

# COURTLAND AVENUE SHORT PLAT

PART OF LOTS 3, 4, & 5 OF THE RE-PLAT OF BLOCK 27, BROADVIEW ADDITION,  
 LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4,  
 TOWNSHIP 25 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN, CITY OF SPOKANE,  
 SPOKANE COUNTY, WASHINGTON

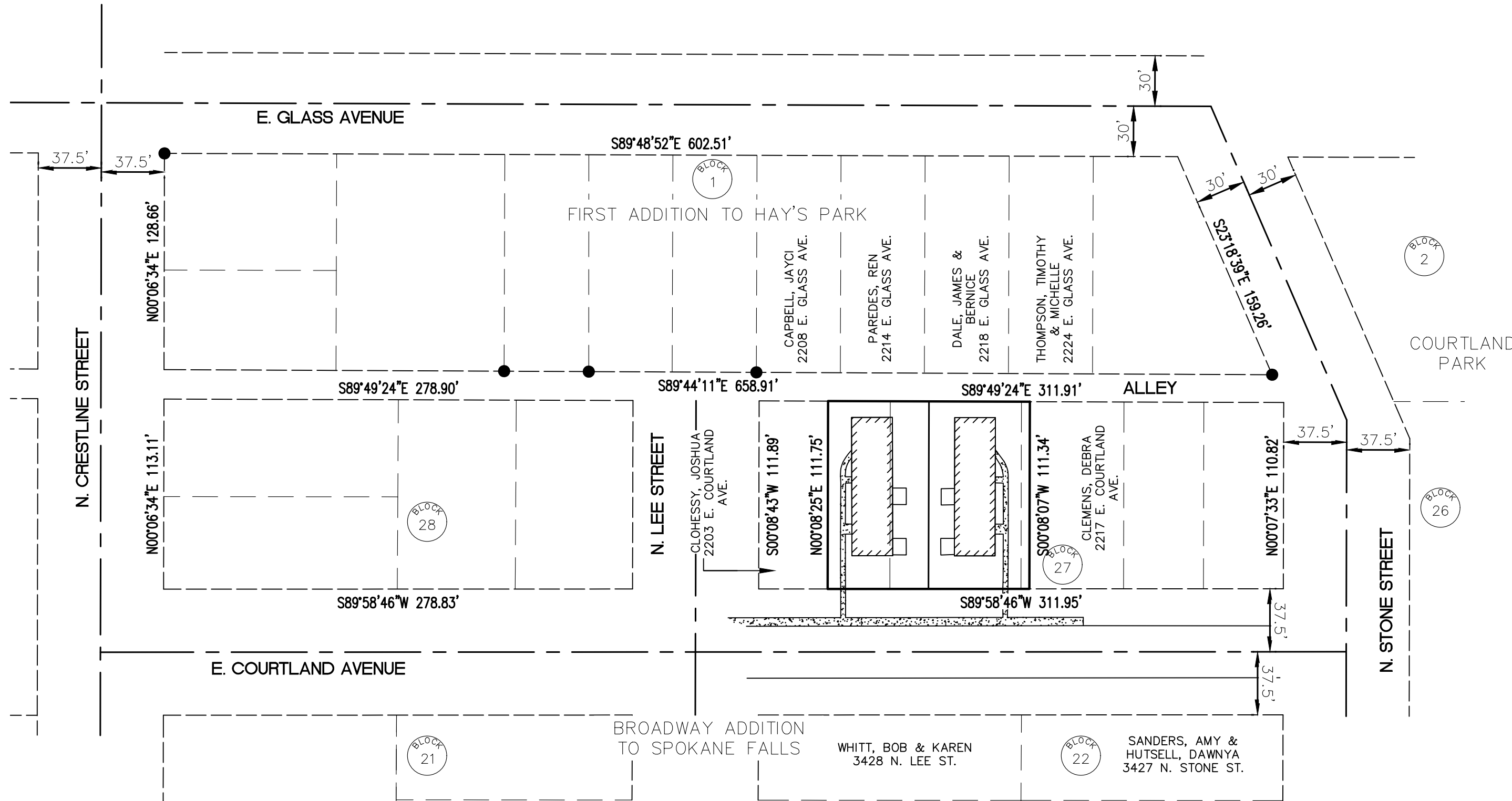
## AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, AT  
 \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_  
 AT THE REQUEST OF \_\_\_\_\_

