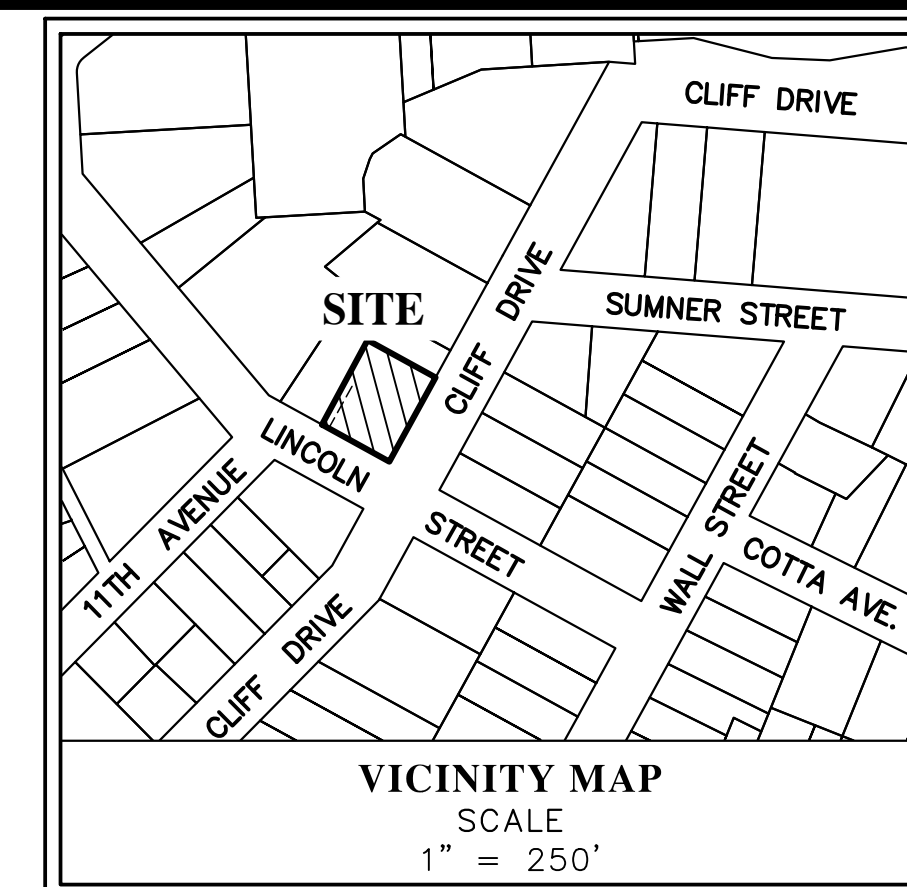


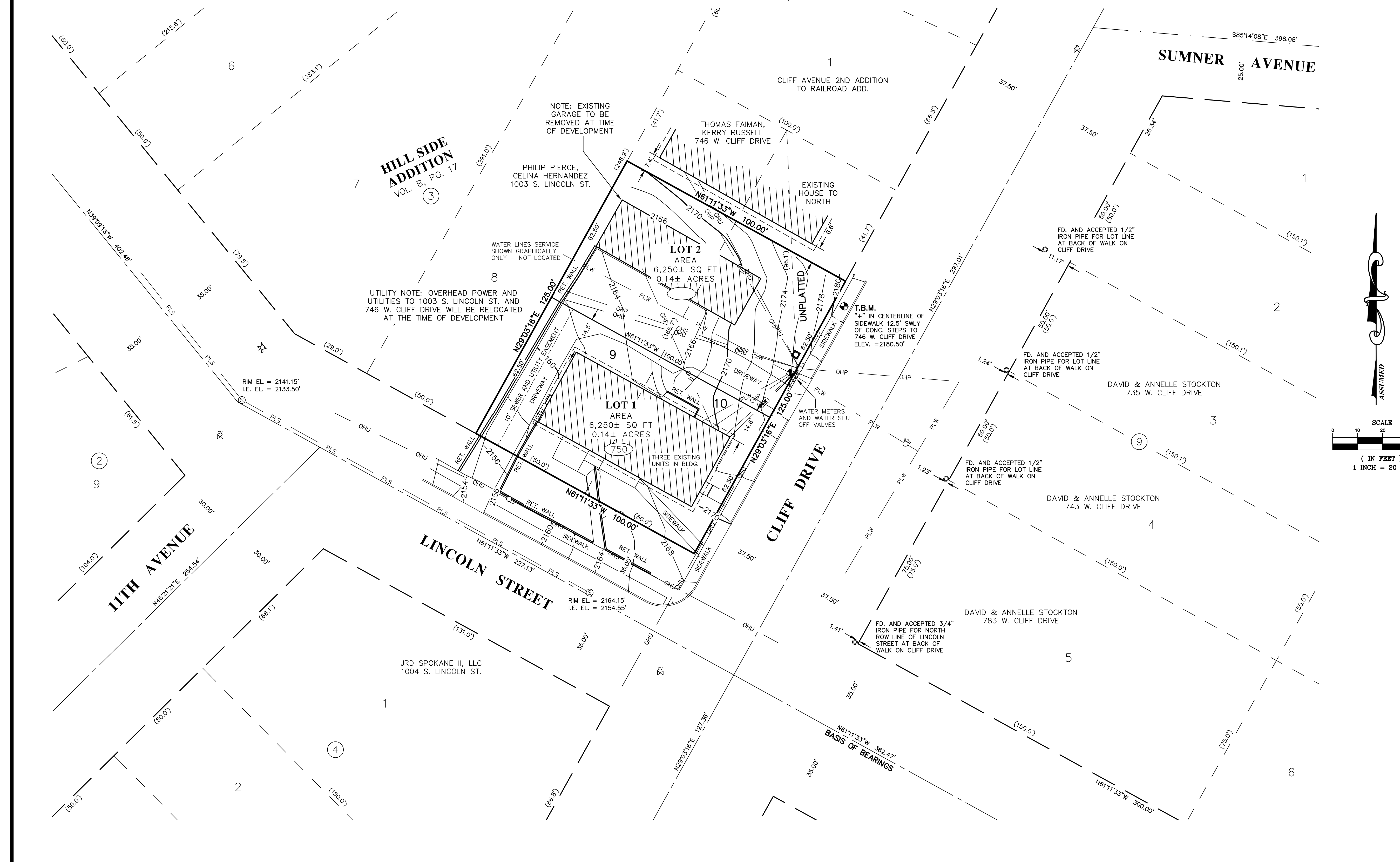
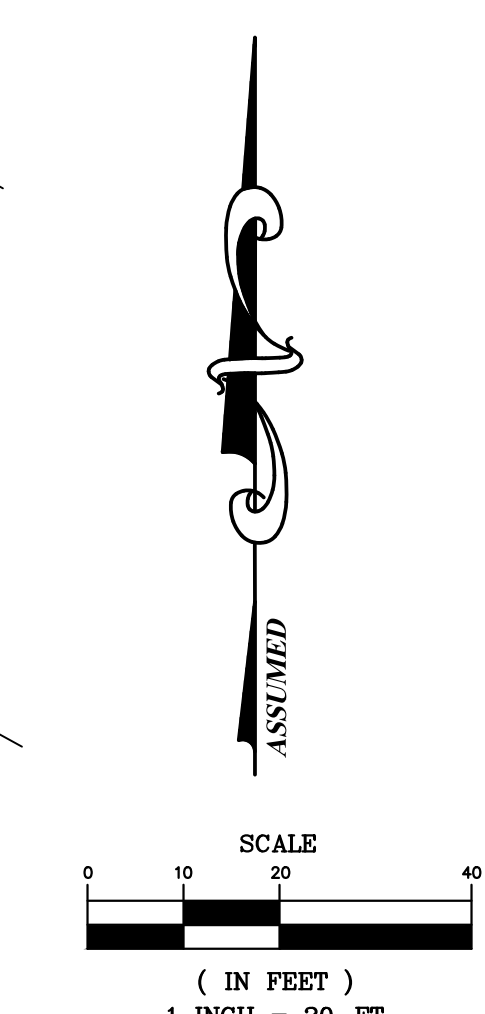
**PRELIMINARY SHORT PLAT
STEWART CITY SHORT PLAT**

BEING A RE-PLAT OF PORTIONS OF LOTS 9 & 10, BLOCK 3, HILL SIDE ADDITION AND AN UNPLATTED PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
JANUARY, 2025



LEGEND

- FIRE HYDRANT
- WATER SHUTOFF
- WATER METER
- PLW — PAINT LINE WATER NOT LOCATED
- GAS VALVE
- GAS METER
- PLG — PAINT LINE GAS
- TELEPHONE BOX
- OHU — OVERHEAD UTILITY
- POWER POLE
- GUY WIRE
- OHP — OVERHEAD POWER
- SSM — SANITARY SEWER MANHOLE
- PLS — PAINT LINE SEWER



