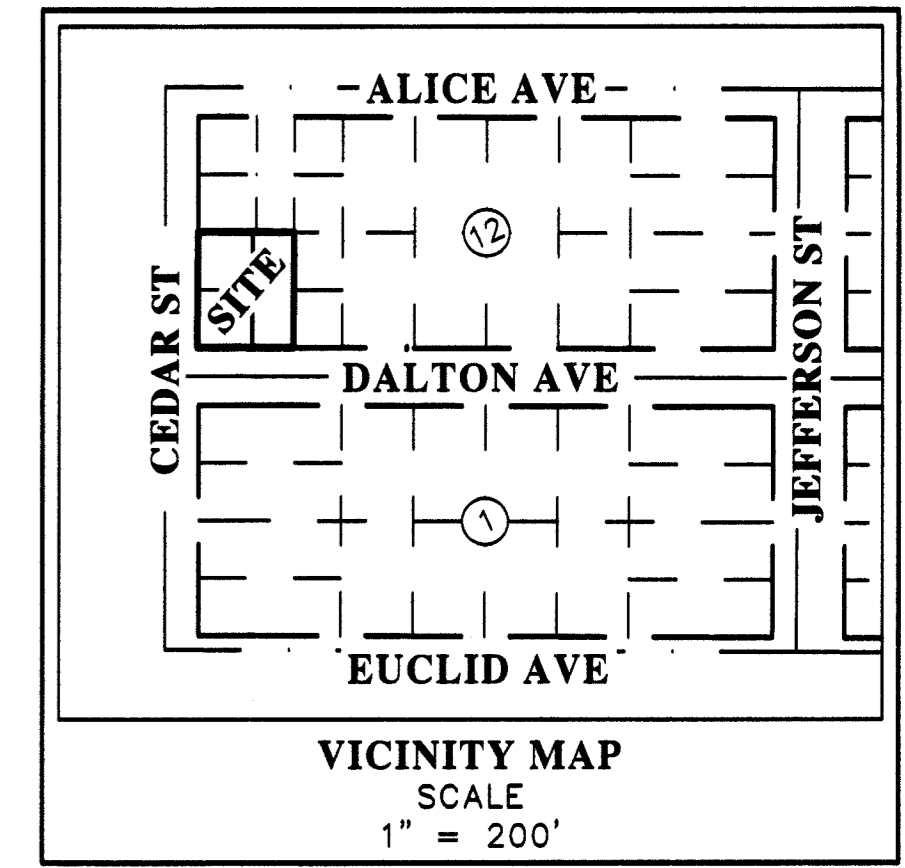
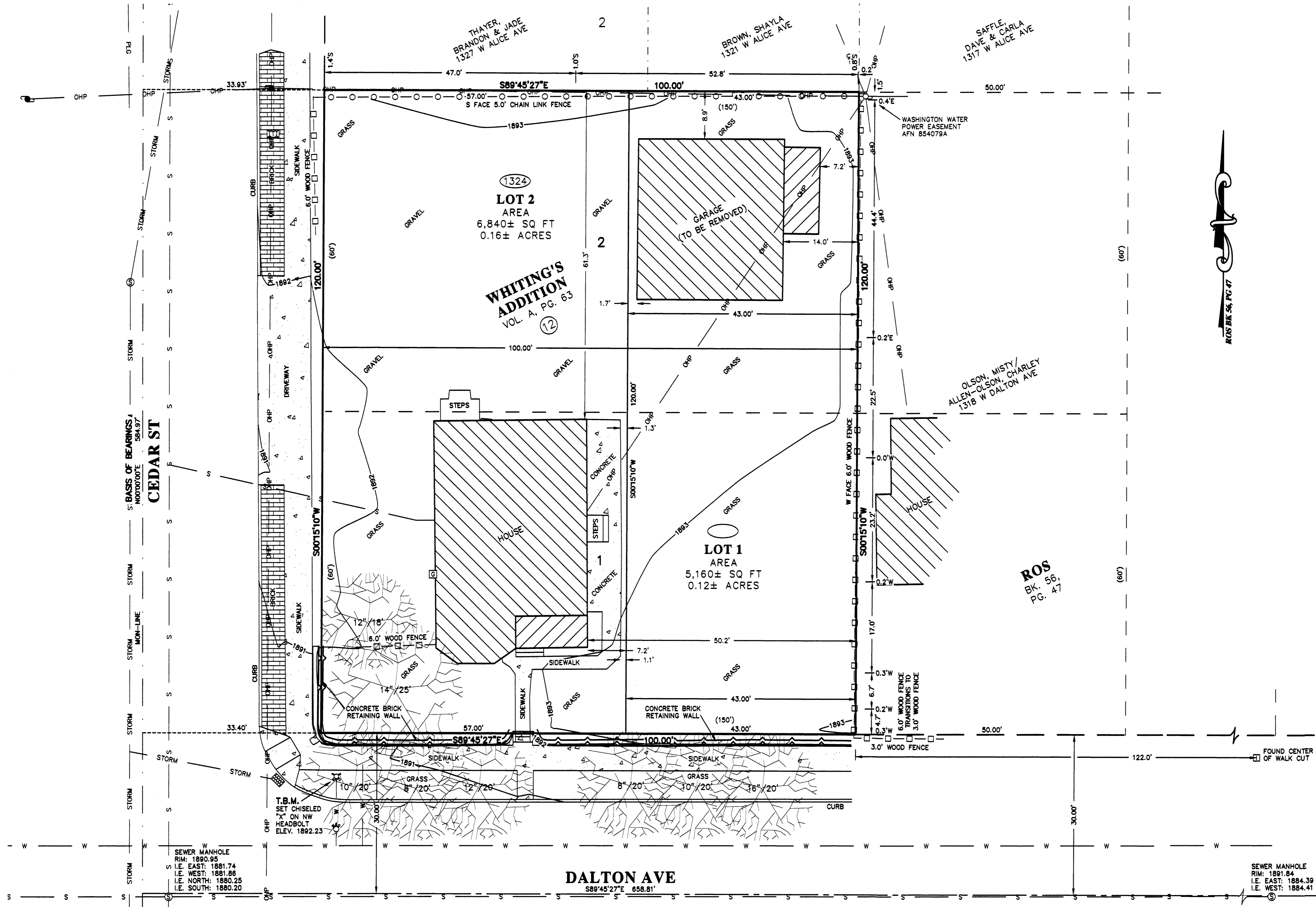