\_\_\_\_\_  
 COUNTY AUDITOR  
 \_\_\_\_\_  
 DEPUTY

## LEGEND:

- PROPOSED PLAT BOUNDARY LINE
- PROPOSED LOT LINE
- - - - EXISTING CENTERLINE
- - - - EXISTING RIGHT OF WAY LINE
- - - - EXISTING LOT LINE
- ▭ EXISTING BUILDING
- x - x - EXISTING FENCE
- OP —— EXISTING EDGE OF CONCRETE
- W —— EXISTING OVERHEAD POWER LINE
- SS —— EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- - - - 5 FOOT CONTOUR LINE
- - - - 1 FOOT LINE
- ⊕ EXISTING WATER METER
- ⊗ EXISTING WATER VALVE
- ⊙ EXISTING SANITARY SEWER MANHOLE
- EXISTING OVERHEAD POWER POLE
- FOUND MONUMENT



### PRIMARY CONTACT INFORMATION

NAME: SYNTIER ENGINEERING  
 ADDRESS: 55 E. LINCOLN ROAD, SUITE 101  
 SPOKANE, WA 99208  
 PHONE NO.: 509-467-1550  
 SURVEYOR: DARREL CARSTEN, PLS  
 DARREL@SYNTIERENGR.COM

PROJECT MANAGER: TOM STIRLING  
 TOM@SYNTIERENGR.COM

DEVELOPER: RICK HURD  
 CRC4YOU@GMAIL.COM

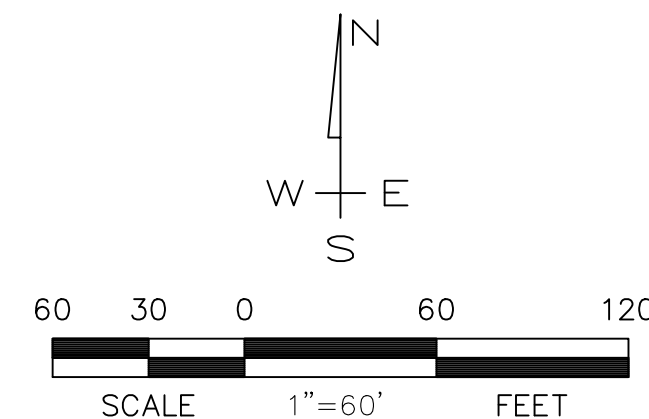
ZONING DESIGNATION: RSF

No. LOTS: 2

SITE AREA: 0.31 ac.

