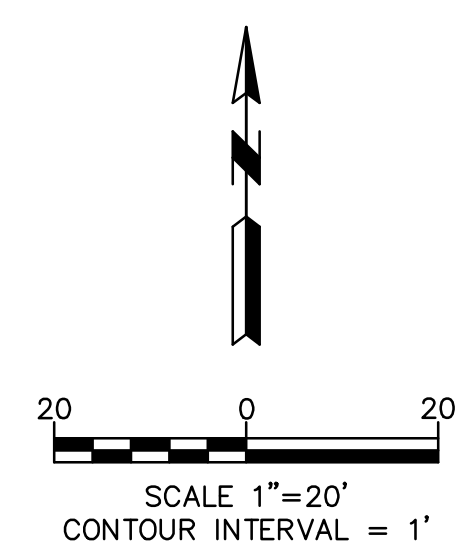
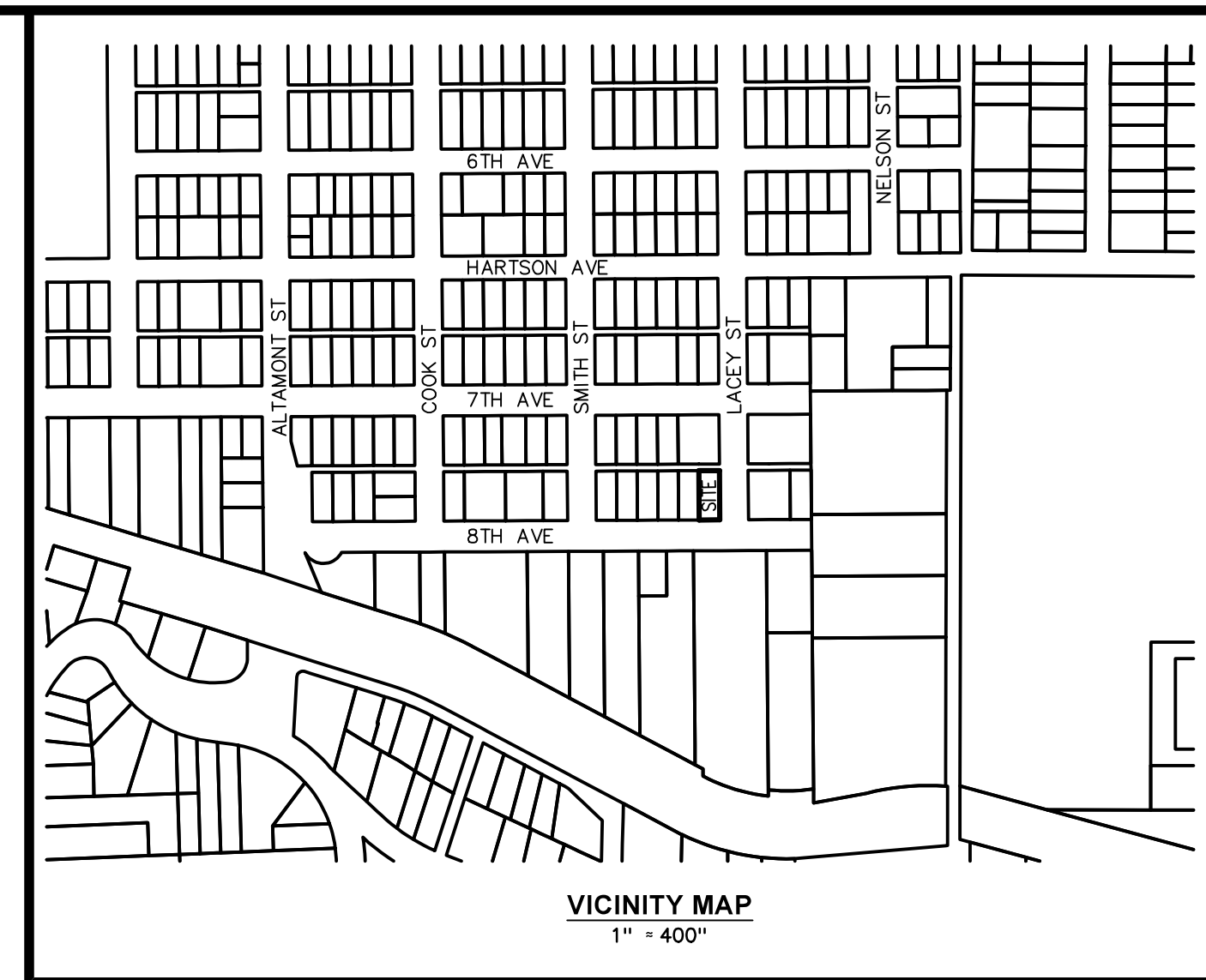
