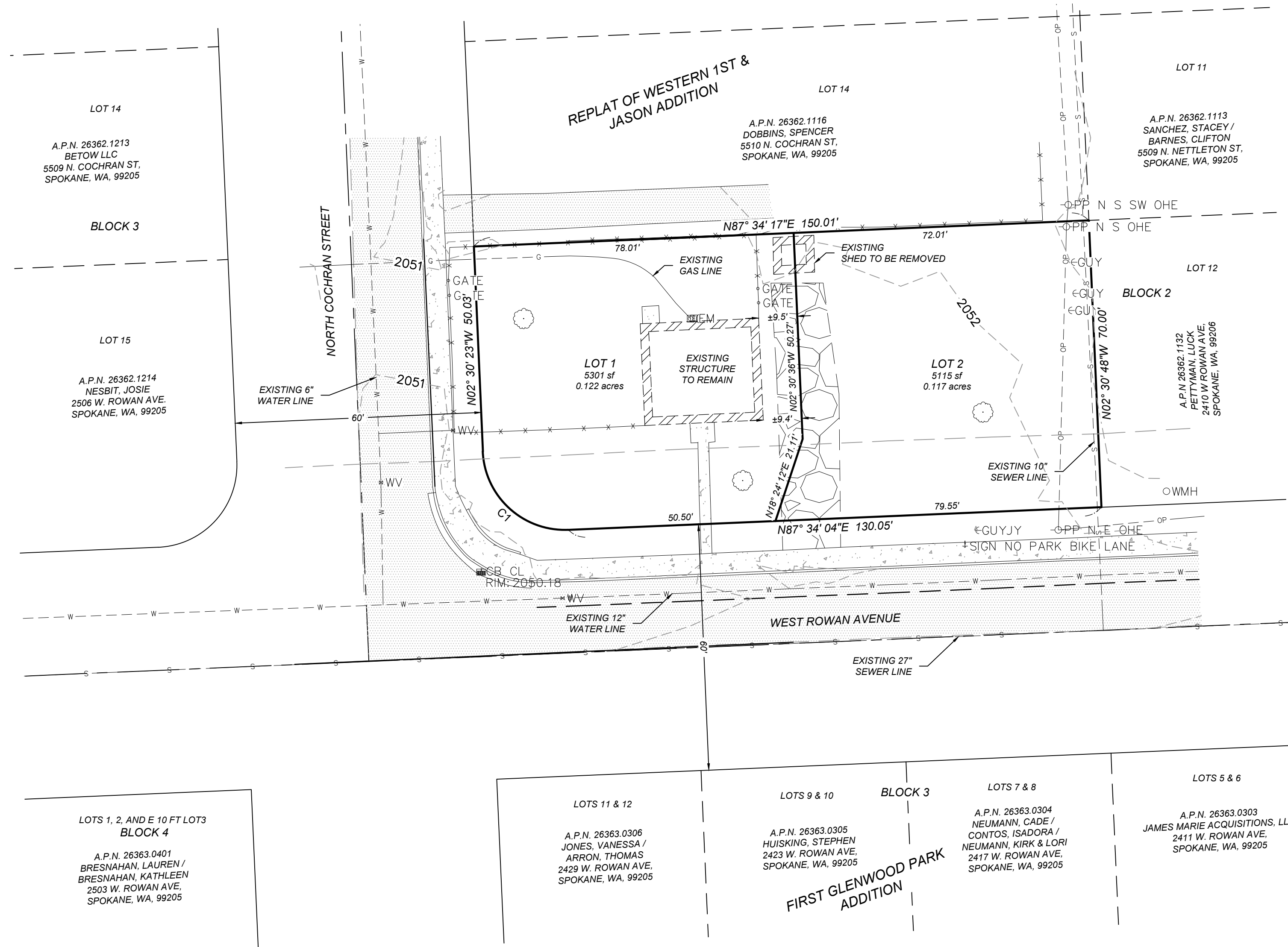
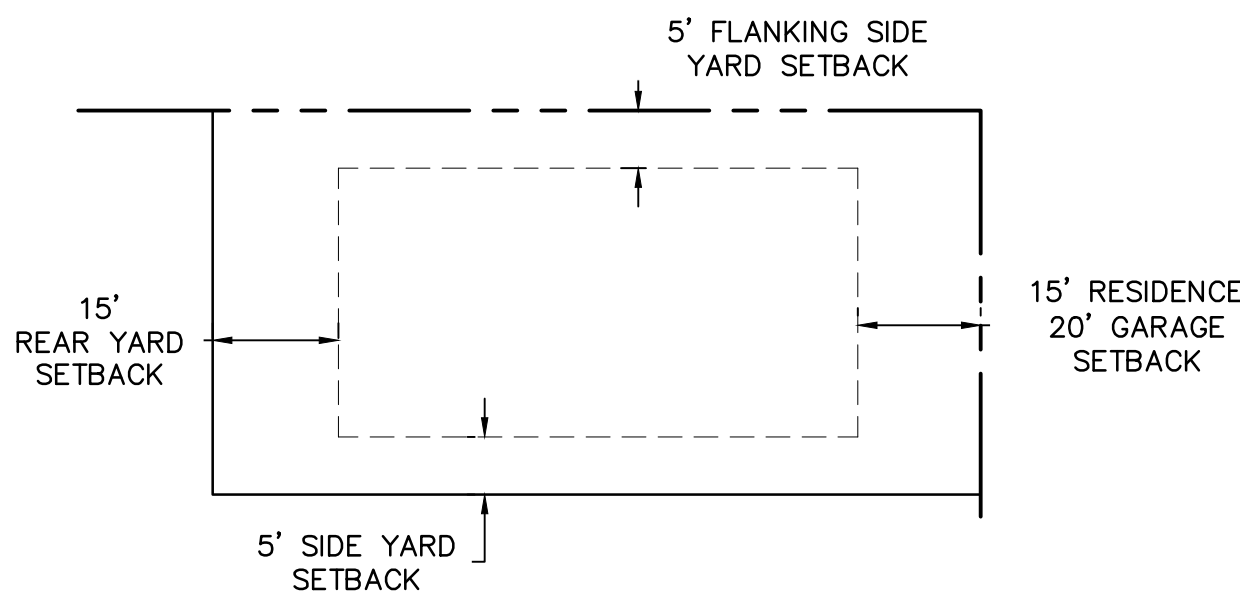


