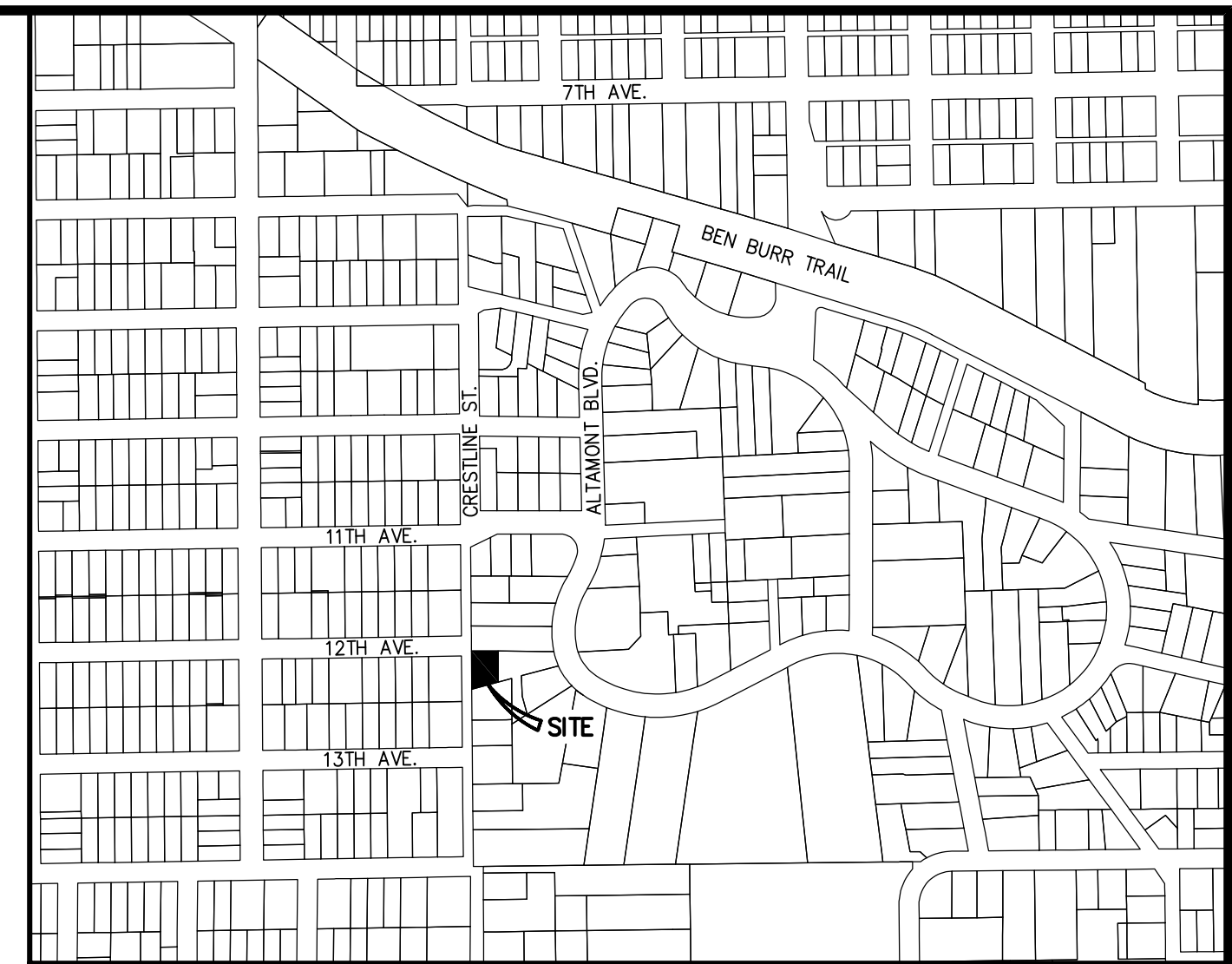
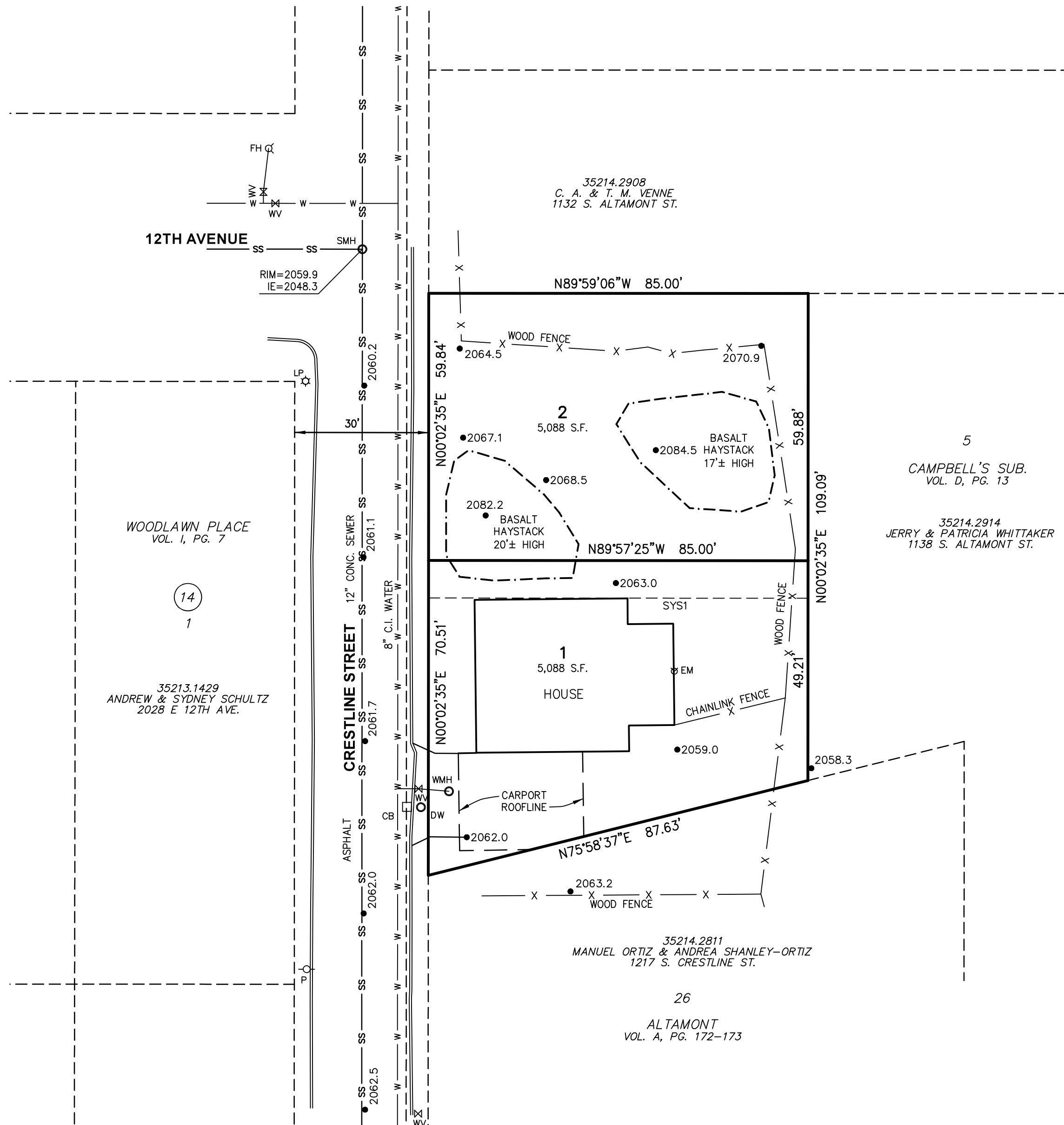


