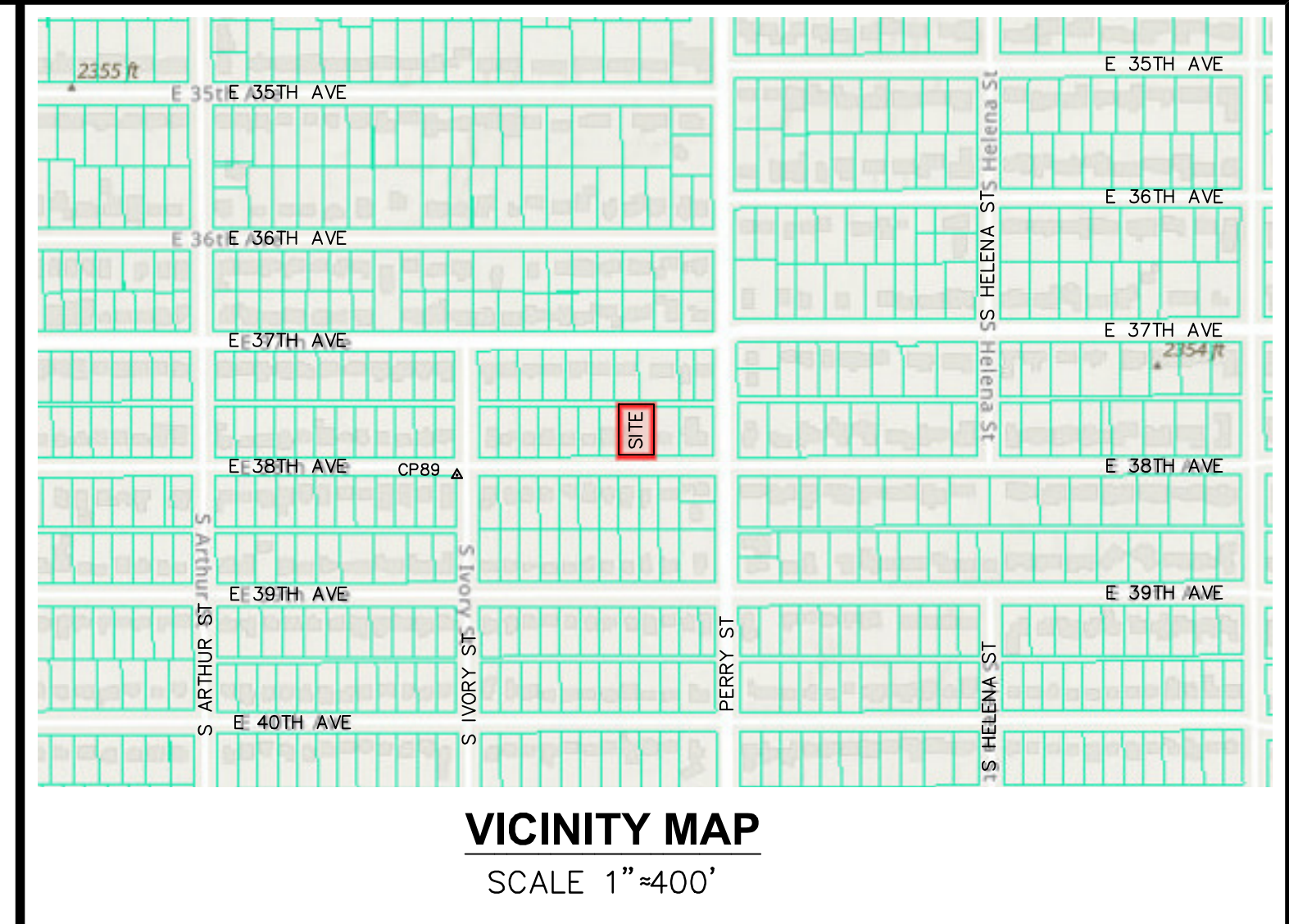
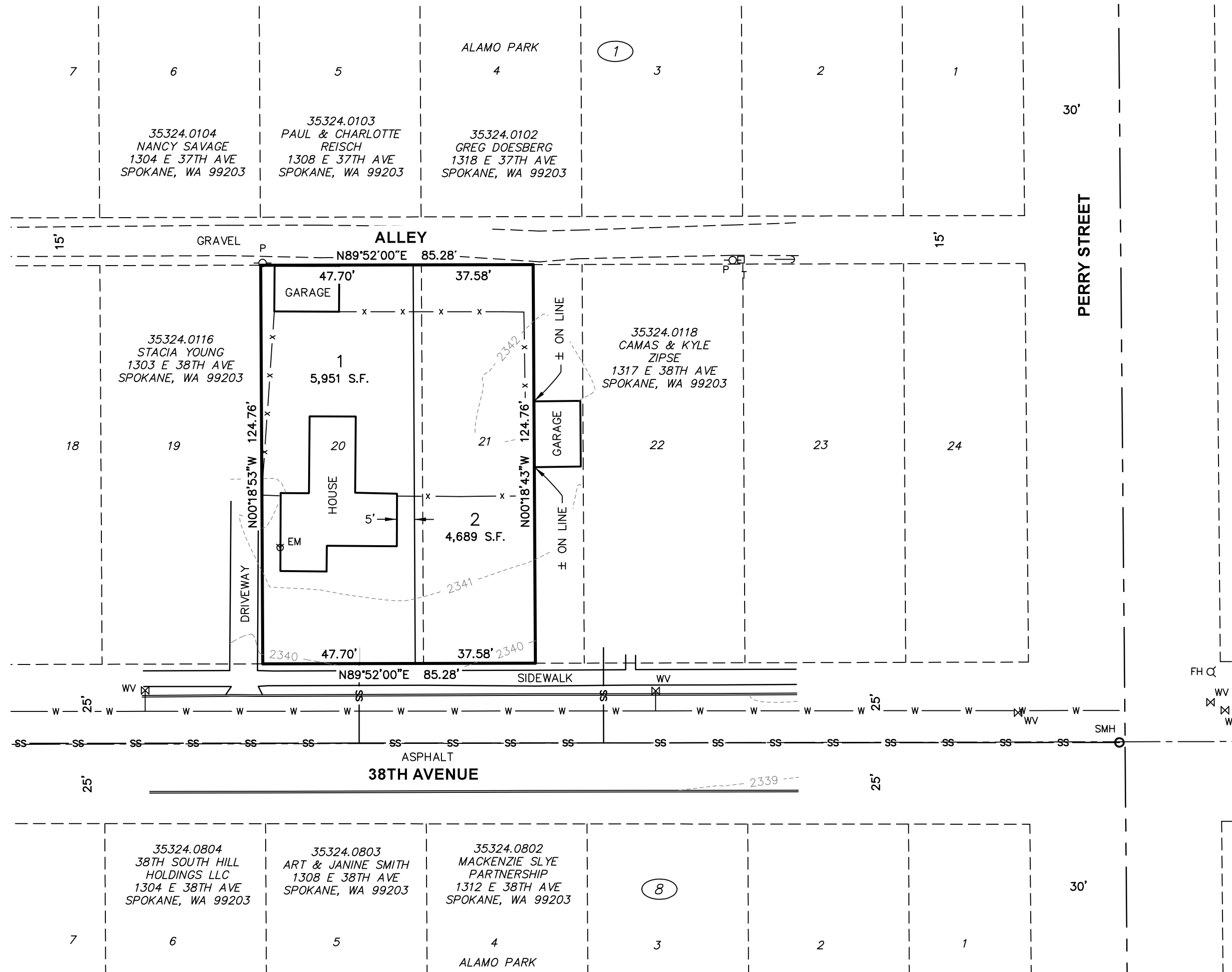


