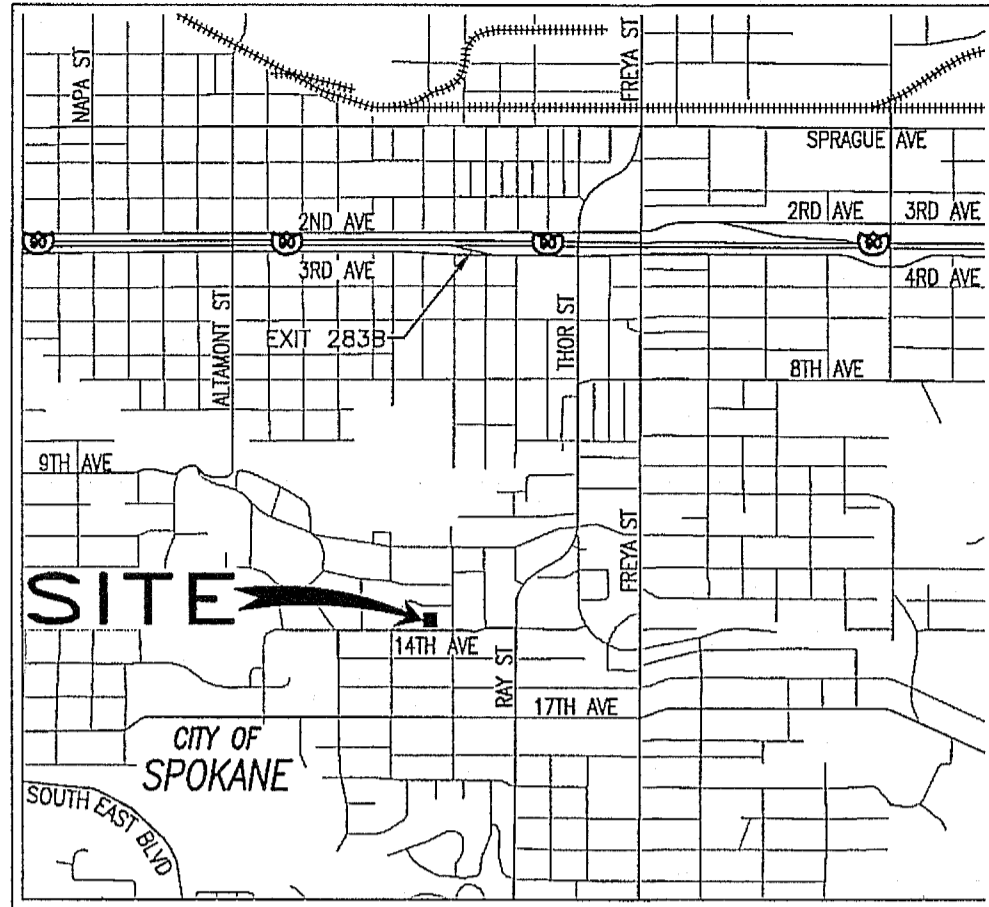


WALTERS PRELIMINARY SHORT PLAT

LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
JANUARY, 2023



VICINITY MAP
1/2" = 1,000'

SURVEYOR'S NOTE

- The field control for this survey was performed, and the corners shown as found hereon were located, on May 12, 2022.
- This survey does not attempt to show all easements or rights-of-way of record or prescriptive, fence lines, or other physical features of the property. Physical features which may be shown are for informational purposes only.
- Dimensions shown hereon to physical features such as fences, etc. are shown with an approximate cardinal direction. In all cases, unless otherwise noted, these measurements are perpendicular to the property line, and the direction is from the property line to the feature.

EQUIPMENT AND PROCEDURES

This survey was performed with a 1 second total station theodolite using field traverse procedures, and using Global Positioning System (GPS) equipment with 5 mm. + ppm. accuracy.

SW SECTION CORNER

- FOUND & ACCEPTED EXISTING PK NAIL PER SR1
RP'S:
- FND, "+" ON CURB N63°E, 58.55'
 - FND, "+" ON CURB S66°E, 49.98'
 - FND, "+" ON CURB S56°E, 36.52'
 - FND, "+" ON CURB S17°E, 49.92'
 - FND, "+" ON CURB S23°W, 38.08'
 - FND, "+" ON CURB N07°E, 24.02'



2922 E 13TH AVE
LANDS OF
SCANLAN, TERRY/
KIRCHOFF,
STEPHANIE S

3010 E 13TH AVE
LANDS OF
PEDERSON, LOWELL
& SHELLY M.

3018 E 13TH AVE
LANDS OF
MCBRIDE ETUX, R

2927 E 14TH AVE
LANDS OF
BEAR, CLARE P &
NICHOLAS

EXISTING WOOD FRAMED HOUSE
TO REMAIN, 1,828 S.F.

