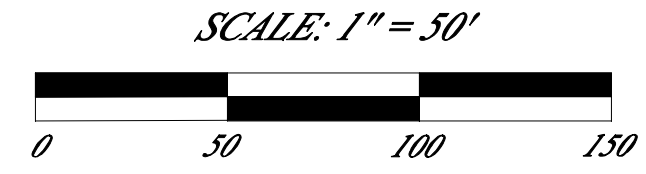


Spokane County monument case and brass cap in Cedar Road at Johannsen Road



Vertical Datum = NAVD 88
 T.B.M - 1/4 Corner Railroad Spike Elevation = 2371.70
 Based on record rim elevation SA manhole 400' south of intersection. Elevation = 2374.99
 Contour Interval Shown = 2'

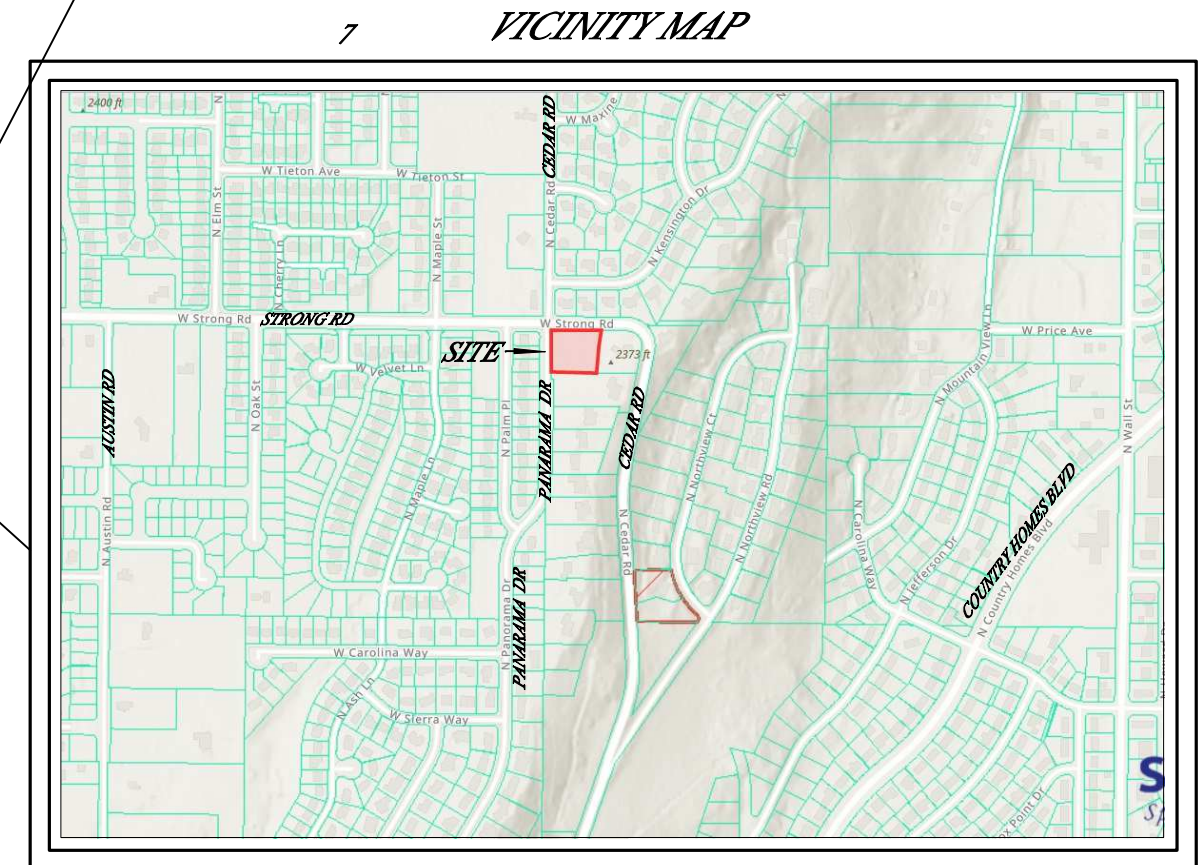
Legend

- ▲ Cable Box
- ▲ Current Parcel Number
- ▲ Electric Downline
- ⊠ Electric Transformer
- Fire Hydrant
- Guy Wire
- ⊠ Mail Box
- ⊙ Sanitary Manhole
- ⊕ Sign
- ⊙ Telephone Manhole
- ⊙ Telephone Closure
- ⊙ Tree - Deciduous
- ⊙ Water Manhole
- ⊙ Water Valve

