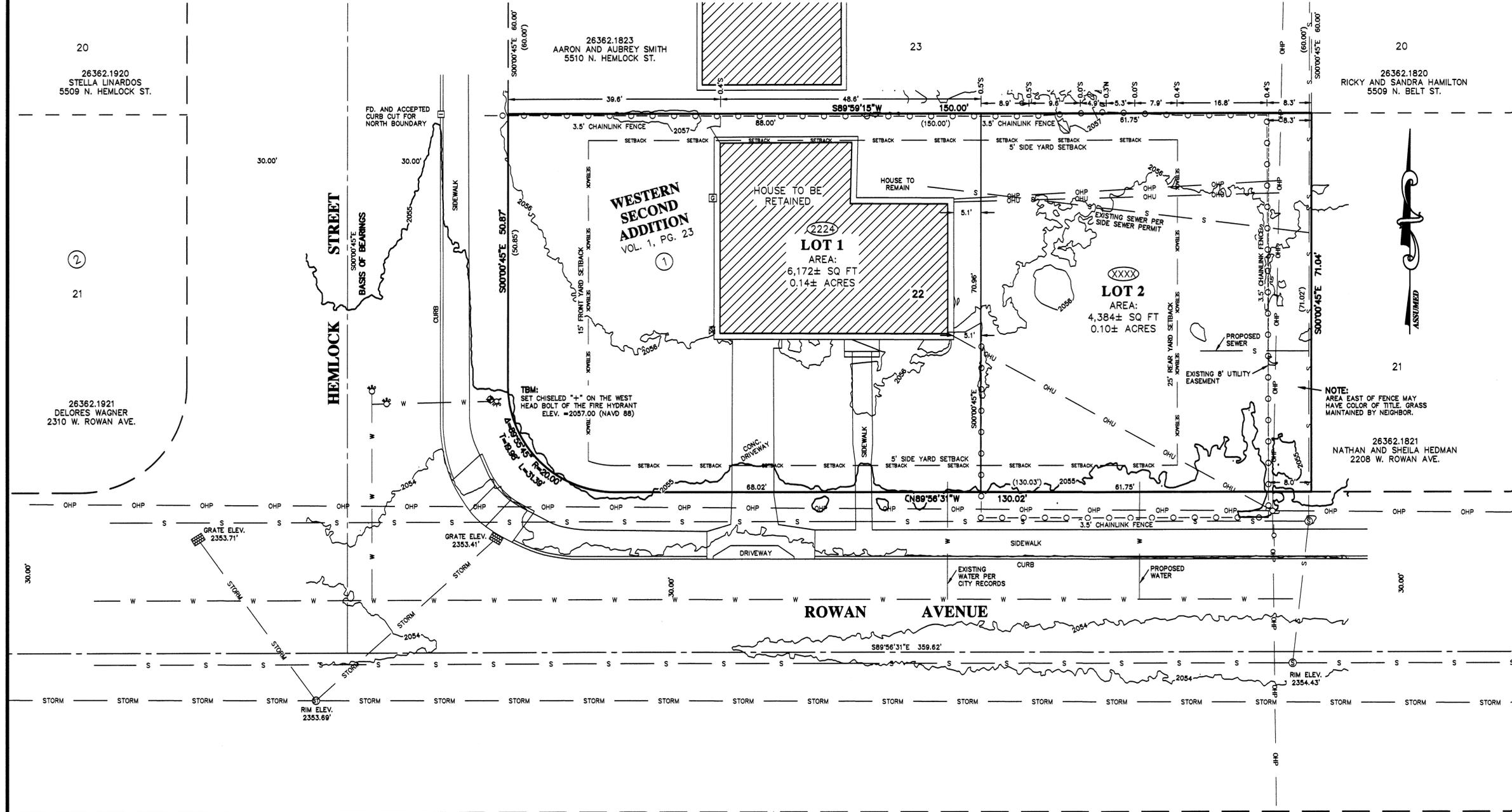
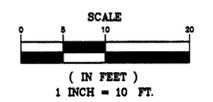
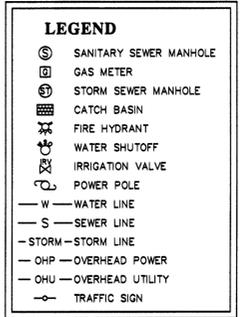
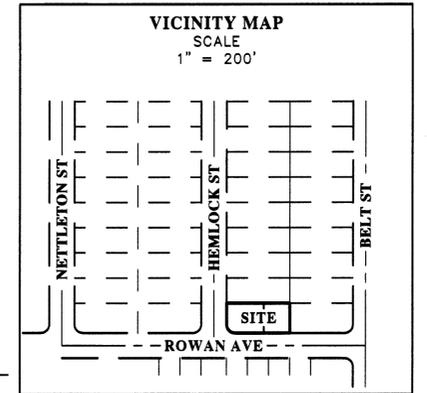


**PRELIMINARY POCKET RESIDENTIAL DEVELOPMENT SHORT PLAT  
ROWAN HEIGHTS SHORT PLAT**

BEING A RE-PLAT OF LOT 22, BLOCK 1, WESTERN SECOND ADDITION  
LOCATED IN THE NORTHWEST QUARTER  
OF SECTION 36, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.,  
IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON  
MAY, 2023



**SURVEYOR'S REFERENCES:**  
(X.XX) - WESTERN SECOND ADDITION VOL. 1, PG. 23

**LEGAL DESCRIPTION:**  
(PER TICOR TITLE COMPANY FILE NO. 6602301017)  
LOT 22, BLOCK 1, WESTERN SECOND ADDITION, ACCORDING TO PLAT RECORDED IN VOL. 1, PG. 23 OF PLATS, RECORDS OF SPOKANE COUNTY, SITUATE IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

**PROCEDURES & EQUIPMENT:**  
SURVEY PERFORMED WITH TRIMBLE GPS R10-2 RECEIVERS, AND COMPLES WITH RCW 58.09 AND WAC 332-130-085. GPS OBSERVATIONS WERE ANALYZED FOR RELATIVE ACCURACY THROUGH REDUNDANCY AND BY A SPREADSHEET ANALYSIS TO ACHIEVE THE STANDARD PER WAC 332-130-085.