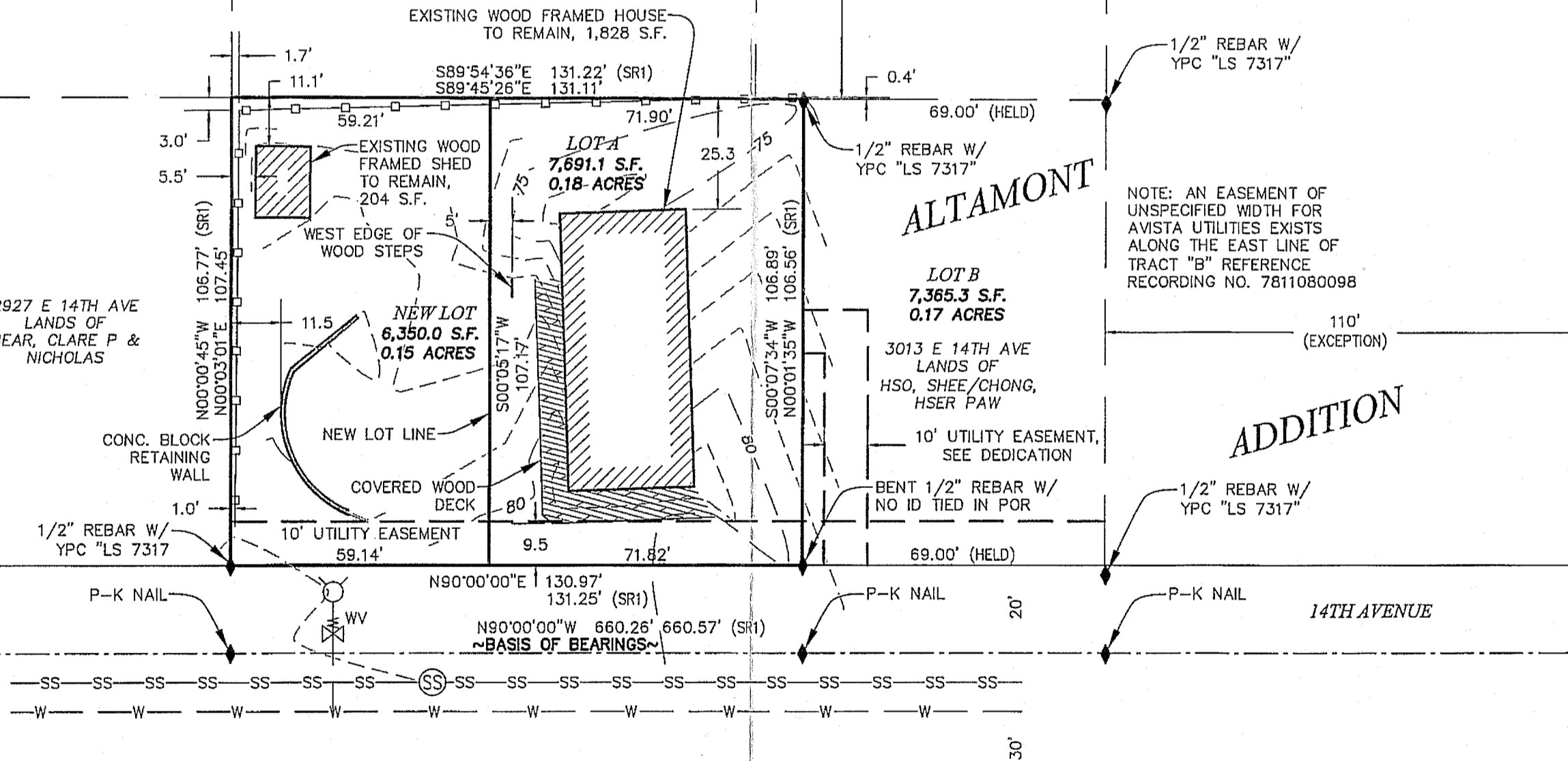
BLOCK
3

EAST

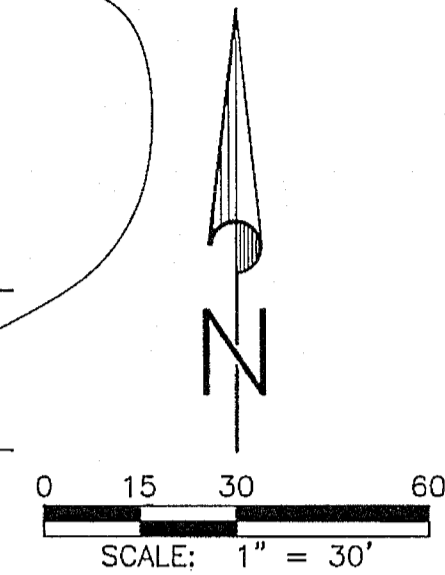
ALTAMONT

LOT B
7,365.3 S.F.
0.17 ACRES

ADDITION



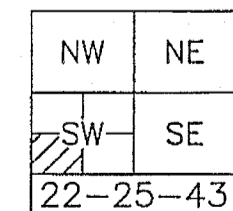
- STREET MONUMENT**
FOUND & ACCEPTED EXISTING PK NAIL PER SR1
RP'S:
- FND, "+" ON CURB S27°W, 34.36'
 - FND, "+" ON CURB N26°E, 35.23'
 - FND, "+" ON CURB N23°W, 40.30'



LEGEND

- ◆ = FOUND AS SHOWN
- NO ID = NO IDENTIFYING CAP
- SS = SEWER MANHOLE
- WV = WATER VALVE
- ⊕ = FIRE HYDRANT
- = WOOD BOARD FENCE LINE
- W— = 6" WATER LINE
- SS—SS— = SANITARY SEWER LINE
- ▒ = CONCRETE
- ▨ = EXISTING STRUCTURE

- STREET MONUMENT**
FOUND & ACCEPTED EXISTING PK NAIL PER SR1
RP'S:
- FND, "+" ON CURB S32°W, 33.04'
 - FND, "+" ON CURB N56°E, 21.66'



LEGAL DESCRIPTION

(As shown on Statutory Warranty Deed recorded February 8, 2005 under Recording No. 5177920)

LOT A, SHORT PLAT 99-35, AS PER PLAT RECORDED IN VOLUME 16 OF SHORT PLATS, PAGE 53, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

SURVEYOR'S NARRATIVE

The purpose of this survey is to document the monumentation of the legal descriptions shown hereon.

BASIS OF BEARINGS

