

GARABEDIAN PRELIMINARY SHORT PLAT IN THE NW 1/4 OF THE NW 1/4 OF SECTION 4, T24N, R43E, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON

- LEGEND**
- ◆ = FOUND MONUMENT AS NOTED
 - ⊙ = SANITARY SEWER MANHOLE
 - ⊖ = DRYWELL
 - ⊗ = WATER VALVE
 - ⊕ = FIRE HYDRANT
 - ⊖^{IV} = IRRIGATION VALVE
 - = UTILITY POLE
 - ◇ = CHAIN LINK FENCE LINE
 - = WOOD BOARD FENCE LINE

SITE DATA

OWNER: DANIEL GARABEDIAN
P.O. BOX 8765
SPOKANE WA 99203
PHONE: 509-217-2456

SITE ADDRESS: 4511 S. HOGAN ST
SPOKANE WA 99203

CONTACT: DANIEL GARABEDIAN
PHONE: 509-217-2456

PARCEL NUMBERS: 34042.0007,
34042.0008, 34042.1204
36,834 SQUARE FEET TOTAL

NUMBER OF PROPOSED LOTS:
2 RESIDENTIAL LOTS
LOT 1 = 18820 SQ FT
LOT 2 = 18014 SQ FT
POCKET RESIDENTIAL

ZONING: SINGLE FAMILY RESIDENTIAL

WATER SUPPLIER:
PUBLIC - CITY OF SPOKANE

SEWERAGE METHOD:
PUBLIC - CITY OF SPOKANE
CURRENT 8" LINE IN HOGAN ST

	LOT 1	LOT 2
FRONTAGE	114'	0
SETBACKS		
FRONT	15	15
REAR	10	10
SIDE	5	5

LEGAL DESCRIPTION PER DEED AFN 5303452 AND 5303453

PARCEL A: LOT 4, BLOCK 1, GLENNAIRE FOURTH ADDITION, AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 73; IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

PARCEL B: PART OF GOVERNMENT LOT 5, SECTION 4, TOWNSHIP 24 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

THE EAST 144 FEET OF THE WEST 435 FEET OF THE FOLLOWING DESCRIBED PART OF SAID GOVERNMENT LOT 5;

BEGINNING AT A POINT ON THE WEST LINE OF GOVERNMENT LOT 5 IN SAID SECTION 4, 729.4 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 5; THENCE EAST 997.7 FEET TO A POINT 737 FEET NORTH OF THE SOUTH LINE OF SAID LOT 5; THENCE NORTH TO THE POINT OF INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 215 FEET DISTANT SOUTH FROM THE NORTH LINE OF SAID GOVERNMENT LOT 5; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 5 TO THE WEST LINE OF GOVERNMENT LOT 5; THENCE SOUTH TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE SOUTH 295 FEET OF THE WEST 320 FEET;

ALSO EXCEPT THE NORTH 18 FEET OF THE SOUTH 313 FEET OF THE EAST 18 FEET OF THE WEST 309 FEET;

AND ALSO EXCEPT THE SOUTH 300 FEET OF THE EAST 115 FEET OF THE WEST 435 FEET THEREOF;

IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

PARCEL C: THE NORTH 150 FEET OF THE SOUTH 300 FEET OF THE EAST 165 FEET OF THE WEST 435 FEET OF THE FOLLOWING PORTION OF GOVERNMENT LOT 5 IN SECTION 4, TOWNSHIP 24 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN;

BEGINNING AT A POINT ON THE WEST LINE OF GOVERNMENT LOT 5 IN SAID SECTION 4, 729.4 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 5; THENCE EAST 997.7 FEET TO A POINT 737 FEET NORTH OF THE SOUTH LINE OF SAID GOVERNMENT LOT 5;

THENCE NORTH TO THE POINT OF INTERSECTION WITH A LINE DRAWN PARALLEL TO AND 215 FEET DISTANT SOUTH FROM THE NORTH LINE OF SAID GOVERNMENT LOT 5;

THENCE WEST PARALLEL TO THE NORTH LINE OF SAID GOVERNMENT LOT 5 TO THE WEST LINE OF GOVERNMENT LOT 5;

THENCE SOUTH TO THE POINT OF BEGINNING;

EXCEPT FROM THE ABOVE DESCRIBED PARCEL THE NORTH 5 FEET OF THE WEST 50 FEET;

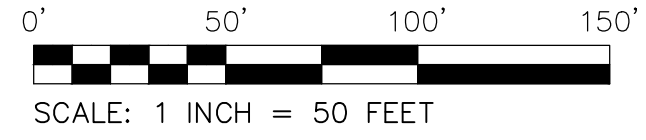
ALSO EXCEPTING FROM SAID PARCEL THE SOUTH 50 FEET OF THE WEST 115 FEET;

AND ALSO EXCEPT THE WEST 39 FEET OF SAID PARCEL;

IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

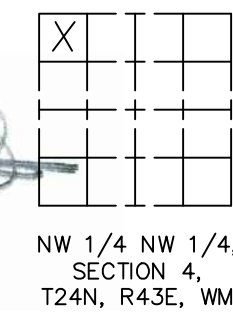
REFERENCE SURVEYS

- INCLUDING BUT NOT LIMITED TO:
- P1 = BOOK 4 OF PLATS, PAGE 22
 - P2 = BOOK 5 OF PLATS, PAGE 47
 - P3 = BOOK 6 OF PLATS, PAGE 19
 - P4 = BOOK 6 OF PLATS, PAGE 35
 - P5 = BOOK 6 OF PLATS, PAGE 73
 - R1 = BOOK 165 OF SURVEYS, PAGE 81
 - R2 = BOOK 152 OF SURVEYS, PAGE 90
- D = DEED PER AFN 5303452 AND 5303453



ELEVATION OF PK NAIL AT 45TH AND HOGAN IS 2386.1 FEET. THERE IS LESS THAN 3.0 FEET OF ELEVATIONAL CHANGE OVER THE PROJECT SITE. ELEVATIONAL DATUM IS BASED ON NAVD88 USING NGS OPUS PROCESSING. CONTOUR INTERVAL IS 2 FEET.

BEARINGS ARE BASED ON THE WEST LINE OF SECTION 4 BEING AN ASSUMED BEARING OF NO'02'26" E.



GARABEDIAN PRELIMINARY		
SCALE: SHOWN	SHORT PLAT	DRAWN BY: DZ
DATE: 9/14/20		JOB #: WA-2448
NW 1/4 NW 1/4, S.4 T24N R43E WM		
BELSBY ENGINEERING		HORROCKS ENGINEERS
1325 W. 1ST AVE. STE. 204 SPOKANE, WA 99201		(509) 747-6790 FAX (509) 747-7005
		DRAWING NUMBER 1 OF 1