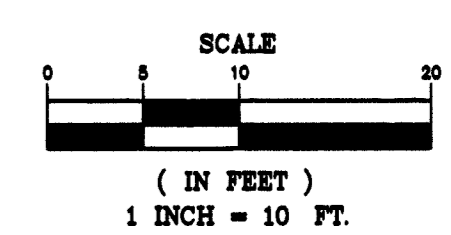
PRELIMINARY SHORT PLAT CORNERSTONE SHORT PLAT

BEING A RE-PLAT OF PORTIONS OF LOTS 1 & 2, BLOCK 12, WHITING'S ADDITION
LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 6, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.,
IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
OCTOBER, 2023



LEGEND

- GAS METER
- SANITARY SEWER MANHOLE
- WATER SHUTOFF
- FIRE HYDRANT
- CATCH BASIN
- POWER POLE
- POWER POLE W/ UNDERGROUND
- OHP - OVERHEAD POWER
- S - SANITARY SEWER
- W - WATER
- PLG - PAINT LINE GAS
- GAS VALVE
- TRAFFIC SIGNAL VAULT
- DECIDUOUS TREE (DIA/D RIP)



SURVEYOR'S REFERENCES:
(X.XX') - WHITING'S ADDITION VOL. A, PG. 63

LEGAL DESCRIPTION:
(PER SPOKANE COUNTY TITLE COMPANY COMMITMENT NO. SP41280)
THE WEST 100 FEET OF LOTS 1 AND 2, BLOCK 12 WHITING'S ADDITION,
AS PER PLAT RECORDED IN VOLUME "A" OF PLATS, PAGE 63,
RECORDS OF SPOKANE COUNTY,
SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

PROCEDURES & EQUIPMENT:
SURVEY PERFORMED WITH TOPCON TOTAL STATION, TRIMBLE GPS RB(V3) RECEIVERS AND COMPIES WITH RCW 58.09 AND WAC 332-130-085. CONVENTIONAL TRAVERSE AND GPS OBSERVATIONS WERE ANALYZED FOR RELATIVE ACCURACY THROUGH REDUNDANCY AND BY COMPARING POSITIONS WITH A SPREADSHEET ANALYSIS.

