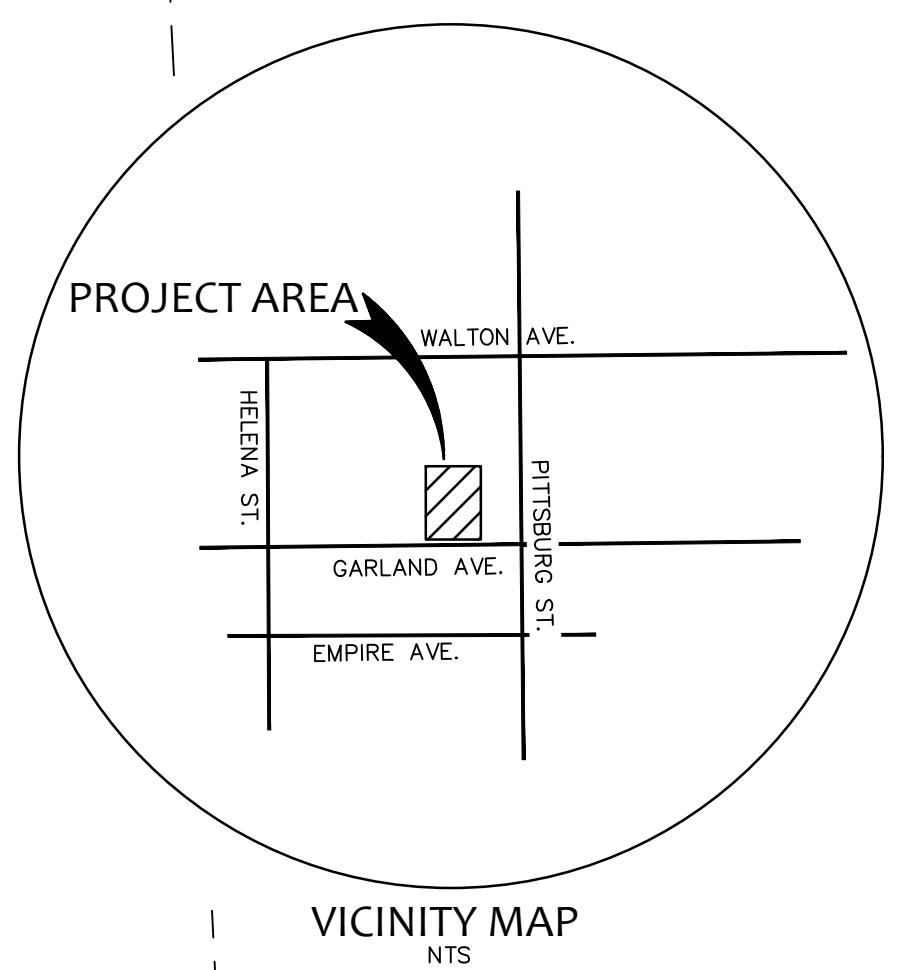


PRELIMINARY SHORT PLAT GARLAND AVE.
 IN THE SW 1/4 OF THE NW 1/4, S. 04, T. 25 N., R. 43 E., W.M.
 SPOKANE, SPOKANE COUNTY, WA.



LEGEND

	ASPHALT SURFACING
	CURB
	SEWER MANHOLE
	SIDEWALK OR CONCRETE
	BUILDING LINE
	WATER VALVE
	POWER POLE
	GAS VALVE
	GAS METER
	DECIDUOUS TREE
	WATER LINE
	SEWER LINE
	OVERHEAD POWER
	GAS LINE
	FENCE LINE
	CONTOUR LINE
	SPOT ELEVATIONS



PITTSBURG STREET

SITE DATA:

OWNER:
 OXBOW PROPERTIES 2 LLC
 502 N. MULLAN RD. STE B
 SPOKANE VALLEY, WA 99206
 (509) 879-6369

OFFICIAL CONTACT:
 VADIM SMELIK
 KODIAK GENERAL CONTRACTING
 PO BOX 11742
 SPOKANE, WA 99211
 (509) 981-7292

SURVEYOR:
 RICK HOLT
 HOLT SURVEYING AND MAPPING
 TAPIO OFFICE CENTER
 104 S. FREYA, BLUE FLAG BUILDING
 SUITE 104A,
 SPOKANE, WA 99202
 (509) 222-0468

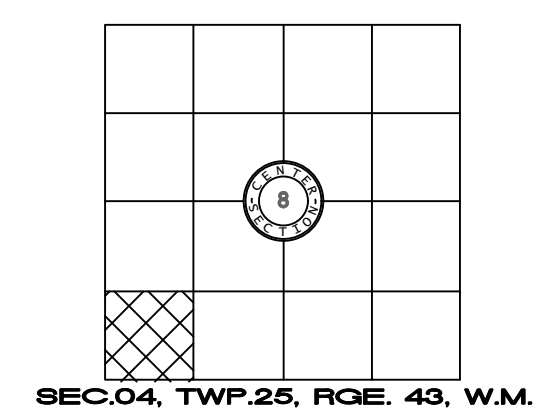
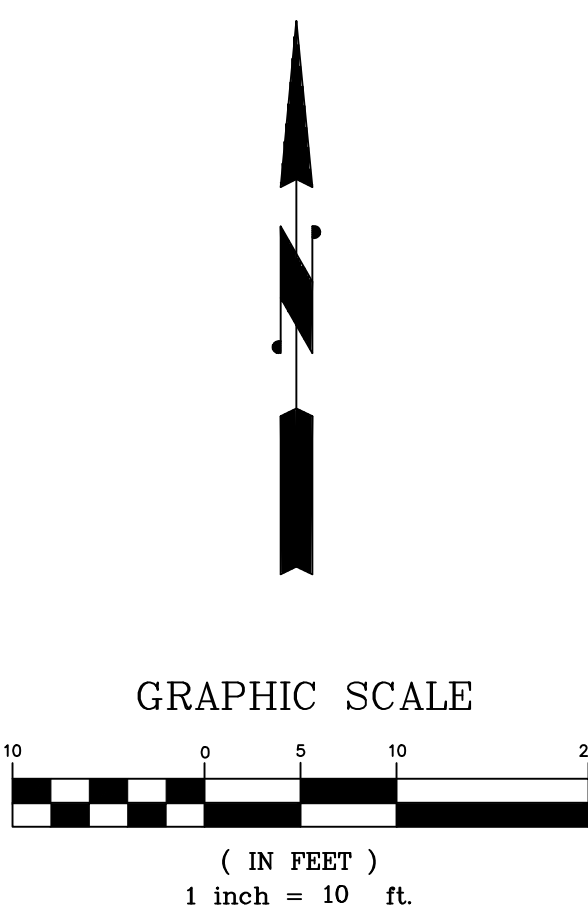
TOTAL AREA:
 8,169 SQUARE FEET
 0.19 ACRES

ZONING DESIGNATION: RSF

NUMBER OF PROPOSED LOTS: 4 RESIDENTIAL

PROPOSED DENSITY (UNITS/ACRE) = 20

DATUM PLANE: NAVD 88



LEGAL DESCRIPTION:
 LOTS 27 AND 28, BLOCK 5, LINGERWOOD HEIGHTS,
 ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME J
 OF PLATS PAGE 46, RECORDS OF SPOKANE COUNTY.

SITUATE IN THE CITY OF SPOKANE, STATE OF WASHINGTON.

APN: 35042.4516

- NOTES:**
- THIS SURVEY WAS PERFORMED IN MAY, 2024 BY STANDARD FIELD TRAVERSE METHODS, USING A LEICA GS12, (GPS GNSS RECEIVER).
 - THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, PROVISIONS, COVENANTS OR CONDITIONS WHICH MAY AFFECT THE LAND SHOWN HEREON.
 - VERTICAL DATUM: NAVD 88
 - BASIS OF ELEVATIONS: GPS WSRN NETWORK SPKN REGION
 - CONTOURS AND SURFACE FEATURES ARE DERIVED FROM DIRECT FIELD OBSERVATIONS. CONTOUR ACCURACY 1/2 CONTOUR INTERVAL AS PER NATIONAL MAP ACCURACY STANDARDS.
CONTOUR INTERVAL: 1 FOOT
 - UTILITIES SHOWN ON MAP ARE FROM UTILITY COMPANY LOCATES AND OBSERVATIONS IN THE FIELD UNLESS OTHERWISE SPECIFIED.
- BASIS OF BEARINGS:**
 GPS WSRN NETWORK SPKN REGION



 HOLT SURVEYING AND MAPPING, INC. PROFESSIONAL LAND SURVEY SERVICES TAPIO OFFICE CENTER, 104 S. FREYA BLUE FLAG BUILDING SUITE 104A, SPOKANE, WA 99202 (509) 222-0468 rickholtsurveying@gmail.com	SCALE: 1"=10' DRAWN BY: RH CHECKED BY: R. HOLT FIELD BOOK: DATE: 06/17/2024	<p>PRELIMINARY SHORT PLAT GARLAND AVE. IN THE SW 1/4 OF THE NW 1/4, S. 04, T. 25 N., R. 43 E., W.M. SPOKANE, SPOKANE COUNTY, WA.</p>	JOB NO. 24-024 DRAWING NO. 24-024 SP.DWG SHEET 1 OF 1