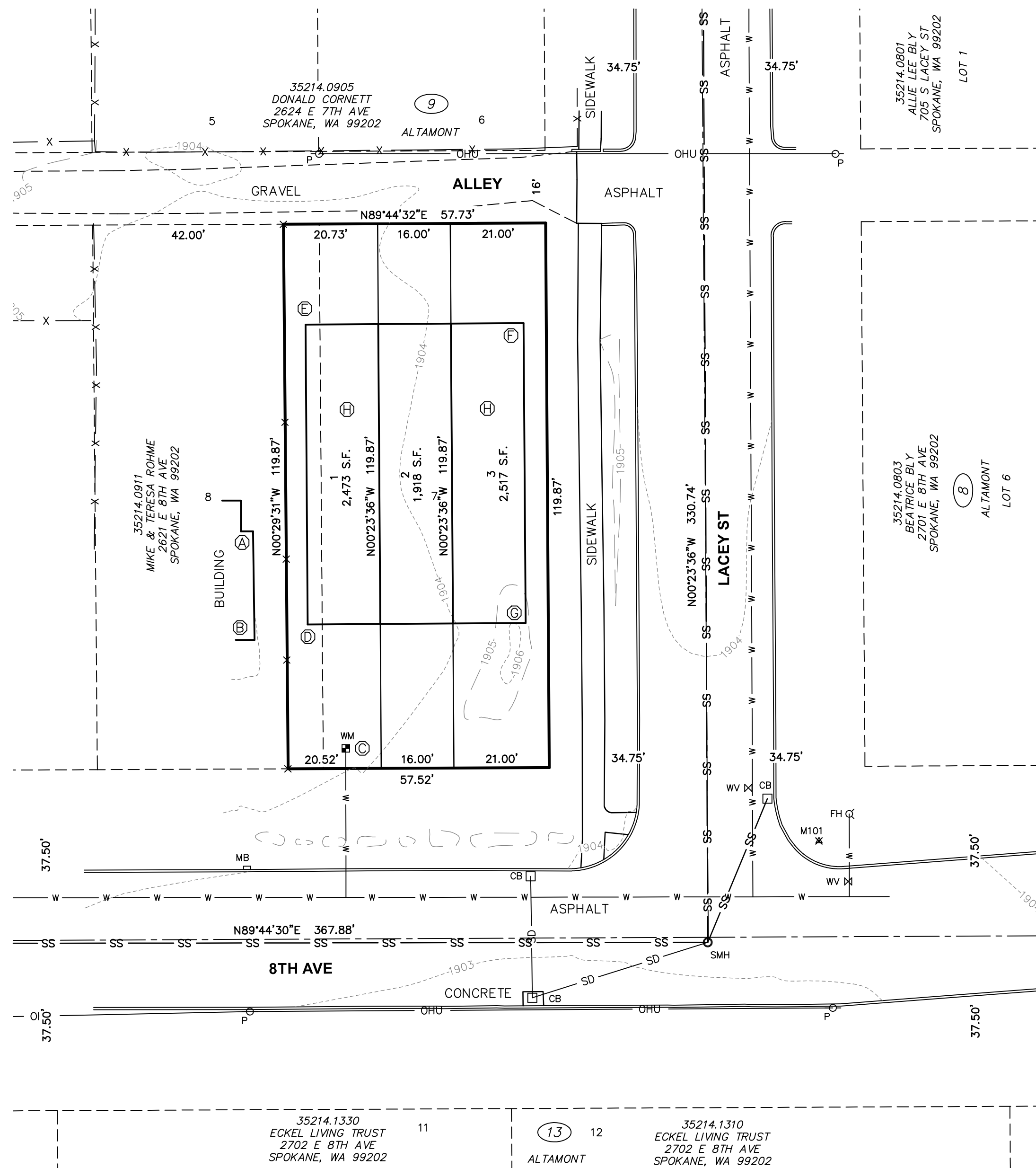