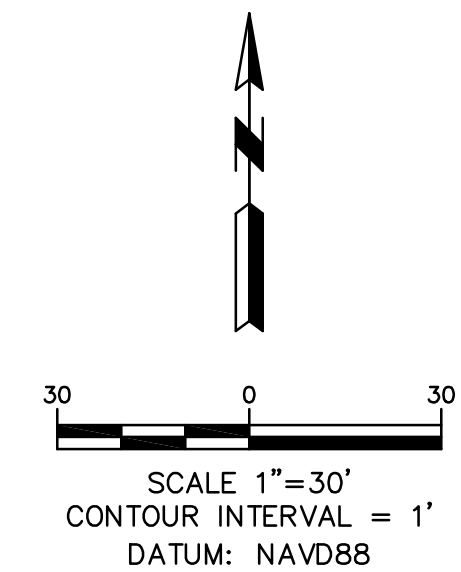
CITY OF SPOKANE "KARSTETTER" PRELIMINARY SHORT PLAT

A REPLAT OF PORTIONS OF BLOCK 8, ALAMO PARK
IN THE NE1/4 OF THE SE1/4 OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



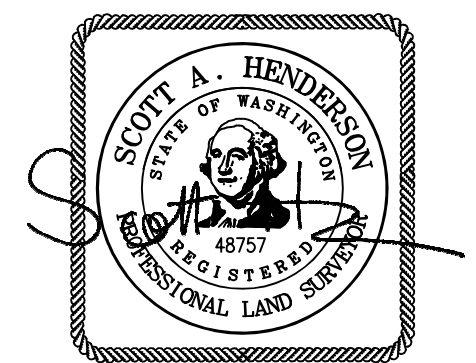
OFFICIAL CONTACT
JARED KARSTETTER
5111 S HOGAN LANE
SPOKANE, WA 99223
JARED@CHILDRENSCHOICEDENTAL.COM
509-710-3304

PLAT DATA
PARCEL NUMBER: 35324.0117
TOTAL PLAT AREA: 10,640 S.F. (0.24 AC)
PROPOSED LOTS: 2 RESIDENTIAL LOTS
EXISTING ZONING: RSF
WATER SUPPLY: CITY OF SPOKANE
SEWER: CITY OF SPOKANE



- LEGEND**
- P-O UTILITY POLE
 - GM □ GAS METER
 - EM ⊗ ELECTRIC METER
 - WV ⊗ WATER VALVE
 - FH ⊗ FIRE HYDRANT
 - SMH ○ SEWER MANHOLE
 - X — FENCE
 - w — UNDERGROUND WATER
 - ss — UNDERGROUND SEWER

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 MAY 2021 AT THE REQUEST OF JARED KARSTETTER.



06/08/2021

PARCEL DESCRIPTION

(PER FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE #3757114)

LOT 20 AND THE WEST 35 FEET OF LOT 21, BLOCK 1, ALAMO PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "J" OF PLATS, PAGE 18;

SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON

VERTICAL DATUM

ELEVATIONS ARE BASED ON NAVD88 DATUM BASED ON A STATIC GPS SESSION AND REDUCED ON THE NOAA OPUS WEBSITE. OBSERVATION TAKEN AT LANDTEK CONTROL POINT #89, MAG IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF IVORY ST & 38TH AVE (SHOWN APPROXIMATELY ON VICINITY MAP). THE STATIC SESSION WAS PROCESSED USING NOAA OPUS WEBSITE.

CP89 ▲ ELEVATION = 2340.64

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 SURFACE-MARKED FOR LOCATION PRIOR TO SURVEY.
- SEWER AND WATER LOCATIONS ARE SHOWN PER RECORD DATA.

GENERAL NOTES

- ALL EXISTING STRUCTURES AND UTILITIES TO REMAIN.
- TOPOGRAPHY SHOWN IS INTENDED FOR THE SHORT PLAT PROCESS ONLY. IT IS NOT INTENDED FOR CIVIL OR ARCHITECTURAL DESIGN.

LANDTEK LLC
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SPOKANE, WASHINGTON 99202
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