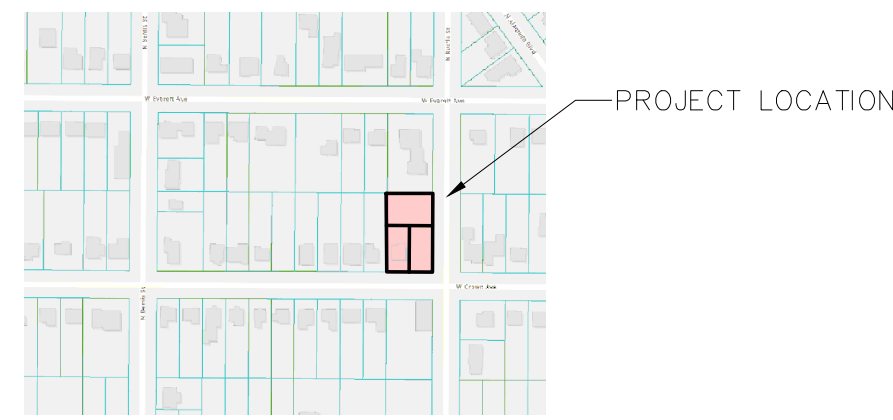


# RUSTLE PRELIMINARY SHORT PLAT

LOT 7, BLOCK 46, BOULEVARD PARK ADDITION, BEING  
A PORTION OF IN THE NW1/4 OF THE SW1/4 OF SECTION 35,  
TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.,  
SPOKANE COUNTY, SPOKANE, MARCH 2021  
PAGE 1 OF 1

AUDITORS CERTIFICATE  
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
AT \_\_\_\_\_ M IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_  
AT THE REQUEST OF \_\_\_\_\_

SPOKANE COUNTY AUDITOR OR DEPUTY \_\_\_\_\_



VICINITY MAP  
N.T.S.