PRELIMINARY "KALPAKCHI" SHORT PLAT

Z-2026-####

A PORTION OF LOTS 7 & 8, BLOCK 9, ALTAMONT, IN THE NE1/4 OF THE SE1/4 OF SECTION 21, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M. CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



LEGEND

- P-O UTILITY POLE
- FH □ FIRE HYDRANT
- WV X WATER VALVE
- MB □ MAILBOX
- SMH ○ SEWER MANHOLE
- CB □ CATCH BASIN
- MAG ▲ MAG NAIL
- OHU — OVERHEAD UTILITIES
- X — FENCE
- W — UNDERGROUND WATER
- SS — UNDERGROUND SEWER

OFFICIAL CONTACT

HIGH RIDGE HOMES
 MAKSIM KALPAKCHI
 5205 E CHATTAROY RD
 CHATTAROY, WA 99003
 HIGHRIDGEH@gmail.com
 509-990-7898

PLAT DATA

PARCEL NUMBERS: 35214.0912
 TOTAL PLAT AREA: 6,908 S.F.
 PROPOSED LOTS: 3 RESIDENTIAL LOTS
 EXISTING ZONING: R-2
 WATER SUPPLY: CITY OF SPOKANE
 SEWER: CITY OF SPOKANE

GENERAL NOTES

1. ALL EXISTING STRUCTURES AND UTILITIES TO REMAIN, EXCEPT THE WATER METER SERVICING THE ADJONER PARCEL TO BE RELOCATED PER FUTURE WATER PLANS.
2. TOPOGRAPHY SHOWN IS INTENDED FOR THE SHORT PLAT PROCESS & CIVIL DESIGN WORK OF PROPOSED IMPROVEMENTS.

GENERAL NOTES

- (A) BUILDING, 7.3' WEST OF PARCEL LINE
- (B) BUILDING, 7.1' WEST OF PARCEL LINE
- (C) WATER METER TO BE USED FOR LOT 3
- (D) PROPOSED BUILDING CORNER, 4.6 EAST OF WEST PARCEL LINE & 33.8 NORTH OF SOUTH PARCEL LINE
- (E) PROPOSED BUILDING CORNER, 4.7 EAST OF WEST PARCEL LINE & 22.0 SOUTH OF NORTH PARCEL LINE
- (F) PROPOSED BUILDING CORNER, 5.0 WEST OF EAST PARCEL LINE & 22.0 SOUTH OF NORTH PARCEL LINE
- (G) PROPOSED BUILDING CORNER, 5.0 WEST OF EAST PARCEL LINE & 33.8 NORTH OF SOUTH PARCEL LINE
- (H) PROPOSED 48' (E-W) BY 66' (N-S) BUILDING

UTILITIES NOTES

SURFACE UTILITIES SHOWN ARE FROM VISIBLE EVIDENCE COLLECTED BY SURVEY ONLY. SUBSURFACE UTILITY LINES ARE NOT SHOWN. INVESTIGATION INTO RECORDS HELD BY UTILITY PURVEYORS HAS NOT BEEN PERFORMED. UTILITIES WERE NOT RECENTLY SURFACE-MARKED FOR LOCATION PRIOR TO SURVEY. PARTIAL UTILITY LINES ARE SHOWN AS SURVEYED.

SEWER AND WATER LOCATIONS ARE SHOWN FROM VISIBLE EVIDENCE & CITY GIS DATA. LANDTEK DOES NOT CERTIFY THE POSITIONS OF WATER AND SEWER SYSTEMS. WE DO CERTIFY THAT ALL CARE WAS TAKEN TO SHOW THESE UTILITIES AS ACCURATELY AS POSSIBLE WITH THE PROVIDED DATA.

VERTICAL DATUM

ELEVATIONS ARE BASED ON NAVD88 DATUM BASED ON A STATIC GPS SESSION COLLECTED BY LANDTEK LLC ON A 1/2" MAG NAIL NEAR THE INTERSECTION OF LACEY STREET & 8TH AVENUE. THE STATIC SESSION WAS PROCESSED USING NOAA OPUS WEBSITE.

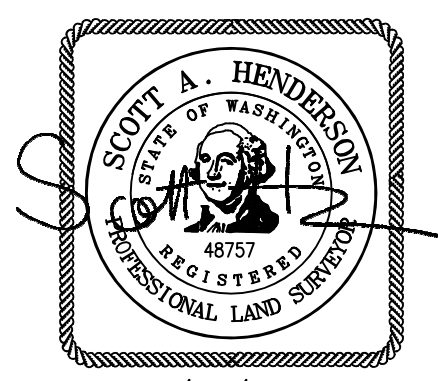
M101 ▲ ELEVATION = 1904.15'

PARCEL DESCRIPTION

PARCEL 35214.0913
 (PER WFG TITLE SUBDIVISION GUARANTEE UNDER ORDER NO. 26-137829)
 LOTS 7 AND 8 IN BLOCK 9 OF ALTAMONT, AS PER PLAT RECORDED IN VOLUME "A" OF PLATS, PAGE 172;
 EXCEPT THE WEST 42.00 FEET OF SAID LOT 8;
 SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

SURVEYOR'S CERTIFICATE

THIS PRELIMINARY PLAT WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF SPOKANE IN APRIL 2026 AT THE REQUEST OF HIGH RIDGE HOMES LLC.



LANDTEK LLC
 PROFESSIONAL LAND SURVEYORS
 619 N. MADELIA STREET
 SPOKANE, WASHINGTON 99202
 PHONE 509.926.2821
 LANDTEKSURVEYORS@GMAIL.COM

FILE: