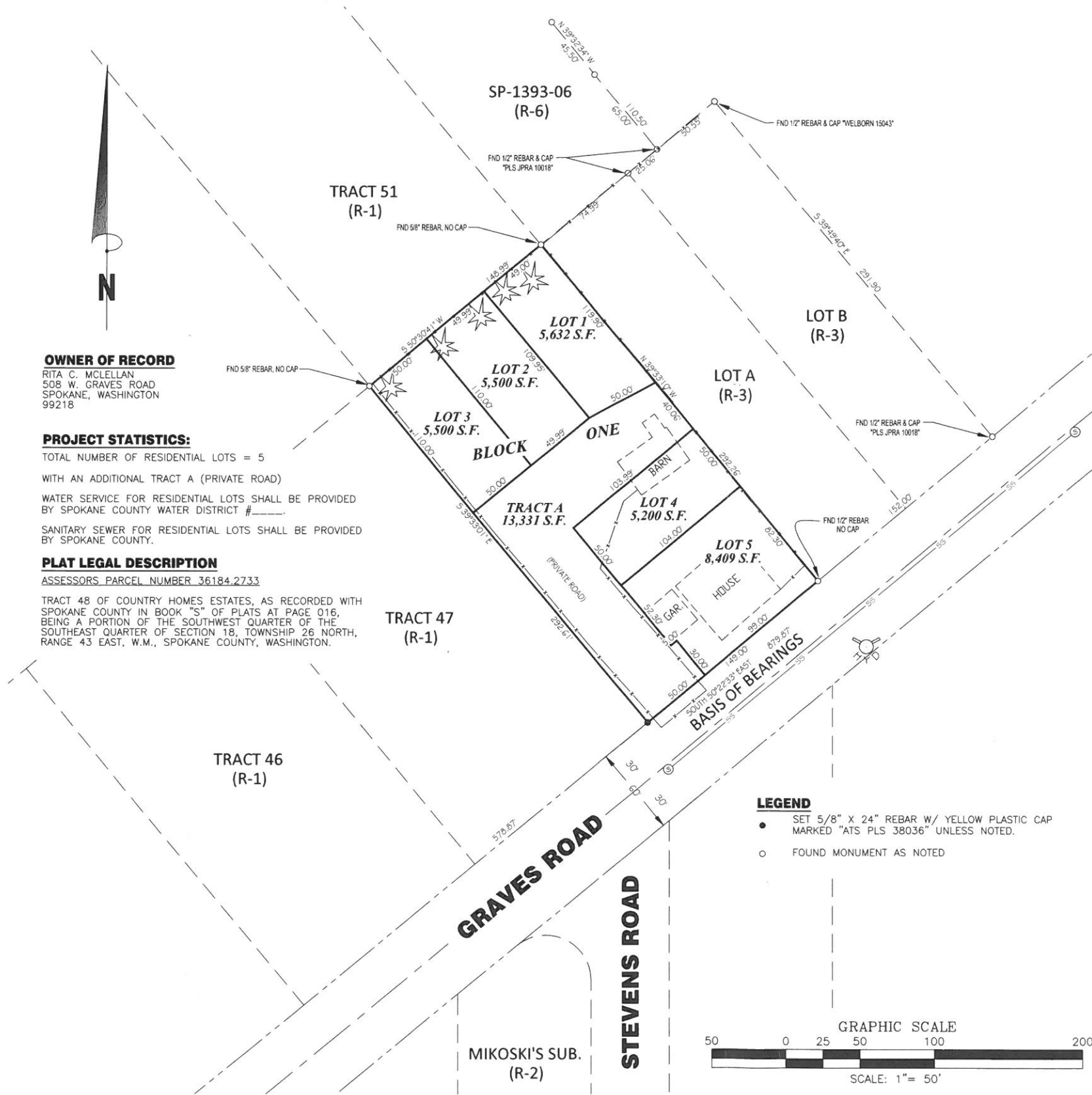


PRELIMINARY SHORT PLAT
 A REPLAT OF THE FINAL PLAT OF WHITWORTH HOMES
 A PORTION OF THE SE 1/4 OF SECTION 18, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M.,
 SPOKANE COUNTY, WASHINGTON



OWNER OF RECORD
 RITA C. MCLELLAN
 508 W. GRAVES ROAD
 SPOKANE, WASHINGTON
 99218

PROJECT STATISTICS:
 TOTAL NUMBER OF RESIDENTIAL LOTS = 5
 WITH AN ADDITIONAL TRACT A (PRIVATE ROAD)
 WATER SERVICE FOR RESIDENTIAL LOTS SHALL BE PROVIDED BY SPOKANE COUNTY WATER DISTRICT # _____
 SANITARY SEWER FOR RESIDENTIAL LOTS SHALL BE PROVIDED BY SPOKANE COUNTY.

