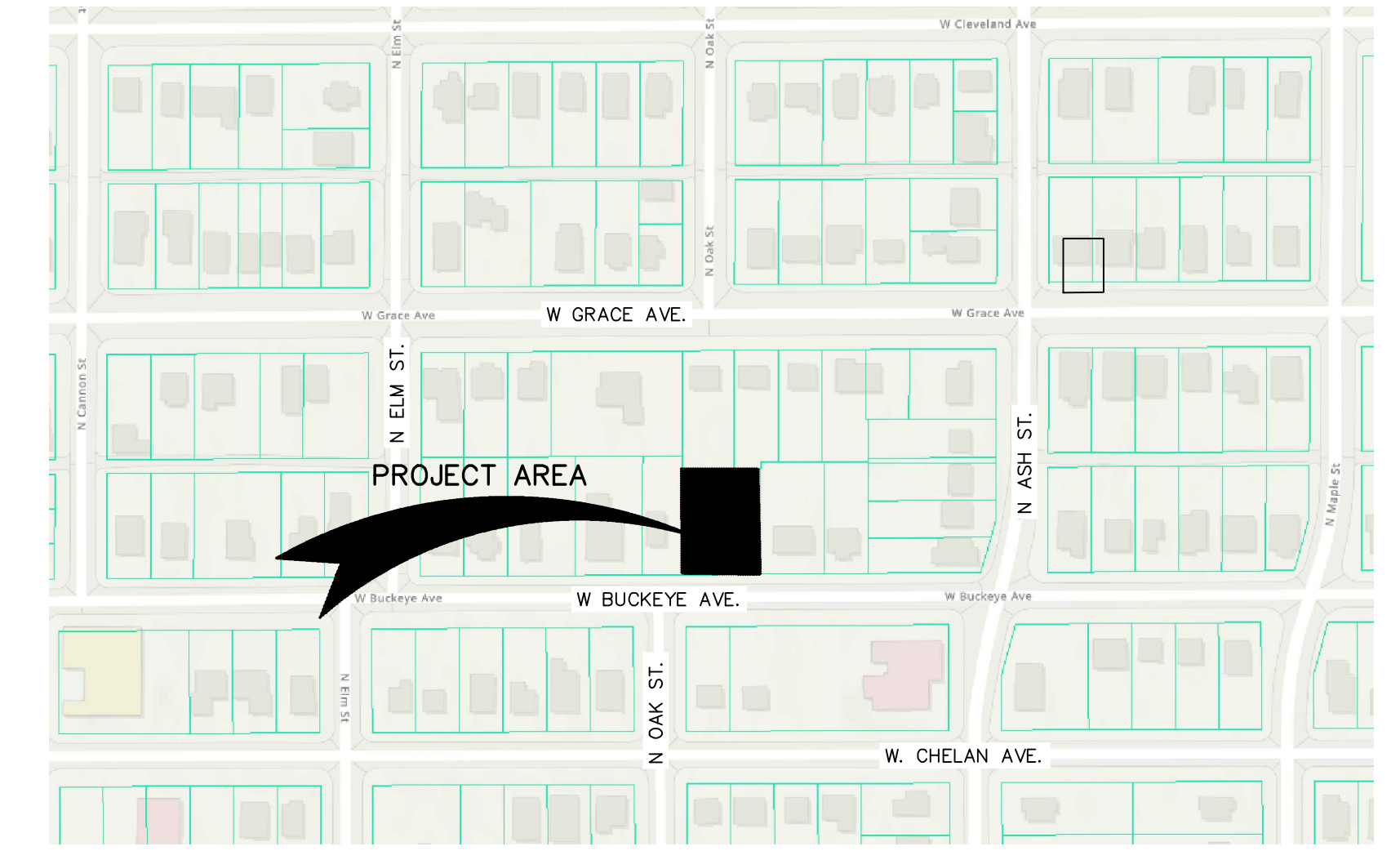
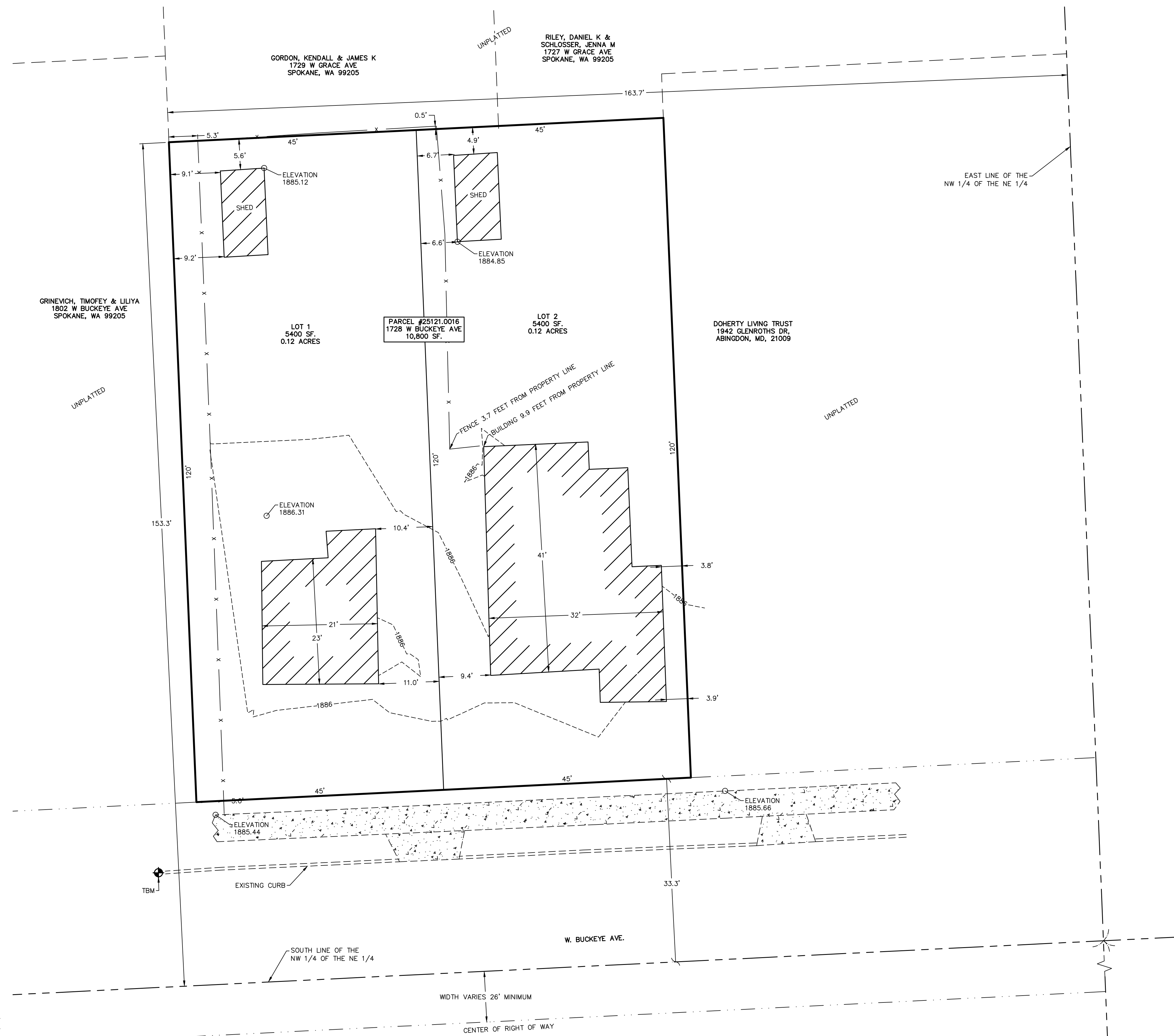


