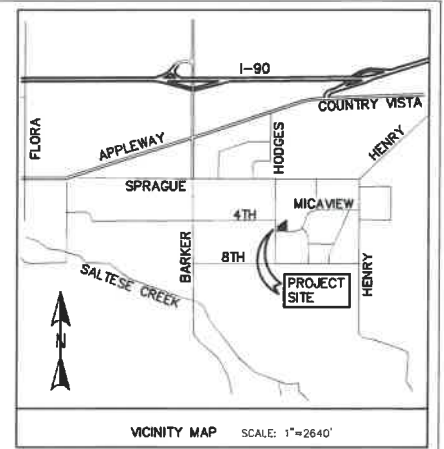


- LEGEND**
- ◆ = FOUND MONUMENT AS NOTED
  - ⊙ = SANITARY SEWER MANHOLE
  - ⊕ = STORM SEWER MANHOLE
  - GM ⊗ = GAS METER
  - ⊗ = WATER VALVE
  - ⊕ = FIRE HYDRANT
  - ⊕ = CATCH BASIN
  - ⊕ EBX = ELECTRICAL METER BOX
  - ⊕ = ELECTRICAL TRANSFORMER
  - ⊕ = POWER VAULT
  - ⊕ TR = TELEPHONE RISER
  - ⊕ TV = CABLE TELEVISION RISER
  - SS — = SANITARY SEWER LINE
  - X — X — = CHAIN LINK FENCE LINE



PRELIMINARY SHORT PLAT  
 SP XXXX-XX  
 IN THE SW 1/4 OF THE  
 NE 1/4 OF SECTION 20,  
 T25N, R45E, WILLAMETTE  
 MERIDIAN, IN SPOKANE  
 COUNTY, WASHINGTON

**LEGAL DESCRIPTION**

LOT 11, BLOCK 1, MICAVIEW ADDITION RECORDED  
 IN BOOK 10 OF PLATS, PAGE 73, RECORDS OF  
 SPOKANE COUNTY, WASHINGTON.  
 SITUATE IN SPOKANE COUNTY, WASHINGTON.

**SITE DATA**

OWNER: OKSANA AND PAVEL GERASIMCHUK  
 19511 E. MICAVIEW DRIVE  
 GREENACRES, WA 99016

CONTACT: - OKSANA AND PAVEL GERASIMCHUK  
 PHONE: - 509-283-9990

PROPERTY ADDRESS: 19511 E. MICAVIEW DRIVE  
 GREENACRES, WA 99016

PARCEL NUMBER: 55201.0111

NUMBER OF LOTS: 6 RESIDENTIAL LOTS

ZONING: LDR = LOW DENSITY RESIDENTIAL

MINIMUM LOT SIZE = 5,000 SQUARE FEET

WATER SUPPLIER: CONSOLIDATED IRRIGATION DIST. #19

SEWERAGE METHOD: PUBLIC - 8" LINE IN MICAVIEW DRIVE

SETBACKS PER LDR ZONE:  
 FRONT 15'  
 FLANK 15'  
 SIDE 5'  
 REAR 5'

Spokane County  
 OCT 20 2021  
 Department of Building  
 & Planning

BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 34 BEING AN ASSUMED BEARING OF N 3°04'16"W.

PURPOSE OF THE SURVEY WAS TO DETERMINE, RECOVER AND OR SET THE DEED CORNERS OF THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AS WELL AS SHOW ANY VISIBLE PHYSICAL APPURTENANCES WHICH MAY INDICATE LINES OF POSSESSION OR CONFLICT OF TITLE. UNLESS NOTED OTHERWISE, A REVIEW OF EXISTING EASEMENTS WAS NOT A PART OF THIS PROJECT.

**REFERENCE SURVEYS**

INCLUDING BUT NOT LIMITED TO:  
 R1 = BOOK 10 OF PLATS, PAGE 73, MICAVIEW ADDITION  
 R2 = BOOK 147 OF SURVEYS, PAGE 69

**SURVEY PROCEDURES**

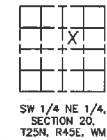
BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON A SERIES OF CHECKED MEASUREMENTS MADE WITH A SOKKIA SET 4000 TOTAL STATION AND A TOPCON HIPER VR GPS SYSTEM IN AUGUST OF 2021 BY BELSBY+HORROCKS ENGINEERS. BASED UPON THE EQUIPMENT AND PROCEDURES USED, THE POSITIONS SHOWN MEET OR EXCEED THE REQUIRED STANDARDS FOR WAC 332-130-080, WAC 332-130-085 AND WAC 332-130-090.

CONTROLLING MONUMENTS SHOWN HEREON WERE VISITED ON 8/23/21.

**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF OKSANA AND PAVEL GERASIMCHUK IN AUGUST OF 2021.

SARA MARKS  
 CERTIFICATE NUMBER 22961 10/19/21



SW 1/4 NE 1/4,  
 SECTION 20,  
 T25N, R45E, WM

SP-XXXX-XX ??		
SCALE: SHOWN	PRELIM SHORT PLAT	DRAWN BY: DZ
DATE: 10/19/21		JOB #: WA-4078
SW 1/4 NE 1/4 S.20 T25N R45E WM		
<b>BELSBY ENGINEERING</b>		<b>HORROCKS ENGINEERS</b>
1325 W. 1ST AVE., SUITE 204 SPOKANE, WA 99201		(509) 747-6790 FAX (509) 747-7005
		DRAWING NUMBER 1 OF 1