PLAT LEGAL DESCRIPTION
 ASSESSORS PARCEL NUMBER 36184.2733
 TRACT 48 OF COUNTRY HOMES ESTATES, AS RECORDED WITH SPOKANE COUNTY IN BOOK "S" OF PLATS AT PAGE 016, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON.

SURVEY REFERENCES

- (R1) COUNTRY HOMES ESTATE, PER BOOK "S" OF PLATS AT PAGE 016. FEBRUARY 1922.
- (R2) MIKOSKI'S SUBDIVISION OF TRACT 41, PER BOOK 8 OF PLATS AT PAGE 033. JULY 1965.
- (R3) SP-637-90 BY J. PAUL RAMER, PLS 10018, PER BOOK 08 OF PLATS AT PAGE 037. MARCK 1992.
- (R4) SURVEY BY J. PAUL RAMER, PLS 10018, PER BOOK 19 OF SURVEYS AT PAGE 057. AUGUST 1979.
- (R5) SURVEY BY J. PAUL RAMER, PLS 10018, PER BOOK 24 OF SURVEYS AT PAGE 093. JUNE 1981.
- (R6) SP-1393-06 BY BRUSE LARSEN, PLS 26390, PER BOOK 22 OF PLATS AT PAGE 057. OCTOBER 2007.

ALL INSTRUMENT NUMBERS, BOOK AND PAGE NUMBERS, PLATS, SURVEYS, DEEDS AND OTHER DOCUMENTS REFERENCED HEREIN REFER TO SPOKANE COUNTY RECORDS, UNLESS OTHERWISE INDICATED.

SURVEY NOTES.

1. FIRST AMERICAN TITLE INSURANCE COMPANY ESCROW NO. 3214512, DATED MARCH 29, 2019 WAS FURNISHED TO THE SURVEYOR FOR THIS PLAT WORK. ALL DOCUMENTS OF RECORD REVIEWED ARE NOTED HEREON (SURVEY REFERENCES). OTHER DOCUMENTS, RECORDED OR UNRECORDED, MAY EXIST THAT MAY AFFECT THIS SURVEYED PARCEL(S).

BASIS OF BEARING'S

BEARINGS ON THIS MAP ARE BASED ON (R3) & (R6) HEREIN AS TAKEN FROM THE NORTH RIGHT-OF-WAY LINE FOR GRAVES ROAD.

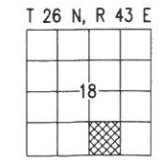
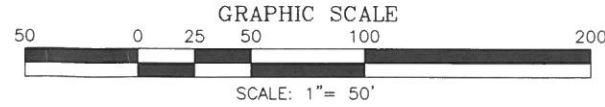
EQUIPMENT AND PROCEDURES

THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE PROCEDURES AND STATIC GPS OBSERVATIONS USING A NIKON 460 1" ELECTRONIC TOTAL STATION AND SINGLE FREQUENCY GPS RECEIVERS. SAID SURVEY MEETS OR EXCEEDS THE MINIMUM LINEAR AND ANGULAR CLOSURE STANDARDS FOR LAND BOUNDARY SURVEYS PURSUANT TO WAC 332-130-090.



04-12-2019

- LEGEND**
- SET 5/8" X 24" REBAR W/ YELLOW PLASTIC CAP MARKED "ATS PLS 38036" UNLESS NOTED.
 - FOUND MONUMENT AS NOTED



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 SPOKANE, WASHINGTON 99208
 (509)467-1550 FAX (509)467-8189
 survey@hahnengineer.com

FILE: ATS\19-029\McLELLAN SHORT PLAT
 CHECKED BY: MBM DATE: 03-24-2019