

LEGAL DESCRIPTION

PARCEL # 25241.1905

PER STATUTORY WARRANTY DEED, AFN 7069699.
LOT 7, BLOCK 22, BROWNE'S ADDITION TO SPOKANE FALLS, AS PER PLAT RECORDED
IN VOLUME "A" OF PLATS, PAGE 15, RECORDS OF SPOKANE COUNTY;

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

"OSTERSMITH" SHORT PLAT

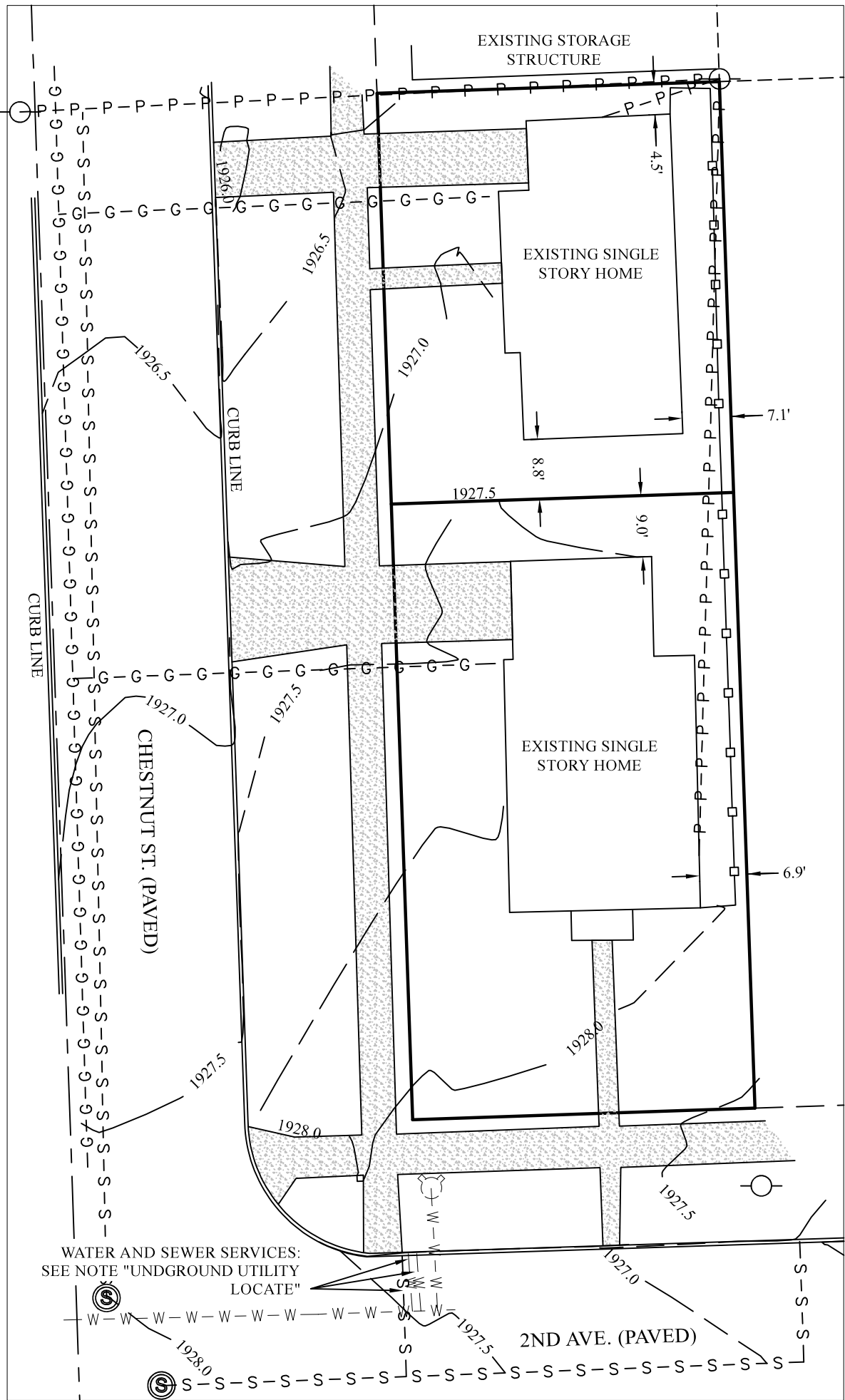
A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, T. 25 N., R. 42 E., W.M.,
IN THE CITY AND COUNTY OF SPOKANE, WASHINGTON.

