

**BASIS OF BEARINGS**

Bearings are derived from GPS Grid Bearings, NAD 83/2011 Washington North Zone.

# Preliminary Plat Radezky Subdivision

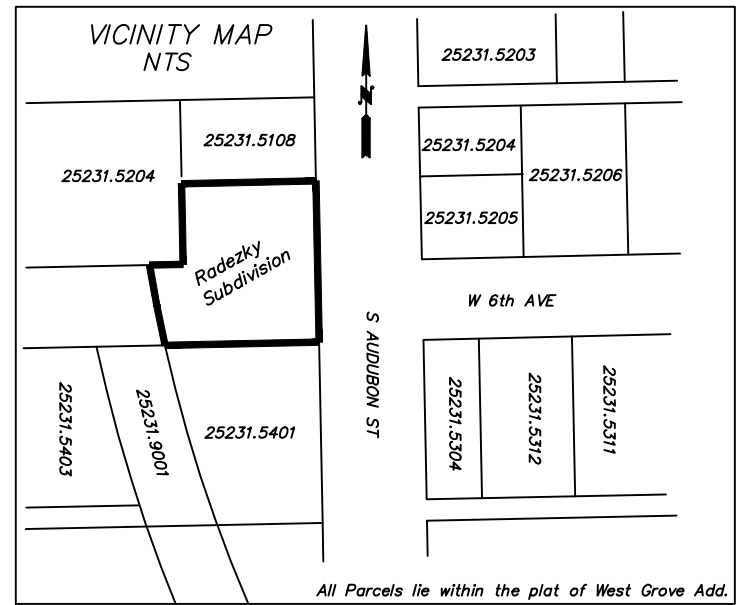
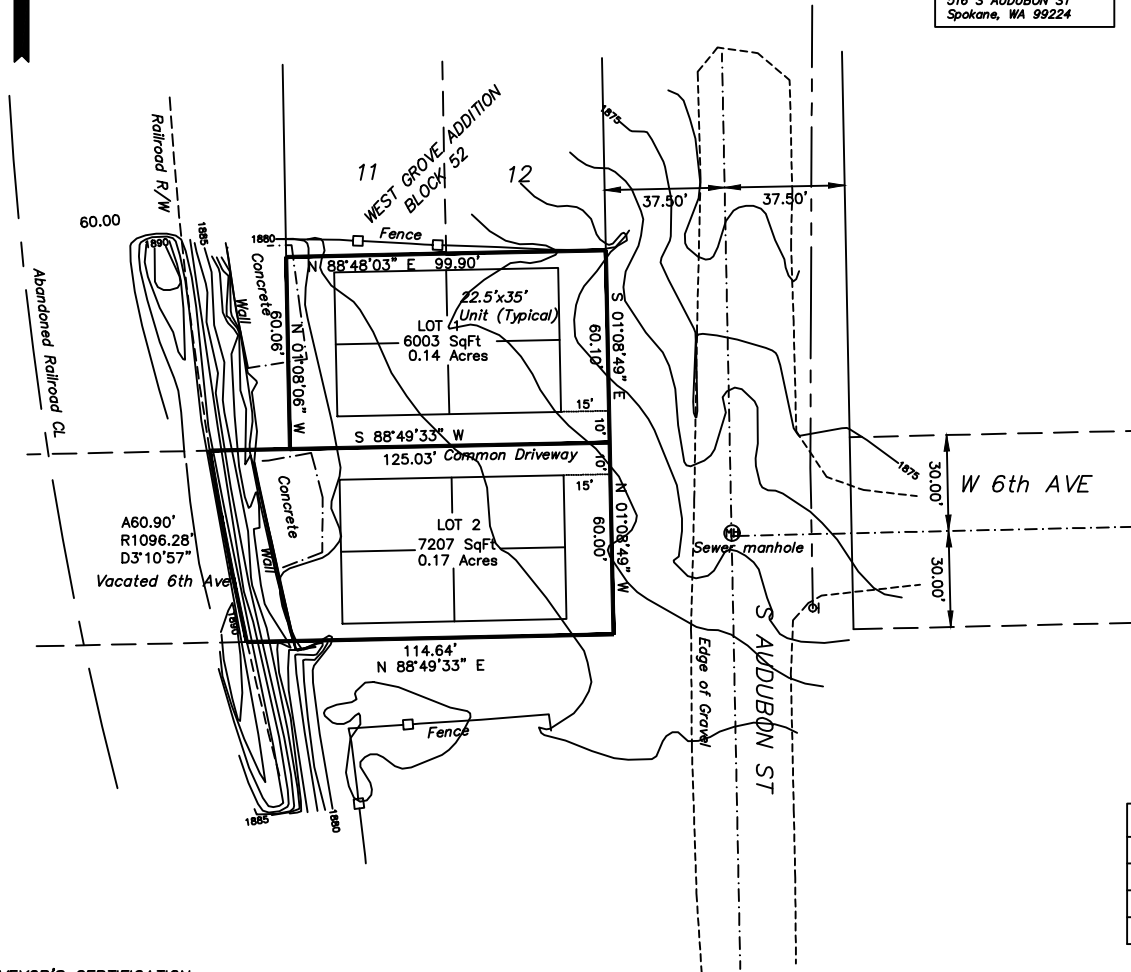
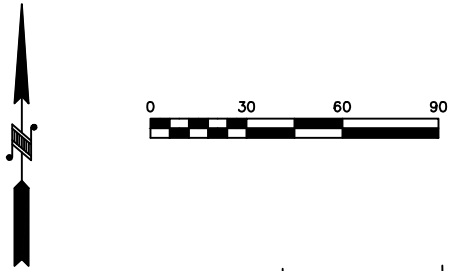
In the NE¼ of Section 23  
T.25N., R.42E. W.M.  
City of Spokane, Spokane County, WA.

