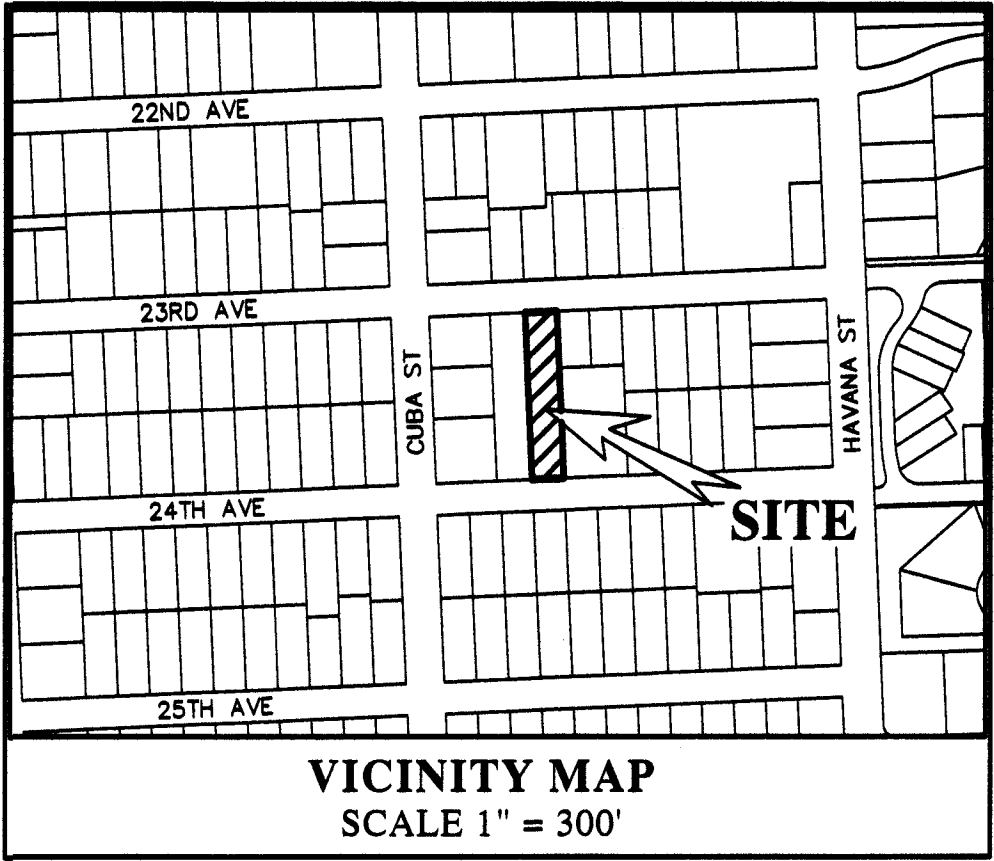


PRELIMINARY SHORT PLAT
SHORT PLAT
NO. Z2025 SP
BEING A REPLAT OF LOT 4, BLOCK 112, LINCOLN HEIGHTS ADDITION IN THE NORTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.,
IN THE CITY AND COUNTY OF SPOKANE, WASHINGTON
DECEMBER, 2025



SITE DATA: PARCEL NO. 35274.2405

OWNER	KAHRIMANOVIC, RIZA & ENISA
NUMBER OF LOTS	1
PROPOSED # OF LOTS	2
PROPOSED USE OF LOTS	SINGLE FAMILY, RESIDENTIAL
EXISTING ZONING	R1
COMP PLAN	RESIDENTIAL 4-10
SITE AREA	0.30 ACRES
MINIMUM LOT SIZE	1,200 SQ FT
MINIMUM FRONTAGE	15'
IRRIGATION DISTRICT	N/A

AGENT/SURVEYOR:
NAME: WALTER O. DALE, PLS
ADDRESS: BENTHIN & ASSOCIATES
1004 NORTH ATLANTIC
SPOKANE, WA 99201
PHONE: (509)325-4529
FAX: (509)325-4520

