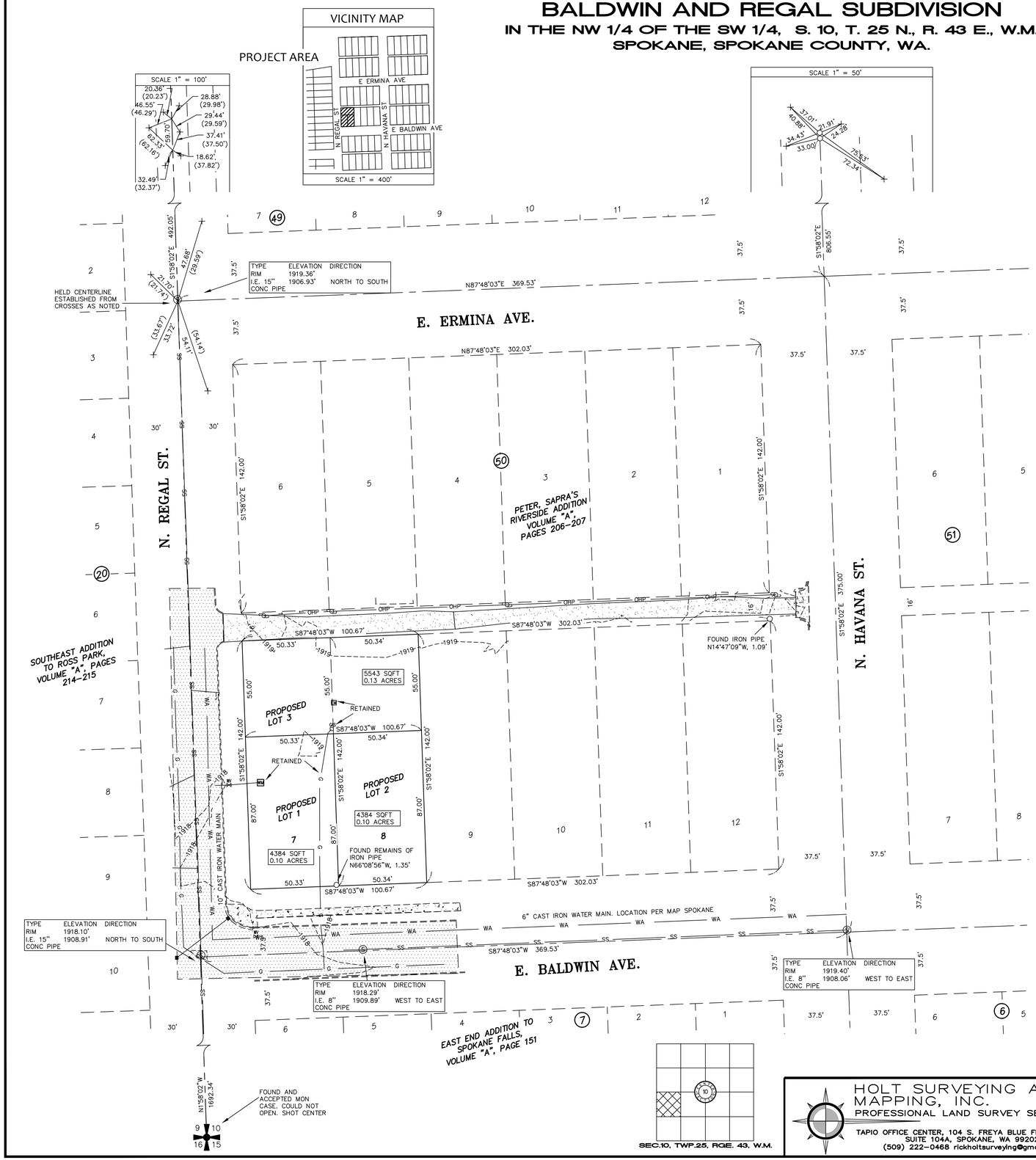
PRELIMINARY SHORT PLAT
BALDWIN AND REGAL SUBDIVISION
IN THE NW 1/4 OF THE SW 1/4, S. 10, T. 25 N., R. 43 E., W.M.
SPOKANE, SPOKANE COUNTY, WA.



LEGAL DESCRIPTION:

(PER CERTIFICATE OF APPROVAL OF BOUNDARY LINE ADJUSTMENT AFN: 7295175)

LOT 8, BLOCK 50, PETER SAPRO'S RIVERSIDE ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME A OF PLATS, PAGE 206, RECORDS OF SPOKANE COUNTY; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

APN: 35103.1215

LEGAL DESCRIPTION:

(PER CERTIFICATE OF APPROVAL OF BOUNDARY LINE ADJUSTMENT AFN: 7295175)

LOT 7, BLOCK 50, PETER SAPRO'S RIVERSIDE ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME A OF PLATS, PAGE 206, RECORDS OF SPOKANE COUNTY; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

APN: 35103.1214

LEGEND

- ASPHALT SURFACING
- CURB
- GRAVEL
- SIDEWALK OR CONCRETE
- POWER POLE
- GUY ANCHOR
- ELECTRICAL METER
- WATER METER
- WATER VALVE
- GAS RISER
- CATCH BASIN
- SANITARY SEWER MANHOLE
- OHP — OVERHEAD POWER LINE
- WA — UNDERGROUND WATER LINE
- G — UNDERGROUND GAS LINE
- SS — UNDERGROUND SANITARY SEWER LINE
- SD — UNDERGROUND STORM DRAIN LINE
- 2100 — CONTOURS
- FOUND SPOKANE COUNTY MAG NAIL AND WASHER UNLESS OTHERWISE NOTED
- CHISLED "+" PER CITY RP'S

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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 JAMM, LLC. AND JD CHENEY, LLC.

