

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 ____; AND RECORDED IN
 BOOK ____ OF SURVEY AT PAGE(S) ____ RECORDS OF SPOKANE COUNTY,
 WASHINGTON, AT THE REQUEST OF SOLOMAN AGERE.

SPOKANE COUNTY AUDITOR

LEGEND

[Dashed pattern]	ASPHALT SURFACING
[Hatched pattern]	BUILDING LINE
○	FOUND POINT AS NOTED
■	CATCH BASIN
◎	SANITARY SEWER MANHOLE
WA	WATER VALVE
☆	LIGHT POLE
●	TREE (CONIFEROUS)
WA	WATER LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE/CULVERT
BP	BURIED POWER LINE
G	GAS LINE
X	FENCE
—	CONTOURS
—	BOUNDARY LINE
—	SECTION LINES
●	SITE BENCHMARK

LEGAL DESCRIPTION:

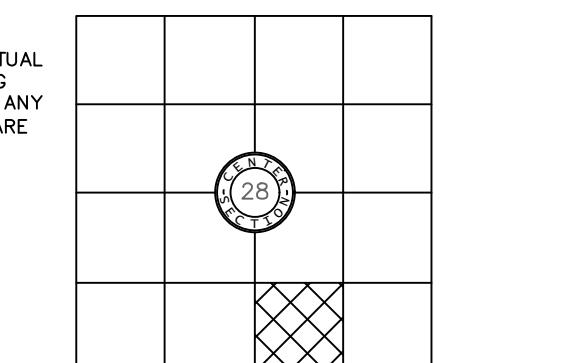
PARCEL NO. 35284.0132
 LOT 2 IN BLOCK 1 OF LAVAGETTO SUBDIVISION AS PER
 PLAT THEREOF RECORDED IN VOLUME 2 OF
 PLATS, PAGE 20;
 EXCEPT THAT PORTION CONVEYED TO THE CITY OF
 SPOKANE AS DEED RECORDED UNDER AUDITOR'S FILE NO
 8006300122 DESCRIBED AS
 FOLLOWS:
 BEGINNING AT A POINT ON THE EAST LINE OF LEE 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 LAVAGETTO 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

- 1) NUMBER OF PROPOSED LOTS: 2
- 2) TOTAL AREA OF LAND TO BE SUBDIVIDED: 0.43 ACRES
- 3) PROPOSED DENSITY: 4.65 UNITS/ACRE
- 4) ZONING DESIGNATION: R-1
- 5) 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
- 6) PROPOSED USE: THE PURPOSE OF THIS SHORT PLAT IS TO
 DIVIDE THE SUBJECT PROPERTY INTO 2 SEPARATE LOTS.
- 7) WATER SUPPLY: CITY OF SPOKANE
- 8) SEWER SUPPLY: CITY OF SPOKANE
- 9) EXISTING EASEMENTS: NONE
- 10) NO NEW STREETS ARE PROPOSED.
- 11) SITE IS CURRENTLY VACATED.
- 12) 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.
- 13) SEE CIVIL PLANS FOR EXISTING & PROPOSED UTILITY
 SURFACE FEATURES AND UNDERGROUND LINES.
- 14) 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

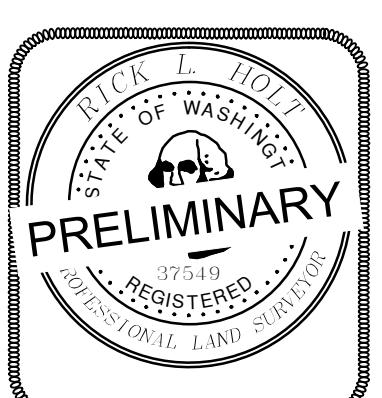
LAND SURVEYOR

RICK L. HOLT
 HOLT SURVEYING & MAPPING
 104 S FREYA ST LILAC 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



PAGE 1 OF 1

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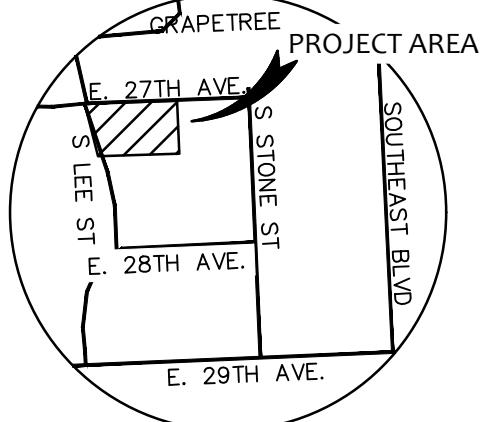
OWN BY: AAC DATE: 12/05/25

FIELD BOOK: X PAGE: X

HOLT SURVEYING AND MAPPING, INC.
 104 S. FREYA ST, LILAC BUILDING 217
 SPOKANE, WA 99202
 (509) 222-0468 rickholtsurveying@gmail.com

SCALE: 1"-50'

JOB NO: 25-129SP



VICINITY MAP

NTS

