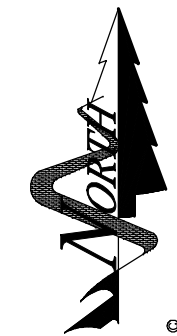
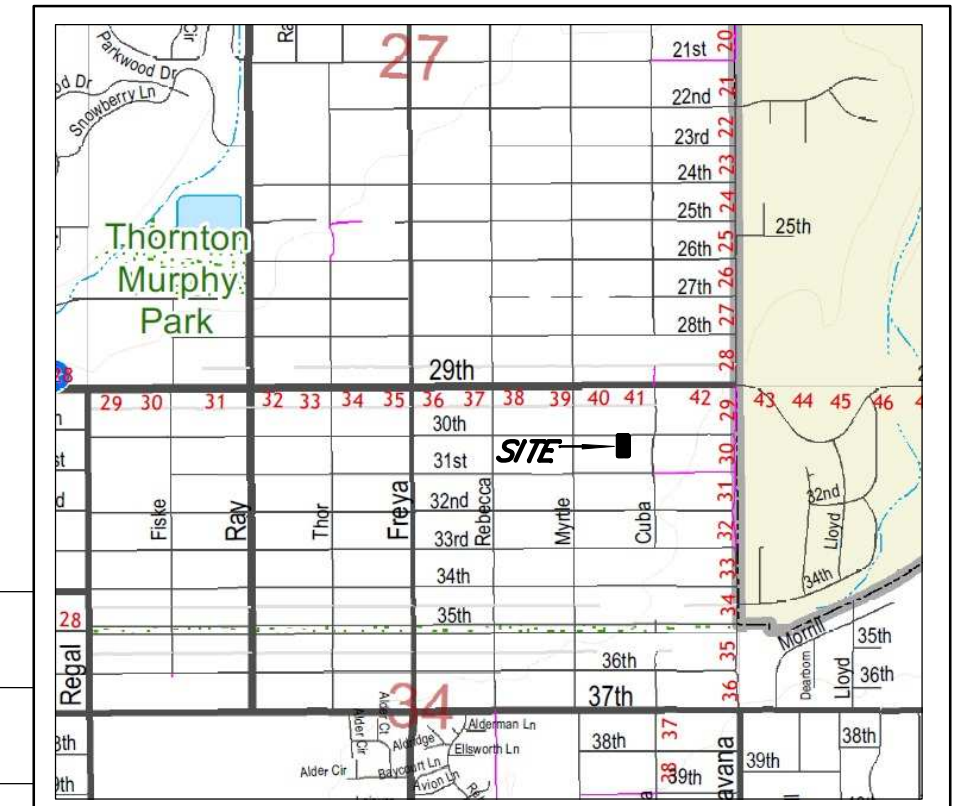


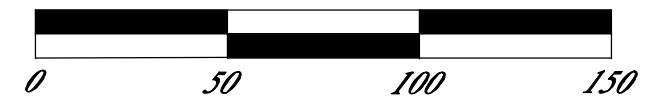
Flip 30 Preliminary Short Plat
Short Plat Number Z20-172 PSP

A portion of the Northeast Quarter of the Northeast Quarter of
Section 34, Township 25 North, Range 43 East, W.M.
City of Spokane, County of Spokane, State of Washington

VICINITY MAP



SCALE: 1" = 100'



Vertical Datum = NAVD 88
C.B.M at 29th and Havanna Elevation = 2297.37
Contour Interval Shown = 1'

- Tree - Deciduous
- Tree - Evergreen
- 50.01'(PR) Prorated Distance
- 50.01'(P) Plat Distance
- 50.01'(M) Measured Distance
- Water Valve
- Gas Meter

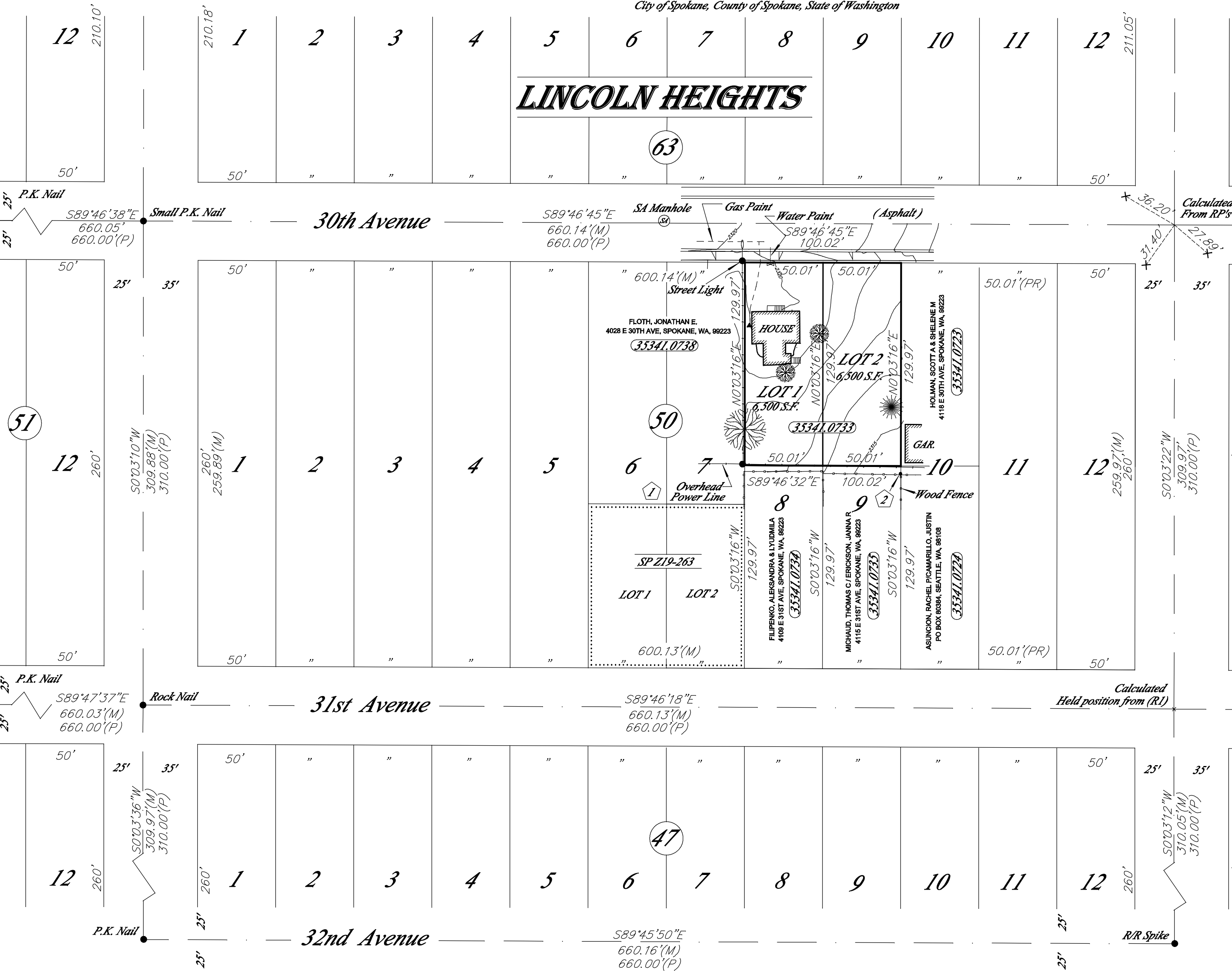
(35341.0733) Current Parcel Number

SITE DATA

Number of Lots	2
Plat Size	0.298 Acres / 13,000 S.F.
Lot Size	6,500 S.F.
Lot Frontage	50'
Zoning	RSF = Residential Single Family
Current Tax Parcel Number	35341.0733
Current House Address	4108 E 30th Avenue
School District	District #81
Fire District	City of Spokane
Power	Avista
Water	City of Spokane
Gas	Avista
Sewer	City of Spokane
Cable	Comcast / Xfinity

LINCOLN HEIGHTS

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LEGAL DESCRIPTION

THE NORTH HALF OF LOTS 8 AND 9 IN BLOCK 50 OF LINCOLN HEIGHTS,
AS PER PLAT THEREOF RECORDED IN VOLUME "L" OF PLATS, PAGE 36;
SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

Notes:

- 1 Existing overhead power line.
Washington Water Power "Right Of Way Easement" for power distribution affecting Lots 8 & 9 Block 50, Lincoln Heights. No width or location given. Auditor's File Number 792370 A.
- 2 Found #4 Rebar & Cap 5.04' South and 0.23' West.

Contact Information
OWNER

BLAKE NELSON - 509-599-7331
706 W GARLAND AVE, SPOKANE, WA, 99205

LAND SURVEYOR

JIM MAIN - 509-329-1800
5409 W OLD FORT DRIVE, SPOKANE, WA, 99208

BB Basis of Bearings

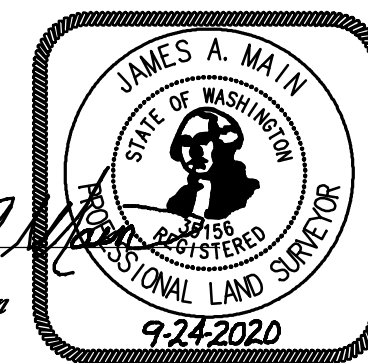
Geodetic North from a point 11.18 North and
8.13 East of the southwest corner of Lot 2.

Equipment and Procedures

TOPCON Hyper + RTK GPS System with partial
redundancy and checks between record monuments
and additional control.

Survey Reference Documents
(Partial List)

- (R1) Short Plat Z19-263
- (R2) Plat of LINCOLN HEIGHTS, Volume "L" of plats Page 36
- (R3) Record of Survey Book 156, Page 32
- (R4) Record of Survey Book 5, Page 29
- (R5) Record of Survey Book 31, Page 2



James A. Main
PLS 35156

RAMCO-MAINLAND LLC
Professional Land Surveying
5409 W. Old Fort Drive
Spokane WA 99208
Phone: (509) 329-1800

Flip 30 Preliminary Short Plat
Short Plat Number Z20-172 PSP

SECTION INDEX		Client Blake Nelson	
NE 1/4, NE 1/4		SECTION	DATE
NW - NE	X	34	9/24/2020
SW - SE		TOWNSHIP	PROJECT
		NORTH	7327
		RANGE	PAGE 1
		E.W.M.	OF 1
		34 25 43	