

PRELIMINARY SHORT PLAT #

REPLAT OF LOT 7, BLOCK 23, STRATTONS ADDITION
TO SPOKANE FALLS
BEING A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 18,
TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., IN THE CITY OF
SPOKANE, SPOKANE COUNTY, WASHINGTON.

OWNER CERTIFICATION:

THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE SPOKANE HOUSING VENTURE, A WASHINGTON NON-PROFIT CORPORATION, HEREINAFTER KNOWN AS "THE OWNERS".

THE OWNERS ARE THE OWNERS OF THE PROPERTY AND THE ONLY PARTY HAVING INTEREST IN THE LAND AND THE LAND IS NOT ENCUMBERED BY ANY DELINQUENT TAXES OR ASSESSMENTS.

THE OWNERS ADOPT THE PLANS OF LOTS, BLOCKS AND STREETS SHOWN HEREON.

THE OWNERS DEDICATE TO THE CITY AND THE CITY'S PERMITTEES THE EASEMENTS SHOWN HEREON FOR UTILITY PURPOSES.

THE OWNERS HEREBY GRANT A 10.00 FOOT WIDE SANITARY SEWER EASEMENT OVER THE NORTHERLY 10.00 FEET OF LOT 1 BENEFITING LOT 2 AS SHOWN HEREON.

SPOKANE HOUSING VENTURES, A WASHINGTON NON-PROFIT CORPORATION

BY: JONATHAN MALLAHAN

ACKNOWLEDGMENTS:

STATE OF WASHINGTON }
COUNTY OF SPOKANE } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JONATHAN MALLAHAN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE GOVERNOR OF SPOKANE HOUSING VENTURES, A WASHINGTON NON-PROFIT CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT

DATED:

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

PRINTED NAME

MY APPOINTMENT EXPIRES:

LEGAL DESCRIPTION:

LOT 7, BLOCK 23, STRATTON'S ADDITION, AS PER PLAT RECORDED IN VOLUME "A" OF PLATS, PAGE 24, RECORDS OF SPOKANE COUNTY.

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

THE LAND DESCRIBED HEREIN ABOVE IS THE SAME AS DESCRIBED IN THAT FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE NO. SP43242, DATED JUNE 10, 2025.

PRELIMINARY PLAT NOTES:

- 1) THE TOPOGRAPHY SHOWN HEREON WAS DERIVED FROM DIRECT FIELD MEASUREMENTS AND IS IN REFERENCE TO NAVD 88 BASED ON AN OPUS OBSERVATION.
- 2) THE BOUNDARY SHOWN HEREON IS WAS RESOLVED BY HOLDING FOUND MONUMENTS IN THE FIELD TOGETHER WITH RECORD INFORMATION WHERE APPLICABLE AND SHOWN HEREON.
- 3) THE VESTING DEED FOR THE SUBJECT PROPERTY WAS RECORDED MAY 13, 2025 UNDER AUDITORS FILE NO. 7415739.
- 4) THERE ARE 2 EXISTING RESIDENCES ON THE EXISTING PROPERTY. THIS SHORT PLAT PROPOSES TO DIVIDE THE SUBJECT PROPERTY (APPROXIMATELY 7,102 SQUARE FEET) INTO 2 DISCRETE UNITS OF LAND, EACH CONTAINING ONE RESIDENCE. THE DIMENSIONS OF PROPOSED LOTS WERE ESTABLISHED AT THE CLIENTS REQUEST.
- 5) THE EXISTING RESIDENCE'S ARE SERVED BY CITY WATER AND SEWER SERVICES.
- 6) BASIS OF BEARING IS ALONG THE CENTERLINE OF N. LINCOLN STREET AS SHOWN HEREON AND IS IN REFERENCE TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83)/(2011), WASHINGTON ZONE NORTH.
- 7) THE DISTANCES SHOWN HEREON ARE BASED ON THE US SURVEY FOOT DEFINITION OF 1 FOOT = 12/39.37 METERS.

