

- LEGEND**
- ◆ = FOUND MONUMENT AS NOTED
  - ⊙ = SANITARY SEWER MANHOLE
  - ⊘ = DRYWELL
  - ⊗ = WATER VALVE
  - ⊕ = FIRE HYDRANT
  - ⊖ = 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

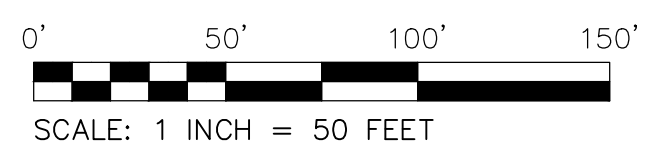
SEWERAGE METHOD:  
 PUBLIC - CITY OF SPOKANE  
 CURRENT 8" LINE IN HOGAN ST

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

**REFERENCE SURVEYS**

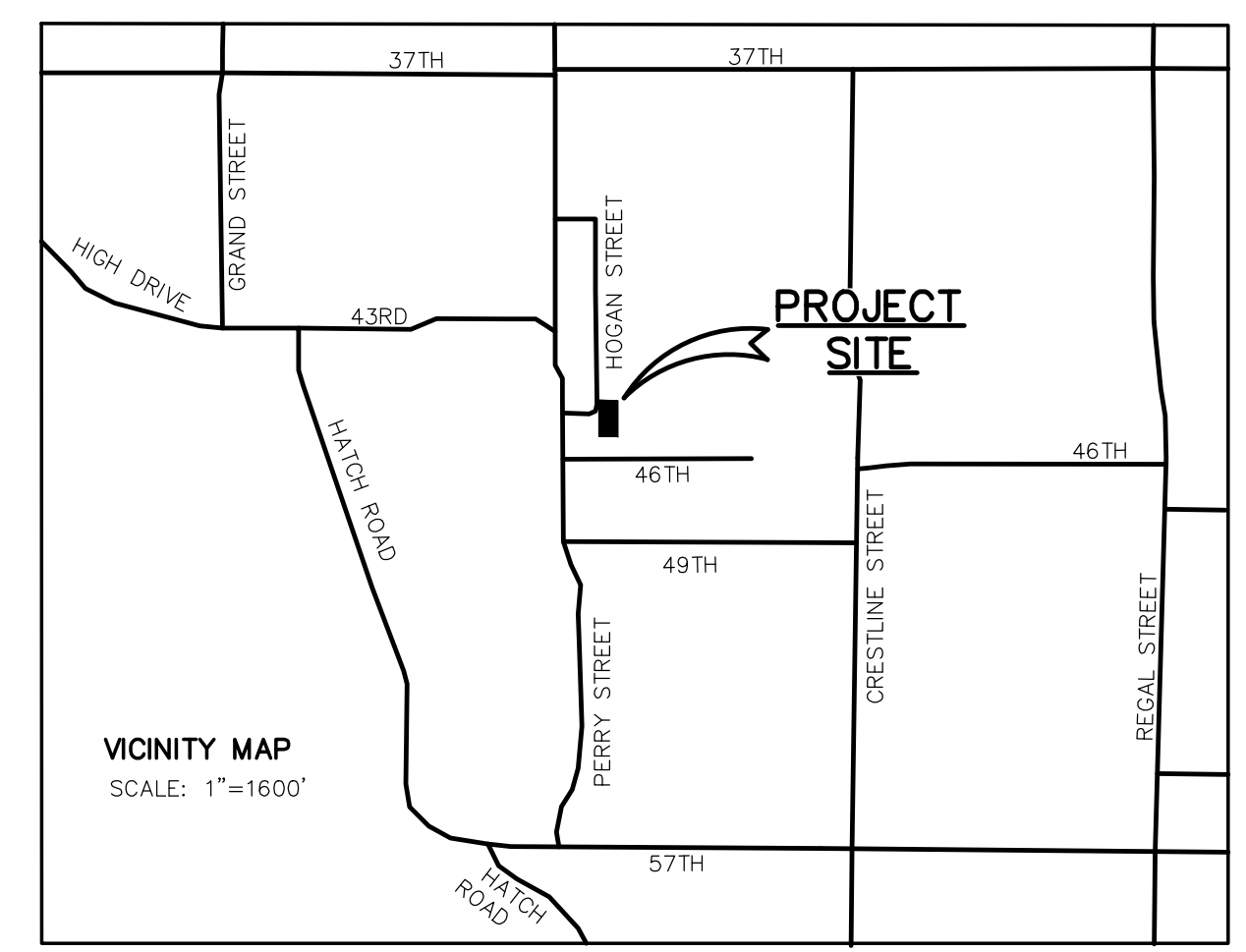
INCLUDING BUT NOT LIMITED TO:  
 P1 = BOOK 4 OF PLATS, PAGE 22  
 P2 = BOOK 5 OF PLATS, PAGE 47  
 P3 = BOOK 6 OF PLATS, PAGE 19  
 P4 = BOOK 6 OF PLATS, PAGE 35  
 P5 = BOOK 6 OF PLATS, PAGE 73  
 R1 = BOOK 165 OF SURVEYS, PAGE 81  
 R2 = BOOK 152 OF SURVEYS, PAGE 90

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.

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



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

**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.

**GARABEDIAN PRELIMINARY**

SCALE: SHOWN	<b>SHORT PLAT</b>	DRAWN BY: DZ
DATE: 7/02/20		JOB # WA-2448

**NW 1/4 NW 1/4, S.4 T24N R43E WM**

**BELSBY ENGINEERING**

1325 W. 1ST AVE. STE. 204  
SPOKANE, WA 99201

**HORROCKS ENGINEERS**

(509) 747-6790  
FAX (509) 747-7005

DRAWING NUMBER  
1 OF 1