



VERTICAL DATUM:

ELEVATIONS ARE BASED ON NAVD88, USING WASHINGTON
GEOID12B, GRS80 ELLIPSOID.

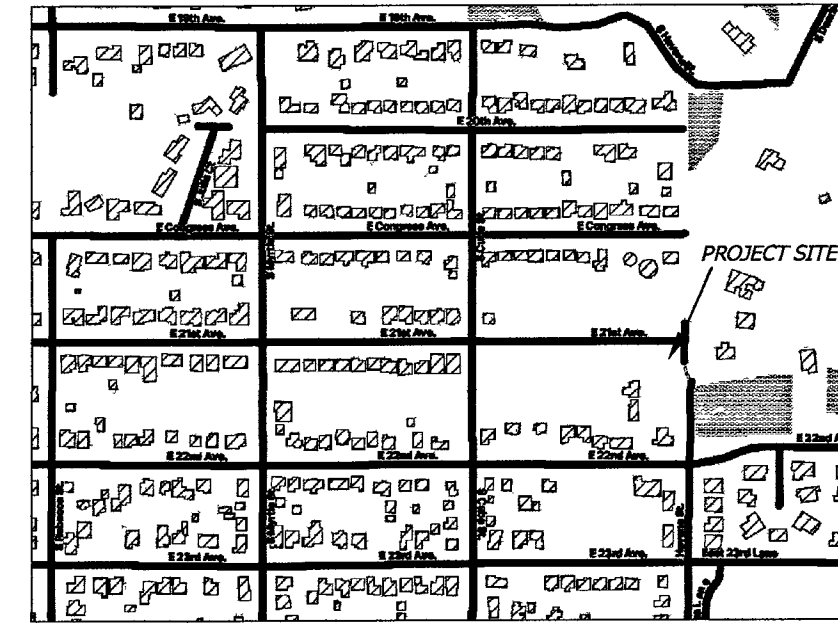
LEGEND

- SET 1/2" REBAR WITH PLASTIC CAP
LS 41297
- FOUND 1/2" REBAR WITH NO CAP
UNLESS NOTED OTHERWISE
- FOUND 1/2" REBAR WITH RED PLASTIC CAP
WCE PL555829
- ≡ STORM SEWER
- ⊕ WATER VALVE
- ⊙ SEWER MANHOLE
- ⊠ FIRE HYDRANT

CITY OF SPOKANE

"21ST AVENUE" PRELIMINARY SHORT PLAT

THE NORTH 100 FEET OF LOTS 11 AND 12, BLOCK 128 OF LINCOLN HEIGHTS
LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27,
TOWNSHIP 25 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN, CITY OF SPOKANE,
STATE OF WASHINGTON.



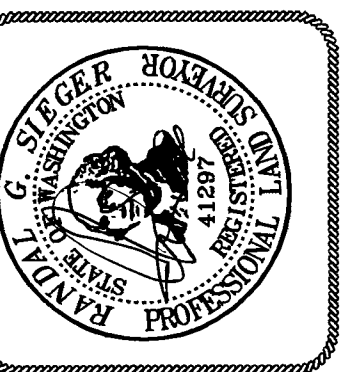
VICINITY MAP
N.T.S.

