

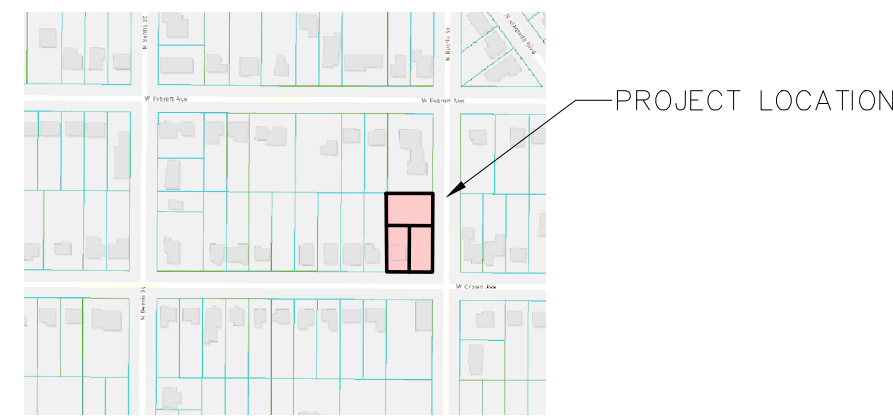
RUSTLE PRELIMINARY SHORT PLAT

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

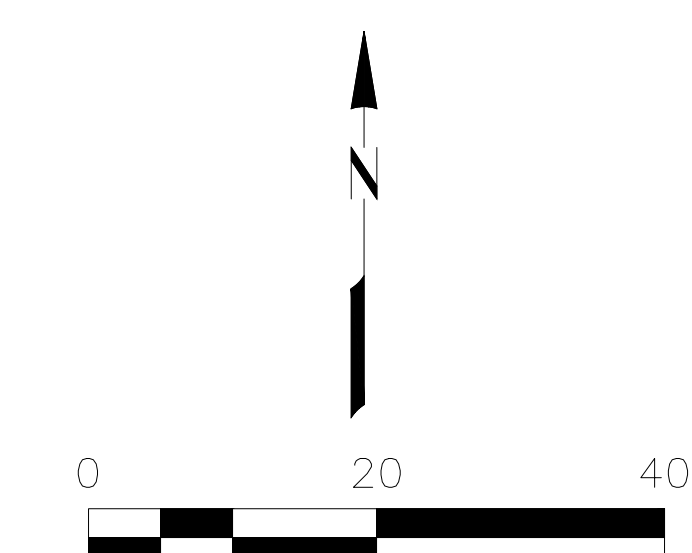
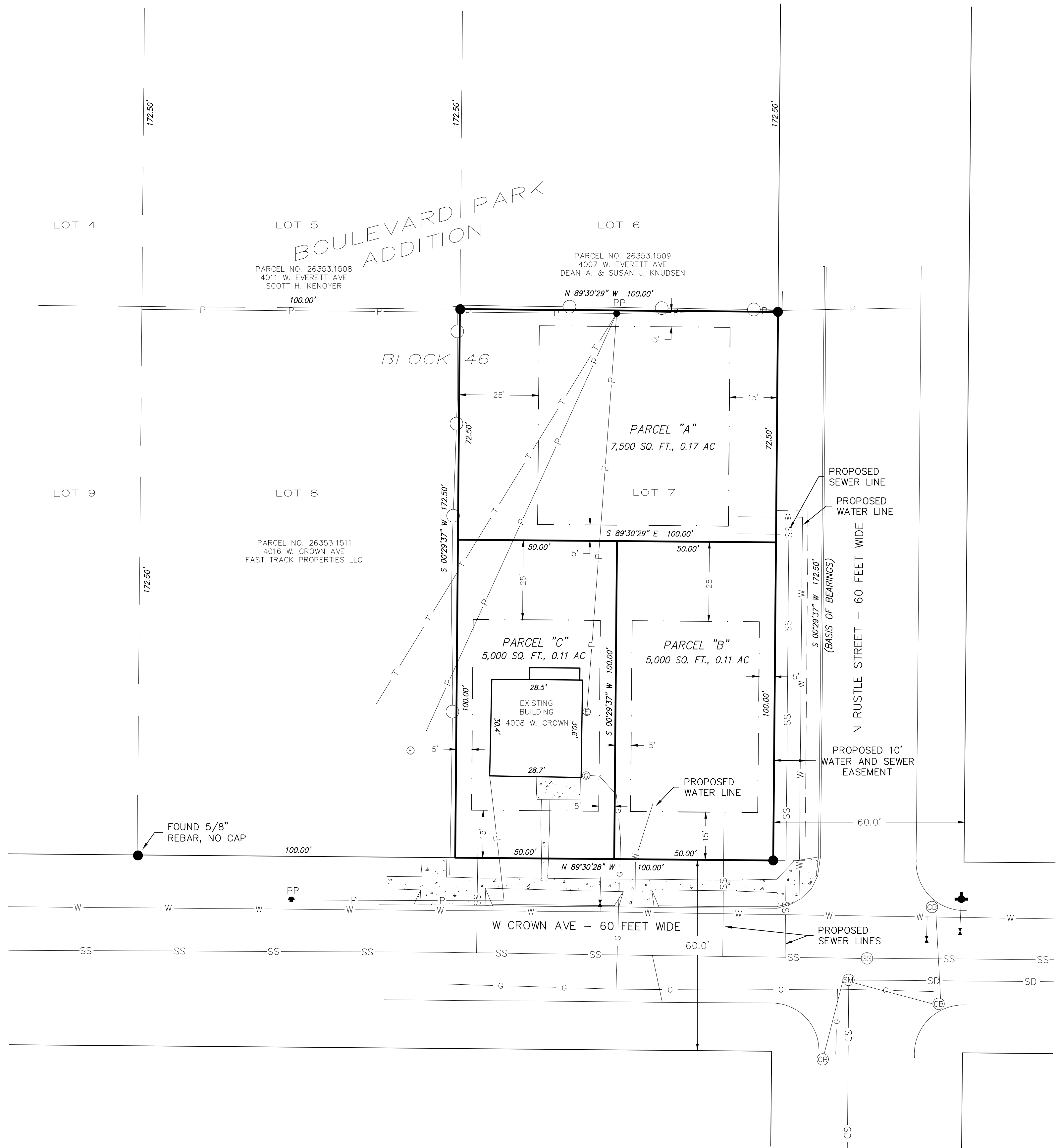
NAME: CALEB SCHWAR
ADDRESS: PO BOX 1254
MEAD, WA 99021
PHONE NO.: (720) 672-0318
SURVEYOR: CALEB SCHWAR, PLS
CALEB@INTERSTATESURVEYGROUP.COM

