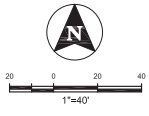


PRELIMINARY SHORT PLAT OF SUMNER PLACE

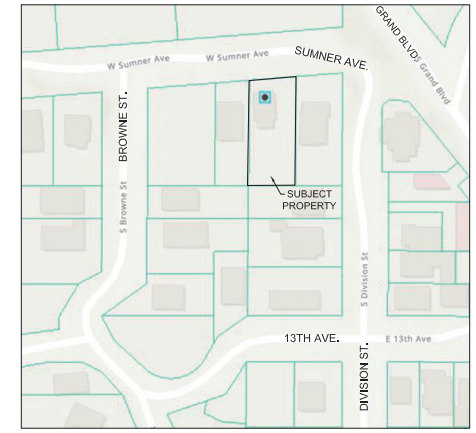
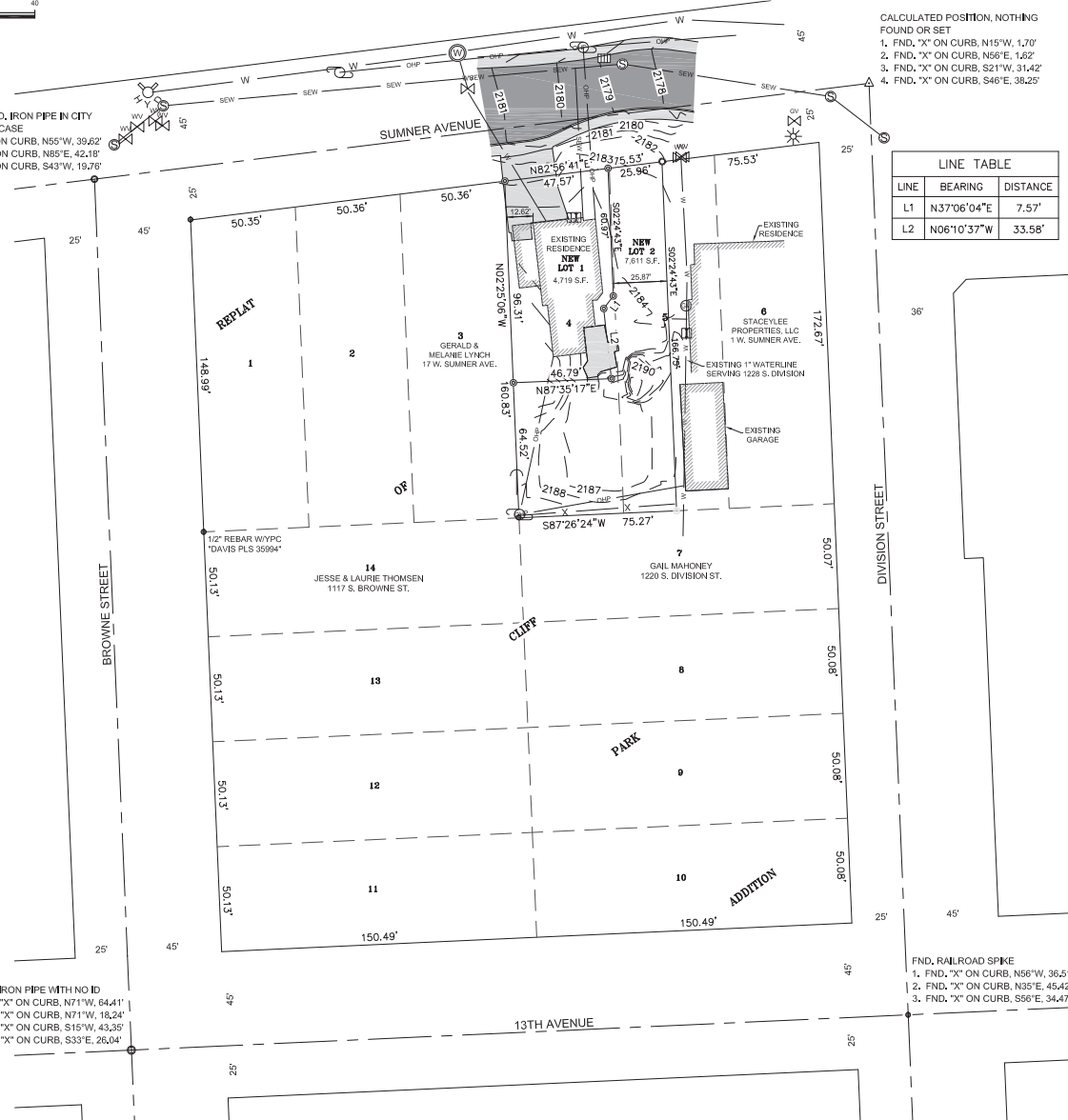
LOT 4 & THE WEST 1/2 OF LOT 5, BLOCK 27, RESURVEY OF CLIFF PARK ADDITION
 LOCATED IN SE 1/4 OF THE SE 1/4 OF SECTION 19, T.25N, R.43E., W.M.,
 CITY OF SPOKANE, SPOKANE COUNTY, WA.
 JANUARY, 2023



