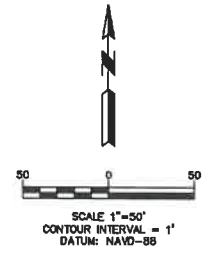
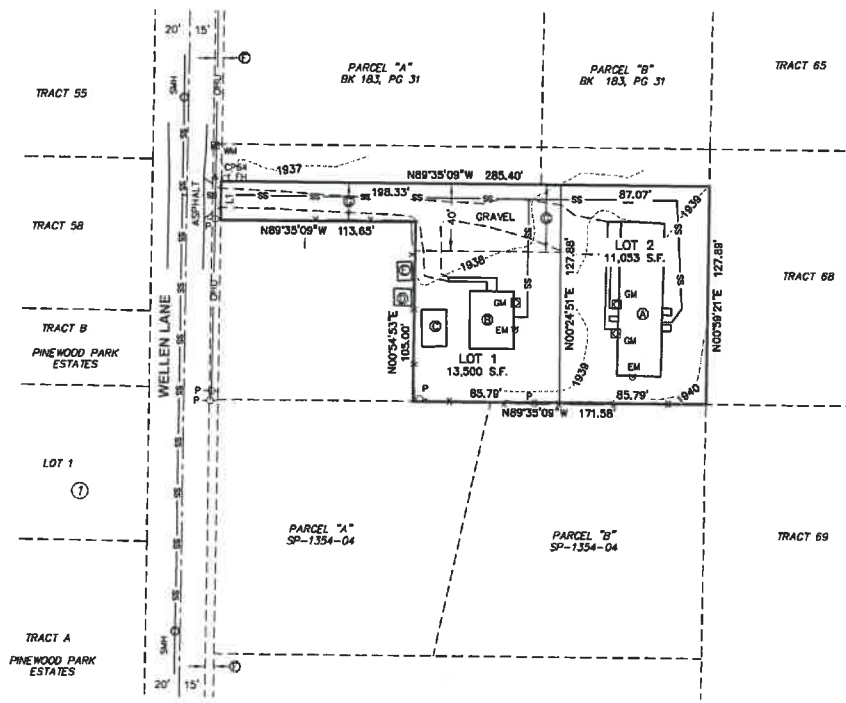
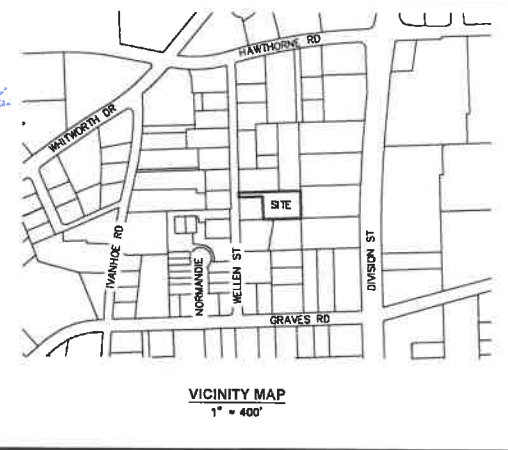


JUN 28 2022

DEPARTMENT OF BUILDING AND PLANNING

PRELIMINARY SHORT PLAT
 A REPLAT OF A PORTION OF TRACT 67, COUNTRY HOMES ESTATES
 IN THE NE1/4 OF THE SE1/4 OF SECTION 18,
 TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M.
 SPOKANE COUNTY, WASHINGTON



- LEGEND**
- SMH O SEWER MANHOLE
 - EM ⊕ ELECTRIC METER
 - GM ⊠ GAS METER
 - P ⊙ UTILITY POLE
 - PH ⊕ FIRE HYDRANT
 - WM ⊕ WATER METER
 - X — FENCE
 - OHU — OVERHEAD UTILITY LINE
 - SS — SEWER LINE

VERTICAL DATUM

ELEVATIONS ARE BASED ON NAVD88 DATUM, BASED ON A STATIC GPS SESSION AND REDUCED ON THE NOAA OPUS WEBSITE. OBSERVATION TAKEN AT 3/8" REBAR & "LANDTEK CONTROL" CAP NEAR THE NORTHWEST CORNER OF THE SUBJECT PARCEL AS SHOWN HEREON.

CP64 ▲ ELEVATION=1937.03

PARCEL DESCRIPTION

(PER STATUTORY WARRANTY DEED 6767366)
 THE SOUTH 126 FEET OF TRACT 67, COUNTRY HOMES ESTATES, ACCORDING TO PLAT RECORDED IN VOLUME "5" OF PLATS, PAGE 18, IN SPOKANE COUNTY, WASHINGTON,
 EXCEPT THE WEST 5 FEET THEREOF;
 ALSO EXCEPT THE SOUTH 105 FEET OF THE EAST 113.65 FEET OF THE WEST 118.85 FEET THEREOF.

PROPOSED EASEMENT & GENERAL NOTE TABLE

- Ⓐ DUPLEX - TO REMAIN
- Ⓑ HOUSE - TO REMAIN
- Ⓒ GARAGE - TO REMAIN
- Ⓓ SHED - 1.6' WEST OF LINE
- Ⓔ SHED - 1.5' WEST OF LINE
- Ⓕ 5' RIGHT OF WAY DEDICATION PER 6767366
- Ⓖ PROPOSED INGRESS, EGRESS, UTILITY, SEWER, AND WATER EASEMENT

PLAT DATA

PARCEL NO.: 36184.2536
 EXISTING ZONING: LDR
 PROPOSED LOTS: 2 LOTS
 LOT USE: RESIDENTIAL
 PLAT AREA: 24553 S.F. (0.56 AC)
 DENSITY: 3.32 UNITS PER ACRE
 WATER: WHITWORTH WATER DISTRICT #2
 SEWER: SPOKANE COUNTY ENV. SVCS.



S18 T26N R43E W.M.

SURVEYOR'S CERTIFICATE

THIS PRELIMINARY PLAT WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE SPOKANE COUNTY SUBDIVISION CODE IN FEBRUARY 2022 AT THE REQUEST OF DANIEL STEWART.



03/16/2022

OWNER / APPLICANT

DANIEL STEWART
 239 MULBERRY APT 4R
 NEW YORK, NY 10012
 212-691-7802
 DAN@EOPREINVESTMENTS.COM

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°54'53"E	22.86'

LANDTEK LLC
 PROFESSIONAL LAND SURVEYORS
 619 N. MADEIRA STREET
 SPOKANE, WASHINGTON 99202
 PHONE: 509.926.2821 FAX: 509.926.2736
 LANDTEKSURVEYORS@GMAIL.COM