CITY OF SPOKANE "LOCARNO" PRELIMINARY SHORT PLAT

A REPLAT OF A PORTION OF ALTAMONT
AND A PORTION OF CAMPBELL'S SUBDIVISION OF BLOCK 27, ALTAMONT
IN THE OF THE SW1/4 OF THE SE1/4 OF SECTION 21
TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



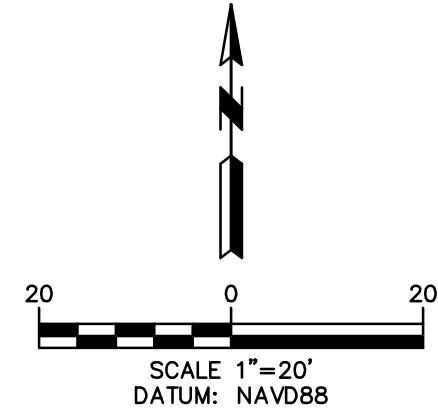
VICINITY MAP
1" = 500'



5
CAMPBELL'S SUB.
VOL. D, PG. 13
35214.2914
JERRY & PATRICIA WHITTAKER
1138 S. ALTAMONT ST.

WOODLAWN PLACE
VOL. I, PG. 7
14
35213.1429
ANDREW & SYDNEY SCHULTZ
2028 E 12TH AVE.

