

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 26th Avenue

ZOPOTOCKY PRELIMINARY CITY SHORT PLAT

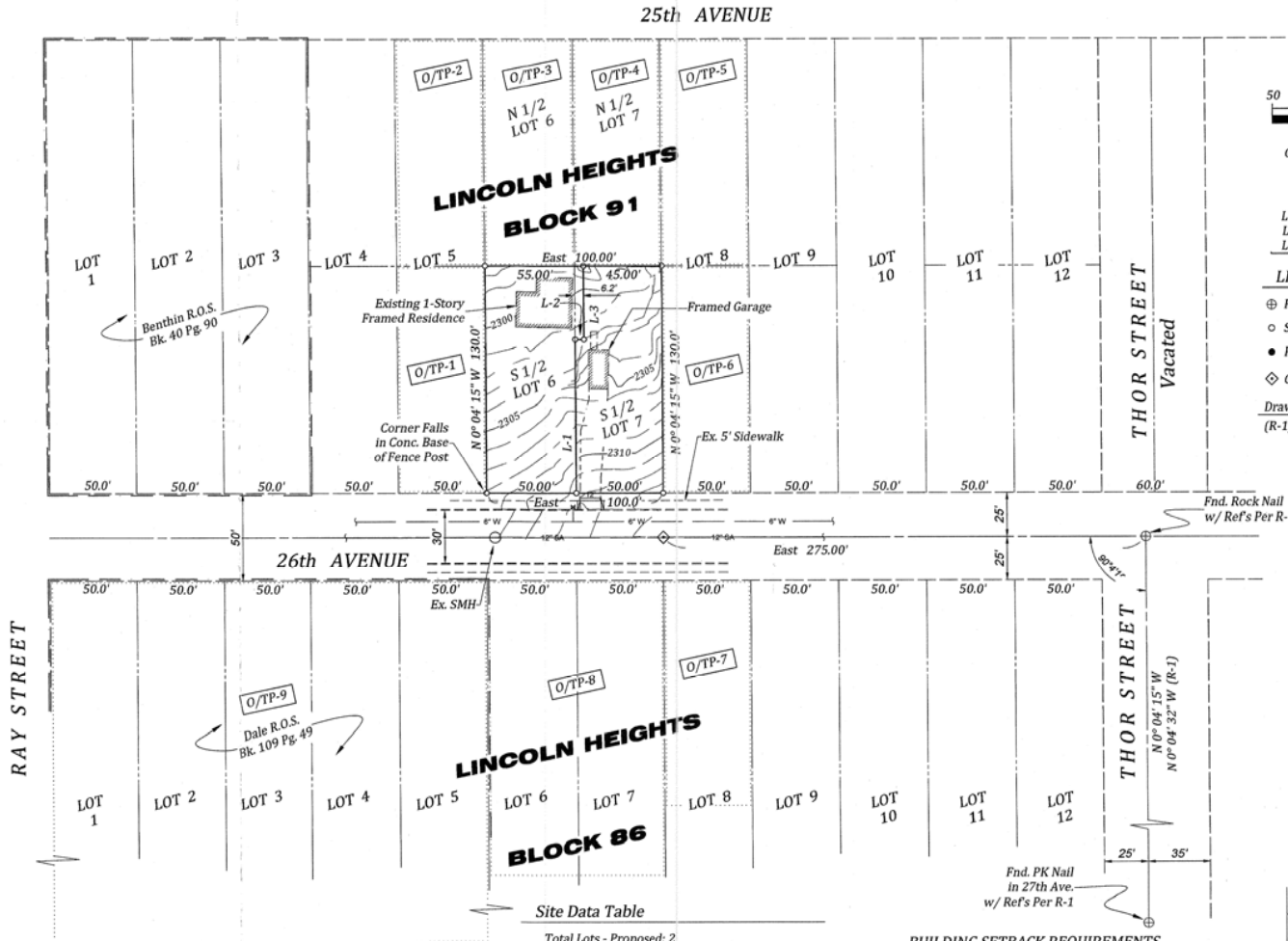
A PORTION OF BLOCK 91 OF LINCOLN HEIGHTS

**LOCATED IN THE S W 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



50 0 50

SCALE: 1" = 50'
CONTOUR INTERVAL = 1.0'
Major = 5' Minor = 1'