AH LAND PRELIMINARY SHORT PLAT

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER,
SECTION 12, TOWNSHIP 25 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



VICINITY MAP



UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, INCLUDING PAINT MARKINGS PROVIDED FROM AN OUTSIDE UTILITY LOCATE COMPANY AND/OR EXISTING DRAWINGS AND RECORDS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITIES NEED TO BE VERIFIED FOR DEPTH AND ACCURACY.

LEGAL DESCRIPTION:

PER TITLE REPORT BY FIRST AMERICAN TITLE COMPANY, GUARANTEE NUMBER 4177053, DATED JUNE 21, 2024.
THE NORTH 120 FEET OF THE SOUTH 153.3 FEET OF THE WEST 90 FEET OF THE EAST 163.7 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 25 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN, IN SPOKANE COUNTY, WASHINGTON.
SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

SITE DATA:

PARCEL NUMBER: 25121.0016
ADDRESS: 1728 W BUCKEYE AVE
PROPERTY SIZE: 0.25 ACRES
PROPOSED USE: RESIDENTIAL
PROPOSED LOTS: 2
EXISTING DWELLINGS: 2 SINGLE FAMILY DWELLINGS
DENSITY: 4+ UNITS/ACRE
FIRE DISTRICT: SPOKANE FIRE DEPT
SCHOOL DISTRICT: SPOKANE #81
WATER PURVEYOR: CITY OF SPOKANE
SEWER PURVEYOR: CITY OF SPOKANE
COMPREHENSIVE PLAN DESIGNATION: RESIDENTIAL LOW
ZONING: R1
SETBACKS: 15' FRONT (20' GARAGE), 25' REAR, 5' SIDE

