

EQUIPMENT AND PROCEDURES

This Survey Was Performed With A SOKKIA SET 500
Total Station Using Field Traverse Procedures Achieving
Minimum Closing Standard Per WAC 332-130-090.

BASIS OF BEARINGS

Assumed A Bearing of East Along the Centerline of 22nd Avenue

RUDD PRELIMINARY CITY SHORT PLAT

A PORTION OF BLOCK 125 OF LINCOLN HEIGHTS

**LOCATED IN THE S E 1/4 of SECTION 27, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON**

AUDITOR'S CERTIFICATE

Filed For Record By _____
This Day Of _____, 2016, At _____
Minutes Past _____ O'Clock _____ M. And Recorded In
Book _____ Of Short Plats At Page(s) _____
Records of Spokane County, Washington.

Spokane County Auditor

Existing Legal Description

South half of Lots 1, 2 and 3, Block 125 of Lincoln Heights, According to Plat
Recorded in Volume "L" of Plats, Page 36, in the City of Spokane, Spokane
County, Washington,

Total SF = 24,538 (0.56 ac)

LEGEND

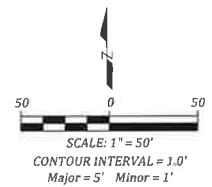
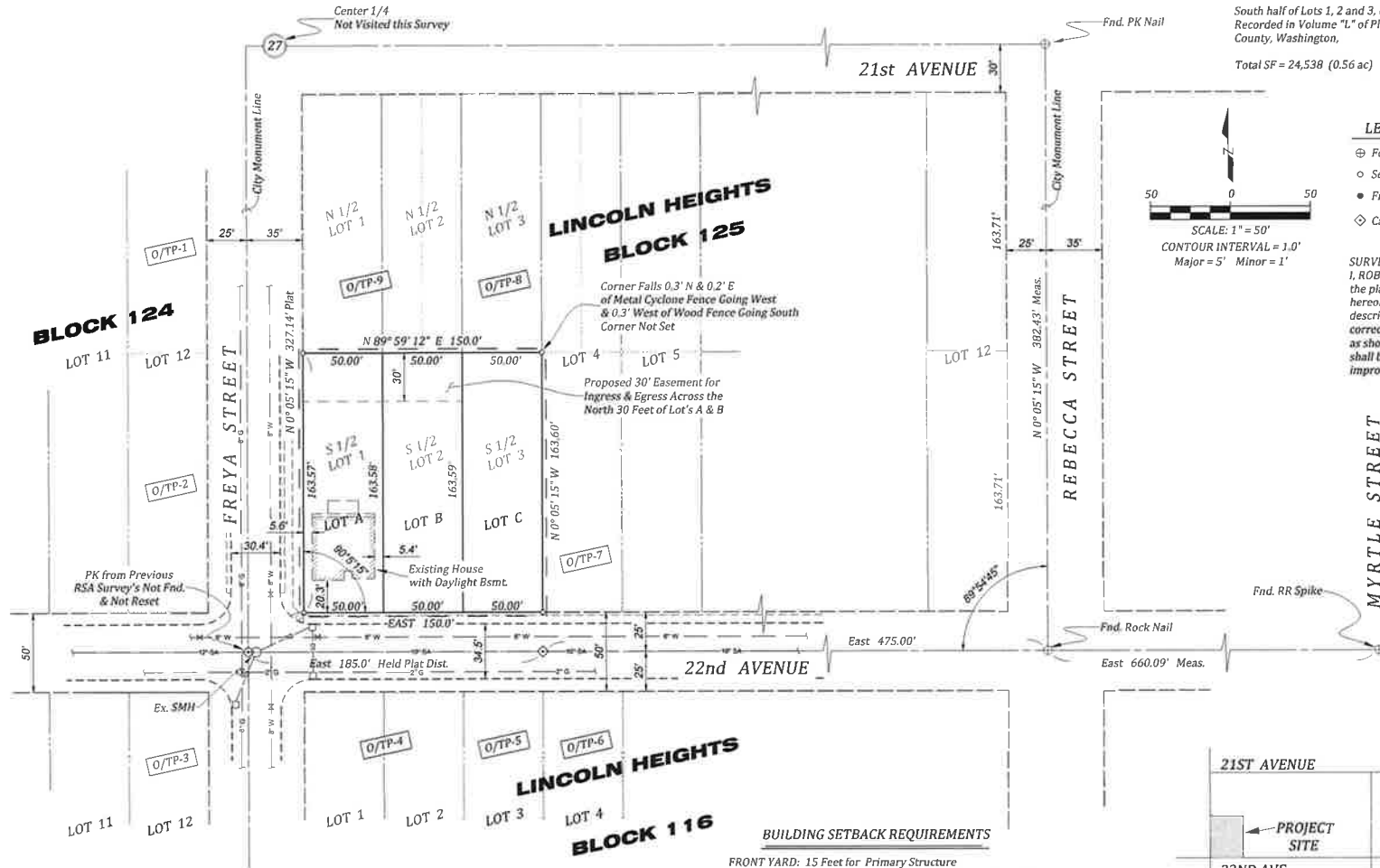
- ⊕ Found Point As Noted
- Set 1/2" Rebar & Plastic Cap Marked "LS 7317"
- Fnd 1/2" Rebar & Plastic Cap Marked "LS 7317"
- ◇ Calc'd Point; Not Set

