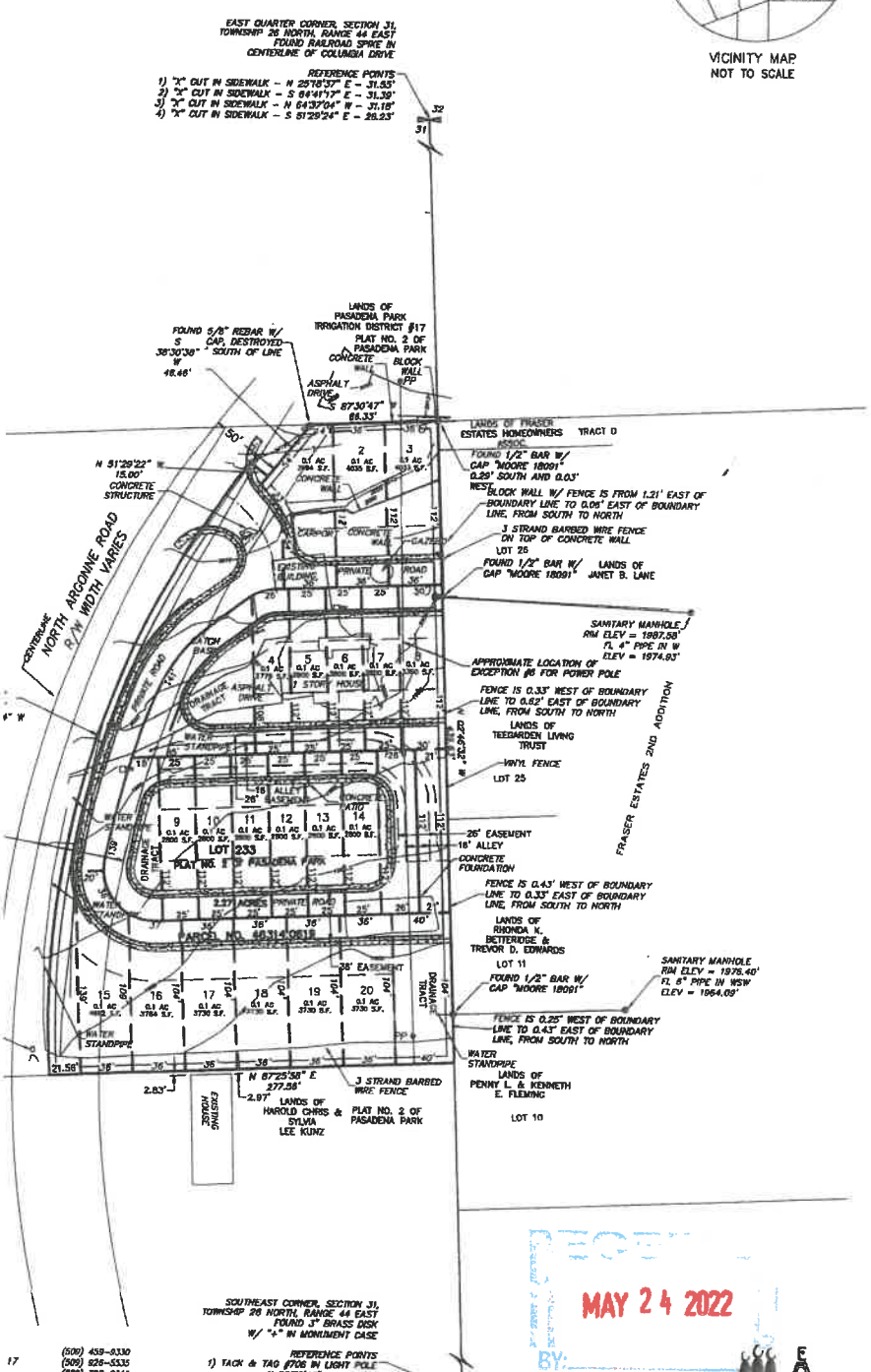
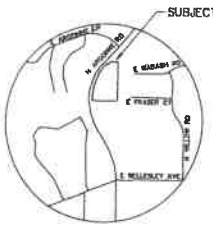
PRELIMINARY SUBDIVISION

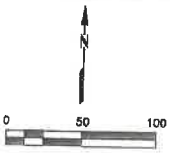
RT OF THE SE 1/4 OF THE SE 1/4 OF SECTION 31,
TOWNSHIP 26 NORTH, RANGE 44 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON, APRIL 2021
PAGE 1 OF 1

PE-2105-21

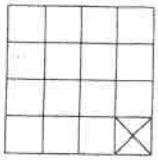




VICINITY MAP
NOT TO SCALE



SCALE: 1" = 50'



SECTION 31, T26N, R44E

PRIMARY CONTACT INFORMATION

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

PROPERTY OWNER INFORMATION

NAME: ELISEI ANTIM
ADDRESS: 5110 N. ARGONNE RD, SPOKANE, WA 99212
PHONE NO.: (951) 801-1821
EMAIL ADDRESS: ELISEI2@YAHOO.COM

SITE INFORMATION

ZONING: LOW DENSITY RESIDENTIAL (LDR)
NO. OF LOTS: 1
PROPOSED NO OF LOTS: 22
COMP. PLAN: LOW DENSITY RESIDENTIAL
WATER DISTRICT: PASADENA PARK IRRIGATION DISTRICT #17
SEWERAGE DISTRICT: SPOKANE COUNTY