35214.2811
MANUEL ORTIZ & ANDREA SHANLEY-ORTIZ
1217 S. CRESTLINE ST.
26
ALTAMONT
VOL. A, PG. 172-173

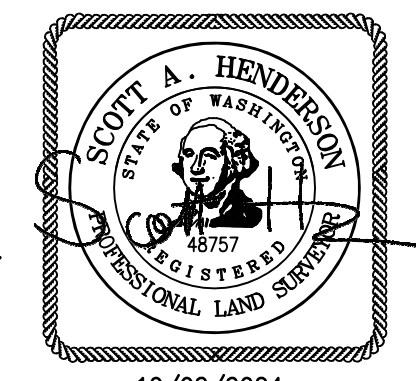


- LEGEND**
- CB □ CATCH BASIN
 - DW ○ DRYWELL
 - EM ⊗ ELECTRIC METER
 - FH ⊕ FIRE HYDRANT
 - LP ☆ LIGHT POLE
 - SMH ○ SEWER MANHOLE
 - P-○ UTILITY POLE
 - WMH ○ WATER MANHOLE
 - WV ⊕ WATER VALVE
 - SS — SS — SEWER LINE
 - W — W — WATER LINE
 - X — X — FENCE
 - 2063.0 ● EXISTING GROUND SPOT ELEVATION
 - SYS1 8.4' SIDE YARD SETBACK LINE

OWNER / APPLICANT
LOCARNO PROPERTY MANAGEMENT LLC
PO BOX 1111
SPOKANE VALLEY, WA 99037
PHONE (509) 710-8200

LEGAL DESCRIPTION
(Per Statutory Warranty Deed AFN 6701575)
The West 85 feet of the following described Tracts: Lot 5, CAMPBELL'S SUBDIVISION OF BLOCK 27, ALTAMONT, as per plat recorded in Volume "D" of Plats, Page 13; EXCEPT the North 50 feet thereof; AND a portion of Block 26, ALTAMONT, as per plat recorded in Volume "A" of Plats, Pages 172 and 173, described as follows: Beginning at the Northwest corner of said Block 26; Thence South on the West line thereof 15 feet; Thence Northeasterly along a straight line to a point on the Westerly line of Altamont Boulevard which is 10 feet Southeast from the most Northerly corner of said Block 26; Thence Northwesterly to said Northeasterly corner; Thence along the Northerly line of Block 26 to the Point of Beginning; and a 15 foot strip of Block 26, lying South of the adjoining said Tract; Situate in the City of Spokane, County of Spokane, State of Washington.

SURVEYOR'S STATEMENT
THIS PRELIMINARY SHORT PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION IN SEPTEMBER 2024 AT THE REQUEST OF LOCARNO PROPERTY MANAGEMENT LLC.

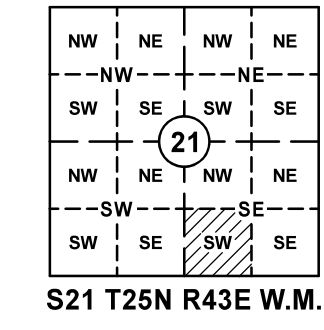


SCOTT A. HENDERSON, P.L.S.
CERTIFICATE NO. 48757

10/02/2024

PLAT DATA
PARCEL NO.: 35214.2912
ZONING: R1
PLAT AREA: 10,176 S.F.
NUMBER OF LOTS: TWO (2)
PROPOSED DENSITY: 8.56 UNITS / ACRE

GENERAL NOTES
THE SIZE AND CONFIGURATION OF THE BASALT HAYSTACKS IS SHOWN APPROXIMATELY ONLY.



LANDTEK LLC
PROFESSIONAL LAND SURVEYORS
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SPOKANE, WASHINGTON 99202
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LANDTEKSURVEYORS@GMAIL.COM