IRRIGATION DISTRICT: CITY OF SPOKANE

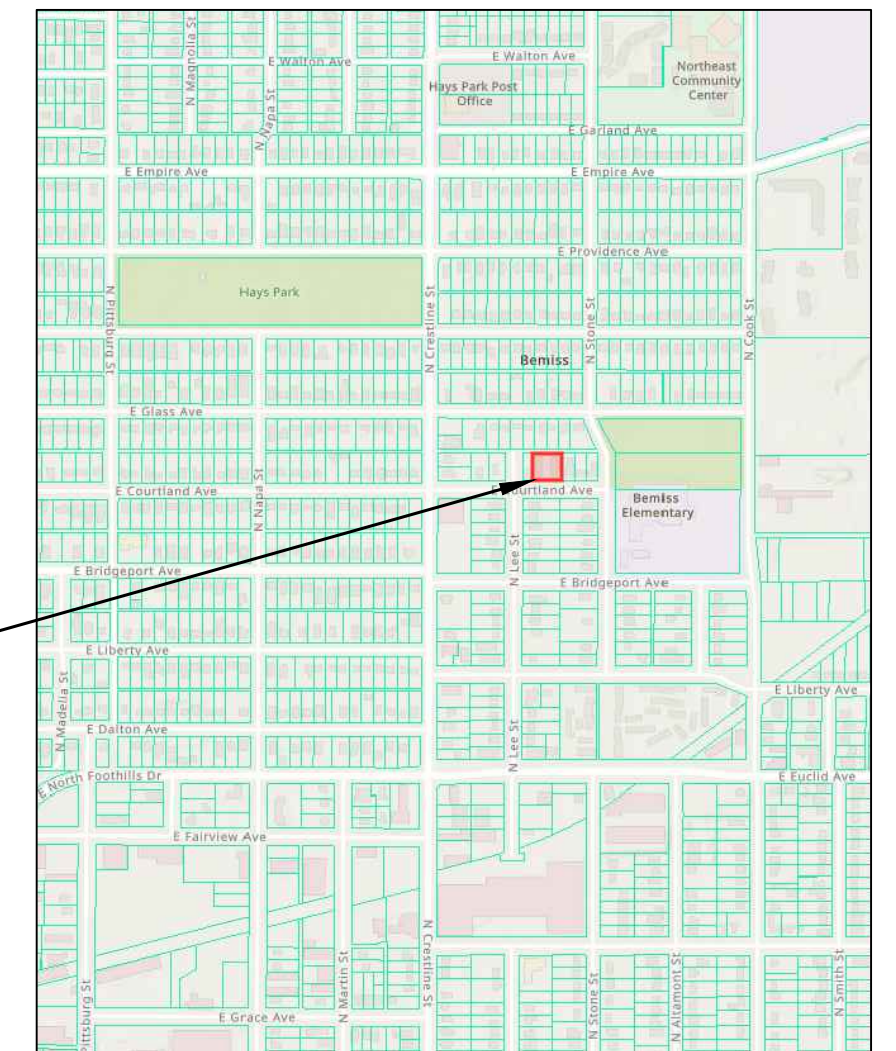
PROPOSED DENSITY: LOW 4/10 U/A



PROJECT LOCATION

VICINITY MAP

N.T.S.



### PROPERTY OWNER INFORMATION

NAME: GARY L. DILLON  
 ADDRESS: 2209 E. COURTLAND AVENUE  
 SPOKANE, WA 99207  
 PHONE NO.: 509-466-9381

### LAND DESCRIPTION PER STATUTORY WARRANTY DEED AFN 8009240313:

THE WEST 5 FEET OF LOT 3, ALL OF LOT 4 AND THE EAST 37 FEET OF LOT 5,  
 BLOCK 27, REPLAT OF BLOCK 27, BROADVIEW ADDITION, ACCORDING TO PLAT  
 RECORDED IN VOLUME 5 OF PLATS, PAGE 49, IN SPOKANE COUNTY, WASHINGTON.

### DATUM STATEMENT:

Bearings are based on Washington  
 State Plane North, NAD83-2011.  
 Elevations are based on NAVD88 using  
 Washington GEOID12B, GRS80 ellipsoid.



### SURVEYOR'S 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 PACIFIC  
 MORTGAGE CENTER IN JULY OF 2022.

DARREL WAYNE CARSTEN, PLS 45152

DATE

### ACCURACY STATEMENT (WAC 332-130-100)

THIS SURVEY WAS PERFORMED USING A LEICA TS12P,  
 3-SECOND TOTAL STATION AND A LEICA GS14  
 PERFORMANCE SMART ANTENNA FOR A COMBINATION  
 OF FIELD TRAVERSE AND GPS SURVEY METHODS TO  
 MEET OR EXCEED THE REQUIRED MINIMUM STANDARDS  
 FOR LAND BOUNDARY SURVEYS AND GEODETIC  
 CONTROL SURVEYS PER WAC 332-130.

	By	Date	Scale: 1:60
Surveyed	BLS	07/22	Date: August 29, 2022
Drawn	TMH	08/22	Drawing Name PMC14-PRE-SP.dwg
Checked	DWC	09/22	
Approved			
Accepted			Sheet 1 of 2

**SYNTIER**  
 Engineering, Inc.  
 55 E Lincoln Rd, Suite 101  
 Spokane, WA 99208  
 www.SynTierEngr.com 509.467.1550

For:  
**PACIFIC MORTGAGE CENTER**  
 804 W. BOONE AVE.  
 SPOKANE, WA

### COURTLAND AVENUE SHORT PLAT

PART OF LOTS 3, 4, & 5 OF THE RE-PLAT OF BLOCK 27, BROADVIEW  
 ADDITION, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST  
 QUARTER OF SECTION 4, TOWNSHIP 25 NORTH, RANGE 43 EAST OF THE  
 WILLAMETTE MERIDIAN, CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

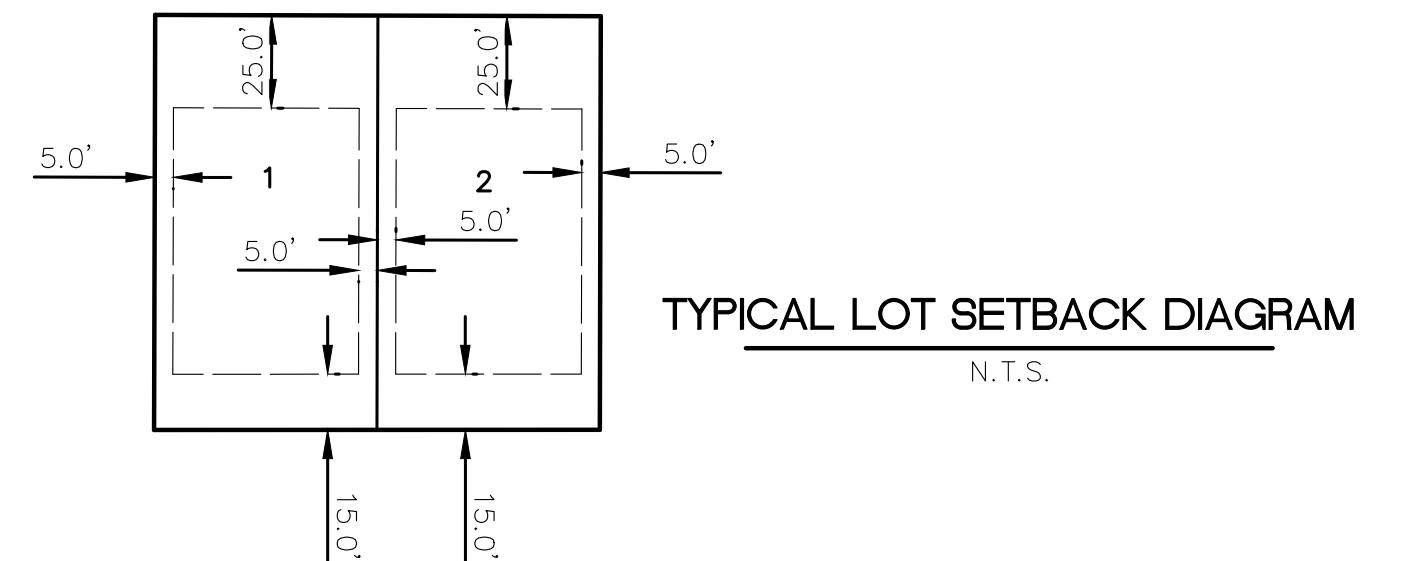
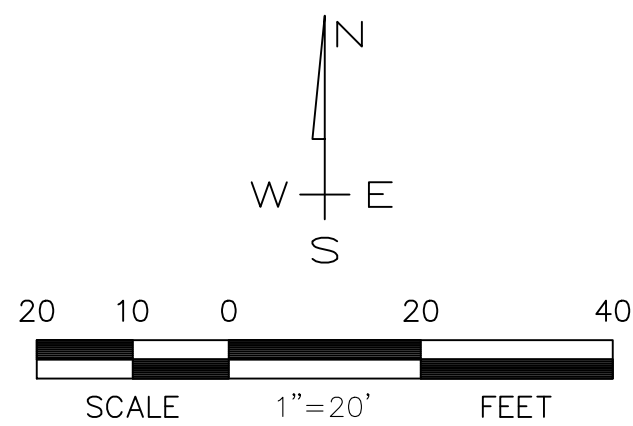
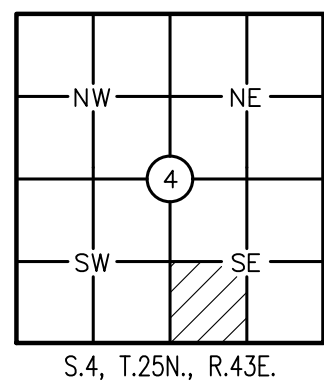
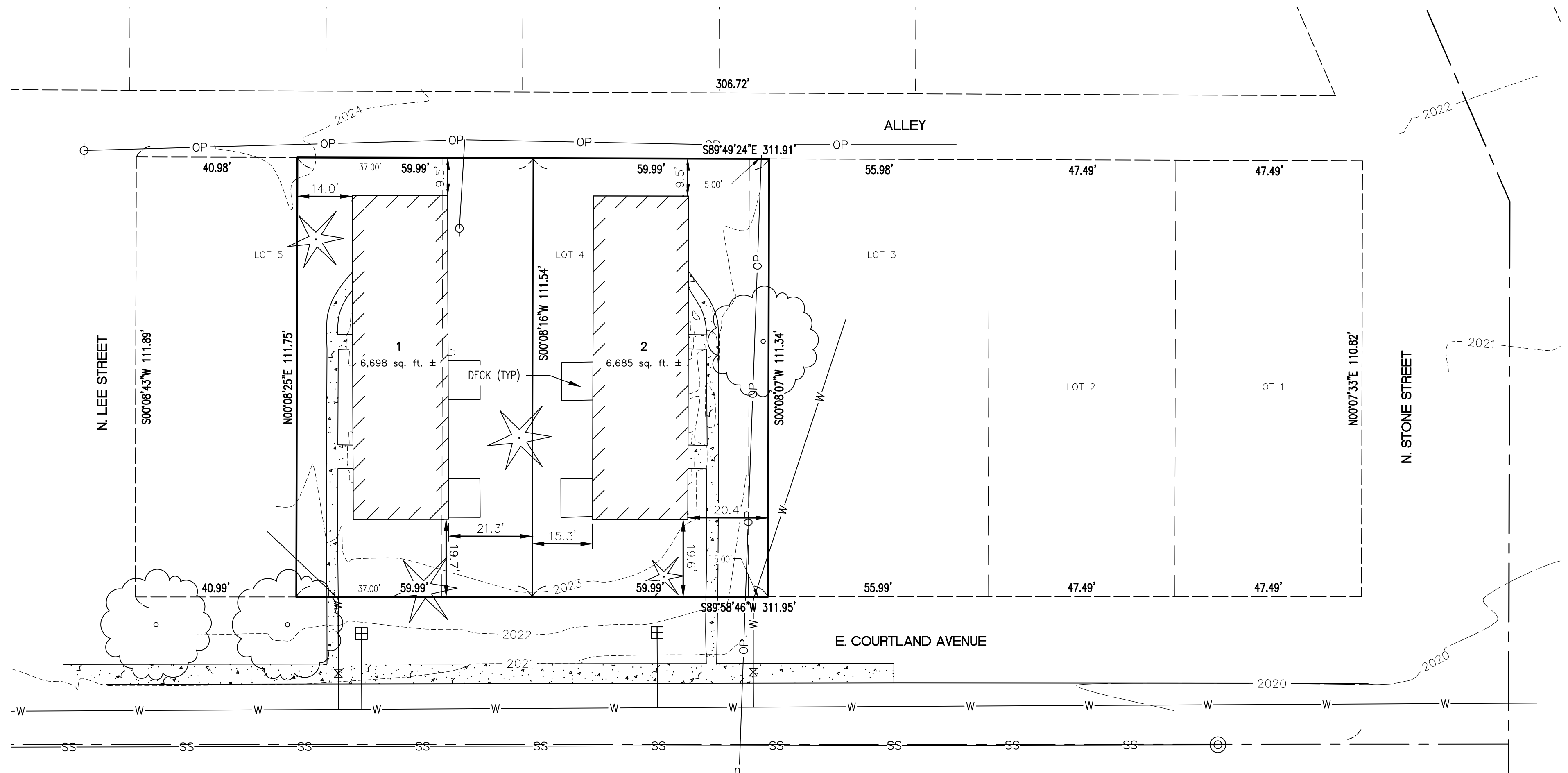
# COURTLAND AVENUE SHORT PLAT

