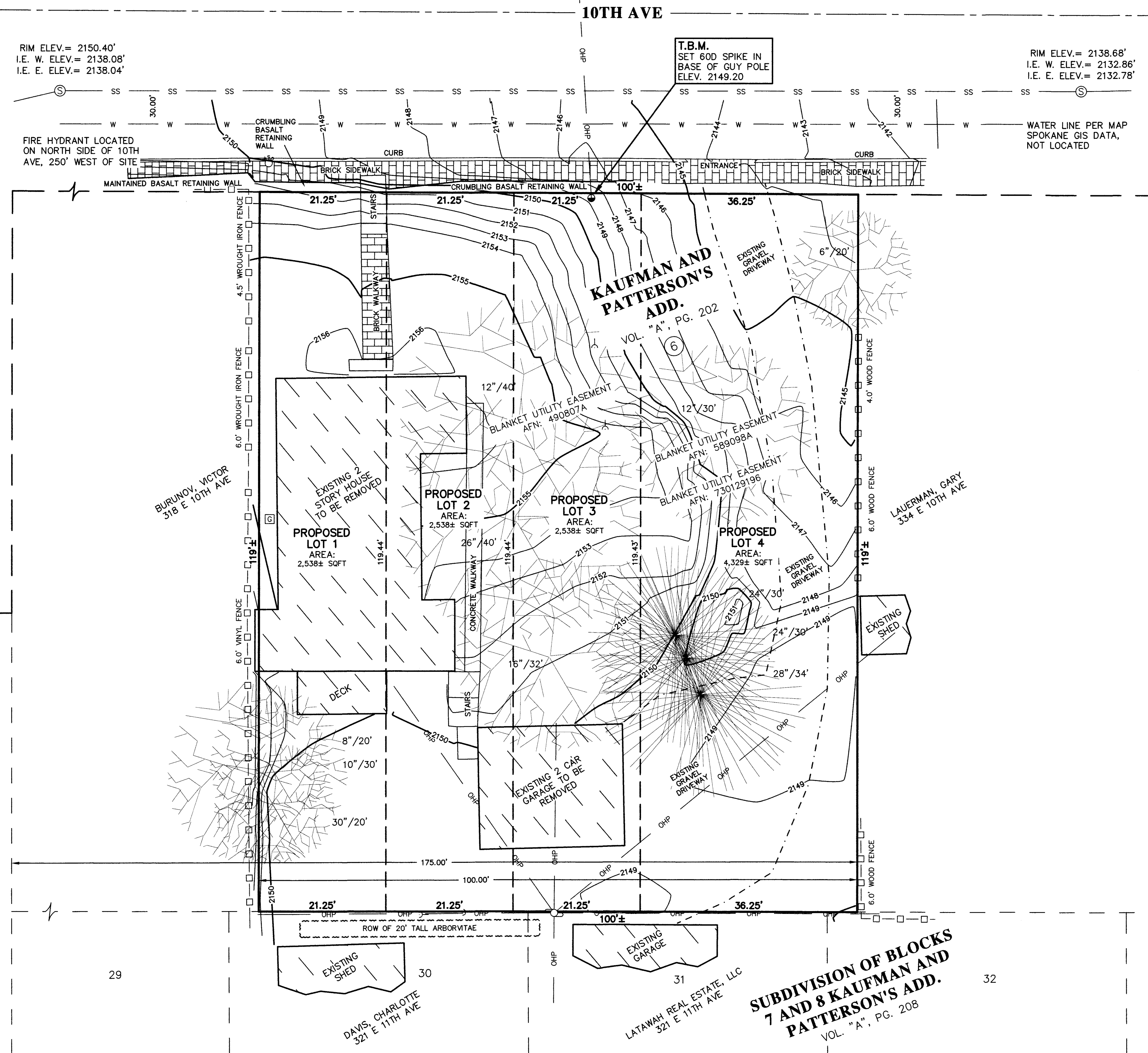
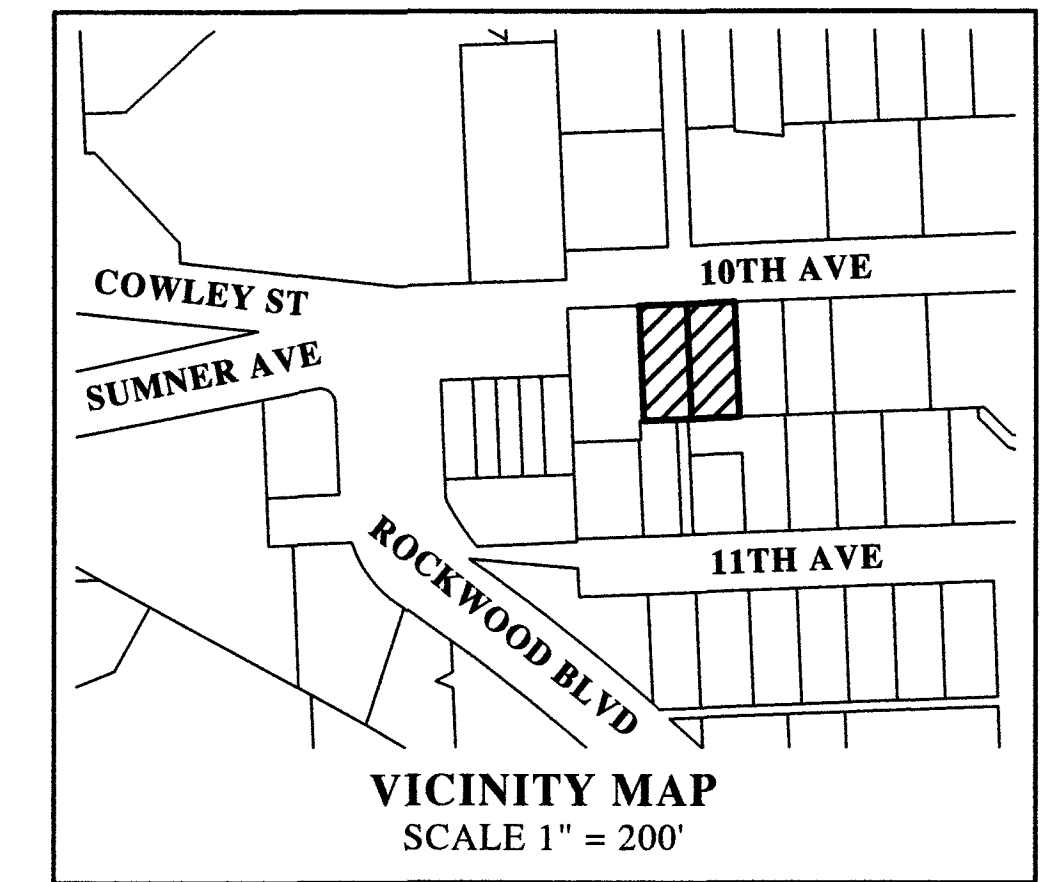


