



BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, AS ESTABLISHED BY GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 REALIZATION (NAD 83/2011). ALL BEARINGS ARE GRID BEARINGS DERIVED FROM THIS COORDINATE SYSTEM. ALL DISTANCES ARE PROJECTED TO GROUND VALUES BY 1/CSF (COMBINED SCALE FACTOR OF 0.99988072).

VERTICAL DATUM
VERTICAL DATUM FOR THIS SURVEY IS NAVD 88 BASED ON THE WASHINGTON STATE REFERENCE NETWORK (WSRN) AND CONFIRMATION MEASUREMENTS TO WSDOT MONUMENT ID 2546 (DESIGNATION GP32291-69).
WSDOT MONUMENT GP32291-69
PUBLISHED ELEVATION: 2050.523 USFT

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 JAKE SCHROEDER IN SEPTEMBER OF 2025.

JASON NEIL MACLEOD, PLS
CERTIFICATE NO. 22002144

LEGAL DESCRIPTION
(PER VISTA TITLE AND ESCROW, LLC COMMITMENT NO. 25-40401-VTEE, DATED JUNE 16, 2025)
LOT 7 AND THE EAST HALF OF LOT 8, BLOCK 10, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME "N" OF PLATS, PAGE 36, RECORDS OF SPOKANE COUNTY, WASHINGTON.
SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

GENERAL NOTES
ASSESSOR'S PARCEL NUMBER (APN): 25021.1423
OWNER: SCHROEDER PROPERTIES LLC
CONTACT: JAKE SCHROEDER
SCHROEDER PROPERTIES LLC
319 W HEROY AVE, SPOKANE, WA 99205
(509) 496-2138
jakes@509s.com
STRUCTURES: ALL EXISTING STRUCTURES AND IMPROVEMENTS ON THE SITE ARE TO REMAIN EXCEPT AS NOTED.
EASEMENTS: NO STREETS, ROADS OR ACCESS EASEMENTS ARE PROPOSED WITHIN THE SHORT PLAT.

REFERENCES
(R1) RECORD OF SURVEY RECORDED SEPTEMBER 30, 1999 IN BOOK 89 OF SURVEYS, PAGES 19A-20A
(P) PLAT OF HOLLYWOOD ACCEPTED MAY 17, 1910 AND RECORDED IN VOLUME "N" OF PLATS, PAGE 36
(C) CALCULATED DISTANCE

SURVEY NOTES
1. THE BOUNDARY WAS DETERMINED BY HOLDING EVIDENCE OF CENTERLINE INTERSECTIONS AS NOTED HEREON, CALCULATED ANGLES AROUND BLOCK 10 PER R1 AS SHOWN, AND PROPORTIONING THE RECORD LOT DIMENSIONS.
2. THIS MAP REPRESENTS CONDITIONS AND FEATURES EXISTING AT THE TIME OF SURVEY, WHICH WAS COMPLETED ON SEPTEMBER 25, 2025.
3. TRULAND SURVEY USED CONVENTIONAL AND GPS SURVEY EQUIPMENT IN THE PERFORMANCE OF THIS SURVEY. ALL EQUIPMENT IS MAINTAINED IN CONFORMANCE WITH CURRENT STATE STATUTES.
4. UNDERGROUND UTILITY LINES ARE BASED UPON A COMBINATION OF SURFACE FEATURE MEASUREMENTS, ONSITE UNDERGROUND UTILITY MARKINGS ESTABLISHED BY OTHERS, AND AVAILABLE PUBLIC RECORDS.
5. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

- SYMBOL LEGEND**
- UTILITY POLE
 - UTILITY POLE WITH LIGHT
 - POWER METER
 - GAS METER
 - IRRIGATION CONTROL VALVE
 - CATCH BASIN (ROUND GRATE)
 - STORM MANHOLE
 - SANITARY SEWER MANHOLE
 - DECIDUOUS TREE (TRUNK DIAMETER NOTED)
 - CONIFEROUS TREE (TRUNK DIAMETER NOTED)

- LINE LEGEND**
- W WATER LINE
 - G GAS LINE
 - OP OVERHEAD POWER LINE
 - OT OVERHEAD TELE/COMM LINE
 - SD STORM DRAIN LINE
 - SS SANITARY SEWER LINE
 - 6" VINYL FENCE
 - 4" CHAIN LINK FENCE
 - ROOF EAVE LINE
 - EDGE GRAVEL
 - EDGE ASPHALT
 - CONCRETE CURB
 - CONCRETE SURFACE
 - PROPOSED SHORT PLAT BOUNDARY
 - PROPOSED SHORT PLAT LOT LINE
 - ORIGINAL PLATTED LOT LINE
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING PARCEL LINE

	By	Date	Scale: 1"=20'	SECTION INDEX		
Surveyed	JNM	09/2025	Date: 10/15/2025	QUARTER	SECTION	TOWNSHIP
Drawn	JNM	10/2025	Drawing Number	NW1/4 NE1/4	2	25N
Checked	JMK	10/2025	1196-001-PRELIM			42E
Approved	JNM	10/2025		15224 E 19TH COURT, SPOKANE VALLEY, WA 99037		
Accepted	-	-	Sheet 1 of 1	JMACLEOD@TRULANDSURVEY.COM 509-320-2383		



**SCHROEDER SHORT PLAT
PRELIMINARY SHORT PLAT**
A PORTION OF BLOCK 10 OF HOLLYWOOD ADDITION
LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 2,
TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M.
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

SITE DATA TABLE	
ACREAGE	9,516 S.F. (0.218 ACRES)
EXISTING ZONING	R1 (RESIDENTIAL 1)
NUMBER OF LOTS	2 LOTS
PROPOSED DENSITY	9 UNITS / ACRE
NUMBER OF HOUSING UNITS	2 UNITS