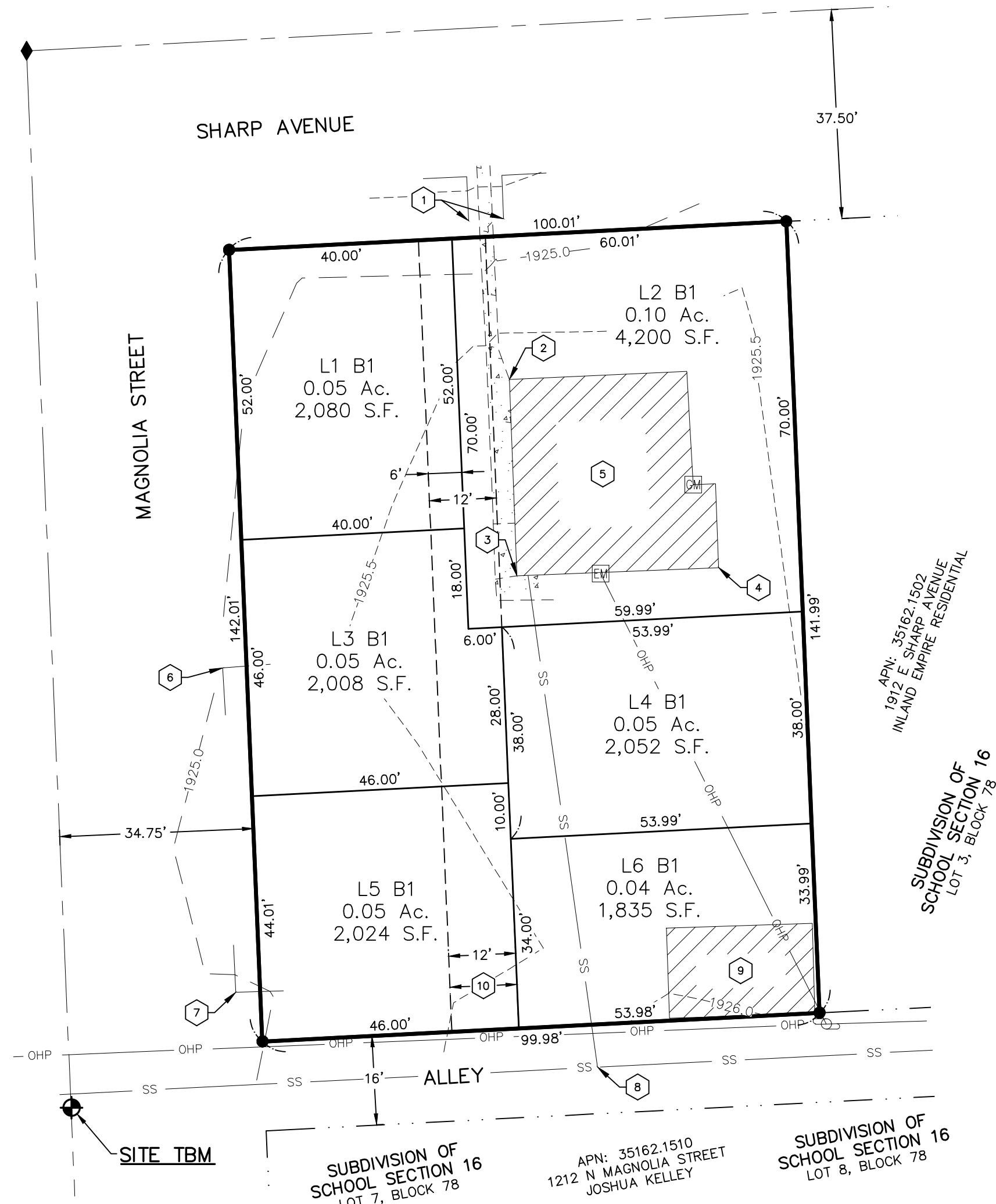


EAST SHARP PRELIMINARY UNIT LOT SUBDIVISION

A REPLAT OF LOTS 1 AND 2, BLOCK 78, SUBDIVISION OF SCHOOL SECTION 16 (VOLUME "D", PAGE 100)
 WITHIN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER,
 SECTION 16, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.,
 CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



- ### LEGEND
- FOUND 1/2" REBAR W/ PLSTIC CAP, PLS 29270
 - ◆ FOUND PK NAIL
 - ⊕ SEE NOTE #
 - SUBJECT PARCEL BOUNDARY
 - - - PROPOSED PROPERTY LINE
 - · - · - RIGHT-OF-WAY CENTER LINE
 - · - · - RIGHT-OF-WAY LINE
 - · - · - 1925.0 MAJOR CONTOUR
 - · - · - 1925.5 MINOR CONTOUR
 - · - · - FENCE
 - OHP OVERHEAD POWER LINE
 - SS SANITARY SEWER LINE
 - [Hatched Box] BUILDING
 - [Stippled Box] CONCRETE
 - ⊕ POWER POLE
 - EM POWER METER
 - GM GAS METER

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, INCLUDING PAINT MARKINGS PROVIDED FROM AN OUTSIDE UTILITY LOCATE COMPANY AND/OR EXISTING DRAWINGS AND RECORDS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITIES NEED TO BE VERIFIED FOR DEPTH AND ACCURACY.

LEGAL DESCRIPTION:

LOTS 1 AND 2 IN BLOCK 78 OF SUBDIVISION OF SCHOOL SECTION 16, TOWNSHIP 25 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN, AS PER PLAT RECORDED IN VOLUME "D" OF PLATS, PAGE 100, SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.
 PER THE STATUTORY WARRANT DEED RECORDED AT AUDITORS FILE NUMBER 7487134.

- ### SURVEYOR'S NOTES:
- BLANKET EASEMENTS FOR WATER, SEWER, DRAINAGE, AND UTILITIES ARE PROPOSED ACROSS ALL LOTS UNTIL THE TIME THAT UTILITY AND DRAINAGE LOCATIONS ARE DETERMINED.
 - THE CONTOURS SHOWN ARE DERIVED FROM DIRECT FIELD OBSERVATIONS AND COMPLY WITH THE NATIONAL MAPPING STANDARDS, OF ONE-HALF THE CONTOUR INTERVAL SHOWN.
 - THE BOUNDARY SHOWN IS PER LEGAL DESCRIPTIONS, RECORD OF SURVEYS AND PLATS AND FOUND MONUMENTATION WITH IN THE AREA. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY, NO PROPERTY CORNERS WERE SET.
 - EACH LOT WILL HAVE 1 SINGLE FAMILY UNIT.

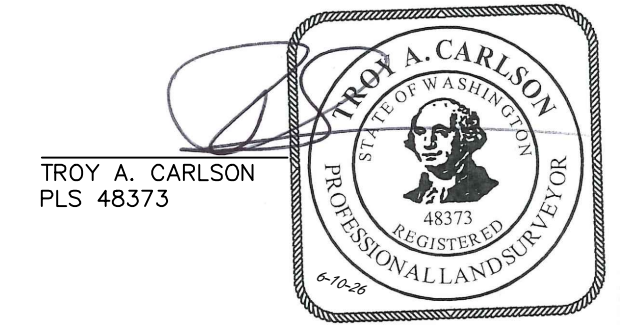
- ### NOTES:
- SOUTH END OF FENCE IS 3.0' NORTH OF PROPERTY LINE
 - BUILDING IS 9.2' EAST OF PROPOSED PROPERTY LINE.
 - BUILDING IS 9.1' EAST AND 9.0' NORTH OF PROPOSED PROPERTY LINES.
 - BUILDING IS 8.6' NORTH OF PROPOSED PROPERTY LINE. BUILDING IS 14.7' WEST OF EXISTING PROPERTY LINE
 - 1904 E SHARP AVENUE. EXISTING RESIDENCE TO REMAIN. BUILDING FOOTPRINT IS 1193 S.F.
 - FENCE CORNER IS 4.3' WEST OF PROPERTY LINE.
 - FENCE CORNER IS 4.4' WEST AND 9.1' NORTH OF PROPERTY CORNER.
 - SANITARY SEWER LINES ADDED PER "MAP SPOKANE" ARCGIS AND PUBLICLY AVAILABLE SEWER STUB REPORTS.
 - EXISTING GARAGE TO BE DEMOLISHED.
 - PROPOSED 12' SHARED ACCESS EASEMENT.

SITE DATA TABLE

PARCEL NUMBER	35162.1501
ADDRESS	1904 E SHARP AVENUE
PARCEL SIZE	0.33 ACRES 14,199 S.F.
ZONING	R1
NUMBER OF LOTS	6
NUMBER OF UNITS	6
MAXIMUM DENSITY	NO MAXIMUM DENSITY
MINIMUM DENSITY	4 UNITS/ACRE
PROPOSED DENSITY	18 UNITS/ACRE

SURVEYOR'S CERTIFICATE

I, TROY A. CARLSON, PLS 48373, DO HEREBY CERTIFY THAT THIS PRELIMINARY PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH LOCAL ORDINANCES AND THAT THE TOPOGRAPHICAL ITEMS SHOWN ARE IN ACCORDANCE WITH WAC 332-130-145.

