CITY OF SPOKANE
"MCNAIRY II" PRELIMINARY SHORT PLAT

THE SOUTH HALF OF LOTS 1–3, BLOCK 1, LINCOLN HEIGHTS
IN THE SE1/4 OF THE NE1/4 OF SECTION 34, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

PARCEL DESCRIPTION
(PURER AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE 2872242)

PARCEL A
THE SOUTH HALF OF LOT 1 AND THE SOUTH HALF OF THE WEST HALF OF 2 IN BLOCK 1 OF LINCOLN
HEIGHTS AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 286, SITUATED IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

PARCEL B
THE EAST HALF THE SOUTH HALF OF LOT 2 AND THE SOUTH HALF OF LOT 3, BLOCK 1 OF LINCOLN
HEIGHTS AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 286, SITUATED IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON

PLAT DATA
PARCEL NUMBERS: 35341-3531 & 35341-3532
TOTAL PLAT AREA: 20,346 S.F. (0.47 ACRE)
PROPOSED LOTS: 5 RESIDENTIAL LOTS
EXISTING ZONING: RSM
WATER SUPPLY: CITY OF SPOKANE
SEWER: CITY OF SPOKANE

UTILITY POLE AND RELATED LINES COVERED BY EXISTING ENCUMBRANCES AND EASEMENTS.

LEGEND
- REAL ESTATE
- GUEST HOUSE
- WATER METER
- GAS METER
- ELECTRIC METER
- OCTOBER 1ST
- WATER VALVE
- FIRE HYDRANT
- TELEPHONE ROD
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- CATCH BASIN
- OVERHEAD UTILITY
- FENCE
- UNDERGROUND WATER
- UNDERGROUND SEWER

VERTICAL DATUM
ELEVATIONS ARE BASED ON NAVD 88, CO-LOCATED WITH THE WASHINGTON DEPARTMENT OF
ENVIRONMENTAL REGULATORY SERVICES, LAND MAPPING AND CONTROL, OVERVIEW OF
THE SOUTH END OF 31ST AVENUE, AND APPROXIMATELY 260 FEET WEST OF THE SOUTHERN END OF 32ND STREET AND WHITE CERAMIC APPROXIMATELY ON HOVEN'S MAP. THE
PLAT DESIGN WAS PERFORMED USING NAVD 88 SURFACE ELEVATION.
OP 100.00 ELEVATION = 2276.70

SURVEYOR'S CERTIFICATE
THE PRELIMINARY PLAT WAS PREPARED BY MCNAIRY II.
AN OFFICIAL COPY OF THE ORIGINAL SURVEY PLAT AND FINAL PLAT ARE ON FILE WITH THE CITY OF SPOKANE.

05/12/2021

OFFICIAL CONTACT
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