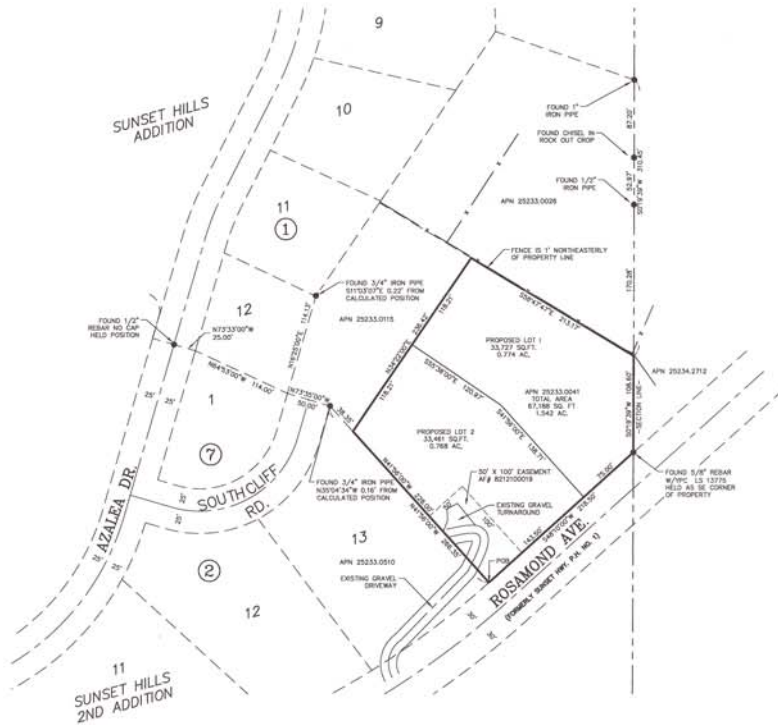


PRELIMINARY SHORT PLAT
RICK BERG

A PORTION OF THE SW 1/4 OF SECTION 23,
TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON
(ASSESSOR PARCEL: 25233.0041)



SITE DATA TABLE

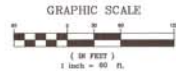
NO. OF PARCELS	2
EXISTING STRUCTURES/USES	VACANT
PARCEL SIZES	PROPOSED LOT 1 33,727 SQ.FT. (0.774 AC.) PROPOSED LOT 2 33,461 SQ.FT. (0.768 AC.) 87,188 SQ.FT. (1.942 AC.)
TOTAL AREA	167,376 SQ.FT. (3.814 AC.)
EXISTING ZONING/LAND USE	RSF 7A-10
PROPOSED ZONING	1 UNITS PER 1,542 ACRES
SANITARY SCHEM	CITY OF SPOKANE
WATER DIVISION	CITY OF SPOKANE
PROPOSED USES	RESIDENTIAL
MINIMUM FRONTAGE/LOT AREA PER UNIT	457.6, 905 SF (1-FAMILY)

LEGAL DESCRIPTION

THAT PORTION OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 42 EAST, AS DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST EASTERLY CORNER OF LOT 13 IN BLOCK 2, OF SUNSET HILLS 2ND ADDITION AS PER PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 81;
THENCE NORTH 41° 59' 00" WEST 228.00 FEET;
THENCE NORTH 34° 22' 00" EAST 236.43 FEET;
THENCE SOUTH 58° 47' 42" EAST 213.77 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23;
THENCE SOUTH ALONG SAID WEST LINE SOUTH 02° 23' 30" WEST 108.50 FEET TO A POINT ON THE NORTHEAST BOUNDARY OF SAID QUARTER;
THENCE ALONG SAID NORTHEASTLY HIGH-OF-WAY SOUTH 48° 05' 00" WEST 218.50 FEET TO THE POINT OF BEGINNING.
CONTAINING 67,188 SQ.FT. (1.542 ACRES) OF LAND MORE OR LESS,
SUBJECT TO RIGHTS OF WAY, EASEMENTS OR SERVICES OF RECORD OR IN VIEW.

LEGEND

- FOUND MONUMENT AS NOTED ON DRAWING
- (R) INDICATES RECORD VALUE
- - - - - EXISTING PROPERTY LINE
- — — — — PROPERTY BOUNDARY
- — — — — PROPOSED LOT LINE
- — — — — CENTERLINE OF STREET
- - - - - EASEMENT LINE
- x — — — — — FENCE



VICINITY MAP
N13

SURVEYOR'S NOTES

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

PROCEDURES & EQUIPMENT

PER WA 232-130-090, FIELD TRAVERSE PROCEDURES FOR LAND BOUNDARY SURVEYS WERE UTILIZED AND THE STANDARDS SET FORTH THEREIN WERE MET OR EXCEEDED.
PER WA 323-130-100, EQUIPMENT AND PROCEDURES, AN ANNUALLY CALIBRATED LEICA TSP1100 REFLECTOR TOTAL STATION WAS UTILIZED IN THE FIELD TRAVERSE PROCEDURES.

RECORD DOCUMENTS

- (R1) SUNSET HILLS ADDITION, VOLUME 8 OF PLATS, PAGE 88
- (R2) SUNSET HILLS 2ND ADDITION, VOLUME 7 OF PLATS, PAGE 81
- (R3) CITY OF SPOKANE BOUNDARY LINE ADJUSTMENT NO.

OWNER

ROCK BERG
1022 S. PEPPER TREE LANE
SPOKANE, WA 99208

AGENT

STORHÄUG ENGINEERING
310 EAST 2ND AVENUE
SPOKANE, WA 99202
CONTACT: RICK HOLT (509)342-1000

SURVEYOR

STORHÄUG ENGINEERING
310 EAST 2ND AVENUE
SPOKANE, WA 99202
CONTACT: RICK HOLT (509)342-1000

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF RICK BERG IN NOVEMBER, 2015.

ROCK BERG, P.L.S.
CERTIFICATE NO. 37548

DATE



PRELIMINARY

storhäug
civil engineering | planning
landscape architecture | surveying
111 West 2nd Street | Spokane, WA | 99202
P 509.342.1000 | F 509.342.1001

PRELIMINARY CITY SHORT PLAT
APN 25233.0041
SPOKANE, WA.

DRAWN	BPO	DATE	12/30/15
CHECKED	RH	SCALE	1" = 60'
1	OF	1	
PROJECT	NUMBER	15-234	

15-234 PP.dwg ROS

CALL BEFORE YOU DIG 811