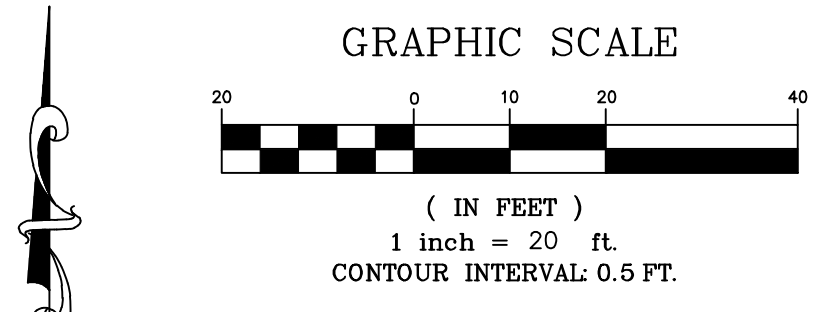
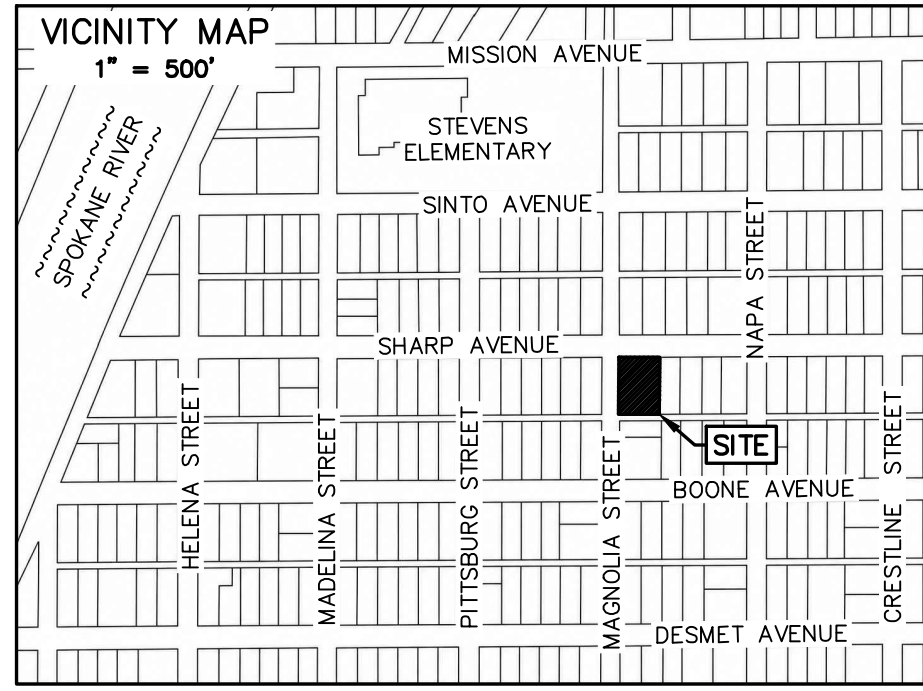


ELEVATION DATUM

NAVD88 ESTABLISHED FROM GPS OBSERVATION ON LOCAL CONTROL POINTS USING THE WASHINGTON STATE REFERENCE NETWORK.

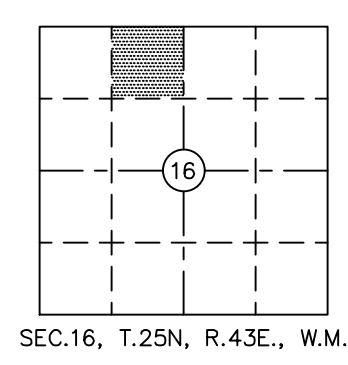
SITE TBM

MAG NAIL IN THE CENTERLINE OF MAGNOLIA STREET
 24' SOUTHWEST OF A POWER POLE
 36' SOUTHWEST OF A FENCE CORNER
 ELEVATION: 1924.50



AGENT
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 KALICHGC@GMAIL.COM



civil engineering planning
 landscape architecture surveying

510 east third avenue | spokane, wa | 99202
 p 509.242.1000

DATE	06/09/2026	SCALE	1" = 20'
FIELD BOOK	26-158	DRAWN	JRB
PROJECT NUMBER	26-158	DRAWING NO.	1 OF 1

26-158-ULS-PP.dwg ULS PP