OWNER INFORMATION/SITE ADDRESS:

SPOKANE HOUSING VENTURE
ADDRESS: 1404 N. LINCOLN ST. SPOKANE, WA.
PHONE: 509-981-3537
EMAIL: JPILCHER@HHAOWA.ORG

APPLICANT INFORMATION:

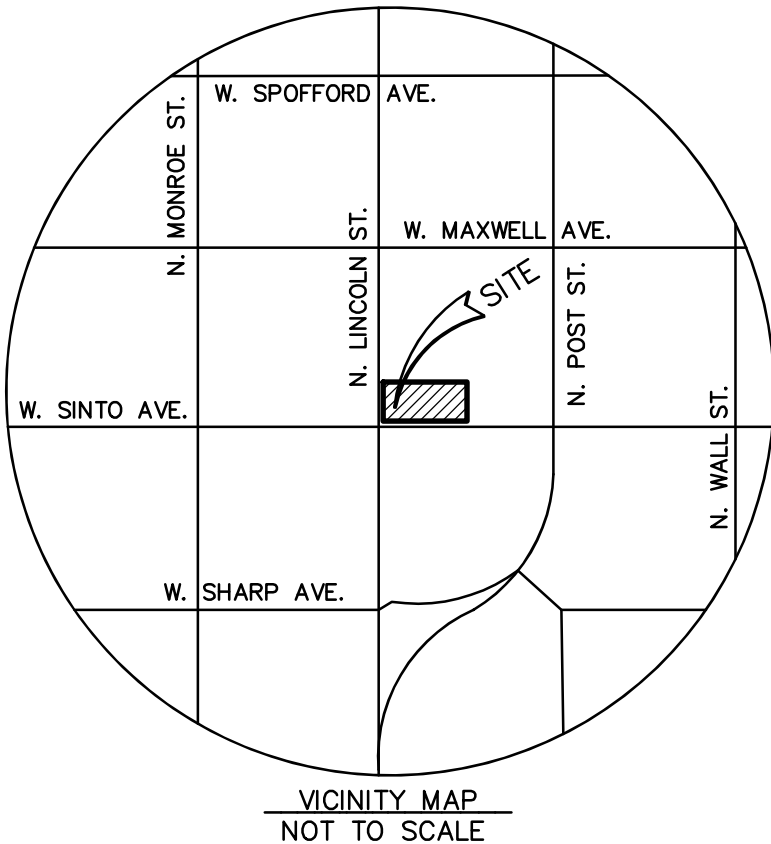
DURYEA AND ASSOCIATES/DCI ENGINEERS
HOLLY JOHNSON
ADDRESS: 707 W. 2ND AVE, SPOKANE, WA.
PHONE: 509-465-8007
EMAIL: HJOHNSON@DCI-ENGINEERS.COM

ZONING INFORMATION:

RESIDENTIAL HIGH DENSITY (RDH-55) THIS ZONE ALLOWS FOR THE HIGH DENSITY OF DWELLING UNITS COMPARED TO OTHER RESIDENTIAL ZONES.

MINIMUM LOT AREA = 1200 SQ FT.
MINIMUM LOT WIDTH = 15 FEET
MINIMUM LOT DEPTH = N/A
HEIGHT = 35 FEET

SETBACKS:
FRONT = 10 FEET
REAR = 10 FEET
INTERIOR SIDE LOT LINE - LOT WIDTH 40 FT OR LESS 3 FEET
INTERIOR SIDE LOT LINE - LOT WIDTH 40 FT OR MORE 4 FEET



SPOKANE COUNTY AUDITOR:

FILED FOR RECORD THIS DAY OF 2025
AT MINUTES PAST O'CLOCK; AND RECORDED IN
BOOK OF FINAL SHORT PLAT AT PAGE RECORDS
OF SPOKANE COUNTY, WASHINGTON, AT THE REQUEST OF
DURYEA AND ASSOCIATES

SPOKANE COUNTY AUDITOR - DEPUTY

CITY OF SPOKANE TREASURER:

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT, AS OF THE DATE OF THIS CERTIFICATION, IS NOT SUBJECT TO ANY LOCAL IMPROVEMENTASSESSMENTS. EXAMINED AND APPROVED, THIS DAY OF 2025.

