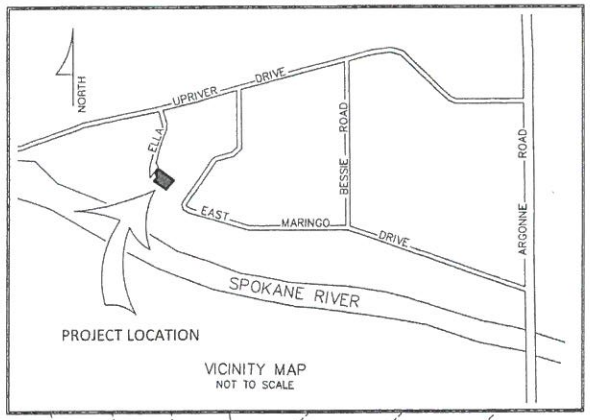
PRELIMINARY SHORT PLAT
SIZOV

IN A PORTION OF THE S 1/2 OF THE NW 1/4, S. 06, T. 25 N., R. 44 E., W.M.
SPOKANE COUNTY, WA.



VICINITY MAP
NOT TO SCALE

PLAT No. 2
OF
PASADENA PARK
BOOK "S" PAGE 25

BLOCK 143

PARCEL 45062.0935

HODIN FIRST ADDITION
VOLUME 5P, PAGE 40
PARCEL 45062.0706
LOT 8

DRAINAGE SWALE

CITY PROPERTY

ELLA ROAD
ASPHALT
CUL-DE-SAC

PROPOSED
INGRESS/EGRESS
EASEMENT

LOT 2
10,224 SQ FT.
0.23 ACRES

DUPLEX LOT
LOT 1
11,340 SQ FT.
0.28 ACRES

EXISTING
CONTOURS
(TYPICAL)

4111 ELLA ROAD

4107 ELLA ROAD

PARCEL 45062.0951

BLOCK 144

PARCEL 45062.0945

BLOCK 145

PARCEL 45062.0949

PARCEL 45062.0725

PARCEL 45062.9123

PARCEL 45062.9097

LOT 10

FLOOD ZONE
"AE" PER
SPOKANE
COUNTY
WEBSITE

LEGEND:
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER CLEAN OUT

SCALE: 1"=20'

SEC. 6, TWP. 25N, RGE. 44E, W.M.

LEGAL DESCRIPTION:

PER STATUTORY WARRANTY DEED DATED 4/15/2010.

THAT PORTION OF BLOCK 144, PLAT NO. 2 OF PASADENA PARK, AS PER PLAT THEREOF RECORDED IN VOLUME "S" OF PLATS, PAGE 25, DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST WESTERLY CORNER OF SAID BLOCK 144,
THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 144, TO THE MOST NORTHERLY CORNER THEREOF;
THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 144, A DISTANCE OF 200 FEET;
THENCE SOUTHWESTERLY ALONG A LINE PARALLEL WITH THE MOST SOUTHEASTERLY LINE OF SAID BLOCK 144, TO THE SOUTHWESTERLY LINE OF SAID BLOCK 144;
THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE, TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID BLOCK 144;
THENCE NORTH 35°49' EAST ALONG NORTHWEST BOUNDARY LINE OF SAID BLOCK 144 A DISTANCE OF 71.60 FEET;
THENCE SOUTH 24° 11' EAST A DISTANCE OF 46.19 FEET;
THENCE SOUTH 35°49' EAST A DISTANCE OF 47.55 FEET TO A POINT ON THE SOUTHWEST BOUNDARY LINE OF SAID BLOCK 144;
THENCE NORTH 55°33' WEST ALONG THE SOUTHWEST BOUNDARY LINE OF SAID BLOCK 144 A DISTANCE OF 40.01 FEET TO THE PLACE OF BEGINNING;

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

OWNER INFORMATION:

NIKOLAY & YELENA SIZOV
18912 E 2ND AVE
SPOKANE WA 99016

SITE ADDRESS:

UNKNOWN
PARCEL# 45062.0950

PURPOSE:

THIS SHORT PLAT IS TO CREATE 2 RESIDENTIAL LOTS ON A PORTION OF BLOCK 144, PREVIOUSLY PLATTED IN PLAT No. 2 OF PASADENA PARK #2, IN 1923.

CURRENTLY UNDEVELOPED WITH NO STRUCTURES.

DOMESTIC WATER:

PASADENA PARK IRRIGATION DISTRICT #17
9227 E UPRIVER DR, SPOKANE, WA, 99206
(509) 926-5535

SANITARY SEWER:

SPOKANE COUNTY ENVIRONMENTAL SERVICES
1026 WEST BROADWAY AVENUE, SPOKANE, WA, 99260
(509) 477-3604

ELEVATION DATUM:
NAVD 88

SURVEYORS 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 NIKOLAY AND YELENA SIZOV

RICK E. HOLT, P.L.S. CERTIFICATE NO. 37549

8/30/18
DATE

STATE OF WASHINGTON
RICK E. HOLT
37549
REGISTERED
PROFESSIONAL LAND SURVEYOR

8/30/18

RECEIVED
SEP 10 2018
BY:

PRELIMINARY SHORT PLAT
PREPARED FOR NIKOLAY AND YELENA SIZOV

IN PORTION OF THE SOUTH HALF OF THE NW 1/4 OF
SECTION 6 TOWNSHIP 25 NORTH, RANGE 44 EAST, W.M.

DRAWN BY: DF DATE: 8/30/2018	HOLT SURVEYING AND MAPPING, INC.	SCALE: 1" = 20'
DWG #: 18038 PRE SP	TAPIO OFFICE CENTER, 104 S. FREYA BLUE FLAG BUILDING SUITE 104A, SPOKANE, WA 99202 (509) 222-0468 rickholtsurveying@gmail.com	JOB NO: 18-038