SURVEYOR'S CERTIFICATE

I, ROBERT S. ADAMS, registered land surveyor, hereby certify
the plat of "RUDD 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 all non fronting lot corners are set
as shown on the plat. Monuments and fronting lot corners
shall be set upon completion of the utility and street
improvements.

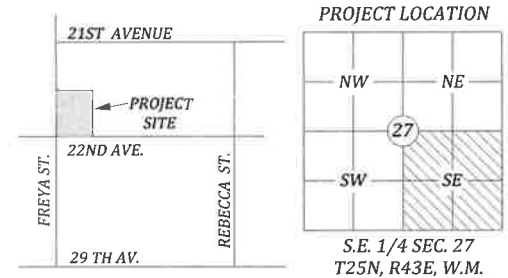


DATE _____



BUILDING SETBACK REQUIREMENTS

- FRONT YARD: 15 Feet for Primary Structure
20 Feet for Accessory Structure/Garage Opening
- REAR YARD: 25 Feet for Primary Structure/ Living Space
5 Feet for Accessory Structure
- SIDE YARD: 5 Feet for Lots Greater than 40 Feet in Width



O/TP#	Owner Name	Parcel ID.	Taxpayer Name	Taxpayer Address	Taxpayer City	Taxpayer St.	Taxpayer Zip	Site Address
O/TP-1	UTIGARD, BRYAN T	35273.1721	UTIGARD, BRYAN T	3528 E 21ST AVE	SPOKANE	WA	99223	3528 E 21ST AVE
O/TP-2	MADDOX, LILIANE	35273.1722	MADDOX, LILIANE	410 SW 322ND ST	FEDERAL WAY	WA	98023	2128 S FREYA ST
O/TP-3	CUNNINGHAM, TRUDY D	35273.1415	HUGGINS, TRUDY	3522 E 22ND AVE	SPOKANE	WA	99223	3522 E 22ND AVE
O/TP-4	PILANT, GAYLE K & LYNN	35274.2801	PILANT, GAYLE K & LYNN	3606 E 22ND AVE	SPOKANE	WA	99223	3606 E 22ND AVE
O/TP-5	HARGREAVES, LINDA M	35274.2816	HARGREAVES, LINDA M	PO BOX 8294	SPOKANE	WA	99203-0294	3612 E 22ND AVE
O/TP-6	BELAN, LEONID & GALINA	35274.2818	BELAN, LEONID & GALINA G	3618 E 22ND AVE	SPOKANE	WA	99223	3618 E 22ND AVE
O/TP-7	NEELY, TIMOTHY E	35274.2904	NEELY, TIMOTHY E	PO BOX 30203	SPOKANE	WA	99223	3621 E 22ND AVE
O/TP-8	HARRISON, MICHAEL & SU	35274.2903	HARRISON, MICHAEL L & SUSAN	3614 E 21ST AVE	SPOKANE	WA	99223-5416	3614 E 21ST AVE
O/TP-9	HARRISON, MICHAEL & SU	35274.2901	HARRISON, MICHAEL L & SUSAN	3614 E 21ST AVE	SPOKANE	WA	99223-5416	3600 E 21ST AVE

ROBERT S. ADAMS
PROFESSIONAL LAND SURVEYOR

3914 E. CONGRESS AVENUE
SPOKANE, WA 99223

Drawn By: DTW
Date: 07-10-2016
Checked By: RSA
Scale: 1" = 50'
Sheet 1 of 1
Job Number
Rudd22nd-PFSP