FND, 2-1/4" LD, IRON PIPE IN CITY MONUMENT CASE
 1. FND, "X" ON CURB, N55°W, 39.62'
 2. FND, "X" ON CURB, N85°E, 42.18'
 3. FND, "X" ON CURB, S43°W, 19.78'

CALCULATED POSITION, NOTHING FOUND OR SET
 1. FND, "X" ON CURB, N15°W, 1.70'
 2. FND, "X" ON CURB, S56°E, 1.62'
 3. FND, "X" ON CURB, S21°W, 31.42'
 4. FND, "X" ON CURB, S46°E, 38.25'

LINE	BEARING	DISTANCE
L1	N37°06'04"E	7.57'
L2	N06°10'37"W	33.58'



VICINITY MAP

LEGEND

- FND, 1/2" IRON PIPE
- SET 5/8" REBAR WITH WPC "TO ENGINEERS PLS 57444"
- FND 1/2" REBAR WITH WPC "ABC INC 7317/13315", OR AS NOTED
- POWER POLE
- GUY WIRE
- FIRE HYDRANT
- WATER VALVE
- WATER MANHOLE
- SANITARY SEWER MANHOLE
- STORM DRAIN CATCH BASIN
- IRRIGATION CONTROL BOX
- STREET LIGHT
- GAS METER
- GAS VALVE
- SANITARY SEWER LINE
- UNDERGROUND WATER LINE
- OVERHEAD POWER LINE
- FENCE LINE
- ASPHALT SURFACE
- CONCRETE SURFACE

FND, 1" IRON PIPE WITH NO ID
 1. FND, "X" ON CURB, N71°W, 64.41'
 2. FND, "X" ON CURB, N71°W, 18.24'
 3. FND, "X" ON CURB, S15°W, 43.35'
 4. FND, "X" ON CURB, S33°E, 26.04'

FND, RAILROAD SPIKE
 1. FND, "X" ON CURB, N56°W, 36.51'
 2. FND, "X" ON CURB, N35°E, 45.42'
 3. FND, "X" ON CURB, S56°E, 34.47'

SITE ADDRESS
11 W, SUMNER AVENUE

ASSESSOR'S PARCEL NUMBER
35194.1803

PARENT PARCEL PROPERTY SIZE
12,330 S.F.

PROPOSED NUMBER OF LOTS
2

PROPOSED PROPERTY SIZE
AS SHOWN

CURRENT ZONING DESIGNATION
RMF - RESIDENTIAL MULTI-FAMILY

FRONTAGE
AS SHOWN

SETBACKS
PER TABLE 17C, 110.3 DEVELOPMENT STANDARDS AT TIME OF PERMIT

WATER AND SEWER
CITY OF SPOKANE

VERTICAL DATUM
NAVD 88

DENSITY
MAXIMUM ALLOWED - 30 UNITS PER ACRE

OWNER:
MASSOUND EMAMI
2117 W, FIVE MILE RD,
SPOKANE WASHINGTON, 99208
PHONE: 509-991-7378
EMAIL: M.EMAMI@COMCAST.NET

AGENT:
JON HESTER (ARDURRA)
1717 S, RUSTLE STREET SUITE 201
SPOKANE WASHINGTON, 99224
PHONE: 509-319-2580
EMAIL: J.HESTER@ARDURRA.COM

LEGAL DESCRIPTION
(PER QUIT CLAIM DEED RECORDED NOVEMBER 20, 2017 UNDER A.F. NO. 6660656)
LOT(S) 4 AND THE WEST HALF OF LOT 5, BLOCK 27, RE-SURVEY OF CLIFF PARK ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME "E" OF PLATS, PAGE 65, RECORDS OF SPOKANE COUNTY, WASHINGTON.

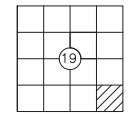
SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

SURVEYOR'S CERTIFICATE
 THIS SHORT PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF SPOKANE SUBDIVISION ORDINANCE.



BRIAN NELSON McCLUER PLS 57444
 EMAIL ADDRESS: bmccluer@b-ardurra.com

SECTION LOCATION DIAGRAM



J: 220304/ACAD/SURVEY/PSP.DWG



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 SPOKANE, WA 99224
 509-319-2580 | WWW.ARDURRA.COM