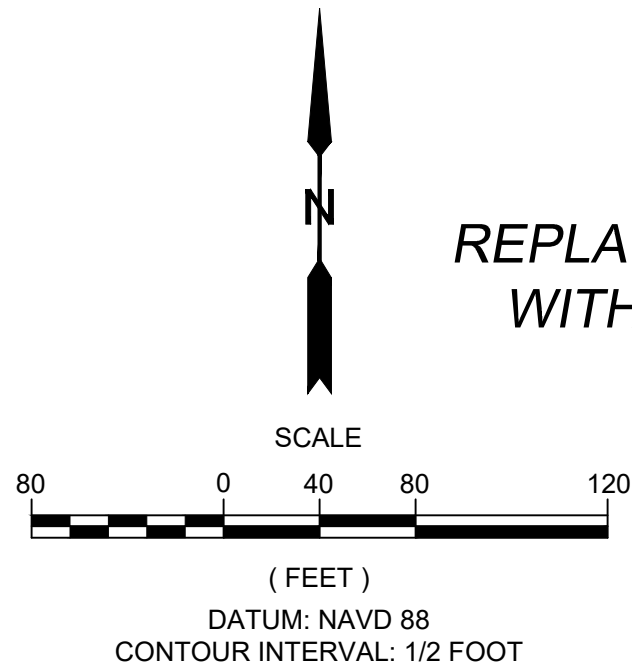


# PRELIMINARY SHORT PLAT OF GARLAND AVE SHORT PLAT

REPLAT OF LOT 8 AND EAST HALF OF LOT 9, BLOCK 76, LIDGERWOOD PARK ADDITION (VOL. "A" OF PLATS, PAGES 124-125)  
 WITHIN THE NORTHEAST QUARTER OF SOUTHWEST QUARTER, SECTION 5 TOWNSHIP 25 NORTH, RANGE 43 EAST W.M.  
 CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



## LEGEND

- SET 1-1/4" BLUE PLASTIC CAP (BPC) ON 5/8" x 24" REBAR "SLS PLS 25012860"
- FOUND 1" IRON PIPE
- FOUND 5/8" REBAR
- CHISELED X IN CONCRETE
- ▲ CALCULATED CENTERLINE POSITION

## BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE MONUMENT LINE OF GARLAND AVENUE BETWEEN LIDGERWOOD STREET AND ADDISON ST UTILIZING EXISTING REFERENCE MONUMENTS AS SHOWN ON RECORD OF SURVEY #7910735 AS N87°23'44"E.