CITY OF SPOKANE TREASURER

SPOKANE COUNTY TREASURER:

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT, AS OF THE DATE OF THIS CERTIFICATION, IS NOT SUBJECT TO ANY OUTSTANDING FEES OR ASSESSMENTS. EXAMINED AND APPROVED, THIS DAY OF 2025.

SPOKANE COUNTY TREASURER

CITY OF SPOKANE ENGINEER:

APPROVED AS TO COMPLIANCE WITH THE SURVEY DATA. THE DESIGN OF PUBLIC WORKS AND PROVISIONS MADE FOR CONSTRUCTING TH IMPROVEMENTS AND PERMANENT CONTROL MONUMENTS THIS DAY OF 2025.

CITY OF SPOKANE ENGINEER

CITY OF SPOKANE PLANNING DIRECTOR:

THIS PLAT HAS BEEN REVIEWED ON THIS DAY OF 2025, AND IS FOUND TO BE IN FULL COMPLIANCE WITH THE CONDITIONS OF APPROVAL OF THE PRELIMINARY PLAT NO

CITY OF SPOKANE PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE:

I BLAKE LEE WHELCHER REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE PLAT DEPICTED HEREON, IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN AND THAT ALL LOT CORNERS ARE SET AS SHOWN HEREON.

THIS DAY OF 2025.



SHORT PLAT NO.
CATHOLIC CHARITIES
1404 N. LINCOLN ST.
SPOKANE, WA.



707 W. 2nd Avenue, Spokane, WA 99201 (509) 465-8007
STRUCTURAL / CIVIL / SURVEYING / ROW
www.duryea-associates.com

PROJECT SURVEYOR: BLW	SHEET: 1 OF 3
DRAWN BY: BLW	
LAST DATE OF REVISION:	JOB NO.: 25046-0048

W. MAXWELL AVE. (75' WIDE)

N. WALL STREET

N. MONROE STREET

N. LINCOLN STREET (75' WIDE)

N. POST STREET (75' WIDE)

N. WALL STREET

W. SINTO AVE. (75' WIDE)

W. SHARP AVE.

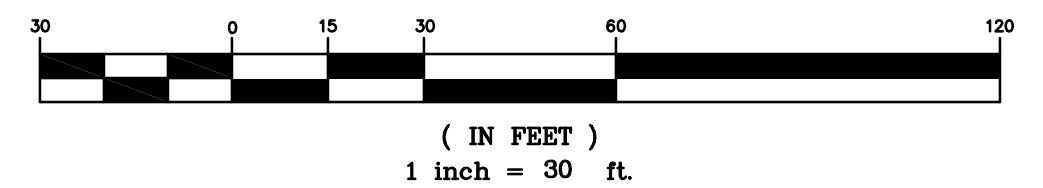
LEGEND:

- RIGHT OF WAY LINES
- LOT LINES
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- CENTERLINE
- 3' IRON FENCE
- 6' WOOD FENCE
- 34' WIRE FENCE
- FOUND AS NOTED
- SET 1/2" REBAR WITH BLUE PLASTIC CAP MARKED "WHELCHL 23029692"



PRELIMINARY

GRAPHIC SCALE



SHORT PLAT NO.

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1404 N. LINCOLN ST.
SPOKANE, WA.

DURYEA
& ASSOCIATES
A DIVISION OF DCI ENGINEERS

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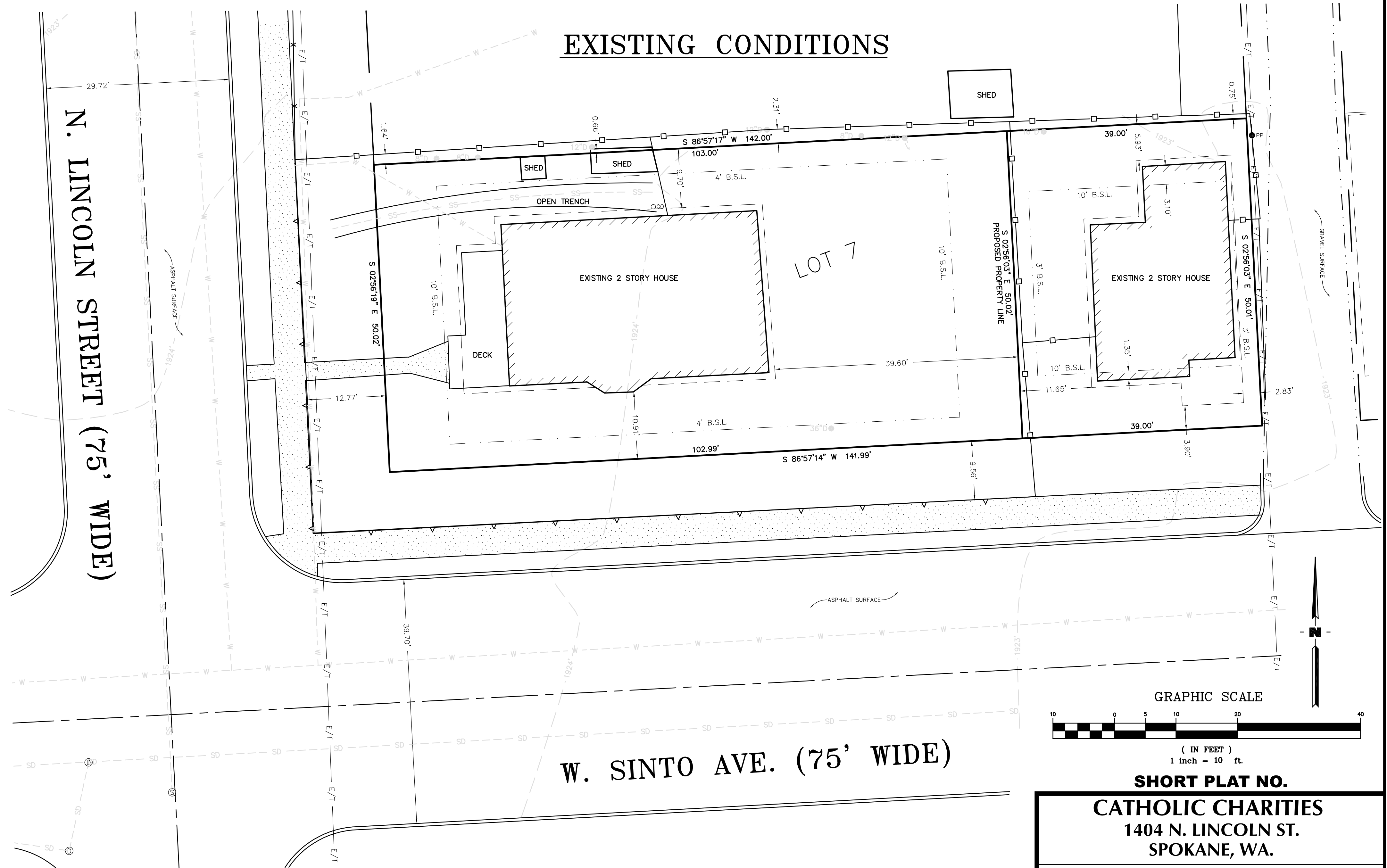
DRAWN BY: BLW

LAST DATE OF REVISION:

SHEET: 2 OF 3

JOB NO.: 25046-0048

EXISTING CONDITIONS



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SHEET: **2** OF **3**

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