SURVEYOR'S REFERENCES:
(X,XX) — HILL SIDE ADDITION VOL. B, PG. 17

LEGAL DESCRIPTION:
(PER SPOKANE COUNTY TITLE COMPANY COMMITMENT NO. SGW 08007348)
PART OF LOTS 9 AND 10, BLOCK 3, THE HILL SIDE ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME "B" OF PLATS, PAGE 17, AND AN UNPLATTED PARCEL OF LAND ADJOINING SAID LOT 10 IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 25 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN, RECORDS OF SPOKANE COUNTY, ALL BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 10; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 10, AND SOUTHEASTERLY LINE EXTENDED, A DISTANCE OF 125 FEET; THENCE NORTHWESTERLY ON A LINE PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOTS 9 AND 10, 100 FEET MORE OR LESS TO THE NORTHWESTERLY LINE OF SAID LOT 9; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE, 125 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 9; THENCE SOUTHEASTERLY 100 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON

PROCEDURES & EQUIPMENT:
SURVEY PERFORMED WITH TOPCON TOTAL STATION, TRIMBLE GPS R8(V3) RECEIVERS AND COMPLES WITH ROW 58.09 AND WAC 332-150-085. CONVENTIONAL TRAVERSE AND GPS OBSERVATIONS WERE ANALYZED FOR RELATIVE ACCURACY THROUGH REDUNDANCY AND BY COMPARING POSITIONS WITH A SPREADSHEET ANALYSIS.
PURPOSE OF SURVEY IS TO ESTABLISH PROPERTY BOUNDARY FOR PRELIMINARY SHORT PLAT.

SURVEYOR'S NOTES:

- PURPOSE OF SURVEY IS FOR PRELIMINARY SHORT PLAT AS AGREED UPON WITH CLIENT
- 2.0' CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND MEET NATIONAL MAPPING STANDARDS.
- CONTROL DIAGRAM FOR BOUNDARY WILL BE SHOWN ON THE FINAL SHORT PLAT.
- UTILITIES SHOWN ARE FROM FIELD LOCATED, ABOVE GROUND EVIDENCE ONLY, UNLESS NOTED OTHERWISE. OTHER UTILITIES MAY EXIST AND NEED FURTHER INVESTIGATION.
- SEWER SERVICE LINE SHOWN PER MAP SPOKANE INFORMATION.
- WATER SERVICE LINE SHOWN PER MAP SPOKANE INFORMATION.
- GAS SERVICE LINE SHOWN FROM AVISTA PLANS.
- LARGE PINE TREES EXIST ALONG THE NORTH BOUNDARY NORTH OF THE EXISTING GARAGE.

BASIS OF BEARINGS:
BASIS OF BEARINGS IS ASSUMED.

VERTICAL DATUM:
VERTICAL DATUM (NAVD 88)

BASIS OF ELEVATION:
BASIS OF ELEVATION IS DERIVED FROM WSDOT MONUMENT GP 320290-186, ELEVATION IS 1986.97' AND CHECKED TO WSDOT MONUMENT GP32395-175 AT THE SOUTHWEST CORNER OF CATALDO AVENUE AND RUBY STREET ELEV. = 1889.78'

OWNER/AGENT:
NAME: Brian Stewart
ADDRESS: 121 San Anselmo Ave #2741 San Anselmo, CA 94960
PHONE: (415) 968-5600

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

SITE DATA: PARCEL NO. 35193.3806

OWNER	BRIAN STEWART
ZONING	RESIDENTIAL MULTIFAMILY
ACREAGE	0.28 ACRES
NUMBER OF LOTS	2
PROPOSED DENSITY	MAXIMUM UNITS PER ACRE
PROPOSED USE	RESIDENTIAL
WATER SOURCE	CITY OF SPOKANE
SEWAGE DISPOSAL	CITY OF SPOKANE

AUDITOR'S INDEXING INFORMATION ONLY

NE 1/4 OF THE SW 1/4	QUARTER QUARTER INDEX
—NW—	—NE—
—19—	
—SW—	—SE—

WALTER O. DALE
P.L.S. #29270
PROFESSIONAL LAND SURVEYOR

WALTER O. DALE, P.L.S. #29270

PRELIMINARY SHORT PLAT
STEWART CITY SHORT PLAT
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

NE1/4 SW1/4 S.19, T.25 N., R.43 E., W.M.

F. BK #	2024 LL	DRWN BY:	S.A.DALE	DWG NAME:	2464P5HP
SHEET	1 OF 1	DATE:	12/28/2024	JOB NO.:	24-64

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

811
Know what's below.
Call before you dig.

UNDERGROUND UTILITIES EXIST AND WERE LOCATED BY ABOVE GROUND EVIDENCE. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. CALL 811 FOR UTILITIES LOCATION PRIOR TO CONSTRUCTION, DEMOLITION, OR EXCAVATION.