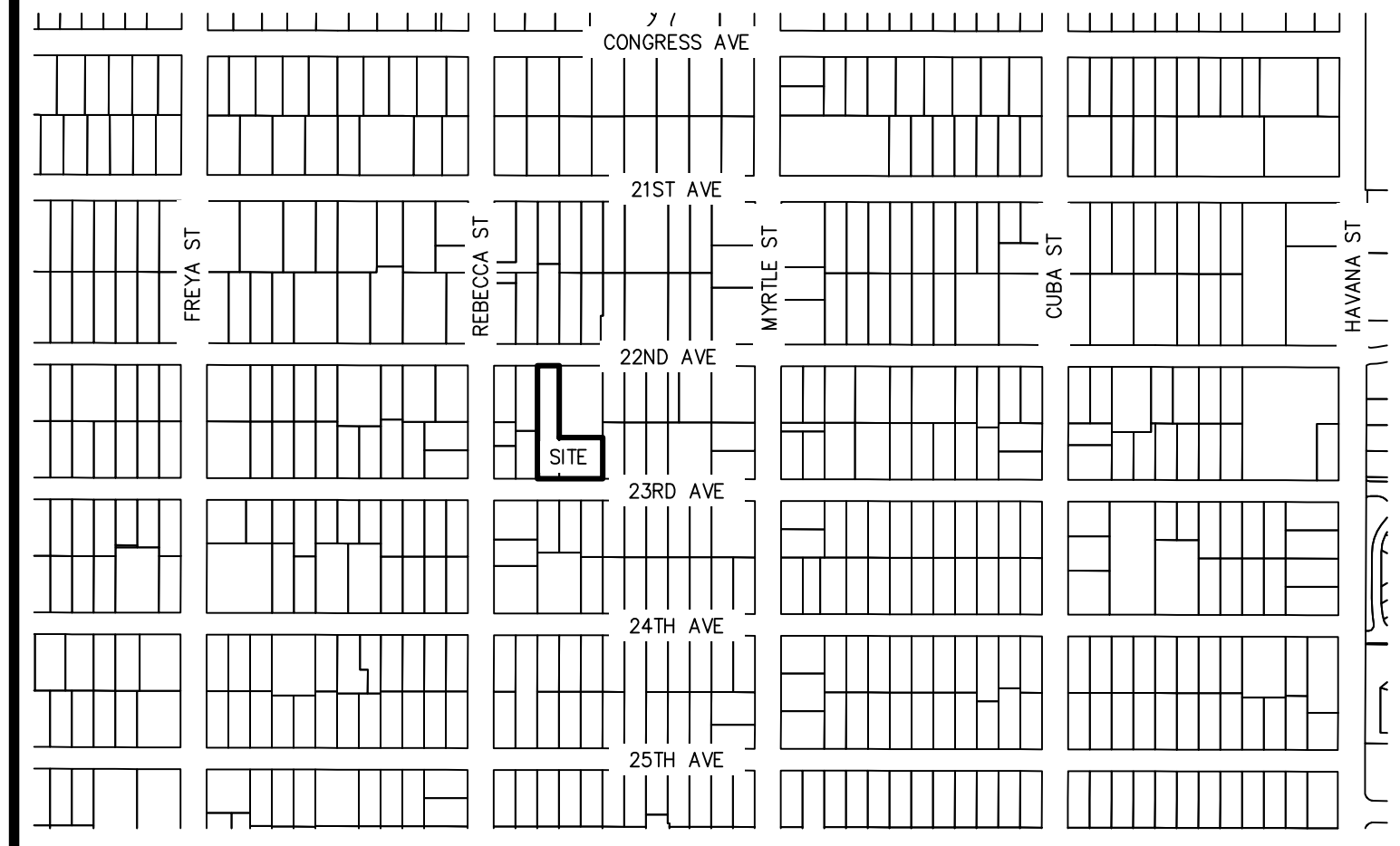
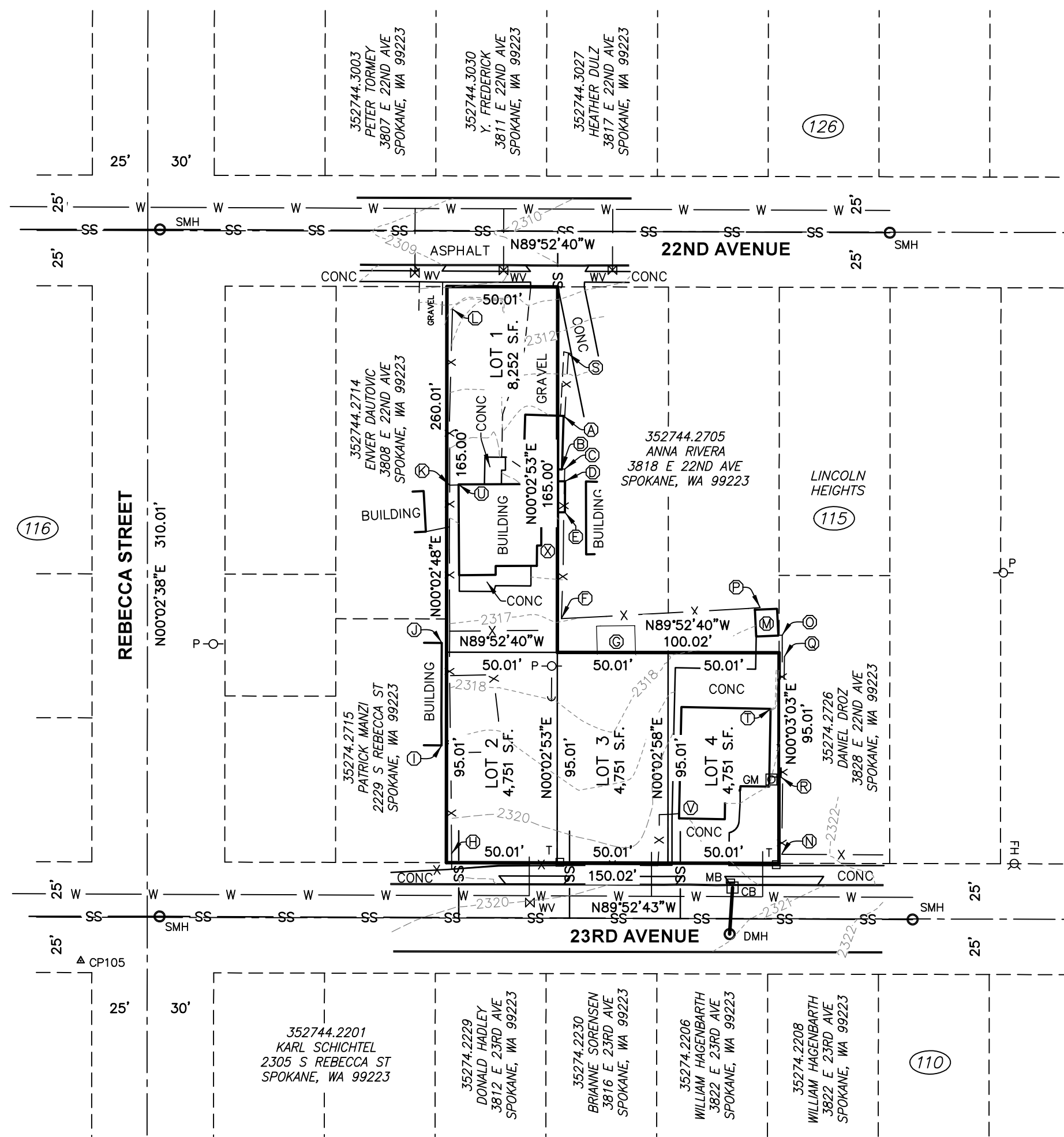
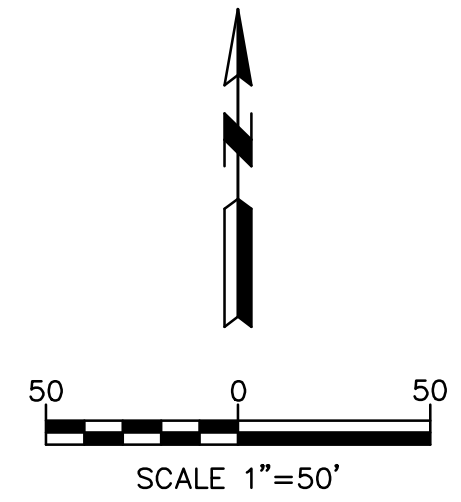