# ROWAN & COCHRAN PRELIMINARY SHORT PLAT FILE NO. ZXX-XXXXPSP

BEING A REPLAT OF LOT 13 IN BLOCK 1 OF REPLAT OF WESTERN FIRST & JANSON ADDITIONS  
LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF  
SECTION 36, TOWNSHIP 26 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN,  
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

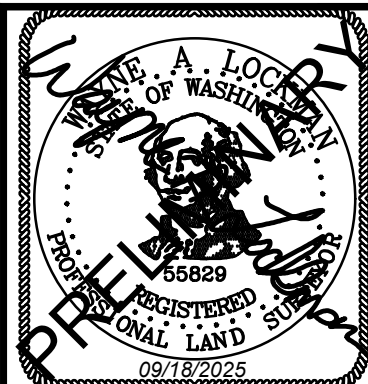


VICINITY MAP SCALE: 1" = 500'



TYPICAL LOT SETBACK DETAIL  
SCALE: NOT TO SCALE

| SITE DATA              |                 |      |
|------------------------|-----------------|------|
| PARCEL NUMBER          | 26362.1115      |      |
| ZONING                 | R-1             |      |
| DENSITY [MIN] [MAX]    | 4               | N/A  |
| PROPOSED DENSITY       | 8.33            |      |
| PROJECT AREA           | SF              | AC   |
|                        | 10,415.90       | 0.24 |
| NUMBER OF LOTS         | 2               |      |
| NUMBER HOUSING UNITS   | 2               |      |
| AREA OF LOTS           | SF              | AC   |
|                        | 10,415.90       | 0.24 |
| AREA OF TRACTS         | 0.00            | 0.00 |
| AREA OF RIGHT OF WAY   | 0.00            | 0.00 |
| MIN LOT AREA           | 5,115.00        | 0.12 |
| MAX LOT AREA           | 5,301.00        | 0.12 |
| IMPERVIOUS AREAS       |                 |      |
|                        | SF              |      |
| PAVEMENT               | 0.00            |      |
| SIDEWALK AND CONCRETE  | 0.00            |      |
| CURB AND GUTTER        | 0.00            |      |
| TOTAL IMPERVIOUS AREA  | 0.00            |      |
| SERVICE PROVIDERS      |                 |      |
| FIRE DISTRICT          | CITY OF SPOKANE |      |
| WATER SERVICE          | CITY OF SPOKANE |      |
| SANITARY SEWER SERVICE | CITY OF SPOKANE |      |