PROPERTY OWNER INFORMATION

NAME: YUKON INVESTMENTS LLC
ADDRESS: PO BOX 18801
SPOKANE, WA 99228
PHONE NO.: (509) 714-8191
EMAIL ADDRESS: JOHN@YUKONLANDCAP.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
CB	CATCH BASIN
● PP	POWER POLE
⊙	ELECTRIC METER
SS	SANITARY SEWER MANHOLE
SM	STORM DRAIN MANHOLE
+	FIREHYDRANT
⊙	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.

PARENT LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON, BEING DESCRIBED AS FOLLOWS:
LOT 7, BLOCK 46, BOULEVARD PARK ADDITION, AS PER PLAT RECORDED IN VOLUME "M" OF PLATS, PAGE 48.

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NUMBER 3696547, DATED MARCH 9, 2021.

PARCEL "A" LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 7, BLOCK 46, BOULEVARD PARK ADDITION AS RECORDED IN VOLUME M OF PLATS, PAGE 48; THENCE SOUTHERLY ALONG THE WEST LINE OF NORTH RUSTLE STREET SOUTH 00°29'37" WEST, 72.50 FEET; THENCE LEAVING SAID WEST LINE TO THE EAST LINE OF SAID LOT NORTH 89°30'29" WEST, 100.00 FEET; THENCE NORTHERLY ALONG SAID WEST LINE NORTH 00°29'37" EAST, 72.50 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE ALONG THE NORTH LINE OF SAID LOT SOUTH 89°30'29" EAST, 100.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.
CONTAINING 7,250 SQUARE FEET, MORE OR LESS.

PARCEL "B" LEGAL DESCRIPTION

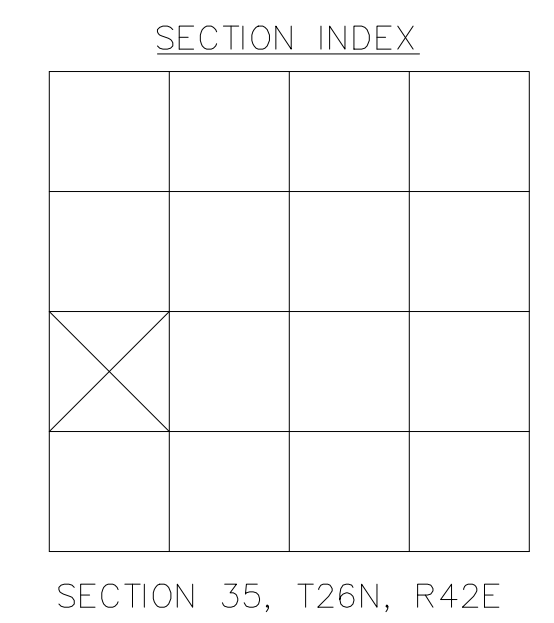
ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF LOT 7, BLOCK 46, BOULEVARD PARK ADDITION AS RECORDED IN VOLUME M OF PLATS, PAGE 48; THENCE SOUTHERLY ALONG THE WEST LINE OF NORTH RUSTLE STREET SOUTH 00°29'37" WEST, 172.50 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 00°29'37" WEST, 100.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE WESTERLY ALONG THE NORTH LINE OF WEST CROWN AVENUE NORTH 89°30'28" WEST, 50.00 FEET; THENCE NORTH 00°29'37" WEST, 100.00 FEET; THENCE SOUTH 89°30'29" EAST, 100.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.
CONTAINING 5,000 SQUARE FEET, MORE OR LESS.

PARCEL "C" LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF LOT 7, BLOCK 46, BOULEVARD PARK ADDITION AS RECORDED IN VOLUME M OF PLATS, PAGE 48; THENCE SOUTHERLY ALONG THE WEST LINE OF NORTH RUSTLE STREET SOUTH 00°29'37" WEST, 172.50 FEET; THENCE WESTERLY ALONG THE NORTH LINE OF WEST CROWN AVENUE NORTH 89°30'28" WEST, 50.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89°30'28" WEST, 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE ALONG THE WEST LINE OF SAID LOT NORTH 00°29'37" EAST 100.00 FEET; THENCE SOUTH 89°30'29" EAST, 50.00 FEET; THENCE SOUTH 00°29'37" WEST, 100 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.
CONTAINING 5,000 SQUARE FEET, MORE OR LESS.

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



Interstate Survey Group, LLC		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			