PURPOSE OF SURVEY IS TO ESTABLISH PROPERTY BOUNDARY FOR PRELIMINARY SHORT PLAT.

WETLANDS DISCLAIMER:
NO EFFORT HAS BEEN MADE DURING THE COURSE OF THIS SURVEY TO IDENTIFY OR LOCATE ANY WETLAND, OR WETLAND FEATURE, LYING ADJACENT TO OR WITHIN THE BOUNDARY DISPLAYED HEREON, UNLESS SHOWN OTHERWISE. A SPECIALIST MAY BE REQUIRED TO DELINEATE ANY POTENTIAL WETLAND FEATURE.

- SURVEYOR'S NOTES:**
1. PURPOSE OF SURVEY IS FOR PRELIMINARY SHORT PLAT.
 2. 1.0' CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND MEET NATIONAL MAPPING STANDARDS.
 3. CONTROL FOR BOUNDARY WILL BE SHOWN ON FINAL SHORT PLAT.
 4. UTILITIES SHOWN ARE FROM FIELD LOCATED, ABOVE GROUND EVIDENCE ONLY, UNLESS NOTED OTHERWISE. OTHER UTILITIES MAY EXIST AND NEED FURTHER INVESTIGATION.
 5. STORM, SEWER, AND WATER LINES SHOWN FROM CITY PLANS.
 6. SEWER SERVICE LINE SHOWN PER SIDE SEWER PERMIT NO. 20528.
 7. WATER SERVICE LINE SHOWN PER MAP SPOKANE INFORMATION.

BASIS OF BEARINGS:
BASIS OF BEARINGS IS PER ROS BK. 56, PG. 47

VERTICAL DATUM:
VERTICAL DATUM (NAVD 88)

BASIS OF ELEVATION:
BASIS OF ELEVATION IS DERIVED FROM WSDOT MONUMENT GP 320290-186, ELEVATION IS 1986.97' AND CHECKED TO WSDOT MONUMENT GP323895-175 AT THE SOUTHWEST CORNER OF CATALDO AVENUE AND RUBY STREET ELEV. = 1889.78'

OWNER/AGENT:
NAME: BENJAMIN BRAST
ADDRESS: CORNERSTONE ASSETS, LLC
PO BOX 18801
SPOKANE, WA 99228
PHONE: (509) 625-6638

SURVEYOR:
NAME: WALTER O. DALE, PLS
ADDRESS: BENTHIN & ASSOCIATES
1004 N. ATLANTIC ST.
SPOKANE, WA 99201
PHONE: (509) 325-4529

SITE DATA: PARCEL NO. 35063.3902

OWNER	CORNERSTONE ASSETS, LLC/ BENJAMIN BRAST
ZONING	RESIDENTIAL SINGLE FAMILY
ACREAGE	0.28 ACRES
NUMBER OF LOTS	2
PROPOSED DENSITY	7 UNITS PER ACRE
PROPOSED USE	RESIDENTIAL
WATER SOURCE	CITY OF SPOKANE
SEWAGE DISPOSAL	CITY OF SPOKANE

AUDITOR'S INDEXING INFORMATION ONLY

SW 1/4 OF THE SW 1/4	QUARTER QUARTER INDEX
	-NW- -NE-
	- - 6 - -
	-SW- -SE-
	X

PRINT DATE: 10-11-2023 **10-11-23**

PRELIMINARY SHORT PLAT
CORNERSTONE SHORT PLAT
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

SW1/4 SW1/4 S. 6, T.25 N., R.43E., W.M.

F. BK #: 2023 LL DRWN BY: S.A. DALE DWG NAME: 2353BRAS7
SHEET 1 OF 1 DATE: 9/28/2023 JOB NO.: 23-53

BENTHIN & ASSOCIATES
PROFESSIONAL LAND SURVEYING AND PLANNING
1004 N. ATLANTIC STREET • SPOKANE, WA 99201
(509) 325-4529 • (FAX) 325-4520



UNDERGROUND UTILITIES EXIST AND WERE LOCATED BY ABOVE GROUND EVIDENCE. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. CALL 811 FOR UTILITIES LOCATION PRIOR TO CONSTRUCTION, DEMOLITION, OR EXCAVATION.