## SURVEY NOTES

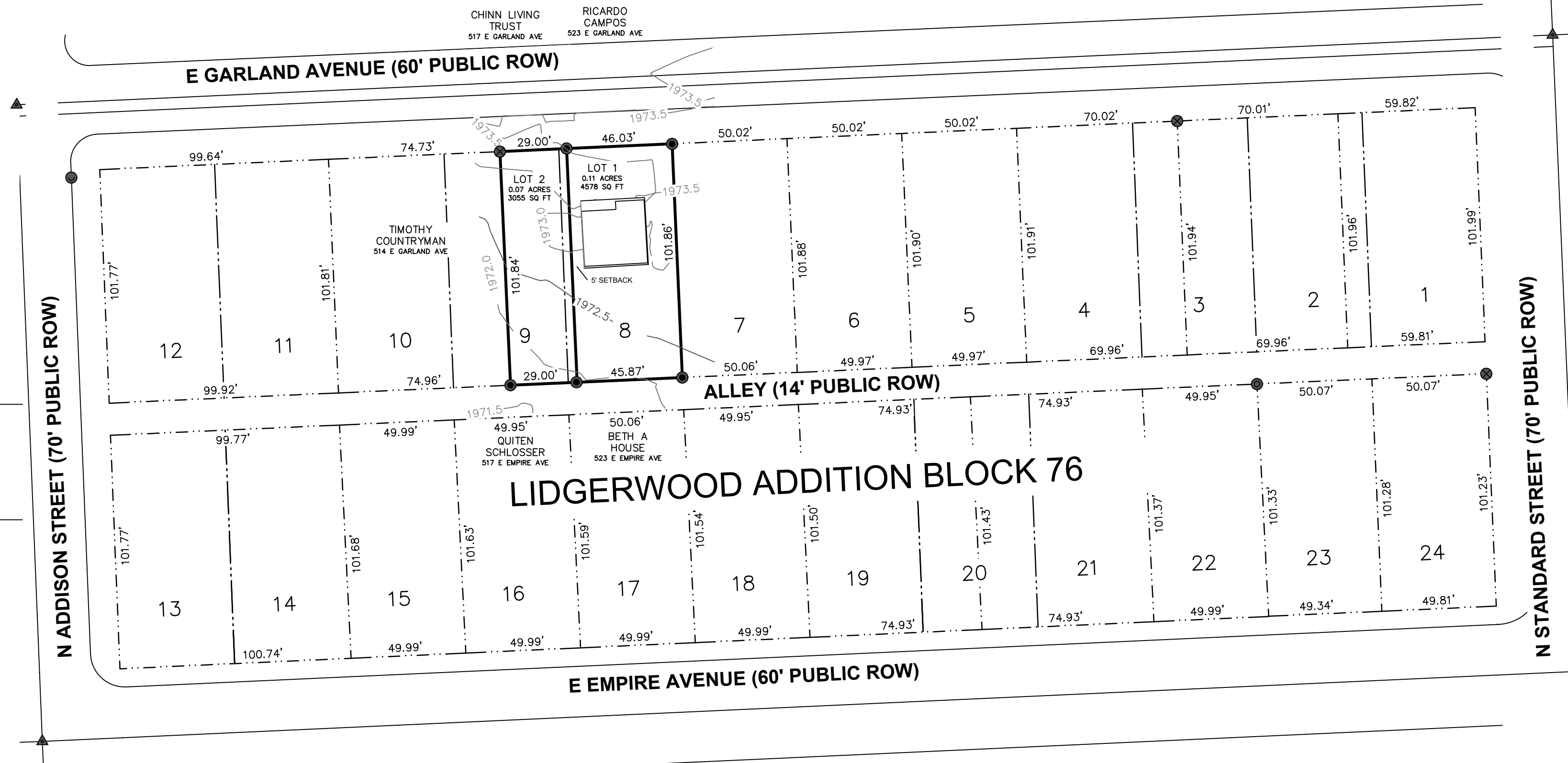
- \* THERE ARE NO MAJOR DRAINAGE ON SITE
- \* BUILDING TO REMAIN

## OWNER

DIETRICH PAKOTAS  
 524 E GARLAND AVE  
 SPOKANE, WA 99207

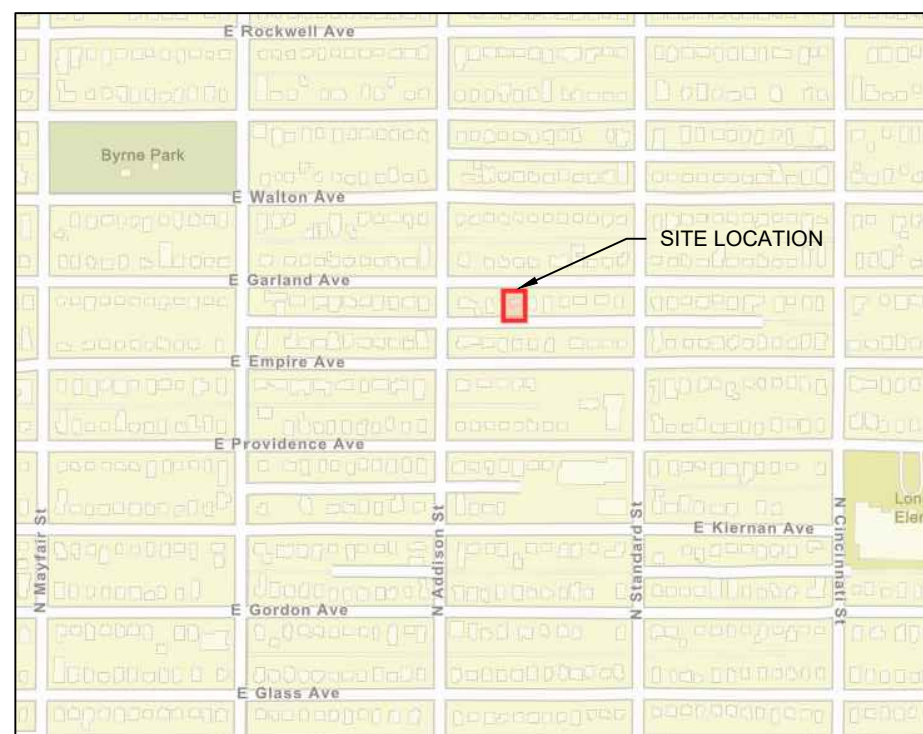
## SURVEYOR

SAWTOOTH LAND SURVEY  
 663 W CANFIELD AVE,  
 COEUR D' ALENE, ID 83814



## VACINITY MAP

NTS



## Site Data Table

TOTAL PLAT AREA	7,633 SQ FT
PROPOSED NUMBER OF LOTS	2
PROPOSED LOT USES	2 SINGLE FAMILY
EXISTING ZONING	R1
METHOD OF SEWER SUPPLY	CITY SEWER
METHOD OF WATER SUPPLY	CITY WATER
DENSITY	1 PER LOT

## LEGAL DESCRIPTION

ALL OF LOT 8 AND THE EAST HALF OF LOT 9, BLOCK 76, LIDGERWOOD PARK ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME A OF PLATS, PAGE 124, RECORDS OF SPOKANE COUNTY,

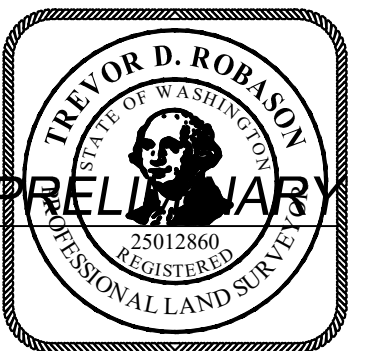
SITUATED IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

## SURVEYOR'S CERTIFICATE

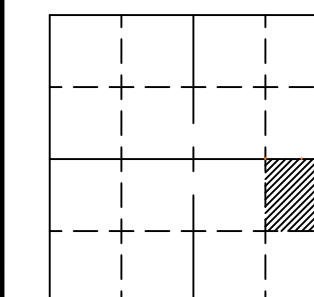
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF RYAN KILGORE

DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 2026.

TREVOR D. ROBASON, PLS 25012860



S.5, T.25N., R.43E., W.M.



SURVEY FOR: RYAN KILGORE & DEDRICK PAKOOTAS

663 W. CANFIELD AVE., STE. A  
 COEUR D'ALENE, IDAHO 83815  
 (208) 714 - 4544



WWW.SAWTOOTHLS.COM

DATE: 6/9/2026  
 SCALE: 1"=40'  
 DRAWN: TDR  
 CHECKED: CA  
 PROJ. NO.: 226007  
 CAD FILE: 22607-GARLAND ST - SITE.DWG  
 SHT 1 OF 1