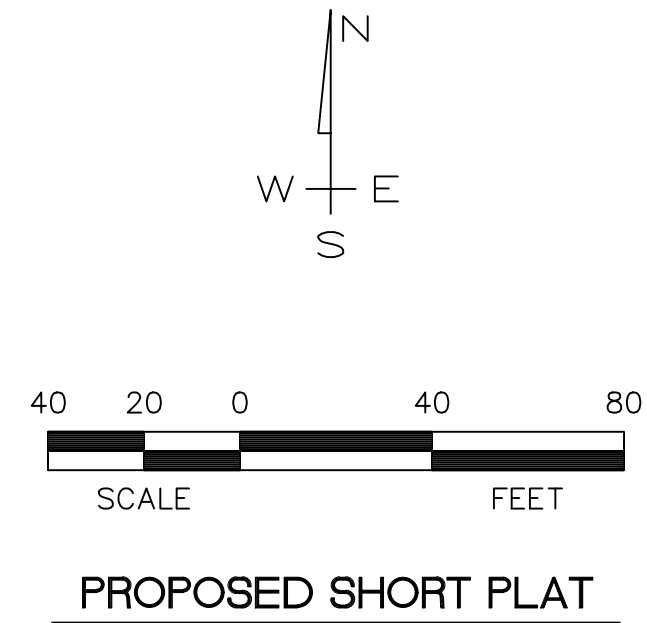


# HARTSON AND HAVAVA PRELIMINARY SHORT PLAT

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



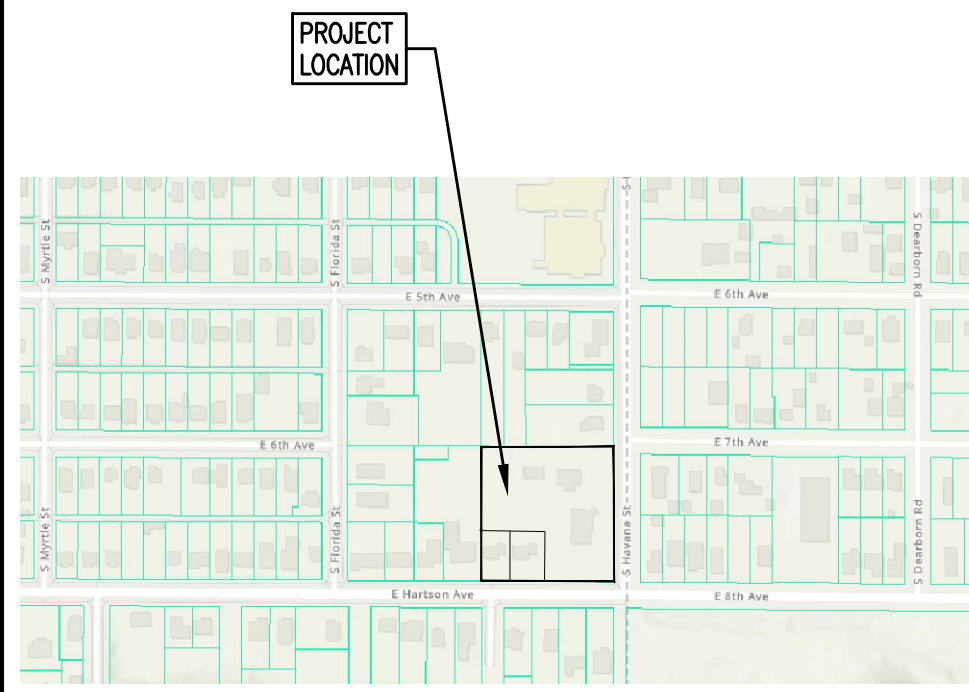
- LEGEND:**
- PROPERTY LINE
  - PROPOSED LOT LINE
  - - - - - EXISTING CENTERLINE
  - - - - - EXISTING RIGHT OF WAY LINE



|                             |                 |
|-----------------------------|-----------------|
| <b>ZONING DESIGNATION:</b>  | RSF             |
| <b>No. LOTS:</b>            | 2               |
| <b>SITE AREA:</b>           | 7.76 ac.        |
| <b>COMP. PLAN:</b>          | URBAN RESERVE   |
| <b>IRRIGATION DISTRICT:</b> | CITY OF SPOKANE |
| <b>PROPOSED DENSITY:</b>    | 1.16 U/A        |

| PRIMARY CONTACT INFORMATION |                                                  |
|-----------------------------|--------------------------------------------------|
| NAME:                       | SYNTIER ENGINEERING                              |
| ADDRESS:                    | 405 SE BISHOP BLVD, SUITE 2<br>PULLMAN, WA 99163 |
| PHONE NO.:                  | 509-339-6187                                     |
| SURVEYOR:                   | JASON VONLINDERN, PLS<br>JASON@SYNTIERENGR.COM   |
| PROJECT MANAGER:            | DYLAN JONES<br>DYLAN@SYNTIERENGR.COM             |
| DEVELOPER:                  | RICK HURD<br>CRC4YOU@GMAIL.COM                   |

| PROPERTY OWNER INFORMATION |                                            |
|----------------------------|--------------------------------------------|
| NAME:                      | NORTHWEST HOUSES LLC                       |
| ADDRESS:                   | 4235 E HARTSON AVENUE<br>SPOKANE, WA 99202 |
| PHONE NO.:                 | 208-758-8888                               |
| EMAIL ADDRESS:             | DAVID@INVESTNORTHWEST.US                   |



VICINITY MAP  
N.T.S.

**DATUM STATEMENT:**  
Bearings are based on Washington State Plane North, NAD83-2011. Elevations are based on NAVD88 using Washington GEOD12B, GRS80 ellipsoid.

**LAND DESCRIPTION per SUBDIVISION GUARANTEE No. 3476781:**  
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,  
IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

S.22, T.25N., R.43E.

|              |         |                                 |
|--------------|---------|---------------------------------|
| By           | Date    | Scale: 1:##                     |
| Surveyed KCS | 04/2020 | Date: MAY 28, 2020              |
| Drawn DJR    | 05/2020 | Drawing Name PMCO2-PRELIMSP.dwg |
| Checked JMV  | 05/2020 |                                 |
| Approved     |         |                                 |
| Accepted     |         | Sheet 1 of 1                    |

**SYNTIER**  
Engineering, Inc.  
405 SE Bishop Blvd, Suite 2  
Pullman, WA 99163  
www.SynTierEngr.com 509.339.6187

For:  
NORTHWEST HOLDINGS LLC  
212 W IRONWOOD DRIVE, SUITE 582  
COEUR D'ALENE, ID 83814

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