North 90°00'00" West along the centerline of 14th Avenue, as shown on SR1

SURVEY REFERENCES

SR1 = Final Plat of East Altamont Addition, according to the plat thereof recorded in Book 16 of plots, page 54

NOTES:

- CONTOURS SHOWN PER TOPOGRAPHIC SURVEY CONDUCTED BY ADAMS & CLARK, INC. IN MAY, 2022. DATUM: NA'D88

PLAT DATA

ASSESSOR'S PARCEL NO. 35223.3327
SITE ADDRESS 3005 E. 14th AVE. SPOKANE, WA 99202
AREA (GROSS) 14,043 SQUARE FEET
NO. OF LOTS 2 SINGLE FAMILY LOTS
PROPOSED DENSITY 3 UNITS
ZONING RSF - RESIDENTIAL SINGLE-FAMILY
WATER SUPPLIER/SEWAGE METHOD PUBLIC - CITY OF SPOKANE
EXISTING BUILDINGS ONE SINGLE FAMILY RESIDENCE & SHED
PROPOSED USE OF LOTS SINGLE FAMILY RESIDENTIAL
TOPOGRAPHY GENERALLY FLAT
SETBACKS
FRONT 25'
SIDE YARDS 10'
REAR YARD 25'

PROPERTY OWNER/APPLICANT

CHI WALTERS
3005 E. 14TH AVE.
SPOKANE, WA 99202
(509) 230-8205
chi.m.walters@gmail.com

PROJECT CONTACT/SURVEYOR

ADAM/ADAMS & CLARK, INC.
1720 W. FOURTH AVE., Unit A
SPOKANE, WA 99201
(509) 747-4600
adam@adamsandclark.com

SURVEYOR'S CERTIFICATE

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

Daniel B. Clark
DANIEL B. CLARK



SHEET 1 OF 1

221041-PROG.DWG AES 8/1/2018