

VICINITY MAP
NTS

AGERE HOMES PRELIMINARY SHORT PLAT, FILE NO. Z25-589PSP

A REPLAT OF A PORTION OF THE LAVAGETTOS SUBDIVISION
A PORTION OF THE S E 1/4 OF SECTION 28
TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.
SPOKANE, SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY AUDITOR

FILED FOR RECORD BY HOLT SURVEYING AND MAPPING THIS ____ DAY OF _____ 20____, AT ____ MINUTES PAST ____ O'CLOCK ____M; AND RECORDED IN BOOK ____ OF SURVEY AT PAGE(S) ____ RECORDS OF SPOKANE COUNTY, WASHINGTON, AT THE REQUEST OF SOLOMAN AGERE.

SPOKANE COUNTY AUDITOR

LEGEND

	ASPHALT SURFACING
	BUILDING LINE
	FOUND POINT AS NOTED
	CATCH BASIN
	SANITARY SEWER MANHOLE
	WATER VALVE
	LIGHT POLE
	TREE (CONIFEROUS)
	WATER LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE/CULVERT
	BURIED POWER LINE
	GAS LINE
	FENCE
	CONTOURS
	BOUNDARY LINE
	SECTION LINES
	SITE BENCHMARK

LEGAL DESCRIPTION:

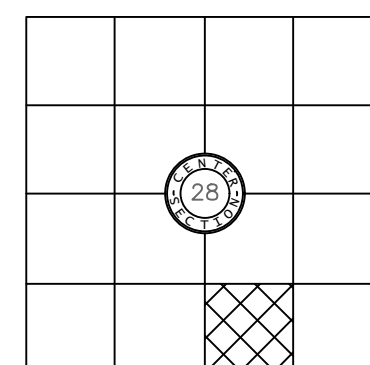
PARCEL NO. 35284.0132
LOT 2 IN BLOCK 1 OF LAVAGETTO SUBDIVISION AS PER PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 20;
EXCEPT THAT PORTION CONVEYED TO THE CITY OF SPOKANE BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8006300122 DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF LEE STREET 11 FEET SOUTHEASTERLY OF THE NORTHWEST CORNER OF LOT 2, BLOCK 1;
THENCE NORTHEASTERLY 11 FEET OF THE NORTHWEST CORNER OF SAID LOT;
THENCE EASTERLY 6 FEET ALONG THE SOUTH LINE OF 27TH AVENUE;
THENCE SOUTHWESTERLY 10.7 FEET TO THE POINT OF BEGINNING;
SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

REFERENCED SURVEYS:

- R1) RECORD OF SURVEY BOOK 125 PAGE 90
R2) FINAL PLAT LAVAGETTOS SUB-DIV OF TRACT & PART OF TRACT 9 OF DESSERTS 5 ACRES TRACT
R3) PARVIZ FINAL CITY SHORT PLAT, BOOK 30 PAGE 70, SPOKANE COUNTY RECORDS
R4) RECORD OF SURVEYS BOOK 42 PAGE 97

NOTES

- NUMBER OF PROPOSED LOTS: 2
- TOTAL AREA OF LAND TO BE SUBDIVIDED: 0.43 ACRES
- PROPOSED DENSITY: 4.65 UNITS/ACRE
- ZONING DESIGNATION: R-1
- PROPOSED LOT A:
LOT SIZE: 0.22 ACRES
NUMBER OF HOUSING UNITS: 1
PROPOSED DENSITY: 4.54 UNITS/ACRE
- PROPOSED LOT B:
LOT SIZE: 0.21 ACRES
NUMBER OF HOUSING UNITS: 1
PROPOSED DENSITY: 4.76 UNITS/ACRE
- PROPOSED USE: THE PURPOSE OF THIS SHORT PLAT IS TO DIVIDE THE SUBJECT PROPERTY INTO 2 SEPARATE LOTS.
- WATER SUPPLY: CITY OF SPOKANE
- SEWER SUPPLY: CITY OF SPOKANE
- EXISTING EASEMENTS: NONE
- NO NEW STREETS ARE PROPOSED.
- SITE IS CURRENTLY VACATED.
- A COVENANT AGREEMENT WILL BE CREATED FOR A MUTUAL USE, ACCESS AND MAINTENANCE AGREEMENT INCLUDING PROVISIONS FOR SEWER, STORMWATER FACILITIES, AND ANY OTHER UTILITIES THAT CROSS PARCEL LINES AND/OR ARE PROVIDED FOR THE USE OF MULTIPLE PARCELS.
- SEE CIVIL PLANS FOR EXISTING & PROPOSED UTILITY SURFACE FEATURES AND UNDERGROUND LINES.
- DATUM: NAVD 88



SEC. 28, TWP. 25, RGE. 43, W.M.

OWNER / APPLICANT

SOLOMAN AGERE
1908 E PINECREST RD
SPOKANE, WA 99212
509.251.9582

LAND SURVEYOR

RICK HOLT
HOLT SURVEYING & MAPPING
104 S FREYA ST ULAC BUILDING 217
SPOKANE, WA 99204
509.368.9770

SURVEYORS 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 SOLOMAN AGERE.

RICK L. HOLT, P.L.S. CERTIFICATE NO. 37549

DATE

PAGE 1 OF 1

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SPOKANE, SPOKANE COUNTY, WASHINGTON

OWN BY:AAC DATE:12/05/25

FIELD BOOK:X PAGE:X

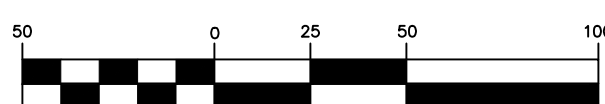


HOLT SURVEYING AND MAPPING, INC.
TAPIO OFFICE CENTER, 104 S. FREYA LILAC FLAG BUILDING
SUITE 217A, SPOKANE, WA 99202
(509) 222-0468 rickholtsurveying@gmail.com

SCALE: 1"=50'

JOB NO: 25-129SP

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

FOUND 2" PIPE IN CENTERLINE OF ROAD IN MON CASE.