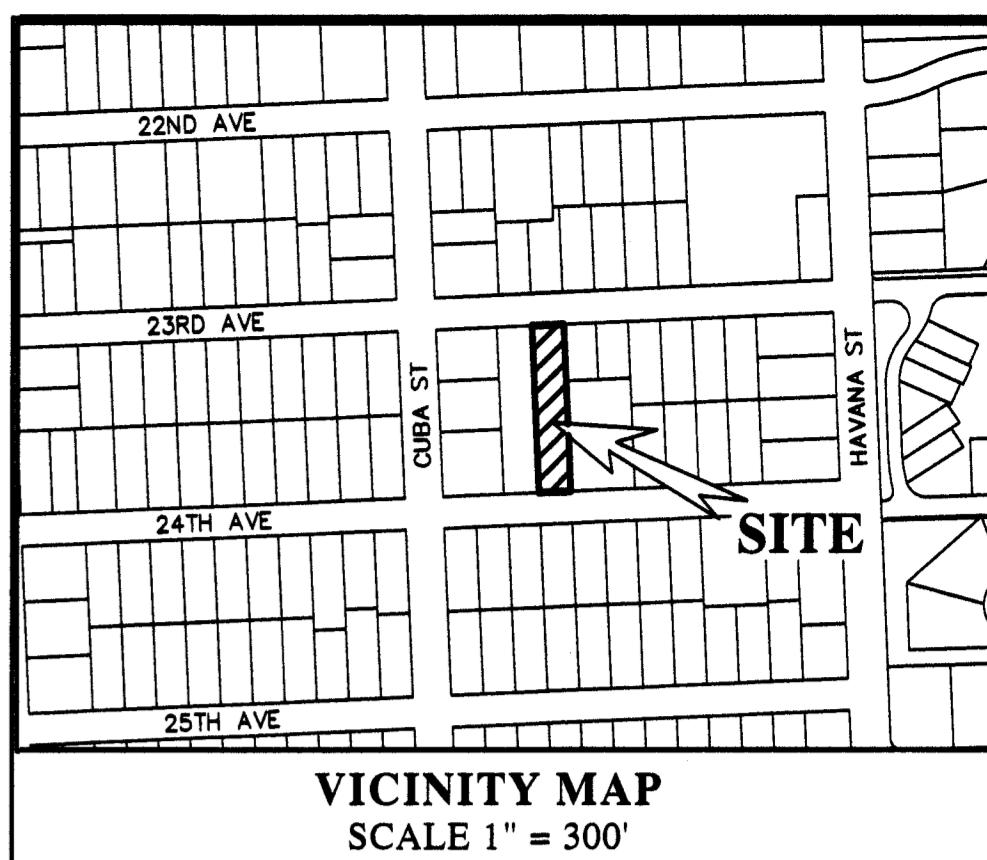
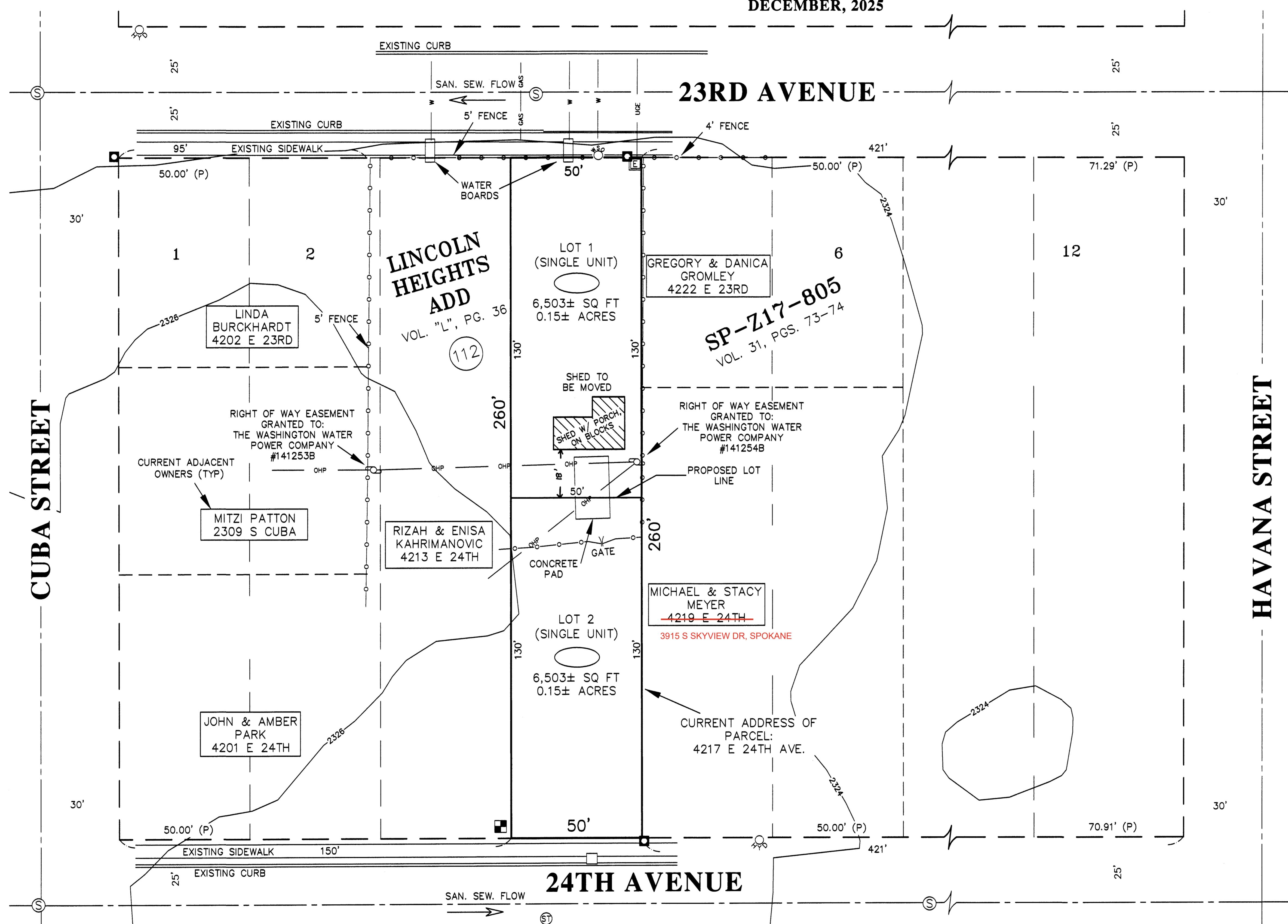


PRELIMINARY SHORT PLAT

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, RIZAH & 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:

- PURPOSE OF SURVEY IS FOR PRELIMINARY SHORT PLAT.
- 2'0" CONTOURS DERIVED FROM SPOKANE COUNTY GIS INFORMATION AND MEET NATIONAL MAPPING STANDARDS.
- 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.
- SITE LIES WITHIN THE MORAN PRAIRIE SPECIAL DRAINAGE DISTRICT PER STORMWATER FACILITIES ORDINANCE AFN 5162373.
- PROPERTY SUBJECT TO THE CONDITIONS RECORDED UNDER AFN 156108A.

SCALE
(IN FEET)
1 INCH = 20 FT.

WALTER O. DALE, P.L.S. #29270
12-8-25

AUDITOR'S INDEXING INFORMATION ONLY
PRINT DATE: 12-08-2025
PRELIMINARY SHORT PLAT
KAHRIMANOVIC SHORT PLAT
CITY AND COUNTY OF SPOKANE, WASHINGTON
NE 1/4 OF THE SE 1/4 QUARTER QUARTER INDEX
-NW- -NE-
- -27- -
-SW- -SE-
F. BK # FILE DRWN BY: C.D. & M.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



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.