**PRIMARY CONTACT INFORMATION**

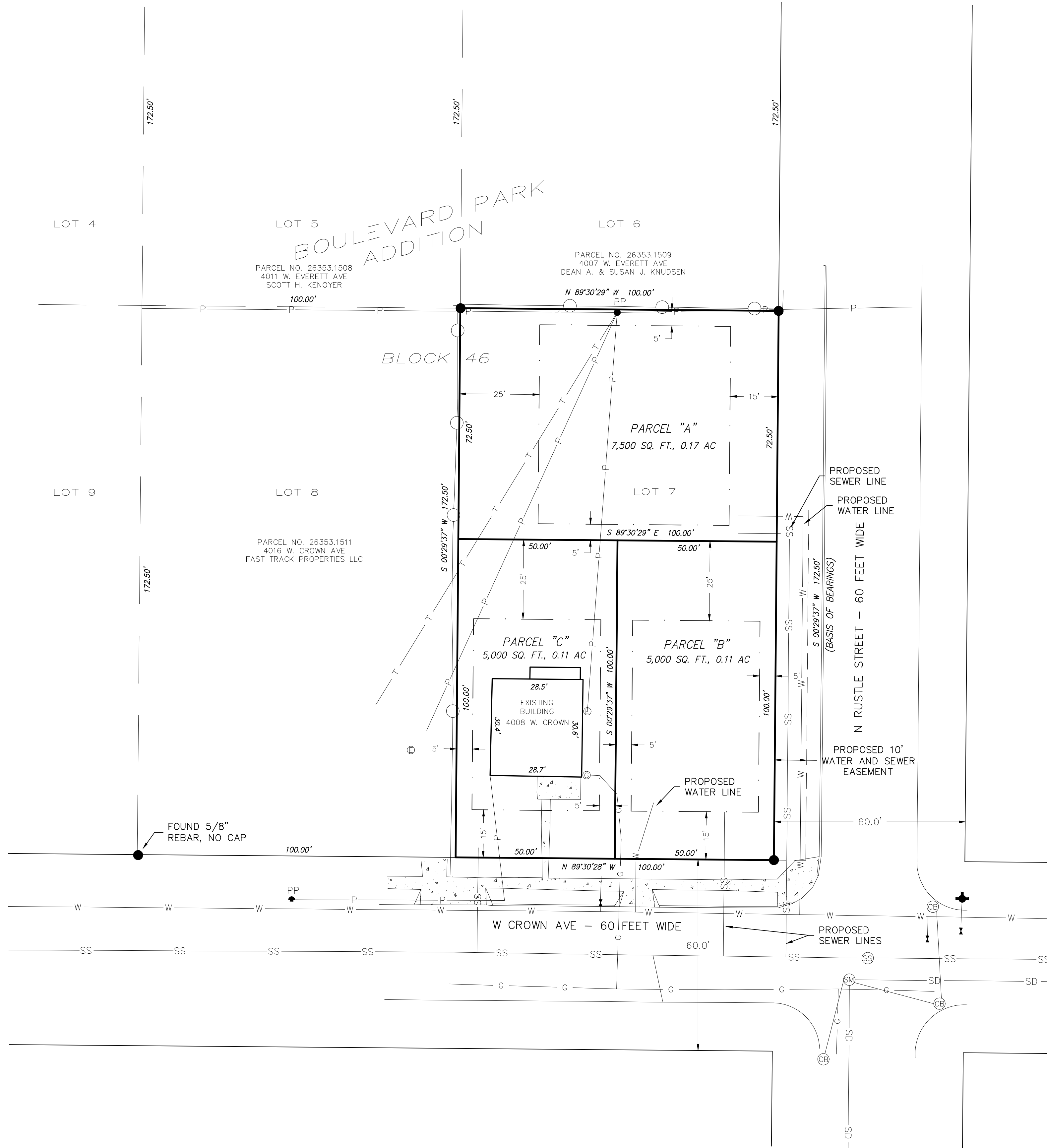
NAME: CALEB SCHWAR  
ADDRESS: PO BOX 1254  
MEAD, WA 99021  
PHONE NO.: (720) 672-0318  
SURVEYOR: CALEB SCHWAR, PLS  
CALEB@INTERSTATESURVEYGROUP.COM

**PROPERTY OWNER INFORMATION**

NAME: YUKON INVESTMENTS LLC  
ADDRESS: PO BOX 18801  
SPOKANE, WA 99228  
PHONE NO.: (509) 714-8191  
EMAIL ADDRESS: JOHN@YKONLANDCAP.COM

**SITE INFORMATION**

ZONING: RSF RESIDENTIAL SINGLE-FAMILY  
NO. OF LOTS: 3  
COMP. PLAN: CITY OF SPOKANE  
WATER DISTRICT: CITY OF SPOKANE  
SEWERAGE SUPPLY: CITY OF SPOKANE



**LEGEND**

- PROPERTY LINE
- ADJOINER
- - - BUILDING SETBACKS
- SD STORM DRAIN SERVICE
- SS SANITARY SEWER SERVICE
- G GAS SERVICE
- CURB
- CHAIN LINK FENCE
- T OVERHEAD TELEPHONE SERVICE
- P OVERHEAD POWER SERVICE
- W WATER SERVICE
- EXISTING STRUCTURE
- CONCRETE SIDEWALK
- FOUND 1/2" IRON PIPE OR AS NOTED
- ⊕ WATER VALVE
- ⊕ CATCH BASIN
- PP POWER POLE
- ⊕ ELECTRIC METER
- ⊕ SS SANITARY SEWER MANHOLE
- ⊕ SM STORM DRAIN MANHOLE
- ⊕ FIREHYDRANT
- ⊕ G GAS METER

**REFERENCES**

- R1 RECORD OF SURVEY, BOOK 29, PAGES 8
- R2 RECORD OF SURVEY, BOOK 73, PAGE 49
- R3 RECORD OF SURVEY, BOOK 127, PAGES 68
- R4 PLAT OF BOULEVARD PARK ADDITION

