

**PLATTED**  
25353.0817  
Unassigned Address RUSTEMEYER, WILLIAM A  
3711 S MERRYWEATHER RD, SPOKANE, WA,  
99224-5104

**PLATTED**  
25353.0818  
3815 S MERRYWEATHER RD HASSOLD,  
HAROLD H 3815 S MERRYWEATHER RD,  
SPOKANE, WA, 99924-5104

**PLATTED**  
25353.0819  
3915 S MERRYWEATHER RD FILIPENKO, ALEX A  
& LYUDMILA N 4109 E 31ST AVE, SPOKANE, WA,  
99223-5876

FIRST ADDITION TO STEARNS ACRE  
PARK

**PLATTED**  
25353.0813  
4007 S MERRYWEATHER RD, CHABAN,  
BOGDAN/SOKOLOVA, MARIA S 4235 E 9TH AVE,  
SPOKANE, WA, 99202

**PLATTED**  
25353.0814  
3606 W 41ST AVE  
GRIM, DOLORES & HUGH  
3606 W 41ST AVE, SPOKANE, WA, 99224-5117

**UNPLATTED**  
25354.0037  
3740 S TRAINER RD RUSTEMEYER, WILLIAM A  
3711 S MERRYWEATHER RD, SPOKANE, WA,  
99224-5104

**UNPLATTED**  
25354.0039  
4010 S TRAINER, GRIM, DOLORES & HUGH  
3606 W 41ST AVE, SPOKANE, WA,  
99224-5117

# DZIUBENKO PRELIMINARY SHORT PLAT

A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 35  
TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M.  
**CITY OF SPOKANE, SPOKANE COUNTY,  
WASHINGTON**

**LEGAL DESCRIPTION**  
(PER SUBDIVISION GUARANTEE BY SPOKANE COUNTY TITLE, FILE NO. SP 40771)  
THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M., LYING WEST OF TRAINER ROAD;  
EXCEPT THE NORTH 445.52 FEET;  
AND EXCEPT THE SOUTH 213.28 FEET;  
SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

DATA ON THIS MAP IS PRELIMINARY  
AND SHOULD BE VERIFIED.

**PRELIMINARY PLAT DATA**

EXISTING PARCEL #	25354.0038
TOTAL NUMBER OF PROPOSED LOTS	2
TOTAL PLAT AREA	2.42 ACRES
PROPOSED USE	ONE SINGLE FAMILY HOME PER LOT
ZONING	RSF
WATER DISTRICT	PRECINCT BOUNDARY 6015
CONCEPTUAL WATER PLAN	(NO PUBLIC WATER AVAILABLE)
CONCEPTUAL SEWER PLAN	PROPOSED WELLS
	PROPOSED DRAIN FIELDS AND SEPTIC TANKS

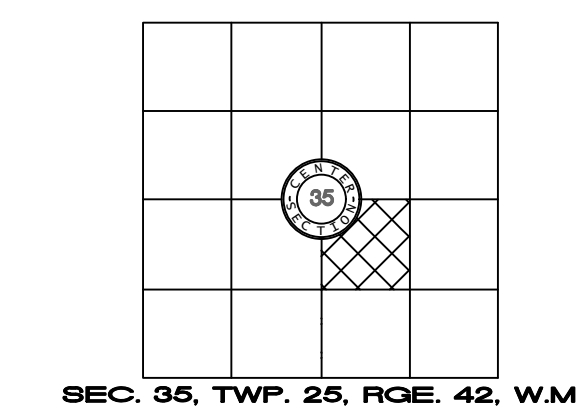
**OWNER**  
VLADYSLAV V. AND ADRIAN V. DZIUBENKO  
6515 S. CAT TAIL LN.  
SPOKANE, WA. 99224  
509-655-3706

**BASIS OF ELEVATION**  
NAVD 88'

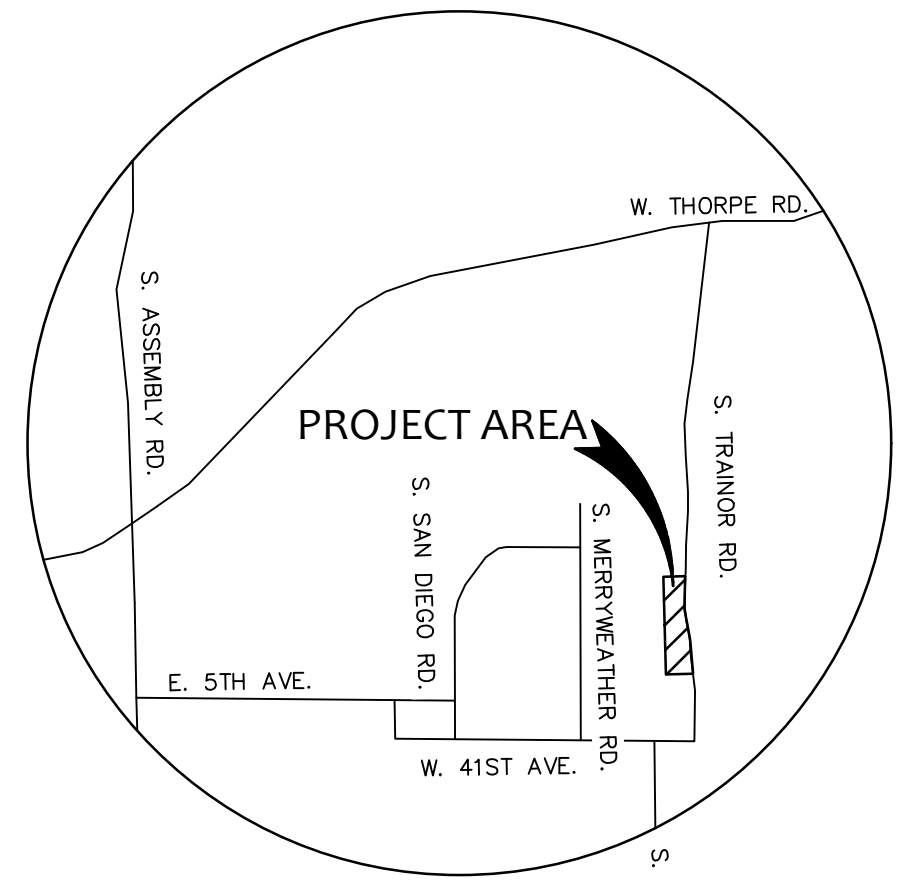
**CRITICAL AREAS:**  
-THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X"  
-SOME SLOPES EXCEED 30% NORTH AND EAST OF THE "ROCK OUTCROP", AS SHOWN. ALSO, A SMALL AREA IN THE NW CORNER OF PROPOSED LOT 2.

**BASIS OF BEARING (DATUM PLANE)**  
THIS SURVEY CONFORMS TO THE WASHINGTON STATE COORDINATE SYSTEM, NORTH ZONE, NAD 83-2011. BEARINGS SHOWN ARE GRID BEARINGS; DIMENSIONS SHOWN ARE SCALED TO REPRESENT TRUE GROUND LENGTH.

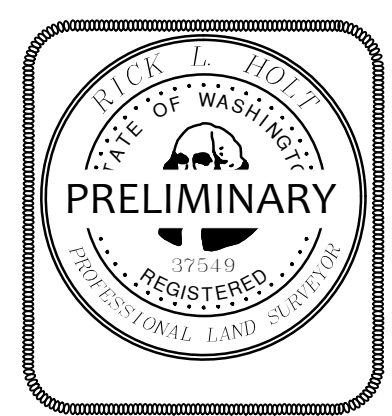
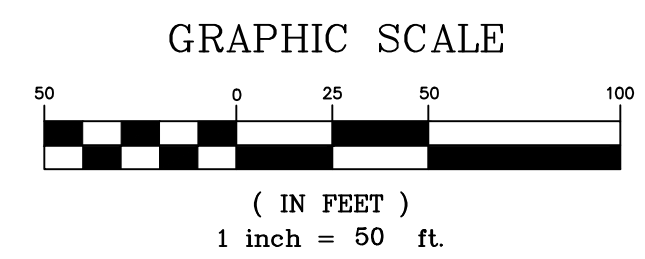
**LEGEND**  
□ TEST HOLE  
— OHP — OVERHEAD POWER/PHONE



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 BRIAN ANDERSON AND BRENDA RIPPEE.  
SPOKANE COUNTY AUDITOR



VICINITY MAP



<b>DZIUBENKO PRELIMINARY SHORT PLAT</b>		
A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 35 TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M. <b>CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON</b>		
<b>DWN BY:</b> AAC <b>DATE:</b> 04/23/24	<b>HOLT SURVEYING AND MAPPING, INC.</b> TAPIO OFFICE CENTER, 104 S. FREYA BLUE FLAG BUILDING SUITE 104A, SPOKANE, WA 99202 (509) 222-0468 rickholtsurveying@gmail.com	<b>SCALE:</b> 1"=50' <b>JOB NO:</b> 24-019
<b>FIELD BOOK:</b> ## <b>PAGE:</b> ##		