JULY, 2026



TOPOGRAPHY DETAIL

SCALE 1"=20'



LAND OWNERS:

NIKLAS OSTERSMITH AND DANIEL OSTERSMITH
26321 N. SANDS RD.
CHATTAROY, WA 99003.

NUMBER OF LOTS AND PROPOSED DENSITY

TWO NEW LOTS. TWO EXISTING SINGLE FAMILY HOMES TO REMAIN.

ZONING DESIGNATION:

RHD - 35

IRRIGATION DISTRICT:

CITY OF SPOKANE

UNDERGROUND UTILITY LOCATE:

PAINTED UTILITY LOCATES ENDED AT THE CURB LINE, AS SHOWN.
A SINGLE SEWER LINE AND TWO WATER LINES APPEAR TO SERVE THE TWO HOMES FROM THE SOUTH.
I WAS ABLE TO PLOT THE GAS LINES TO THE HOMES, WHICH OBVIOUSLY WENT STRAIGHT TO THE METER,
HOWEVER, THE SEWER AND WATER LACKED ABOVE GROUND EVIDENCE TO PLOT OUT THESE LOCATIONS.

LEGEND

- FOUND SURVEY MONUMENT PER R2 AND R3.
- AFN AUDITOR'S FILE NUMBER
- APN ASSESSOR'S PARCEL NUMBER
- — — — — EXISTING FENCE
- W — W — W — WATER LINE
- G - G - G GAS LINE
- 3 - S - S - S SEWER/STORM LINE
- 3 - P - P - P OVERHEAD POWER LINE
- ⊙ SEWER/STORM MANHOLE
- ⊙ POWER/UTILITY POLE
- CONCRETE
- ⊙ FIRE HYDRANT

BASIS OF ELEVATION

NAVD 88'. OBTAINED FROM GPS STATIC OBSERVATION WITH
OPUS SOLUTION.

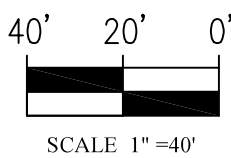
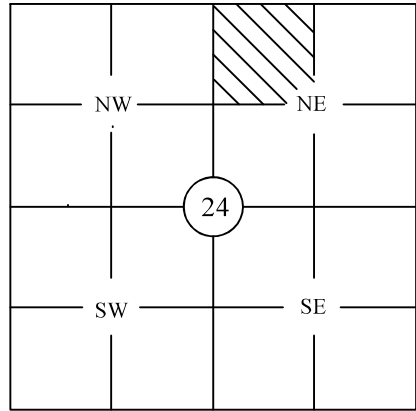
BASIS OF BEARING

THIS SURVEY CONFORMS TO THE WASHINGTON STATE
COORDINATE SYSTEM, NORTH ZONE, NAD 83-2011.
BEARINGS SHOWN ARE GRID BEARINGS; DIMENSIONS
SHOWN ARE SCALED TO REPRESENT U.S. SURVEY FEET.

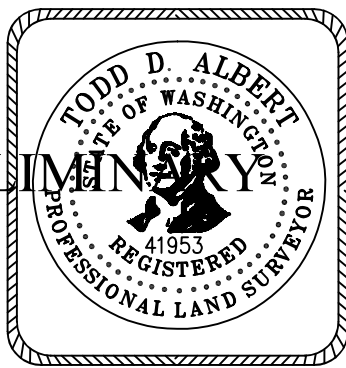
REFERENCE DOCUMENTS

- R1 BROWN'S ADDITION, VOL. A, PG. 15
- R2 "ERNST" SHORT PLAT (Z18-886FSP), BK. 33 OF SHORT
PLATS, PG. 3
- R3 RECORD OF SURVEY, B.K 109, PG. 54
- R4 RIGHT OF WAY EASEMENT 130260B.

SECTION INDEX



PRELIMINARY



BY:
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