

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 N 87° 33' 45" E Along the Centerline of 29th Avenue

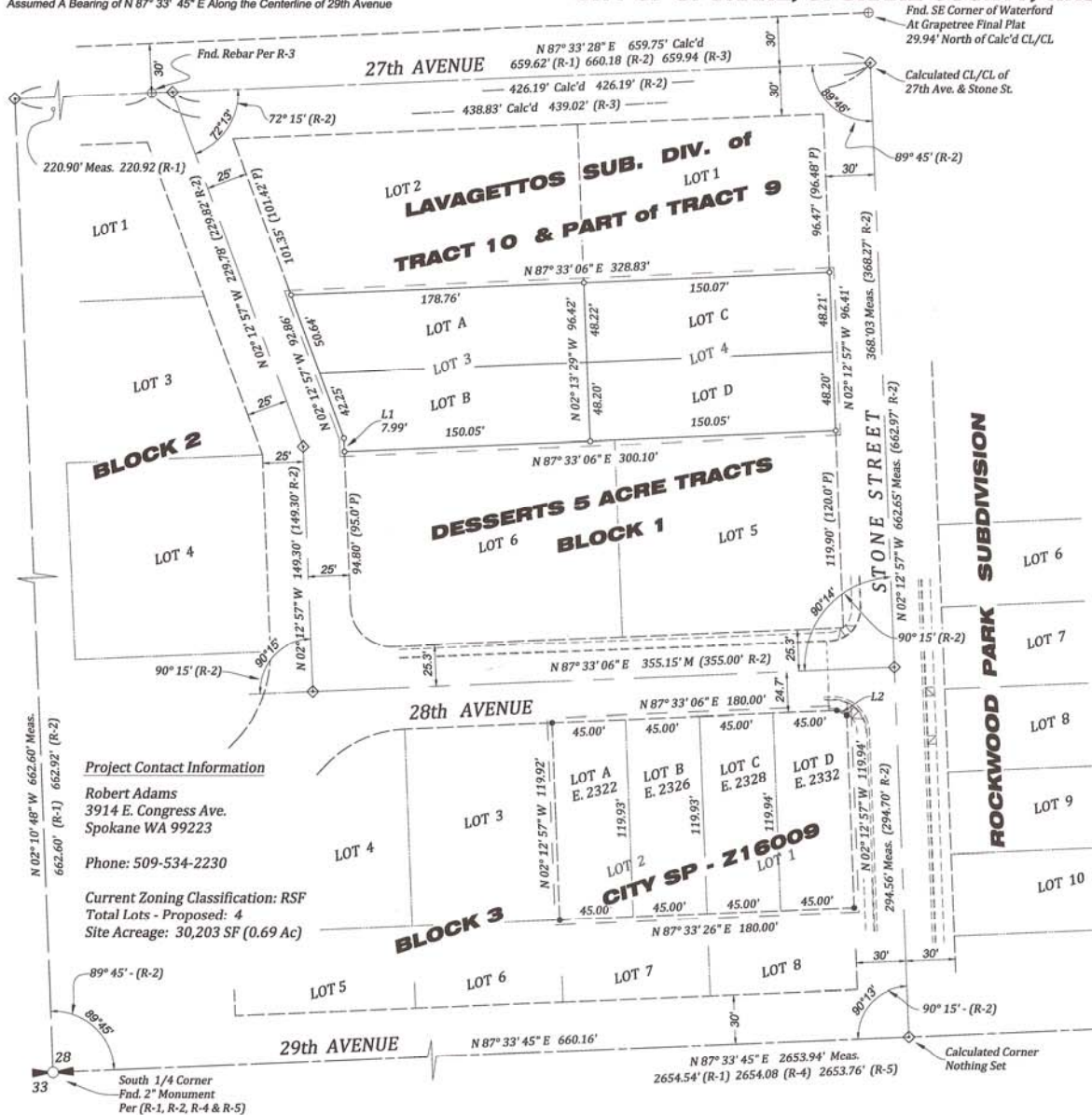
PARVIZ PRELIMINARY CITY SHORT PLAT
A REPLAT OF A PORTION OF BLOCK 1 OF LAVAGETTOS SUBDIVISION OF TRACT 10
AND PART OF TRACT 9 OF DESSERTS FIVE ACRE TRACT

LOCATED IN THE S E 1/4 of SECTION 28, 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

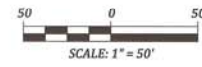


LEGEND

- ⊕ 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

Drawing References

- (R-1) = ROS Bk 125 Pg 90
- (R-2) = Final Plat Lavagettos Sub-Div of Tract 10 & Part of Tract 9 of Desserts 5 Acre Tracts
- (R-3) = Final Plat of Waterford at Grapetree
- (R-4) = ROS Bk 42 Pg 97
- (R-5) = ROS Bk 139 Pg 38



Project Contact Information

Robert Adams
3914 E. Congress Ave.
Spokane WA 99223

Phone: 509-534-2230

Current Zoning Classification: RSF
Total Lots - Proposed: 4
Site Acreage: 30,203 SF (0.69 Ac)

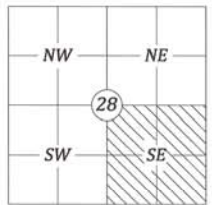
SURVEYOR'S CERTIFICATE

I, ROBERT S. ADAMS, registered land surveyor, hereby certify the plat of "PARVIZ 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

PROJECT LOCATION



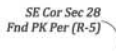
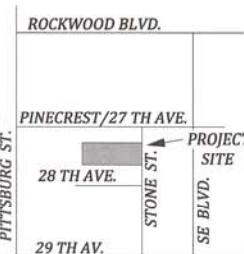
S.W. 1/4 SEC. 28
T25N, R43E, W.M.

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



ROBERT S. ADAMS
PROFESSIONAL LAND SURVEYOR
3914 E. CONGRESS AVENUE
SPOKANE, WA 99223

Drawn By: DTW
Date: 03-27-2016
Checked By: RSA
Scale: 1" = 50'
Sheet 1 of 2
Job Number
Schin-PFSP