# CITY OF SPOKANE "SHIRSHIN" PRELIMINARY SHORT PLAT

A REPLAT OF LOT 3, AND PORTIONS OF LOTS 4 & 5, BLOCK 115, LINCOLN HEIGHTS  
IN THE NE1/4 OF THE SE1/4 OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.  
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



**VICINITY MAP**  
SCALE 1"=400'



- LEGEND**
- P-O UTILITY POLE
  - SMH ○ SANITARY SEWER MANHOLE
  - DMH ○ DRAIN MANHOLE
  - CB □ CATCH BASIN
  - MB □ MAILBOX
  - GM □ GAS METER
  - T □ TELEPHONE RISER
  - WV ⊕ WATER VALVE
  - FH ⊕ FIRE HYDRANT
  - SS— SEWER LINE
  - W— WATER LINE
  - X— FENCE
  - CP# ▲ CONTROL POINT

**VERTICAL DATUM**  
ELEVATIONS ARE BASED ON NAVD88 DATUM, BASED ON A STATIC GPS SESSION AND REDUCED ON THE NOAA OPUS WEBSITE. 3/8" REBAR & "LANDTEK CONTROL" CAP IN THE SOUTHWEST QUADRANT OF 23RD AVENUE AND REBECCA STREET.  
CP105 ▲ ELEVATION=2319.02

