

LEGAL DESCRIPTION

LOT 36, BLOCK 2, THE HIGHLANDS ADDITION, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 1, RECORDS OF SPOKANE COUNTY;
SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

EASEMENTS CORRESPONDS WITH ITEM NUMBER IN 'SCHEDULE B' OF TITLE REPORT.

- THE FOLLOWING EASEMENTS FROM THE REFERENCED TITLE REPORT CONTAIN SUFFICIENT INFORMATION TO BE DEPICTED ON THE PLAN. OTHER EASEMENTS OR ENCUMBRANCES, IF ANY, MAY AFFECT THE PROPERTY, BUT LACK SUFFICIENT INFORMATION TO BE SHOWN.
- SANITARY SEWER EASEMENT, PER RECORDING NO. 9006120183 - NOT SHOWN - DOCUMENTS NOT PROVIDED TO SURVEYOR
 - EASEMENT, OR QUASI-EASEMENT ON THE FACE OF THE PLAT OF THE HIGHLANDS ADDITION RECORDED IN VOL. 8 OF PLATS, PAGE 1 - NOT SHOWN DUE TO A LACK OF INFORMATION.

LATITUDE/LONGITUDE POSITION

COORDINATE DATA AT CENTER OF PROPOSED MONOPINE:
NAD 83
LAT - 47°38'09.62" N NAVD 88 ELEV.= 2217.5 FEET
LONG - 117°27'20.53" W



BENCHMARK IS "SPN6" BASED ON WSRN PUGET SOUND REFERENCE NETWORK.

ELEVATION DERIVED USING GPS. ACCURACY MEETS OR EXCEEDS 1A STANDARDS AS DEFINED ON THE FAA ASAC INFORMATION SHEET 91-003.

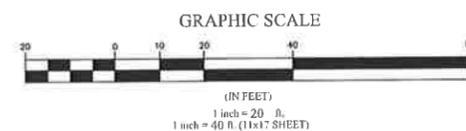
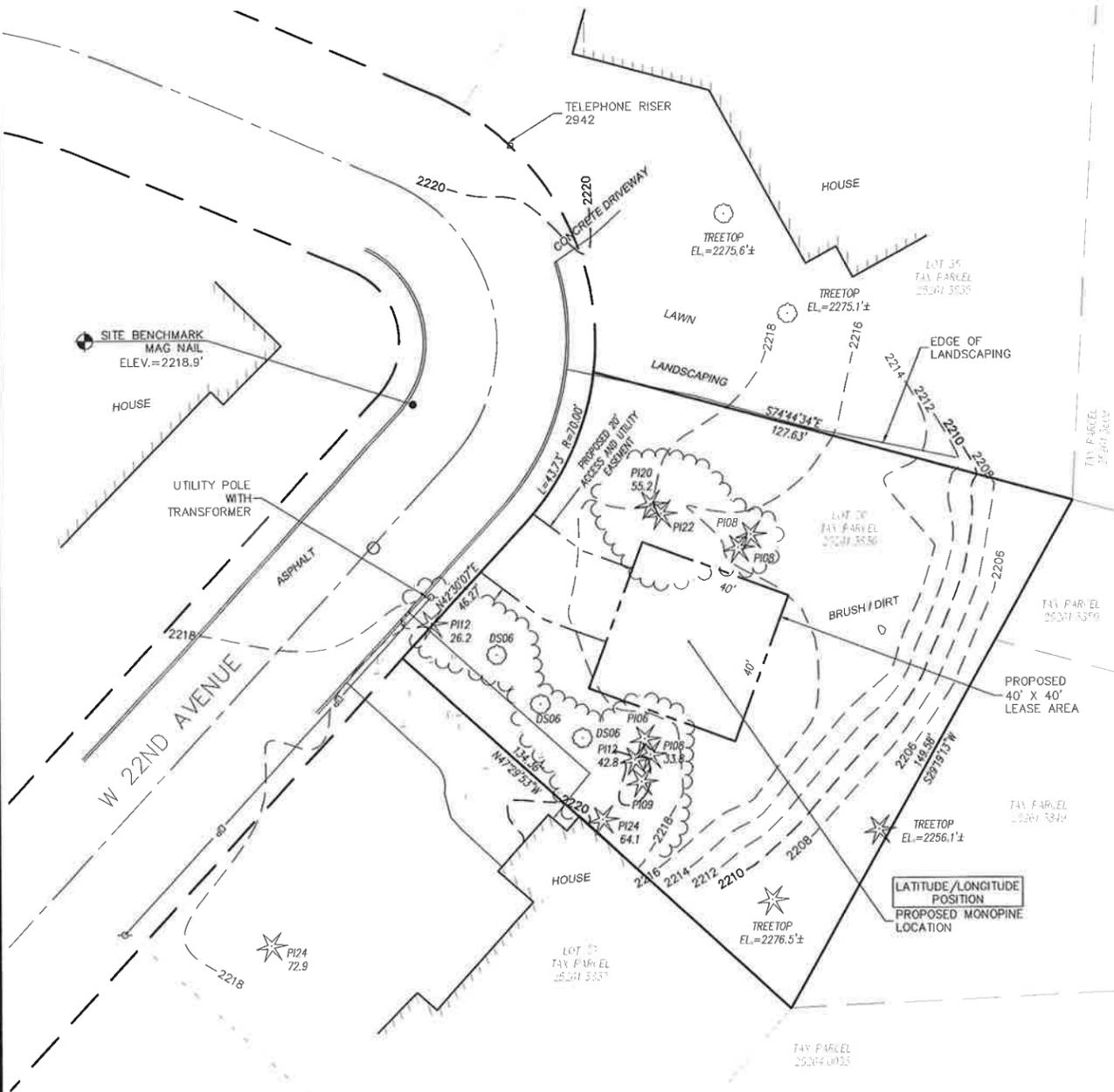
NOTES

- 1) TITLE RESEARCH PROVIDED BY OLD REPUBLIC NATIONAL TITLE COMPANY, GUARANTEE NO. RDGA 08000355, DATED: FEBRUARY 18, 2014.
- 2) FIELD WORK CONDUCTED IN MARCH, 2014.
- 3) BASIS OF BEARING: WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83).
- 4) UNDERGROUND UTILITIES SHOWN HEREON, IF ANY, WERE DELINEATED FROM SURFACE EVIDENCE AND/OR UTILITY COMPANY RECORDS. CRITICAL LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN AND CONSTRUCTION.
- 5) FEMA DESIGNATION: ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). FIRM MAP NUMBER 53063C05390, EFFECTIVE DATE JULY 6, 2010.

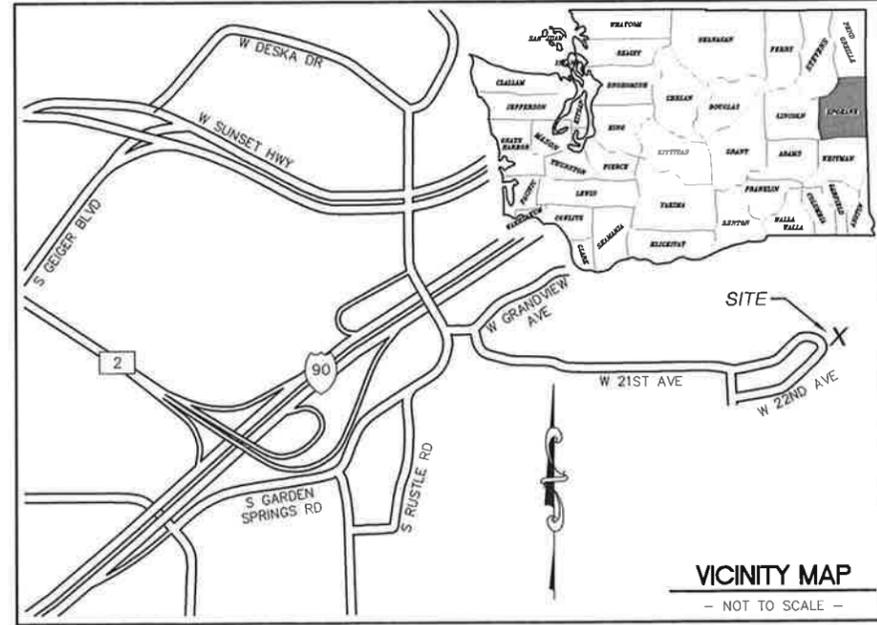
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JUL 24 2014