25231.5107  
City of Spokane  
808 W Spokane Falls Blvd.  
Spokane WA. 99201

25231.9001  
City of Spokane  
808 W Spokane Falls Blvd.  
Spokane WA. 99201

25231.5401  
KOSANKE, TODD E  
1327 E DALKE AVE.  
Spokane WA. 99207

25231.5108  
CREASON, CHARLES  
STEGER, LISA DOLORES  
516 S AUDUBON ST  
Spokane, WA 99224



All Parcels lie within the plat of West Grove Add.

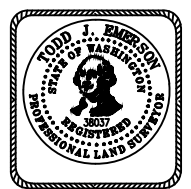
SITE DATA TABLE	
# of Lots	2
Zoning	RSF
Water	City of Spokane
Sewer	City of Spokane

### Existing LEGAL DESCRIPTION

The South Half of Lots 11 and 12 Block 52, West Grove Addition, according to the plat thereof, recorded in Volume A of Plats, Page 143, records of Spokane County.

Together with that portion of 6th Avenue from Railroad Right of Way to Audubon Street, vacated by Ordinance No. C32457, recorded under Auditor's File No. 4530716; Situated in the City of Spokane, County of Spokane, State of Washington.

**SURVEYOR'S CERTIFICATION**  
I, Todd J. Emerson, PLS 38037, hereby certify that this map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act, at the request of Randy Radezky.



Vertical Datum - NAVD88  
Contour Interval = 1 foot

**APPLICANT**  
Randy Radezky - Radezky Asset management LLC  
21527 N Saddle Mountain Ln.  
Colbert, WA. 99005  
509-954-7717

PARCEL No. 25231.5109  
Site Address: 524 S Audubon St.

	Preliminary Plat for Radezky	
	EMERSON SURVEYING 17010 N Tamarac Lane Nine Mile Falls, WA. 99026 (509) 710-3200	PROJECT NUMBER 2023-071
		SCALE 1" = 30'
		PLOT DATE 1/17/2024
		SHEET 1 of 1