**PRELIMINARY SHORT PLAT
REV ON THE SOUTH HILL
SHORT PLAT NO. Z2021 SP**

BEING A REPLAT OF EAST 100 FEET OF THE WEST 175 FEET OF THE SOUTH 120 FEET OF BLOCK 6, KAUFMAN AND PATTERSON'S ADDITION IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., IN THE CITY AND COUNTY OF SPOKANE, WASHINGTON
MAY, 2021



LEGEND

- SANITARY SEWER MANHOLE
- ⊙ POWER POLE
- GUY WIRE
- ⊙ GUY POLE
- ⊕ GAS METER
- ⊕ WATER SHUTOFF
- OHP — OVERHEAD POWER
- ⊕ DECIDUOUS TREE (DIA/DRIP)
- ⊕ CONIFEROUS TREE (DIA/DRIP)

SITE DATA: PARCEL NO. 35203.2402 & 35203.2403

OWNER	GROUP ZONE 5, LLC
NUMBER OF LOTS	2
PROPOSED # OF LOTS	4
EXISTING ZONING	RTF
COMP PLAN	RESIDENTIAL 10-20
SITE AREA	0.28 ACRES
IRRIGATION DISTRICT	CITY

AGENT:
NAME: WALTER O. DALE, P.L.S.
ADDRESS: BENTHIN ASSOCIATES
1004 NORTH ATLANTIC
SPOKANE, WA 99201
PHONE: (509)325-4529
FAX: (509)325-4520

APPLICANT/OWNER:
NAME: SUKHI DAKHA
ADDRESS: GROUP ZONE 5, LLC
2012 E 54TH AVE
SPOKANE, WA 99223
PHONE: (604)351-1714

BASIS OF ELEVATION: PER WSDOT MONUMENTS:
— GP32395-175
— GP32395-176
— GP32090-186

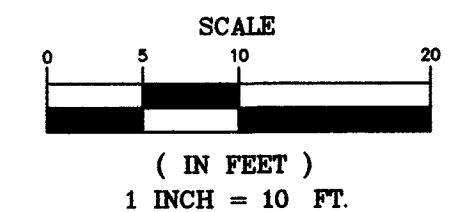
VERTICAL DATUM: NAVD 88

LEGAL DESCRIPTIONS:
(STATUTORY WARRANTY DEED AFN 6519851)
THE EAST 50 FEET OF THE WEST 125 FEET OF THE SOUTH 120 FEET AND THE EAST 50 FEET OF THE WEST 175 FEET OF THE SOUTH 120 FEET OF BLOCK 6, KAUFMAN AND PATTERSON'S ADDITION, AS PER PLAT RECORDED IN VOLUME "A" OF PLATS, PAGE(S) 202; 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:
(X.XX) — KAUFMAN AND PATTERSON'S ADD. VOL. "A", PG. 202
BASIS OF BEARING IS ASSUMED

- SURVEYOR'S NOTES:**
- PURPOSE OF SURVEY IS FOR PRELIMINARY SHORT PLAT.
 - 1.0' CONTOURS DERIVED FROM DIRECT FIELD OBSERVATION 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.



Walter O. Dale
WALTER O. DALE, P.L.S. #29270
PROFESSIONAL LAND SURVEYOR

AUDITOR'S INDEXING INFORMATION ONLY		PRINT DATE: 6-7-2021
SW 1/4 OF THE SW 1/4	QUARTER QUARTER INDEX	PRELIMINARY SHORT PLAT
—NW—	—NE—	REV PROPERTIES SHORT PLAT
—20—	—SE—	CITY AND COUNTY OF SPOKANE, WASHINGTON
—SW—	—SE—	SW1/4 SW1/4, S.20, T.25 N., R.43 E., W.M.
—X—		F. BK #: 2021 LL DRWN BY: S.D. & C.D. DWG NAME: 2141REV
		SHEET 1 OF 1 DATE: 6/7/2021 JOB NO.: 21-41
		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.

**SUBDIVISION OF BLOCKS
7 AND 8 KAUFMAN AND
PATTERSON'S ADD.
VOL. "A", PG. 208**