Line Table
L1 N 0° 04' 15" W 88.00'
L2 EAST 5.00'
L3 N 0° 04' 15" W 42.00'

- 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 109 Pg 49

Existing Legal Description
South half of Lots 6 and 7, Block 91 of Lincoln Heights, Volume "L", Page 36,
W.M. City of Spokane, Spokane County, Washington,
All situate in City of Spokane, State of Washington.
Total SF = 13,000 (0.30 ac)

SURVEYOR'S CERTIFICATE
I, ROBERT S. ADAMS, registered land surveyor, hereby certify the plat of "ZOPOTOCKY CITY SHORT PLAT", #7317, 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.



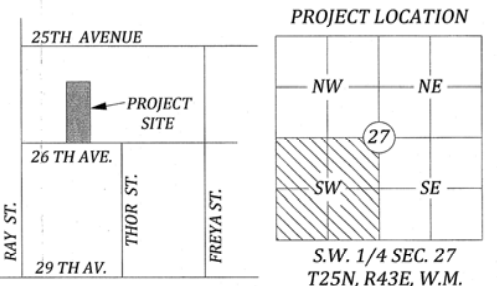
4-25-16
DATE

Site Data Table

Total Lots - Proposed: 2
Current Zoning: RSF (Residential Single Family)
Site Acreage: 13,000 SF (0.30 Ac)
Water: Yes - City of Spokane
Sewer: Yes - City of Spokane

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 I.D.	Taxpayer Name	Taxpayer Address	Owner City	Owner State	Owner Zip	Site Address
O/TP-1	AINSWORTH, KEITH & MARY A	35273.0816	AINSWORTH, KEITH & MARY A	3223 E 26TH AVE	SPOKANE	WA	99223	3223 E 26TH AVE
O/TP-2	JUMP OFF CONSTRUCTION LLC	35273.0817	JUMP OFF CONSTRUCTION LLC	1314 S GRAND BLVD #2-288	SPOKANE	WA	99202	0 VACANT LAND
O/TP-3	JUMP OFF CONSTRUCTION LLC	35273.0818	JUMP OFF CONSTRUCTION LLC	1314 S GRAND BLVD #2-288	SPOKANE	WA	99202	3228 E 25TH AVE
O/TP-4	JUMP OFF CONSTRUCTION LLC	35273.0819	JUMP OFF CONSTRUCTION LLC	1314 S GRAND BLVD #2-288	SPOKANE	WA	99202	3232 E 25TH AVE
O/TP-5	JUMP OFF CONSTRUCTION LLC	35273.0821	JUMP OFF CONSTRUCTION LLC	1314 S GRAND BLVD #2-288	SPOKANE	WA	99202	3310 E 25TH AVE
O/TP-6	JUMP OFF CONSTRUCTION LLC	35273.0820	JUMP OFF CONSTRUCTION LLC	1314 S GRAND BLVD #2-288	SPOKANE	WA	99202	3313 E 26TH AVE
O/TP-7	HUNT, DOUGLAS F & KAREN V	35273.0603	HUNT, DOUGLAS F & KAREN V	3310 E 26TH AVE	SPOKANE	WA	99223-4015	3310 E 26TH AVE
O/TP-8	TWEEDY, BRUCE E & SANDRA L	35273.0615	TWEEDY, BRUCE E & SANDRA L	3228 E 26TH AVE	SPOKANE	WA	99203	3228 E 26TH AVE
O/TP-9	BETHANY PRESBYTERIAN CHURCH	35273.0618	BETHANY PRESBYTERIAN CHURCH	2607 S RAY ST	SPOKANE	WA	99223-4048	2607 S RAY ST

Project Contact Information

Robert Adams
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Spokane WA 99223
Phone: 509-534-2230

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

Drawn By: DTW
Date: 04-23-2016
Checked By: RSA
Scale: 1" = 50'
Sheet 1 of 1
Job Number
Zopo-PFSP