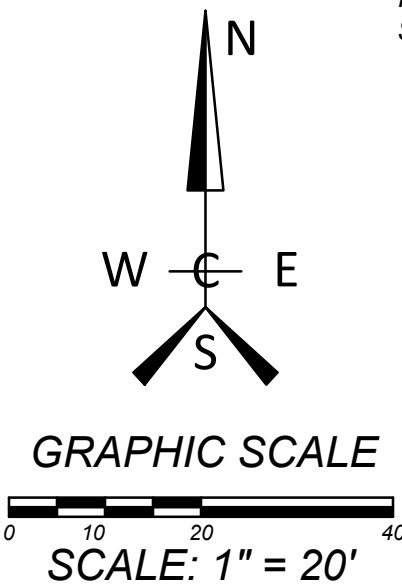


**ENGINEER/CONTACT**  
WHIPPLE CONSULTING ENGINEERS  
21 SOUTH PINES  
SPOKANE VALLEY, WA 99206  
PHONE: 893-2617  
CONTACT: TODD WHIPPLE, P.E.

**SURVEYOR**  
WHIPPLE CONSULTING ENGINEERS  
21 SOUTH PINES  
SPOKANE VALLEY, WA 99206  
PHONE: 893-2617  
CONTACT: WAYNE A LOCKMAN P.L.S.

**OWNER/DEVELOPER**  
KSG HOLDINGS, INC. A WASHINGTON CORPORATION  
114 W. MAGNOLIA ST. STE 136 FL 4  
BELLINGHAM, WA 98225  
PHONE: 604-615-6687  
CONTACT: GILL SIMREN

**LEGAL DESCRIPTION**  
PER STEWART TITLE GUARANTY COMPANY SUBDIVISION GUARANTEE  
G-6329-000016110; ORDER NO. 25-40712-VTE; EFFECTIVE DATE: JULY 10, 2025  
LOT 13 IN BLOCK 1 OF REPLAT OF WESTERN FIRST & JANSON ADDITIONS,  
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE(S) 25,  
RECORDS OF SPOKANE COUNTY, WASHINGTON.  
SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.



| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
|     |      |    |           |
|     |      |    |           |
|     |      |    |           |
|     |      |    |           |

|                    |
|--------------------|
| <b>SCALE:</b>      |
| <b>HORIZONTAL:</b> |
| 1"=20'             |
| <b>VERTICAL:</b>   |
| 1"= '              |

|                  |                 |
|------------------|-----------------|
| <b>PROJ #:</b>   | <b>25-4089</b>  |
| <b>DATE:</b>     | <b>09/28/28</b> |
| <b>DRAWN:</b>    | <b>WAL</b>      |
| <b>REVIEWED:</b> | <b>TRW</b>      |

|                                           |
|-------------------------------------------|
| <input checked="" type="checkbox"/> CIVIL |
| <input type="checkbox"/> STRUCTURAL       |
| <input type="checkbox"/> SURVEYING        |
| <input type="checkbox"/> TRAFFIC          |
| <input type="checkbox"/> PLANNING         |
| <input type="checkbox"/> LANDSCAPE        |
| <input type="checkbox"/> OTHER            |



**ROWAN & COCHRAN SHORT PLAT  
PRELIMINAY SHORT PLAT  
2426 W. ROWAN AVE  
SPOKANE, WA**

**SHEET  
SP1**

JOB NUMBER  
**25-4089**