PLANNING & DEVELOPMENT SERVICES



SITE DETAIL



VICINITY MAP
- NOT TO SCALE -

LEGEND

- SUBJECT BOUNDARY LINE
- RIGHT-OF-WAY CENTERLINE
- RIGHT-OF-WAY LINE
- ADJACENT BOUNDARY LINE
- SECTIONAL BREAKDOWN LINE
- OVERHEAD POWER LINE
- BURIED POWER LINE
- BURIED GAS LINE
- OVERHEAD TELEPHONE LINE
- BURIED TELEPHONE LINE
- BURIED WATER LINE
- BURIED SANITARY SEWER
- BURIED STORM DRAIN
- DITCH LINE/FLOW LINE
- ROCK RETAINING WALL
- VEGETATION LINE
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE/WIRE FENCE
- TRANSFORMER
- LIGHT STANDARD
- POWER VAULT
- UTILITY BOX
- UTILITY POLE
- POLE GUY WIRE
- GAS VALVE
- GAS METER
- TELEPHONE VAULT
- TELEPHONE RISER
- FIRE HYDRANT
- GATE VALVE
- WATER METER
- FIRE STAND PIPE
- CATCH BASIN, TYPE I
- CATCH BASIN, TYPE II
- SIGN
- BOLLARD
- MAIL BOX
- SPOT ELEVATION

TREE LEGEND

- DECIDUOUS TREE
- AL12
 - DS06
 - PI12
 - PI18
 - PI22
 - PI24
 - PI08
 - PI09
 - PI10
- EVERGREEN TREE
- DF18
- AL=ALDER
MP=MAPLE
DS=DECIDUOUS
MA=MADRONA
OK=OAK
CH=CHERRY
CE=CEDAR
DF=DOUGLAS FIR
HE=HEMLOCK
PI=PINE
EVG=EVERGREEN
- TRUNK DIAMETER (IN)
TYPE
HEIGHT AGL IF MEASURED

SITE INFORMATION

TAX LOT NUMBER: 252613836
SITE ADDRESS: 2949 W 22ND AVE, SPOKANE WA 99224
STEPHEN N. TRUE
PHONE NUMBER: 509-624-3894
ZONING: RSF (CITY OF SPOKANE)
TOTAL LOT AREA: 14,715± S.F. (0.34 AC.)
PROJECT AREA: 1600 S.F.

SURVEY REFERENCE

THE HIGHLANDS ADDITION - VOL. 8, PG. 1

BOUNDARY DISCLAIMER

THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. SUBJECT AND ADJACENT PROPERTY LINES ARE DEPICTED USING FIELD-FOUND EVIDENCE AND RECORD INFORMATION.

CAUTION!

UNDERGROUND UTILITIES EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY BE INCOMPLETE. STATE LAW REQUIRES THAT CONTRACTOR CONTACT THE ONE-CALL UTILITY LOCATE SERVICE AT LEAST 48 HOURS BEFORE STARTING ANY CONSTRUCTION.
1-800-424-5555

SITE
SPO WESTWOOD
2949 W 22ND AVE
SPOKANE, WA 99224
SPOKANE COUNTY

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FLD. CREW:	JW/CR
FLD. BOOK:	319/51-52
DRAWN BY:	JJ
JOB #:	99544.881
DATE:	3/20/14

REVISIONS

DATE	DESCRIPTION	BY

SHEET TITLE
EXISTING SITE SURVEY
SEC 26, TWP 25 N, RNG 42 E, WM

SHEET NUMBER
SV1