NOTES:

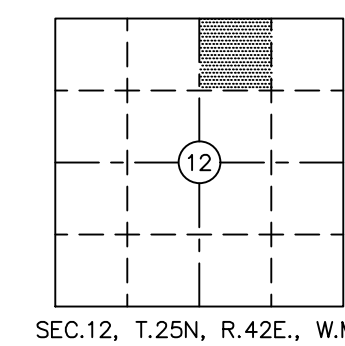
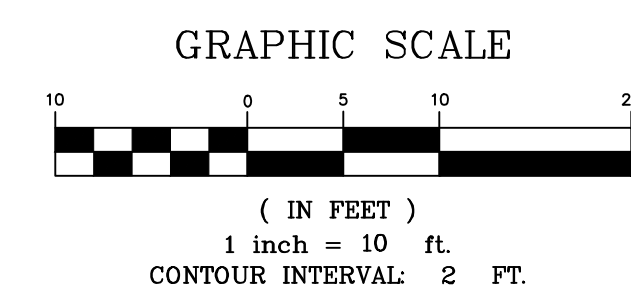
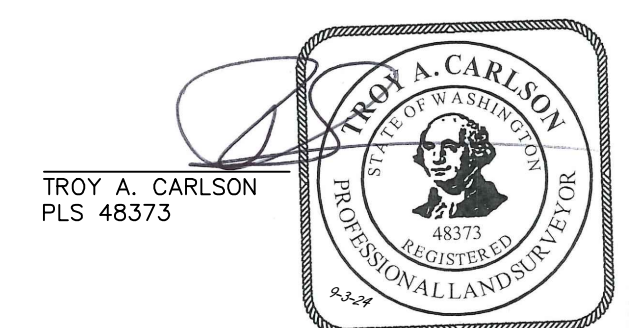
1. THE BOUNDARY SHOWN IS PER LEGAL DESCRIPTIONS, RECORD OF SURVEYS AND PLATS AND FOUND MONUMENTATION WITH IN THE AREA. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY, NO PROPERTY CORNERS WERE SET.
2. THE CONTOURS SHOWN ARE DERIVED FROM DIRECT FIELD OBSERVATIONS AND COMPLY WITH THE NATIONAL MAPPING STANDARDS, OF ONE-HALF THE CONTOUR INTERVAL SHOWN.
3. THE PURPOSE OF THE SURVEY IS TO PROVIDE OWNER AND CONSULTANTS A REPRESENTATION OF GENERAL SITE FEATURES AS OBTAINED ON THE DATE OF FIELD SURVEY, JUNE, 2024, AND TO PREPARE A PRELIMINARY PLAT.

LEGEND:

- EXISTING PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- SECTION LINE
- - - RIGHT-OF-WAY LINE
- - - CONTOUR
- ▨ EXISTING BUILDING
- ROAD EDGE
- x FENCE
- EXISTING CONCRETE

SURVEYOR'S CERTIFICATE

I, TROY A. CARLSON, PLS 48373, DO HEREBY CERTIFY THAT THIS PRELIMINARY PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH LOCAL ORDINANCES AND THAT THE TOPOGRAPHICAL ITEMS SHOWN ARE IN ACCORDANCE WITH WAC 332-130-145.



storhäug
civil engineering planning
landscape architecture surveying
510 east third avenue | spokane, wa | 99202
p 509.242.1000

DATE	09/03/2024	SCALE	1" = 10'
FIELD BOOK	24-155	DRAWN	LEE
PROJECT NUMBER	24-155	DRAWING NO.	1 OF 1

ELEVATION DATUM: NAVD88 ESTABLISHED FROM GPS OBSERVATION ON LOCAL CONTROL POINTS USING THE WASHINGTON STATE REFERENCE NETWORK.

SITE TBM: FOUND "+" IN CURB NORTH OF W BUCKEYE ELEVATION: 1885.20'

OWNER/DEVELOPER: JOE KRAMER AH LAND, LLC PO BOX 74, LIBERTY LAKE, 99019 509-879-5462

SURVEYOR/AGENT: TROY CARLSON/AUSTIN STORHAUG STORHAUG ENGINEERING 510 E. 3RD AVENUE SPOKANE, WASHINGTON 99202 509-242-1000

24-155-PP.dwg 24x36 (PP)