**WETLANDS DISCLAIMER:**  
NO EFFORT HAS BEEN MADE DURING THE COURSE OF THIS SURVEY TO IDENTIFY OR LOCATE ANY WETLAND, OR WETLAND FEATURE, LYING ADJACENT TO OR WITHIN THE BOUNDARY DISPLAYED HEREON, UNLESS SHOWN OTHERWISE. A SPECIALIST MAY BE REQUIRED TO DELINEATE ANY POTENTIAL WETLAND FEATURE.

26363.0107 GEORGE AND ROSE ELLINGWOOD 2233 W. ROWAN AVE.  
26363.0106 KYLE AND MANDI KINDER 2229 W. ROWAN AVE.  
26363.0105 CHRISTOPH TANNER AND ALEXIS GUSE 2223 W. ROWAN AVE.  
26363.0104 DANIELLE HANSEN 2217 W. ROWAN AVE.  
26363.0103 GERARD QUIMETTE 2211 W. ROWAN AVE.

**BASIS OF BEARINGS:**  
BASIS OF BEARINGS FOR THIS SURVEY IS FROM FOUND AND ACCEPTED BACK OF WALK CUTS AND EXISTING STREET IMPROVEMENTS ON ALONG BELT, HEMLOCK AND NETTLETON STREETS.

**BASIS OF ELEVATION:**  
CITY BENCH MARK 55N 22W  
FD. 3" BRASS CAP AT THE SW CORNER OF BELT AND ROWAN 15.0' SOUTH OF THE SOUTH CURB LINE AND 8.3' WEST OF THE WEST CURB LINE. ELEV. = 2055.15' NAVD 88

HORIZONTAL DATUM IS ASSUMED

**VERTICAL DATUM:**  
VERTICAL DATUM (NAVD 88)

- SURVEYOR'S NOTES:**
- PURPOSE OF SURVEY IS FOR PRELIMINARY SHORT PLAT.
  - 1.0' CONTOURS DERIVED FROM UAS PHOTOGRAMMETRY AND DIRECT FIELD OBSERVATIONS AND MEET NATIONAL MAPPING STANDARDS. SUFFICIENT GROUND CONTROL POINTS AND GROUND CONTROL CHECK POINTS WERE USED TO ACHIEVE LESS THAN 0.03 FEET RIMS ERROR.
  - SEE PLAT FOR BOUNDARY AND CONTROL.
  - UTILITIES SHOWN ARE FROM FIELD LOCATED, ABOVE GROUND EVIDENCE ONLY, UNLESS NOTED OTHERWISE. OTHER UTILITIES MAY EXIST AND NEED FURTHER INVESTIGATION.
  - STORM, SEWER, AND WATER LINES SHOWN FROM CITY PLANS.

**OWNER:**  
NAME: ROB MACGREGOR  
ADDRESS: UPPER LEFT HOLDINGS LLC  
10003 N DIVISION ST.  
SUITE 201  
SPOKANE, WA 99218  
PHONE: (509) 890-3861

**AGENT/SURVEYOR:**  
NAME: WALTER O. DALE, PLS  
BENTHIN & ASSOCIATES  
1004 N. ATLANTIC ST.  
SPOKANE, WA 99201  
PHONE: (509) 325-4529

**SITE DATA:** PARCEL NO. 26214.0209

OWNER	UPPER LEFT HOLDINGS LLC
ZONING	RESIDENTIAL SINGLE FAMILY
ACREAGE	0.24 ACRES
NUMBER OF LOTS	2
PROPOSED DENSITY	9 UNITS PER ACRE
PROPOSED USE	RESIDENTIAL
WATER SOURCE	CITY OF SPOKANE
SEWAGE DISPOSAL	CITY OF SPOKANE

**AUDITOR'S INDEXING INFORMATION ONLY**

SE 1/4 OF THE NW 1/4

PRELIMINARY SHORT PLAT
QUARTER QUARTER INDEX
-NW- -NE- X -36- -SW- -SE-

WALTER O. DALE, P.L.S. #29270  
5-18-23

PRINT DATE: 05-18-2023

**ROWAN HEIGHTS SHORT PLAT**  
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

SE1/4 NW1/4, S.36, T.26 N., R.42 E., W.M.

F. BK #: 2023 LL    DRWN BY: S.A.DALE    DWG NAME: 2305MACG  
SHEET 1 OF 1    DATE: 5-05-2023    JOB NO.: 23-05

**BENTHIN & ASSOCIATES**  
PROFESSIONAL LAND SURVEYING AND PLANNING  
1004 N. ATLANTIC STREET • SPOKANE, WA 99201  
(509) 325-4529 • (FAX) 325-4520