_____
SPOKANE COUNTY AUDITOR

SITE DATA:

OWNER AND OFFICIAL CONTACT:

RIVER CITY 4, LLC
PO BOX 11742
SPOKANE, WA 99211
(509) 280-5869

OFFICIAL CONTACT:

VADIM SMELIK
KODIAK GENERAL CONTRACTING
PO BOX 11742
SPOKANE, WA 99211
(509) 981-7292

SURVEYOR:

RICK HOLT
HOLT SURVEYING AND MAPPING
TAPIO OFFICE CENTER
104 S. FREYA, BLUE FLAG BUILDING
SUITE 104A,
SPOKANE, WA 99202
(509) 222-0468

TOTAL AREA:

14,312 SQUARE FEET
0.33 ACRES

ZONING DESIGNATION: RSF

NUMBER OF PROPOSED LOTS: 3 RESIDENTIAL

PROPOSED DENSITY (LOTS/ACRE) = 9

DATUM PLANE: NAVD 88

SEWERAGE: SPOKANE COUNTY

REFERENCED SURVEYS:

R1) PETER SAPRA'S RIVERSIDE ADDITION, VOLUME "A" OF PLATS, PAGES 206-207, OFFICIAL RECORDS OF SPOKANE COUNTY.

R2) CITY MONUMENT SHEETS.

R3) EAST END ADDITION TO SPOKANE FALLS, VOLUME "A" OF PLATS, PAGE 151, OFFICIAL RECORDS OF SPOKANE COUNTY.

NOTES:

1. THIS SURVEY WAS PERFORMED IN MARCH, 2023 BY STANDARD FIELD TRAVERSE METHODS, USING A LEICA GS12, (GPS GNSS RECIEVER).
2. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, PROVISIONS, COVENANTS OR CONDITIONS WHICH MAY AFFECT THE LAND SHOWN HEREON.
3. VERTICAL DATUM: NAVD 88
4. BASIS OF ELEVATIONS: GPS WSRN NETWORK SPKN REGION
5. CONTOURS AND SURFACE FEATURES ARE DERIVED FROM DIRECT FIELD OBSERVATIONS. CONTOUR ACCURACY 1/2 CONTOUR INTERVAL AS PER NATIONAL MAP ACCURACY STANDARDS.
   CONTOUR INTERVAL: 1 FOOT
6. UTILITIES SHOWN ON MAP ARE FROM UTILITY COMPANY LOCATES AND OBSERVATIONS IN THE FIELD UNLESS OTHERWISE SPECIFIED.

BASIS OF BEARINGS:

GPS WSRN NETWORK SPKN REGION

ADJOINING PARCELS: PER SCOUT SUMMARY SECTION

APN	OWNER (AND) TAXPAYER NAME	ADDRESS
35103.1206	CARLTON, ANTHONY/FERN, MELISSA (AND) SAME	1920 N REGAL ST
35103.1204	KELLER, DAVID & MELINDA (AND) SAME	2914 E ERMINA AVE
35103.1208	WRIGHT, WENDY M (AND) SAME	2915 E BALDWIN AVE
35103.1904	BOWEN, WALTER (AND) SAME	2914 E BALDWIN AVE
35103.1905	TILLIE, CODY L (AND) SAME	2908 E BALDWIN AVE
35103.1906	AFFINITY GROUP (V) LLC (AND) SAME	2904 E BALDWIN AVE
35094.1810	MALINSKI, MATHEW W (AND) SAME	1811 N REGAL ST
35094.1809	HOLMES, C JOANN & LARRY H (AND) SAME	1817 N REGAL ST
35904.1808	HIMES, GARRET H & TIA K (AND) SAME	1823 N REGAL ST
35094.1806	HENSHAW, BARBARA J (AND) GONGYIN, BARBARA	1903 N REGAL ST

SURVEYORS CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SU... BY ME OR UNDER MY DIRECTION IN... WITH THE REQUIREMENTS OF... ACT, AT THE REQUEST...

_____
RICK L. HOLT, ...

_____
DATE

PRELIMINARY

REGISTERED PROFESSIONAL LAND SURVEYOR

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

SCALE: 1"=30'
DRAWN BY: W. MARKUS
CHECKED BY: R. HOLT
FIELD BOOK:
DATE: 08/31/23

PRELIMINARY SHORT PLAT
BALDWIN AND REGAL SUBDIVISION
A PORTION OF THE NW 1/4 OF THE SW 1/4
S. 10, T. 25 NORTH, R. 43 E., W.M.
SPOKANE COUNTY, WA.

JOB NO. 23-068
DRAWING NO. 23-068 SP.DWG
SHEET 1 OF 1