**BASIS OF BEARINGS**

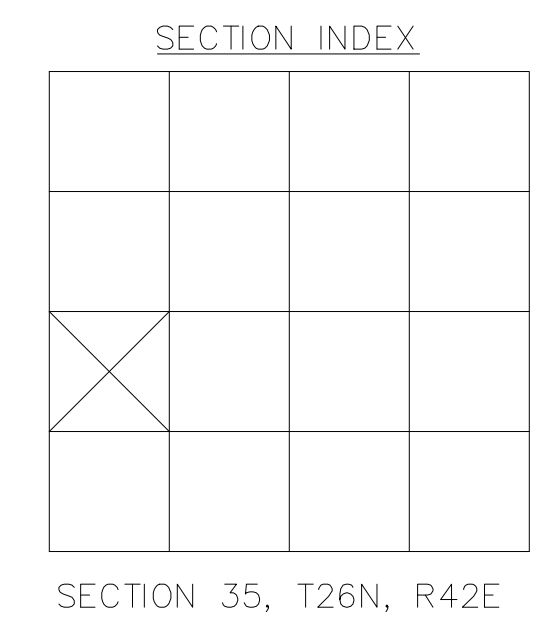
THE BEARING OF S00°29'37"W ALONG THE RIGHT OF WAY LINE OF N RUSTLE STREET PER BOULEVARD PARK ADDITION. ALL DISTANCES RECITED HEREON ARE GROUND DISTANCES.

**EQUIPMENT AND PROCEDURES**

THIS SURVEY WAS PERFORMED WITH A TOPCON HPER V RTK GPS SYSTEM, AND A TOPCON GM-55 TOTAL STATION. PROCEDURES WERE USED THAT MEET OR EXCEED THE REQUIREMENTS OF RCW 58.09 AND WAC 332-130-090.

**SURVEYOR'S NOTES**

- 1) THE SITE PLAN WAS PERFORMED AND THE MONUMENTS SHOWN AS FOUND HEREON WERE LOCATED ON FEBRUARY 12, 2021.
- 2) THE SURVEY DOES NOT SHOW ANY EASEMENTS OF RECORD.
- 3) THIS SURVEY WAS PERFORMED WHILE THE SITE WAS COVERED IN SNOW AND ICE. SITE DETAILS WERE OBFUSCATED DURING THE COURSE OF THE SURVEY AND MAY NOT BE ACCURATELY REPRESENTED.
- 4) THE PURPOSE OF THIS SURVEY WAS TO PREPARE A PRELIMINARY SHORT PLAT FOR THE SUBJECT PROPERTY.
- 5) THERE IS LESS THEN TWO FEET OF ELEVATION CHANGE ACROSS THE SUBJECT PROPERTY.
- 6) THE CLIENT AGREES TO PAY OPTIONAL IMPACT FEES IF REQUIRED.
- 7) INTERSTATE SURVEY GROUP ONLY ACKNOWLEDGES SIGNED AND STAMPED MAPS AND DRAWINGS. NO RESPONSIBILITY OR LIABILITY IS EXPRESSED OR IMPLIED FOR ELECTRONIC DATA AND/OR REPRODUCED MAPS AND DRAWINGS.



**SURVEYOR'S CERTIFICATE**  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JOHN URQUHART IN JANUARY, 2020.

CALEB SCHWAR  
PLS 57448  
EXPIRES 4/8/2022  
Caleb@interstatesurveygroup.com

PRELIMINARY



<b>Interstate Survey Group, LLC</b>		PRELIMINARY SHORT PLAT	
PO. Box 740055 Arvada, Colorado 80006 (720) 672-0318		PORTION OF THE SW 1/4 OF SECTION 35	
PROJECT No. 20-232	PARCEL No. 26353.1510	SURVEY DATE: 01-25-2021	
DRAFTED BY: CCS	REVISED:	SCALE: 1 INCH = 20 FEET	
SHORT PLAT FOR THE PROPERTY OF: YUKON INVESTMENTS LLC			