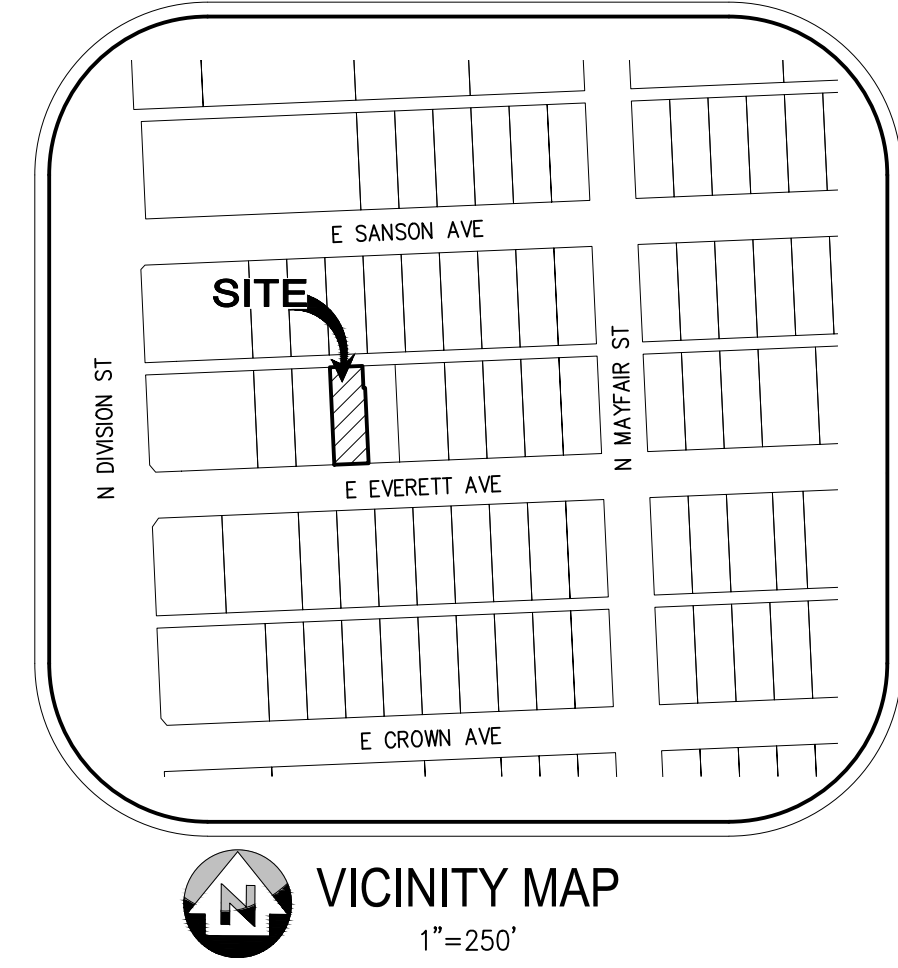
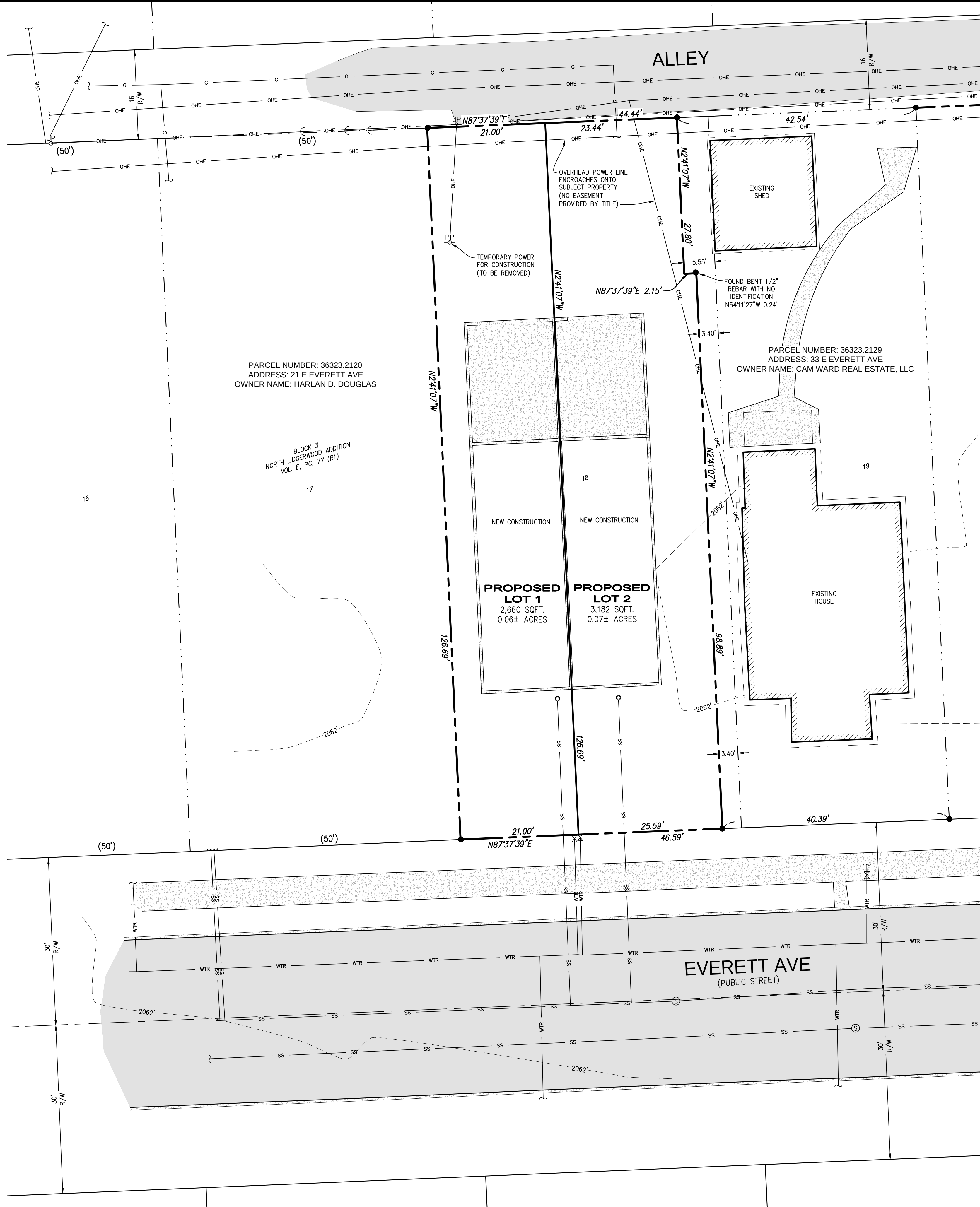
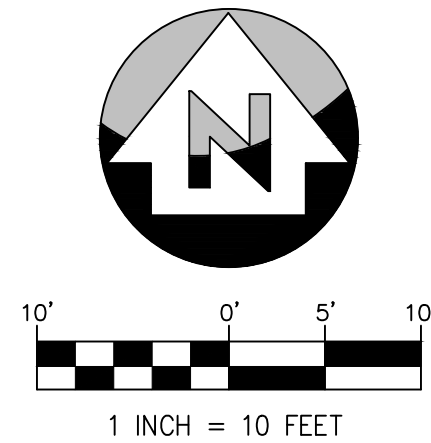


Everett Ave
NAME ###
PRELIMINARY SHORT PLAT
Z25-XXXXPSP Z25-613PSP

LOCATED IN THE NW 1/4 OF THE SW 1/4 OF
SECTION 32, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
OCTOBER, 2025
SHEET 1 OF 1

LEGEND

- PLAT BOUNDARY LINE
PROPOSED LOT LINE
ADJOINING PARCEL LINES
ROAD CENTERLINE
INTERIOR LOT LINES PER PLAT
1235
1234
CONTOURS
SS UNDERGROUND SANITARY SEWER LINE
WTR UNDERGROUND WATER LINE
G UNDERGROUND NATURAL GAS LINE
OHE OVERHEAD ELECTRIC LINE
BUILDING FACE WITH OVERHANG
CURB LINE
CONCRETE SURFACE
ASPHALT SURFACE
GRAVEL AREA
FOUND 1/2" REBAR WITH ORANGE PLASTIC CAP
MARKED "DALE PLS 29270" UNLESS OTHERWISE NOTED
SANITARY SEWER MANHOLE
WATER VALVE
GAS VALVE
POWER POLE
GUY WIRE
JOINT POLE
SEWER CLEANOUT



LEGAL DESCRIPTION:
(LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE FILE NO: 4319227)
LOT 18, BLOCK 3 OF NORTH LIDGERWOOD ADDITION TO SPOKANE, AS PER PLAT THEREOF RECORDED IN VOLUME "E" OF PLATS, PAGE 77; EXCEPT THE EAST 3.40 FEET THEREOF; ALSO EXCEPT THE EAST 5.55 FEET OF THE NORTH 27.80 FEET OF SAID LOT 18; ALSO KNOWN AS ADJUSTMENT "A" OF BOUNDARY LINE ADJUSTMENT NO. Z24-592BLA, RECORDED ON MAY 16, 2025 UNDER AUDITOR'S FILE NO. 7416673;
SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, WASHINGTON.

FLOOD ZONE:
ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE FLOOD MAP FOR THE SELECTED AREA IS NUMBER 53063C05330, EFFECTIVE ON 07/06/2010.

BASIS OF BEARINGS:
WASHINGTON COORDINATE SYSTEM OF 1983, NORTH ZONE, AS DETERMINED BY GNSS RTK MEASUREMENTS RECEIVING CORRECTIONS FROM THE WASHINGTON STATE REFERENCE NETWORK (NAD83-2011, EPOCH 2010.00). BEARINGS SHOWN ARE GRID BEARINGS; DIMENSIONS SHOWN ARE SCALED TO REPRESENT TRUE GROUND LENGTH.

VERTICAL DATUM:
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS OBSERVED FROM THE WASHINGTON STATE REFERENCE NETWORK USING GNSS RTK MEASUREMENTS.

OWNER & CONTACT:
NAME: EDWARD RUD
ADDRESS: 2919 E 12TH AVE, SPOKANE, WA, 99202
PHONE: (509) 981-9503

REFERENCES:
R1) NORTH LIDGERWOOD ADDITION (VOL. "E" OF PLATS, PG. 77)
R2) BOUNDARY LINE ADJUSTMENT SURVEY BY DALE (BK. 209 OF SURVEYS, PG. 55)
R3) CERTIFICATE OF APPROVAL OF BOUNDARY LINE ADJUSTMENT (AFN-7416673)

SURVEYOR & CONTACT:
NAME: BRANDON O'BRYAN (SANDIS)
ADDRESS: 708 N ARGONNE RD STE 5, SPOKANE VALLEY, WA, 99212
PHONE: (509) 866-1228
EMAIL: rudempirehomes@sandis.com

SITE DATA TABLE:
NUMBER OF PROPOSED LOTS: 2
EXISTING ZONING: GENERAL COMMERCIAL-70 (GC-70)
WATER SUPPLIER: CITY OF SPOKANE
METHOD OF SEWERAGE: CITY OF SPOKANE
TOTAL ACRES: 5,842 SQ.FT. (0.13 AC)±
ACREAGE FOR PROPOSED LOT 1: 2,660 SQ.FT. (0.06 AC)±
ACREAGE FOR PROPOSED LOT 2: 3,182 SQ.FT. (0.07 AC)±
PROPOSED DENSITY: APPROXIMATELY 14.91 UNITS PER ACRE
PROPOSED HOUSING UNITS: 1 UNIT PER LOT
CRITICAL AREAS: PROPOSED SUBDIVISION IS WITHIN A CRITICAL AQUIFER RECHARGE AREA PER CITY OF SPOKANE GIS

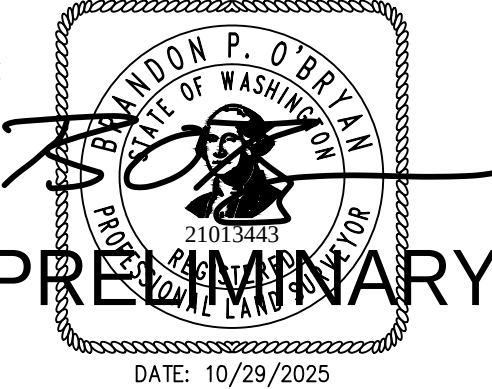
EQUIPMENT & PROCEDURES:
THIS SURVEY WAS PERFORMED WITH A CARLSON BRX7 GNSS SYSTEM. PROCEDURES WERE USED THAT MEET OR EXCEED THE REQUIREMENTS OF RCW 58.09, WAC 332-130-085, AND WAC 332-130-090.

UNDERGROUND UTILITY NOTE:
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND ARE BASED ON 811 UTILITY MARKINGS TOGETHER WITH OBSERVED SURFACE FEATURES PER REQUIREMENTS OF A PRELIMINARY SUBDIVISION APPLICATION. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES.

OVERHEAD UTILITY NOTE:
OVERHEAD UTILITY LINES SHOWN HEREON ARE FOR REFERENCE ONLY, DEPICTING THAT OVERHEAD LINES EXIST. ACTUAL ATTACHMENT, LOCATION, HEIGHT AND TYPE OF UTILITY SERVICE LINES SHALL BE VERIFIED BY THE USER.

SURVEY NOTES:
1. THIS MAP WAS PREPARED FOR THE PURPOSES FULFILLING THE REQUIREMENTS OF A PRELIMINARY SUBDIVISION APPLICATION AND DOES NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES.
2. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
3. SITE IMPROVEMENTS AND CONTOURS SHOWN HEREON ARE BASED ON A FIELD SURVEY AND SUPPLEMENTED BY PHOTOGRAMMETRIC MAPPING PROCESSES UTILIZING AERIAL PHOTOGRAPHY DATED 10/20/2025. THE PHOTOGRAMMETRIC MAPPING EXCEEDS THE NATIONAL MAP ACCURACY STANDARDS.
4. THE CONTOUR INTERVAL FOR THIS SURVEY IS 2 FOOT.

SURVEYORS STATEMENT:
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF
RUD EMPIRE, LLC IN OCTOBER, 2025.



DATE: 10/29/2025
SCALE: 1"=10'
DRAWN BY: W.M.
CHECKED BY: B.O.
PROJECT No.: 325118

No.	REVISION	DATE	BY

29 E EVERETT AVE
SPOKANE WASHINGTON

PRELIMINARY SHORT PLAT

SHEET
1
OF 1

NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM INCLUDING PHOTOCOPY, RECORDING OR ANY INFORMATION RETRIEVABLE AND STORAGE SYSTEM, WITHOUT PERMISSION IN WRITING FROM SANDIS.