PART OF LOTS 3, 4, & 5 OF THE RE-PLAT OF BLOCK 27, BROADVIEW ADDITION,  
 LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4,  
 TOWNSHIP 25 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN, CITY OF SPOKANE,  
 SPOKANE COUNTY, WASHINGTON

**AUDITOR'S CERTIFICATE:**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, AT  
 \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_  
 AT THE REQUEST OF \_\_\_\_\_

\_\_\_\_\_  
 COUNTY AUDITOR  
 \_\_\_\_\_  
 DEPUTY



**ACCURACY STATEMENT (WAC 332-130-100)**

THIS SURVEY WAS PERFORMED USING A LEICA TS12P, 3-SECOND TOTAL STATION AND A LEICA GS14 PERFORMANCE SMART ANTENNA FOR A COMBINATION OF FIELD TRAVERSE AND GPS SURVEY METHODS TO MEET OR EXCEED THE REQUIRED MINIMUM STANDARDS FOR LAND BOUNDARY SURVEYS AND GEODETIC CONTROL SURVEYS PER WAC 332-130.

	By	Date	Scale: 1:20'
Surveyed	BLS	07/22	Date: August 29, 2022
Drawn	TMH	08/22	Drawing Name: PMC14-PRE-SP.dwg
Checked	DWC	09/22	
Approved			
Accepted			Sheet 2 of 2

**SYNTIER**  
 Engineering, Inc.  
 55 E Lincoln Rd, Suite 101  
 Spokane, WA 99208  
 www.SynTierEngr.com 509.467.1550

For:  
**PACIFIC MORTGAGE CENTER**  
 804 W. BOONE AVE.  
 SPOKANE, WA

**COURTLAND AVENUE SHORT PLAT**

PART OF LOTS 3, 4, & 5 OF THE RE-PLAT OF BLOCK 27, BROADVIEW ADDITION, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 25 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN, CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON