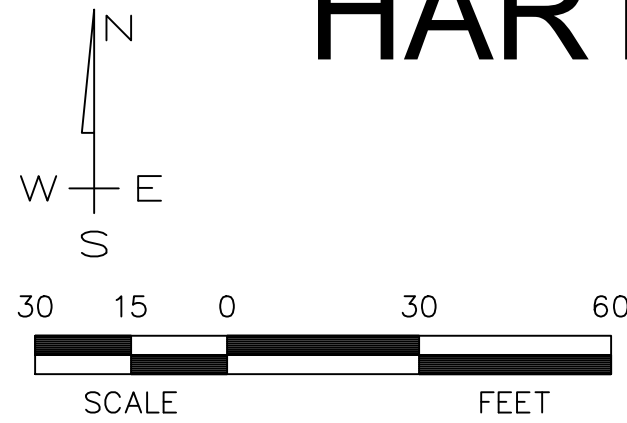


# HARTSON AND HAVANA- PHASE 2 PRELIMINARY PLAT

A PORTION OF BLOCK 16 OF ROSSVALE 2ND, AFN 3100581, SITUATE IN THE  
SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 25 NORTH, RANGE 43 EAST,  
WILLAMETTE MERIDIAN, CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



**AUDITOR'S CERTIFICATE:**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, AT  
\_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_  
AT THE REQUEST OF \_\_\_\_\_  
\_\_\_\_\_ COUNTY AUDITOR  
\_\_\_\_\_ DEPUTY

**APPLICANT:**

RICK HURD  
HOME CENTER & PMC COMPAINES  
804 WEST BOONE AVE  
SPOKANE, WA 99201  
Phone: 509-385-0560  
Email: crc4you@gmail.com

**DATUM STATEMENT:**

BEARINGS ARE BASED ON WASHINGTON  
STATE PLANE NORTH, NAD83-2011.  
ELEVATIONS ARE BASED ON NAVD88  
USING WASHINGTON GEOID12B, GRS80  
ELLIPSOID.

**PROPERTY OWNER:**

INW SOLUTIONS, LLC.  
CONTACT: DAVID CLINTON  
PHONE: 208-262-4999  
EMAIL: DAVID@INVESTNORTHWEST.US.

**ZONING DESIGNATION:**

LAND USE ZONING ON THE  
SITE IS NOTED AS BEING R  
4-10, (RESIDENTIAL 4-10).  
PROPER MUNICIPAL  
AUTHORITY SHOULD BE  
CONSULTED REGARDING  
SPECIFIC ORDINANCES AND  
INTERPRETATION.

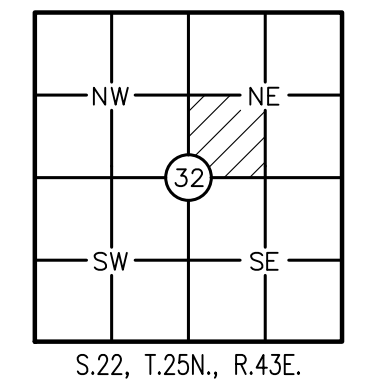
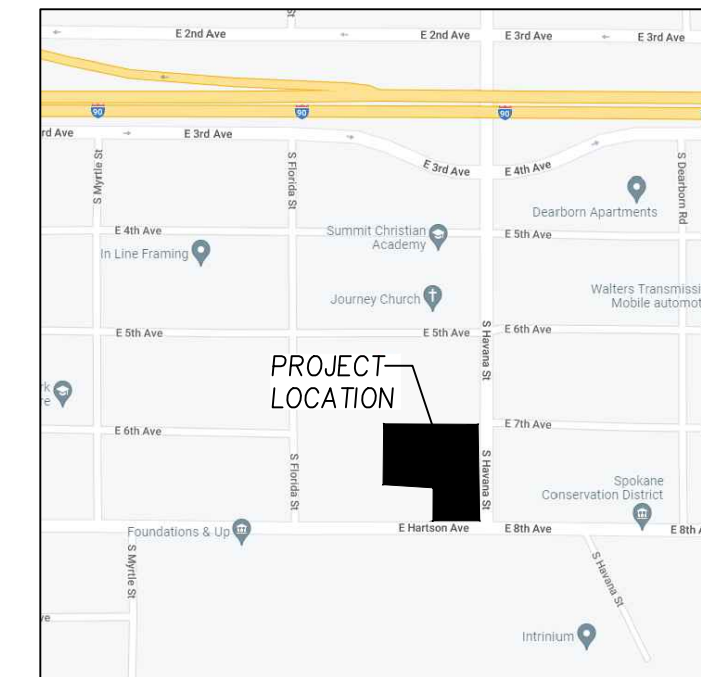
**LEGEL DISCRIPTION**

**PARCEL A:**

THAT PART OF THE EAST HALF OF BLOCK 16 LYING SOUTH OF THE CENTER LINE OF SIXTH AVENUE EXTENDED IN A STRAIGHT LINE EASTERLY THROUGH SAID BLOCK, ROSSVALE 2ND ADD. TO SPOKANE, WASH., ACCORDING TO PLAT RECORDED IN VOLUME "N" OF PLATS, PAGE 51;

EXCEPT THAT PORTION LYING WITHIN HARTSON AND HAVANA FINAL SHORT PLATS Z20-199FSP. IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

CONTAINING: 76,343 SQUARE FEET OR 1.75 ACRES OF LAND, MORE OR LESS.



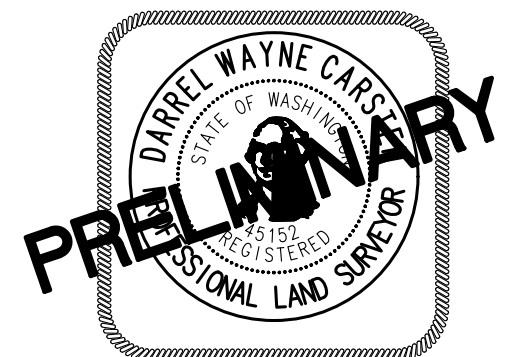
**VICINITY MAP:**  
NOT TO SCALE

**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 RICK HURD IN OCTOBER OF 2021.

DARREL WAYNE CARSTEN, PLS 45152

DATE



**ACCURACY STATEMENT (WAC 332-130-100)**

THIS SURVEY WAS PERFORMED USING A LEICA TS12P, 3-SECOND TOTAL STATION AND A LEICA GS14 PERFORMANCE SMART ANTENNA FOR A COMBINATION OF FIELD TRAVERSE AND GPS SURVEY METHODS TO MEET OR EXCEED THE REQUIRED MINIMUM STANDARDS FOR LAND BOUNDARY SURVEYS AND GEODETIC CONTROL SURVEYS PER WAC 332-130.

	By	Date	Scale: 1:30
Surveyed	BLS	10/21	Date: May 12, 2022
Drawn	GAG	5/22	Drawing Name PMC11-PRE-SP.DWG
Checked	DC	5/22	
Approved			
Accepted			Sheet 1 of 1

**SYNTIER**  
Engineering, Inc.  
55 E Lincoln Rd, Suite 101  
Spokane, WA 99208  
www.SynTierEngr.com 509.467.1550

For:  
**RICK HURD**  
SPOKANE, WA

**HARTSON AND HAVANA-PHASE 2  
PRELIMINARY PLAT**  
SOUTHEAST QUARTER OF THE NORTHEAST  
QUARTER SECTION 22, T.25N., R.43E., W.M.