SURVEYOR'S NARRATIVE

WHILE RETRACING THE SUBJECT PROPERTY WHICH IS DESCRIBED AS "PART OF TRACT 233, PLAT NO. 2 PASADENA PARK, MORE PARTICULARLY DESCRIBED AS THAT PORTION LYING EAST OF MILLWOOD PLEASANT PRAIRIE ROAD, EXCEPT THE SOUTH 650 FEET" I CAME ACROSS A NUMBER OF ITEMS WHICH ARE WORTH CONVEYING IN THIS NARRATIVE. THE EAST LINE IS VERY CLEARLY CONTROLLED BY THE EAST SECTION LINE AND THE NORTH LINE OF THE SUBJECT PARCEL IS ALSO CLEARLY CONTROLLED BY THE SIXTEENTH SECTION LINE, ALL OF WHICH ARE MONUMENT AND HAVE BEEN RETRACED. THE WESTERLY PROPERTY LINE HAS BEEN REALIGNED AS NORTH ARGONNE ROAD AND THE ALIGNMENT WAS CALCULATED FROM COUNTY ROAD PROJECT NO. 2517 PLANS DATED 11/92. THE SOUTH LINE OF THE PROPERTY BEING DESCRIBED AS "EXCEPT THE SOUTH 650 FEET" OF THE RECORD TRACT PROVED TO BE PARTICULARLY CHALLENGING TO RETRACE AS THE ALIGNMENT OF THE WESTERLY RIGHT-OF-WAY CONTROLLED THIS DISTANCE. SEARCHES FOR MONUMENTS ALONG BOTH THE EAST AND WEST BOUNDARY OF RECORD TRACT 233 DID NOT RESULT IN SOLID EVIDENCE OR FOUND PROPERTY CORNERS. I CONCLUDED IN HOLDING THE RECORD DISTANCES ALONG THE EAST SECTION LINE AS SHOWN ON PLAT 2 OF PASADENA PARK, RECORDED IN VOLUME "5" OF PLATS, PAGE 25 TO CALCULATE WHERE THE RECORD PLAT INTENDED THE "SOUTH 650 FEET" TO BE POSITIONED.

EQUIPMENT AND PROCEDURES

THIS SURVEY WAS PERFORMED WITH A PENTAX G5 RTK GPS SYSTEM & SOKKIA CX TOTAL STATION. PROCEDURES WERE USED THAT MEET OR EXCEED THE REQUIREMENTS OF RCW 58.09 AND WAC 332-130-090.

BASIS OF BEARING

ALL BEARINGS RECITED HEREIN ARE BASED ON THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NAD 83, WASHINGTON NORTH ZONE, US SURVEY FEET. ALL DISTANCES ARE GROUND DISTANCES.

SURVEYOR'S NOTES

1) THE BOUNDARY SURVEY WAS PERFORMED AND THE MONUMENTS SHOWN AS FOUND HEREON WERE LOCATED ON APRIL 8, 2021.
2) THE PURPOSE OF THIS SURVEY WAS FOR CIVIL DESIGN & ALTA/NSPS SURVEY.

REFERENCES

R1 ROS 114-30
R2 WATER AGREEMENT, VOLUME K, PAGE 589
R3 PLAT NO. 2 OF PASADENA PARK, PLAT VOLUME 5, PAGE 25
R4 ROS 23-100
R5 ROS 70-39
R6 ROS 114-30
R7 FRASIER ESTATES 2ND ADDITION, PLAT VOLUME 33, PAGE 56
R8 SPOKANE COUNTY ASSESSORS MAP
R9 SECTION MAP, SECTION 31, T26N, R44E
R10 MILLWOOD – PLEASANT PRAIRIE ROAD, C.P.H. NO. 40
R11 COUNTY ROAD PROJECT NO. 1251, ARGONNE ROAD
R12 COUNTY ROAD PROJECT NO. 2517, ARGONNE ROAD
R13 CHAIN OF TITLE REPORT, FIRST AMERICAN TITLE INSURANCE COMPANY FILE #3749434
R14 CHAIN OF TITLE REPORT, FIRST AMERICAN TITLE INSURANCE COMPANY FILE #3749422
R15 TITLE REPORT, FIRST AMERICAN TITLE INSURANCE COMPANY
R16 POWER RIGHT OF WAY EASEMENT, BOOK 547, PAGE 235
R17 TELEPHONE & TELEGRAPH LINE EASEMENT, BOOK 580, PAGE 687
R18 SEWER CONNECTION AGREEMENT, VOLUME 1739, PAGE 1725
R19 RIGHT OF WAY DEED, VOLUME 130, PAGE 1179

VERTICAL DATUM

THE VERTICAL DATUM USED FOR THIS SURVEY IS NAVD88 PER GPS OBSERVATION.

SURVEYOR'S CERTIFICATION:

To: FIRST AMERICAN TITLE INSURANCE COMPANY
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 5, 8, 9, 10, 11(b), 13, 16, 17, 18, and 19 of Table A thereof.
The field work was completed on April 8, 2021.

Date of Map or Plat: June 16, 2021.

PRELIMINARY

Caleb Schwab
LS 57448
Exp. 4/8/2022
caleb@interstatesurveygroup.com

Date

RECEIVED
MAY 24 2022
BY:

INTERSTATE SURVEY GROUP

Interstate Survey Group, LLC	ALTA/NSPS LAND TITLE SURVEY		
PO. Box 740055 Arvada, Colorado 80006 (720) 672-0318	PART OF THE SE 1/4 OF SE 1/4 OF SECTION 31, T 26 N., R 44E., W.M.		
	JOB NO. 20-231	PARCEL No. 46314.0618	SURVEY DATE: 4-8-2021
	DRAFTED BY: WRW	REVISED: 5-18-22	SCALE: 1 INCH = 40 FEET
	RECORD OF SURVEY FOR THE PROPERTY OF: ELISEI ANTIM		

(509) 459-9330
(509) 926-5535
(888) 728-9343
(888) 728-9343
(800) 762-0592
(800) 778-9140