UNPLATTED

"Shaheen" Preliminary Short Plat
 (A Pocket Residential Development)
 Short Plat Number Z23-050PSP

A portion of Government Lot 3 in Section 19,
 Township 26 North, Range 43 East, W.M.
 City of Spokane, County of Spokane, State of Washington



SITE DATA

Number of Lots	4
Plat Size	0.884 Acres / 38,515 S.F.
Lot Size	8,800 S.F. to 9,800 S.F.
Lot Frontage	91' to 111' Lots 1, 2 and 3. No frontage Lot 4
Private Driveway	To be used as access for all 4 lots
Zoning	RSF = Residential Single Family
Current Tax Parcel Number	36193.0096
Current House Address	1315 W Strong Road
School District	District #81
Fire District	City of Spokane
Power	Avista
Water	City of Spokane
Gas	Avista
Sewer	City of Spokane
Cable	Comcast / Xfinity

Anticipated 10' right of way dedication and 20' radius curve.
 If not required, all Lots to be re-apportioned for area equity.
 The 16' Private Driveway & Utilities Easement as shown may become a 16' to 20' wide Residential Dead End Alley as shown on City of Spokane Standard Plan W-114, Hammerhead "T" with extended width to 20'.

Contact Information

OWNER - PURCHASER
 SHAHEEN MUTLOOB (509) 263-8813
 1305 W STRONG ROAD, SPOKANE, WA, 99208

LAND SURVEYOR
 JIM MAIN (509) 329-1800
 5409 W OLD FORT DR., SPOKANE, WA, 99208

LEGAL DESCRIPTION

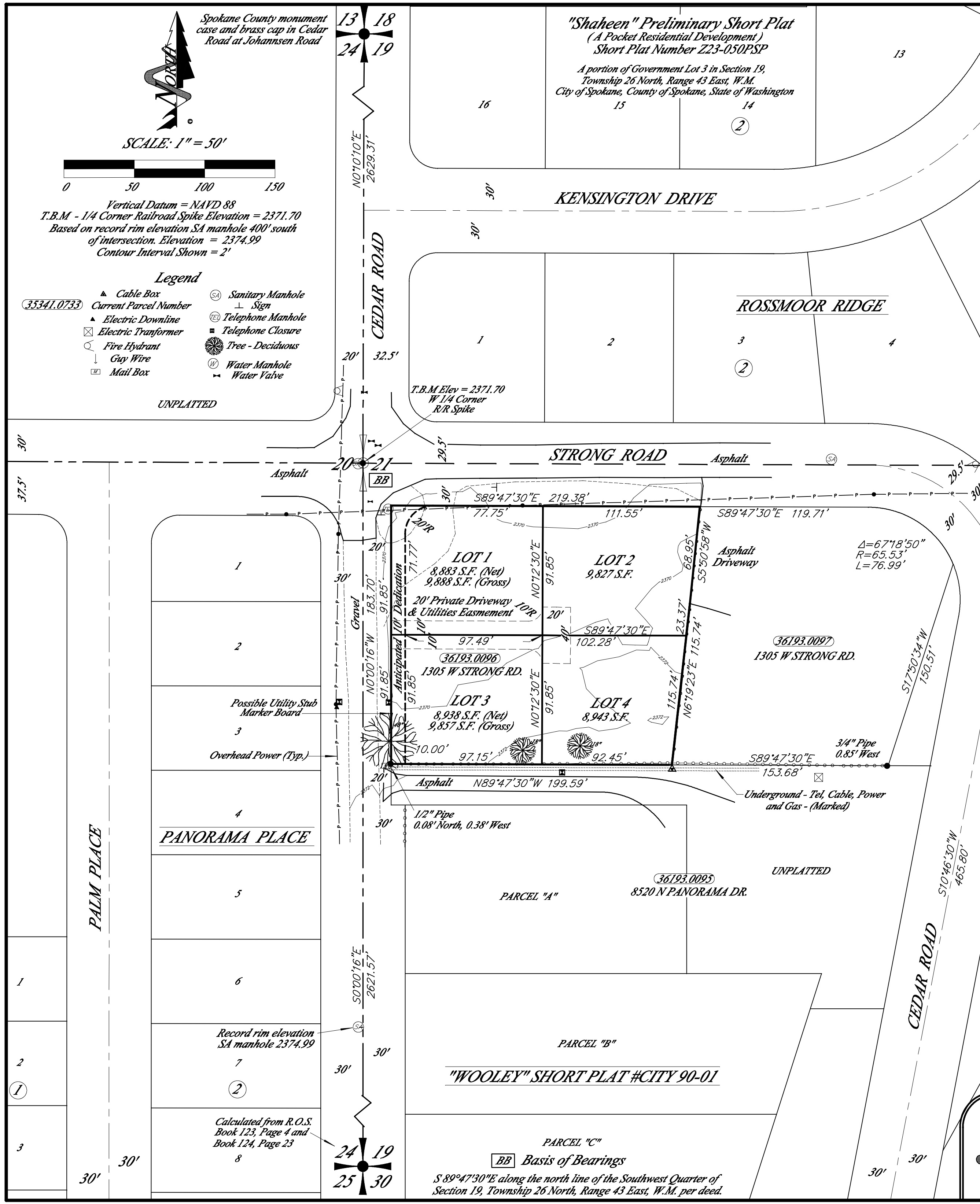
The land in the County of Spokane, State of Washington, described as follows:
 THAT PORTION OF GOVERNMENT LOT 3 IN SECTION 19, TOWNSHIP 26 NORTH, RANGE 43, E. W. M., CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3;