APPLICANT:
NAME: KAHRIMANOVIC, RIZAH
ADDRESS: 4213 E 24TH AVE
SPOKANE, WA 99223
PHONE: (509)263-7264

VERTICAL DATUM:
NAVD 88

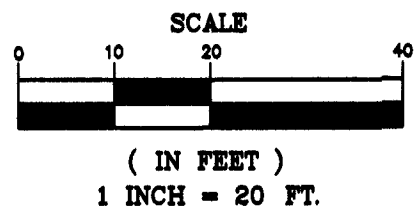
LEGAL DESCRIPTIONS:
(PER SPOKANE COUNTY TITLE SUBDIVISION GUARANTEE ORDER NO. SP46280)
LOT 4, BLOCK 112, LINCOLN HEIGHTS ADDITION, AS PER PLAT RECORDED IN
VOLUME "L" OF PLATS, PAGE 36, RECORDS OF SPOKANE COUNTY;
SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF
WASHINGTON.

SURVEY DISCLAIMER:
THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR
INDEPENDENT SEARCH FOR LIENS, LEASES, RECORDED OR
UNRECORDED EASEMENTS, RESTRICTIVE COVENANTS, SURFACE OR
SUBSURFACE RIGHTS, OR ANY OTHER FACTS THAT AN ACCURATE
AND CURRENT TITLE SEARCH MAY DISCLOSE.

SURVEYOR'S REFERENCES:
(P) - LINCOLN HEIGHTS ADDITION VOL. L, PG. 36

BASIS OF BEARING IS ASSUMED

SURVEYOR'S NOTES:
1. PURPOSE OF SURVEY IS FOR PRELIMINARY SHORT PLAT.
2. 0' CONTOURS DERIVED FROM SPOKANE COUNTY GIS
INFORMATION AND MEET NATIONAL MAPPING STANDARDS.
3. UTILITIES SHOWN ARE FROM FIELD LOCATES AND ABOVE GROUND
EVIDENCE BASED ON AGREEMENT WITH OWNER, UNLESS NOTED
OTHERWISE. ONE CALL SERVICE WAS NOT PERFORMED. OTHER
UTILITIES MAY EXIST AND NEED FURTHER INVESTIGATION.
4. SITE LIES WITHIN THE MORAN PRAIRIE SPECIAL DRAINAGE
DISTRICT, PER STORMWATER FACILITIES ORDINANCE APN 5162373.
5. PROPERTY SUBJECT TO THE CONDITIONS RECORDED UNDER APN
156108A.



AUDITOR'S INDEXING INFORMATION ONLY		PRINT DATE: 12-08-2025	
NE 1/4 OF THE SE 1/4		PRELIMINARY SHORT PLAT	
QUARTER QUARTER INDEX		KAHRIMANOVIC SHORT PLAT	
-NW- -NE-		CITY AND COUNTY OF SPOKANE, WASHINGTON	
-27-		NE1/4 SE1/4, S.27, T.25 N., R.43E., W.M.	
-SW- -SE-		F. BK # FILE DRWN BY: C.D. & N.G. DWG NAME: 2140KAHR-R	
SHEET 1 OF 1		DATE: 5/21/2025 JOB NO.: 21-40	
BENTHIN & ASSOCIATES			
PROFESSIONAL LAND SURVEYING AND PLANNING 1004 N. ATLANTIC STREET • SPOKANE, WA 99201 (509) 325-4529 • (FAX) 325-4520			

CUBA STREET

HAVANA STREET

LEGEND:	
TELEPHONE BOX	☐
STORM MANHOLE	⊕
CATCH BASIN	⊞
POWER POLE	⌚
WATER METER	⊞
FIRE HYDRANT	⊞
SANITARY MANHOLE	⊕
WATER SHUT OFF	⌚
PLAT DISTANCES	(P)
GAS PAINT LINE	— GAS — GAS — GAS — GAS —
OVERHEAD POWER	— OHP — OHP —
CHAINLINK FENCE	— ○ — ○ — ○ — ○ —
ELECTRIC PAINT LINE	— UGE — UGE —



UNDERGROUND UTILITIES EXIST AND WERE
LOCATED BY ABOVE GROUND EVIDENCE.
ADDITIONAL UNDERGROUND UTILITIES MAY
EXIST. CALL 811 FOR UTILITIES LOCATION
PRIOR TO CONSTRUCTION, DEMOLITION, OR
EXCAVATION.