SHEET
1
OF
1

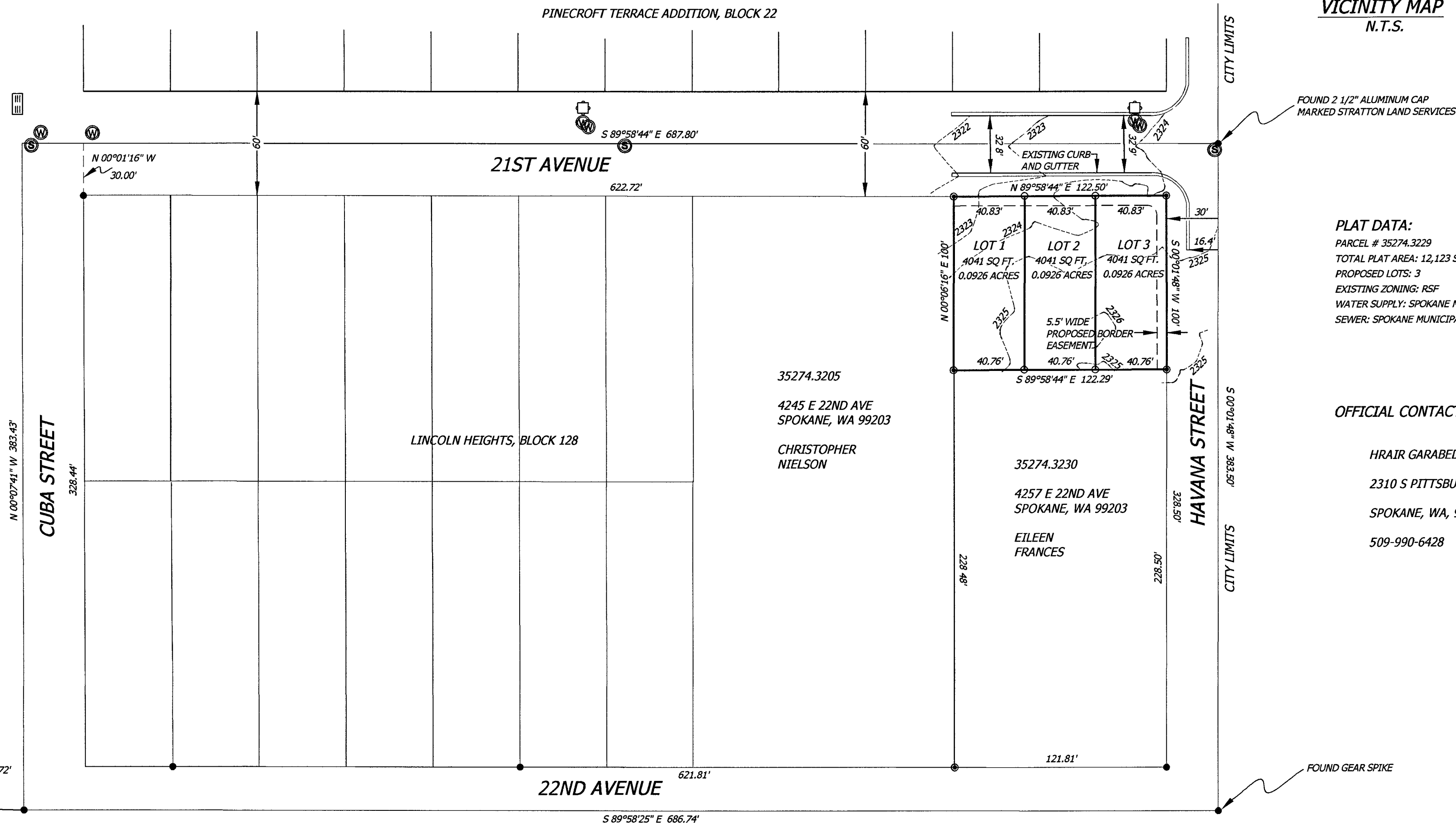
RANDAL SIEGER
PROFESSIONAL LAND SURVEYOR
P.O. BOX 121
SPRINGDALE, WA. 99173
PHONE: 1-509-385-5155

DATE: SEPTEMBER 15, 2025
SCALE: 1"=50'
REVIEWED BY:
DRAWN BY:
PROJECT NO.:
DWG

PREPARED FOR:
HRAIR GARABEDIAN



CITY OF SPOKANE
"21ST AVENUE"
PRELIMINARY SHORT PLAT
THE NORTH 100 FEET OF LOTS 11 AND 12, BLOCK 128 OF LINCOLN HEIGHTS
LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 27, TOWNSHIP 25 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN,
CITY OF SPOKANE, STATE OF WASHINGTON.

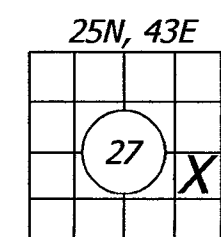


PLAT DATA:
PARCEL # 35274.3229
TOTAL PLAT AREA: 12,123 SQ. FT.
PROPOSED LOTS: 3
EXISTING ZONING: RSF
WATER SUPPLY: SPOKANE MUNICIPAL
SEWER: SPOKANE MUNICIPAL

OFFICIAL CONTACT:

HRAIR GARABEDIAN
2310 S PITTSBURG ST,
SPOKANE, WA, 99203
509-990-6428

FOUND RAILROAD SPIKE WITH X
AT INTERSECTION OF 22ND AND
MYRTLE ST.



LEGAL DESCRIPTION:

THE NORTH 100 FEET OF LOTS 11 AND 12, BLOCK 128 OF LINCOLN HEIGHTS
LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27,
TOWNSHIP 25 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN, CITY OF SPOKANE,
STATE OF WASHINGTON.

ACCURACY STATEMENT:

THIS SURVEY WAS PERFORMED WITH A
EMLID REACH RS2 GNSS SYSTEM USING
FIELD TRAVERSE METHOD WITH FORCED
CENTERING. CLOSURE WAS WITHIN
LEGAL LIMITS.

BASIS OF BEARINGS:

THE BASIS OF BEARING USED FOR THIS
SURVEY IS NORTH 00°01'48" EAST
BETWEEN FOUND MONUMENTS LOCATED
ALONG THE EAST LINE OF THE NORTHEAST
QUARTER OF SECTION 27, TOWNSHIP 25
NORTH, RANGE 43 EAST, W.M., AND THE
CENTERLINE OF HAVANA STREET. AS
SHOWN ON THE RECORD OF SURVEY AS
RECORDED IN VOLUME 174 OF SURVEYS AT
PAGE 73, RECORDS OF SPOKANE COUNTY,
WASHINGTON

REFERENCES:

PINECROFT TERRACE ADDITION: BOOK "N" OF PLATS, PG. 18.
LINCOLN HEIGHTS: BOOK "L" OF PLATS, PAGE, 36.
RECORD OF SURVEY: BOOK 195 OF SURVEYS, PAGE, 96.

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 HRAIR GARABEDIAN.
ON SEPTEMBER 15, 2025.

RANDAL G. SIEGER, P.L.S. 41297