 THENCE SOUTHERLY ALONG THE WEST LINE OF SAID GOVERNMENT LOT 3, S00°00'16"E 30.07 FEET;
 THENCE LEAVING SAID WEST LINE, N89°59'44"E 20.00 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF PANORAMA DRIVE WITH THE SOUTH RIGHT-OF-WAY LINE OF CEDAR ROAD,
 BEING THE TRUE POINT OF BEGINNING;
 THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CEDAR ROAD, S89°47'30"E 219.38 FEET;
 THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, S05°50'58"W 68.95 FEET;
 THENCE S06°19'24"W 115.74 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 213.70 FEET OF SAID GOVERNMENT LOT 3;
 THENCE ALONG SAID SOUTH LINE OF THE NORTH 213.70 FEET OF GOVERNMENT LOT 3, N89°47'30"E 199.59 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID PANORAMA DRIVE;
 THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, N00°00'16"W 183.70 FEET TO THE TRUE POINT OF BEGINNING.



RAMCO-MAINLAND LLC
 Professional Land Surveying
 5409 W. Old Fort Drive
 Spokane WA 99208
 Phone: (509) 329-1800

"Shaheen" Preliminary Short Plat
 (A Pocket Residential Development)
 Short Plat Number Z23-050PSP

Client			
Shaheen Mutloob			
City of Spokane			
SECTION INDEX			
NW 1/4, SW 1/4			
NW	NE		
X	19		
SW	SE		
SECTION	TOWNSHIP	RANGE	DATE
19	NORTH	E.W.M.	2/23/2023
			PROJECT
			7431
			PAGE 1
			OF 1



"WOOLEY" SHORT PLAT #CITY 90-01

Parcel "A" 8520 N PANORAMA DR.
 Parcel "B"
 Parcel "C"
 Basis of Bearings
 S 89°47'30"E along the north line of the Southwest Quarter of Section 19, Township 26 North, Range 43 East, W.M. per deed.