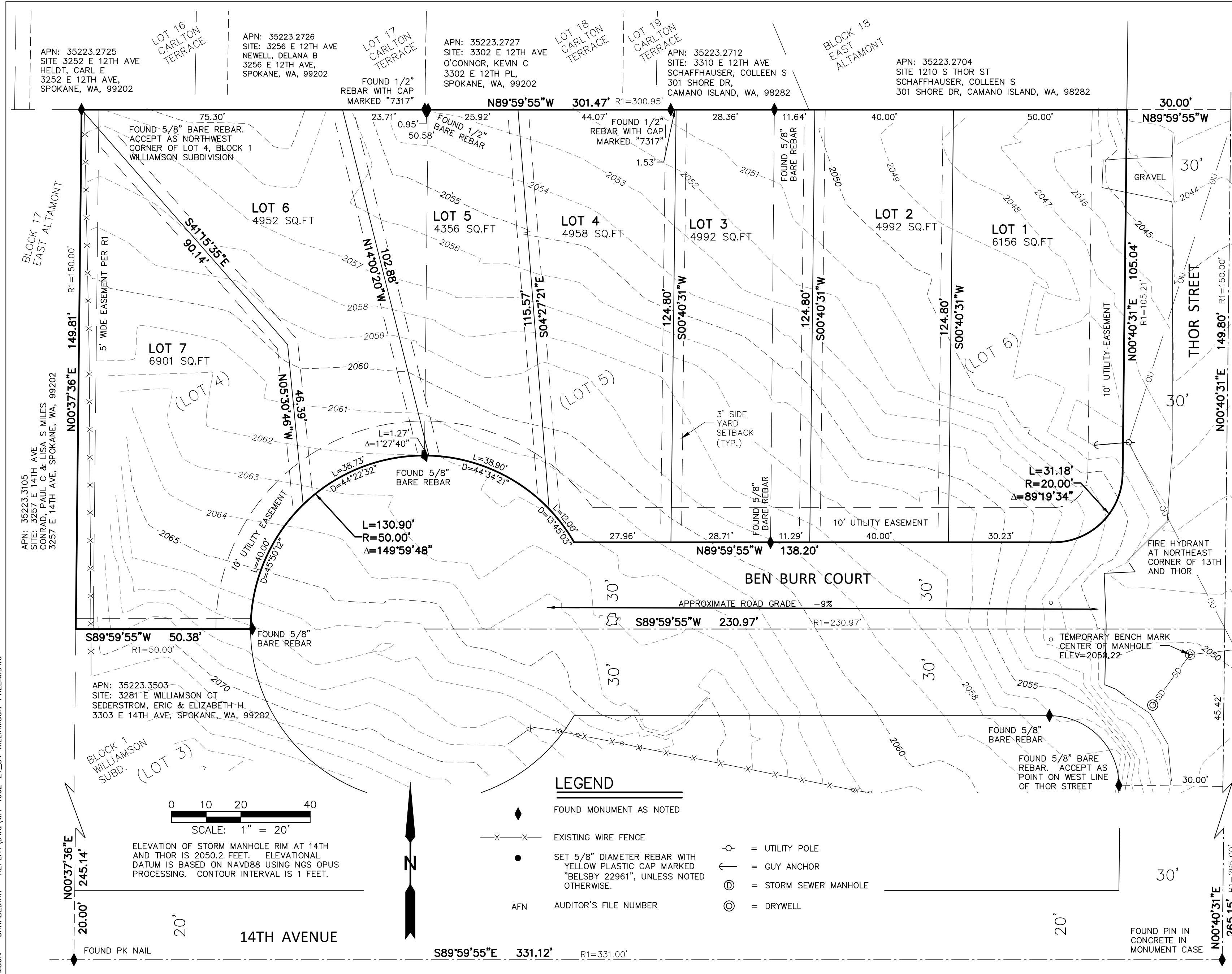


AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS _____ DAY OF _____ IN THE YEAR OF _____ AT _____ A.M./P.M. IN BOOK _____ OF SURVEYS, AT PAGE _____ AT THE REQUEST OF HRAIR GARABEDIAN.
 AFN _____

COUNTY AUDITOR
**GARABEDIAN PRELIMINARY
 POCKET RESIDENTIAL
 SHORT PLAT**
 A REPLAT OF LOTS 4, 5
 AND 6, BLOCK 1 OF
 WILLIAMSON SUBDIVISION IN
 THE SE 1/4 OF THE SW
 1/4 OF SECTION 22, T25N,
 R43E, WILLAMETTE
 MERIDIAN, SPOKANE
 COUNTY, WASHINGTON

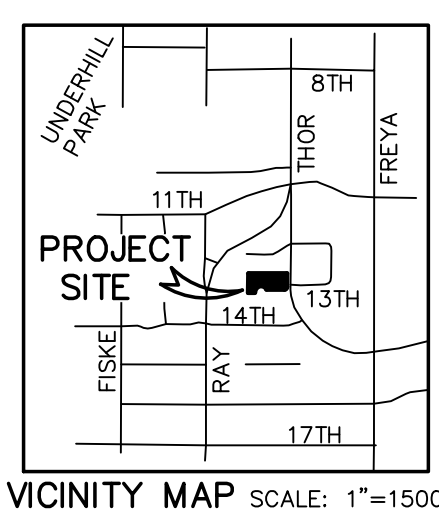
SITE DATA
 OWNER: HRAIR GARABEDIAN
 2310 S. PITTSBURG
 SPOKANE WA 99203
 PHONE: 509-990-6428
 SITE ADDRESS: 3251 E WILLIAMSON COURT
 SPOKANE WA 99203
 CONTACT: HRAIR GARABEDIAN
 PHONE: 509-990-6428
 PARCEL NUMBERS: 35223.3504,
 35223.3505, 35223.3506
 37,307 SQUARE FEET TOTAL
 NUMBER OF PROPOSED LOTS:
 7 RESIDENTIAL LOTS
 LOT 1 = 6156 SQ FT
 LOT 2 = 4992 SQ FT
 LOT 3 = 4992 SQ FT
 LOT 4 = 4958 SQ FT
 LOT 5 = 4356 SQ FT
 LOT 6 = 4952 SQ FT
 LOT 7 = 6901 SQ FT
 ZONING: SINGLE FAMILY RESIDENTIAL
 WATER SUPPLIER:
 PUBLIC - CITY OF SPOKANE
 SEWERAGE METHOD:
 PUBLIC - CITY OF SPOKANE
 CURRENT 8" LINE IN 13TH AVE.
 FRONTAGE 40'
 SETBACKS
 FRONT 15'
 REAR 25'

BEARINGS ARE BASED ON THE MONUMENTED LINE OF 14TH AVENUE BEING AN ASSUMED BEARING OF S 89°59'55"E.
 PURPOSE OF THE SURVEY WAS TO DETERMINE, RECOVER AND OR SET THE DEED CORNERS AND SUBDIVIDE THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AS WELL AS SHOW ANY VISIBLE PHYSICAL APPURTENANCES WHICH MAY INDICATE LINES OF POSSESSION OR CONFLICT OF TITLE.



- LEGEND**
- ◆ FOUND MONUMENT AS NOTED
 - x-x- EXISTING WIRE FENCE
 - SET 5/8" DIAMETER REBAR WITH YELLOW PLASTIC CAP MARKED "BELSBY 22961", UNLESS NOTED OTHERWISE.
 - AFN AUDITOR'S FILE NUMBER
 - = UTILITY POLE
 - ← = GUY ANCHOR
 - ⊙ = STORM SEWER MANHOLE
 - ⊙ = DRYWELL

0 10 20 40
 SCALE: 1" = 20'
 ELEVATION OF STORM MANHOLE RIM AT 14TH AND THOR IS 2050.2 FEET. ELEVATIONAL DATUM IS BASED ON NAVD88 USING NGS OPUS PROCESSING. CONTOUR INTERVAL IS 1 FEET.



LEGAL DESCRIPTION:
 LOTS 4, 5 AND 6, BLOCK 1, WILLIAMSON SUBDIVISION OF BLOCK 17 OF EAST ALTAMONT, AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE 78, RECORDS OF SPOKANE COUNTY;
 SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON

REFERENCE SURVEYS
 INCLUDING BUT NOT LIMITED TO:
 R1 = BOOK 10 OF PLATS, PAGE 78 WILLIAMSON SUBDIVISION

SURVEY PROCEDURES
 BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON A SERIES OF CHECKED MEASUREMENTS MADE WITH A SOKKIA SET 4000 TOTAL STATION AND A TOPCON HIPER VR GPS SYSTEM IN AUGUST OF 2021 BY BELSBY+HORROCKS ENGINEERS. BASED UPON THE EQUIPMENT AND PROCEDURES USED, THE POSITIONS SHOWN MEET OR EXCEED THE REQUIRED STANDARDS FOR WAC 332-130-080, WAC 332-130-085 AND WAC 332-130-090.
 CONTROLLING MONUMENTS SHOWN HEREON WERE VISITED ON 8/9/21.

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 HRAIR GARABEDIAN IN AUGUST OF 2021.
 SARA MARKS
 CERTIFICATE NUMBER 22961



SE 1/4 SW 1/4, SECTION 22, T25N, R43E, WM

PRELIMINARY GARABEDIAN SHORT PLAT

SCALE: SHOWN	RECORD OF SURVEY	DRAWN BY: DZ
DATE: 4/05/22	JOB # WA-4002	

BELSBY ENGINEERING + **HORROCKS ENGINEERS**

1325 W. 1ST AVE., SUITE 204 SPOKANE, WA 99201 (509) 747-6790 FAX (509) 747-7005

DRAWING NUMBER 1 OF 1

W:\2021 JOBS\WA-CV-4002-21 - WILLIAMSON - GARABEDIAN - REPLAT\DWG\WA-4002-21_SV WILLIAMSON-PRELIM.DWG