Subdivision Guarantee number 3322771,
 First American Title Company)
 LOT 16 IN BLOCK 1 OF HARGREAVES & BORSTE ADDITION
 ACCORDING TO PLAT RECORDED IN VOLUME 14 OF PLATS AT
 PAGE(S) 94, IN THE CITY OF SPOKANE, SPOKANE COUNTY,
 WASHINGTON.

NOTES:

1. CONTOURS SHOWN PER TOPOGRAPHIC SURVEY CONDUCTED BY
 ADAMS & CLARK, INC. IN APRIL, 2019. DATUM: NAVD88

PROPERTY OWNER/APPLICANT

SPOKANE METHODIST HOMES D/B/A Rockwood Retirement Communities
 2903 E. 25TH AVE
 SPOKANE, WA 99203
 (509) 536-6657
 andrewg@rockwoodretirement.org

PROJECT CONTACT/SURVEYOR

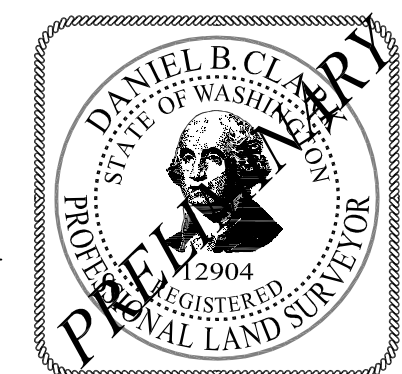
JON HESTER/ADAMS & CLARK, INC.
 1720 W. FOURTH AVE.
 SPOKANE, WA 99201
 (509) 747-4600
 jhester@adamsandclark.com

SPOKANE UNITED
 METHODIST
 HOMES
 2504 S. BLUE
 FERN LN.

SURVEYOR'S CERTIFICATE

I, DANIEL B. CLARK REGISTERED LAND SURVEYOR,
 HEREBY CERTIFY THE PLAT OF MELTON FINAL CITY
 SHORT PLAT, AS SHOWN HEREON, IS BASED UPON
 ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND
 THAT ALL ANGLES, DISTANCES, AND COURSES ARE
 CORRECTLY SHOWN AND THAT LOT CORNERS ARE SET
 AS SHOWN ON THE PLAT.

DANIEL B. CLARK



NW	NE
SW	SE
28-25-43	

Adams & Clark, Inc.
 1720 W. Fourth Ave.
 Spokane, WA 99201
 (509) 747-4600 F(509) 747-8913
 www.adamsandclark.com
 Project No. 2019-01-071