**OFFICIAL CONTACT**  
ALEX SHIRSHIN  
3821 E 23RD AVE  
SPOKANE, WA 99223  
PH. (509) 981-4490  
EMAIL: OKALEX68@GMAIL

- GENERAL NOTES**
- Ⓐ GARAGE CORNER — 2.7' EAST OF LINE
  - Ⓑ GARAGE CORNER — 2.0' EAST OF LINE
  - Ⓒ 6' WOOD FENCE CORNER — 3.3' EAST OF LINE
  - Ⓓ AWNING CORNER — 3.4' EAST OF LINE
  - Ⓔ AWNING CORNER — 3.4' EAST OF LINE
  - Ⓕ 6' WOOD FENCE CORNER — 1.8' EAST & 15.2' NORTH OF LINE
  - Ⓖ GREEN HOUSE — NORTH LINE IS 11.9' NORTH OF LINE
  - Ⓖ 6' WOOD FENCE LINE — 2.5' EAST OF LINE
  - Ⓗ 6' WOOD FENCE CORNER — 2.5' WEST OF LINE
  - Ⓘ BUILDING CORNER — 2.2' WEST OF LINE
  - Ⓚ 6' WOOD FENCE CORNER — 1.3' EAST OF LINE
  - Ⓛ 6' WOOD FENCE CORNER — 2.5' EAST OF LINE

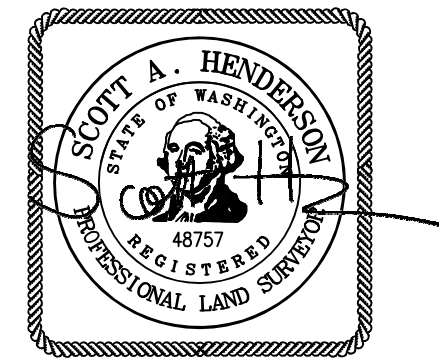
- Ⓜ BUILDING CORNER — SOUTHWEST CORNER IS 7.4' NORTH OF LINE
- Ⓝ 3' CHAIN LINK FENCE CORNER — 1.3' EAST OF LINE
- Ⓟ 6' WOOD FENCE CORNER — 1.5' EAST & 7.9' NORTH OF LINE
- Ⓠ 6' WOOD FENCE — 20.4' NORTH OF LINE
- Ⓡ 3' CHAIN LINK FENCE CORNER — 1.3' EAST OF LINE
- Ⓡ 6' WOOD FENCE — 1.0' EAST OF LINE
- Ⓢ 6' WOOD FENCE — 4.8' EAST OF LINE
- Ⓣ BUILDING CORNER — 3.8' WEST OF LINE
- Ⓤ BUILDING CORNER — 5.4' EAST OF LINE
- Ⓥ BUILDING CORNER — 5.0' EAST OF LINE
- Ⓧ BUILDING CORNER — 7.3' EAST OF LINE

- UTILITIES NOTES**
- SURFACE UTILITIES SHOWN ARE FROM VISIBLE EVIDENCE COLLECTED BY SURVEY ONLY. SUBSURFACE UTILITY LINES ARE NOT SHOWN. INVESTIGATION INTO RECORDS HELD BY UTILITY PURVEYORS HAS NOT BEEN PERFORMED. UTILITIES WERE NOT SURFACE-MARKED FOR LOCATION PRIOR TO SURVEY.
  - SEWER AND WATER LOCATIONS ARE SHOWN PER RECORD DATA.

**PARCEL DESCRIPTION**  
(PER STATUTORY WARRANTY DEED #6041144)  
LOT 4 AND 5 EXCEPT THE NORTH 165 FEET THEREOF, IN BLOCK 115 OF LINCOLN HEIGHTS, IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON AS PER MAP THEREOF RECORDED IN BOOK "L" OF PLATS, PAGE 36 IN THE OFFICE OF THE COUNTY AUDITOR OF SAID COUNTY.  
(PER STATUTORY WARRANTY DEED #6516680)  
LOT 3, BLOCK 115, LINCOLN HEIGHTS, ACCORDING TO PLAT RECORDED IN VOLUME "L" OF PLATS, PAGES 36-37, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

**PLAT DATA**  
PARCEL NUMBERS: 35274.2704 & 35274.2706  
TOTAL PLAT AREA: 22,505 SF (0.52 AC)  
PROPOSED LOTS: 4 SINGLE-FAMILY LOTS  
EXISTING ZONING: RSF  
WATER SUPPLY: SPOKANE MUNICIPAL  
SEWER: SPOKANE MUNICIPAL

**SURVEYOR'S CERTIFICATE**  
THIS PRELIMINARY PLAT WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF SPOKANE IN DECEMBER 2023 AT THE REQUEST OF ALEX SHIRSHIN.



12/11/2023

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FILE: