

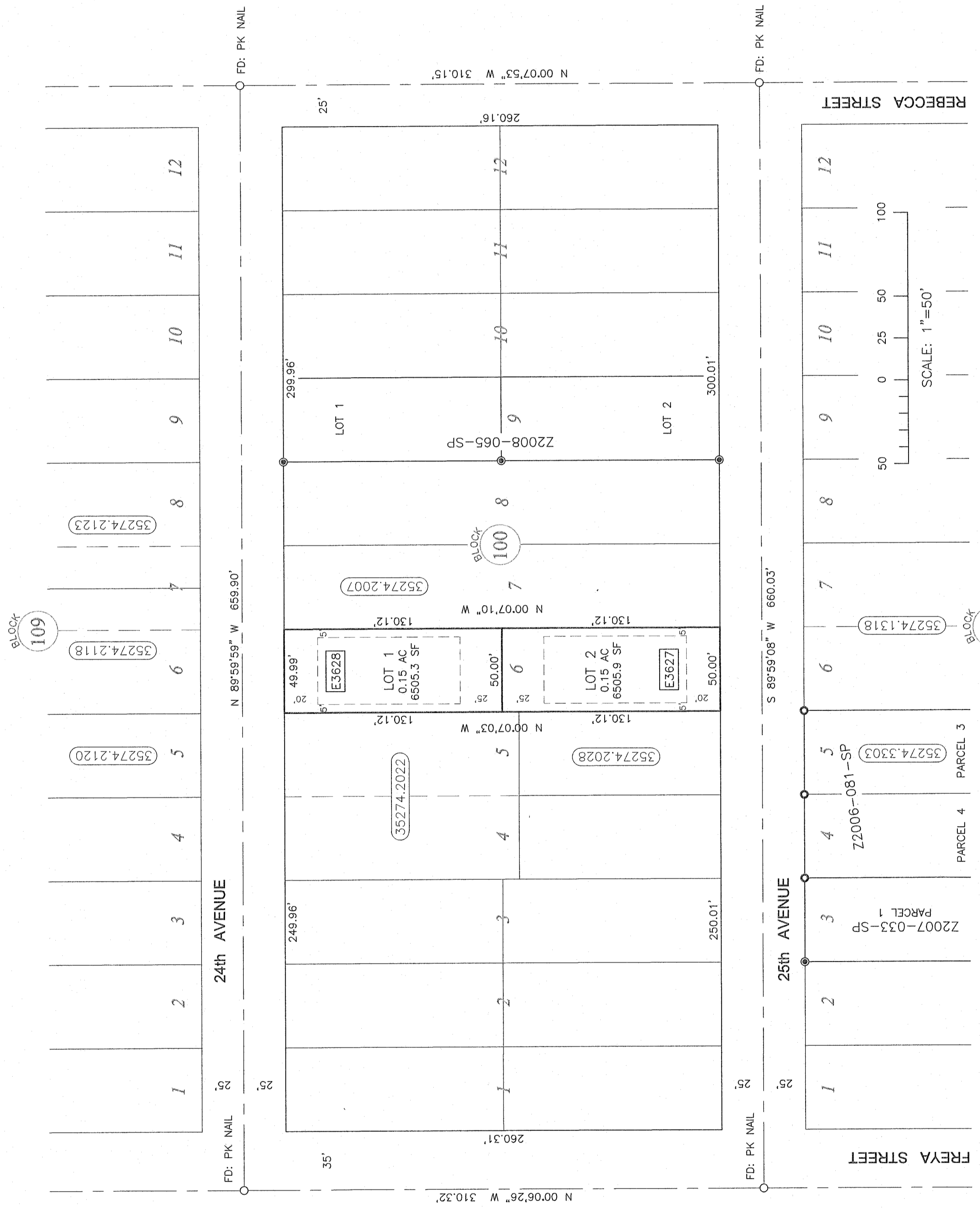
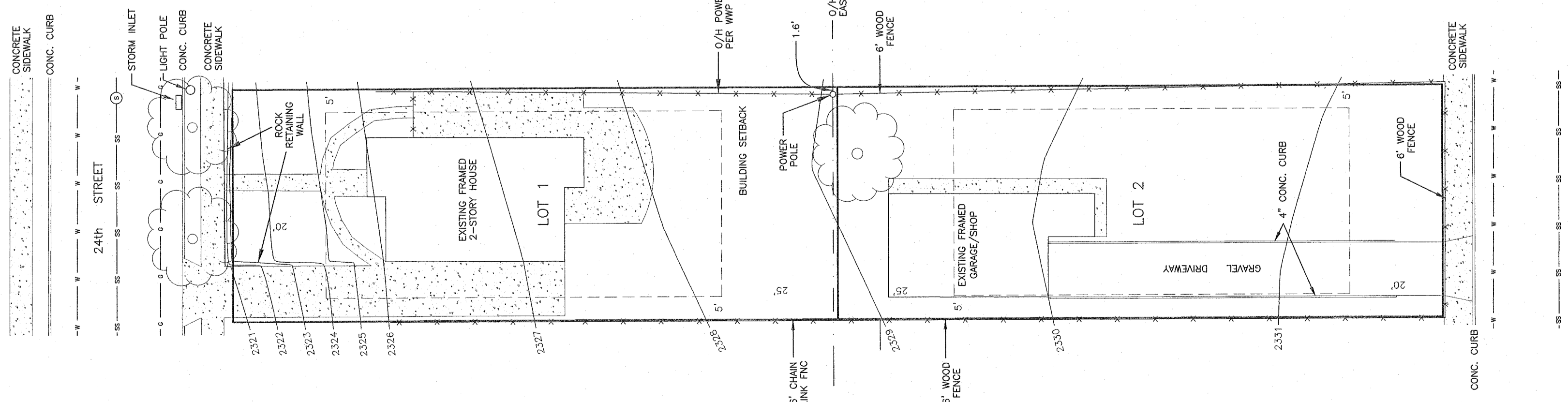
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SHEET ONE OF ONE

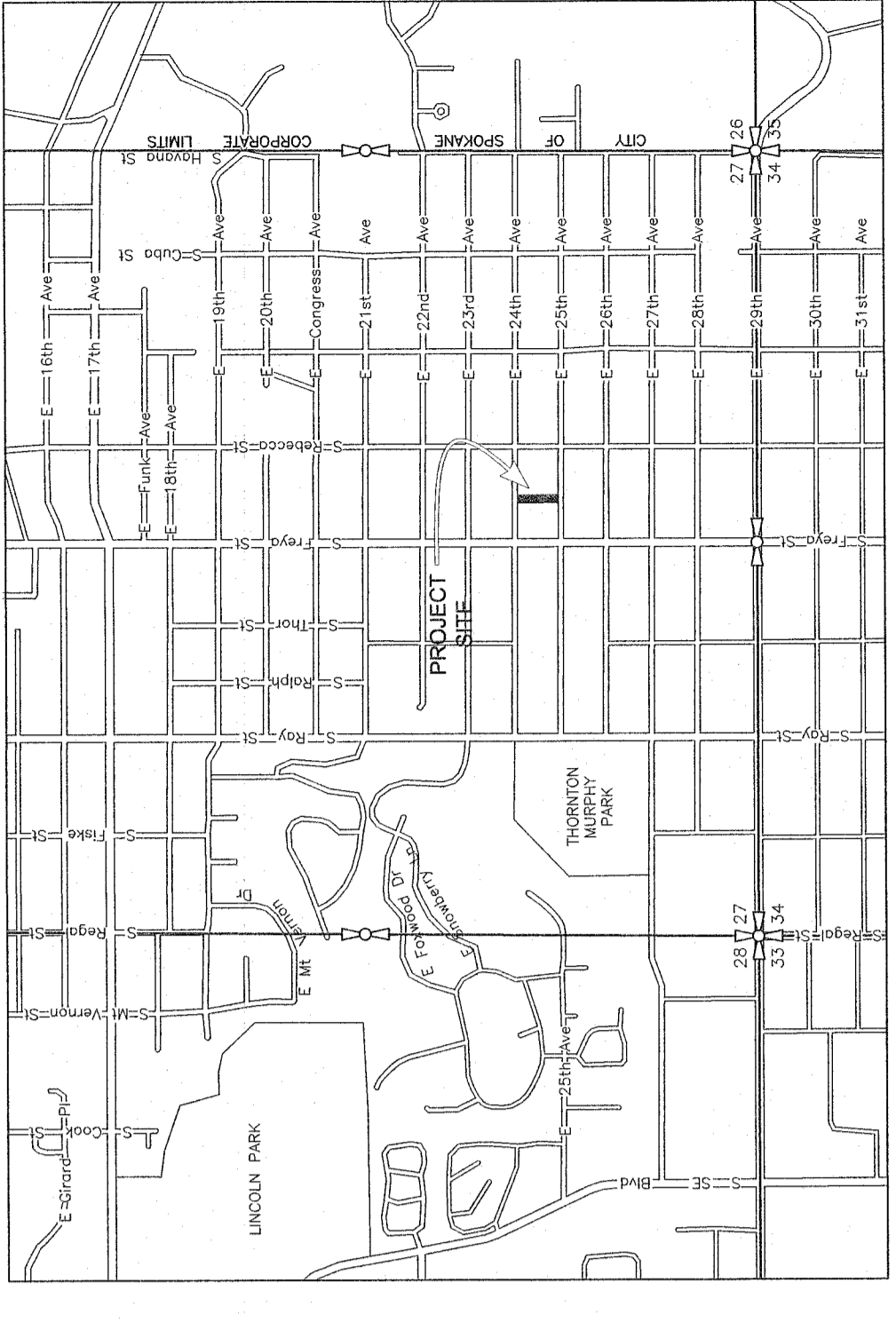
BAIR PRELIMINARY SHORT PLAT

LOT 6, BLOCK 100, LINCOLN HEIGHTS,  
 LOCATED IN THE SOUTHEAST QUARTER, SECTION 27,  
 TOWNSHIP 25 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN,  
 CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

SCALE: 1"=20'



VICINITY MAP



NOT TO SCALE

LEGEND

- (R) RECORDED
- (C) COMPUTED
- XXXXXX SPOKANE COUNTY ASSESSOR'S PARCEL NO.
- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR & CAP PER R3 & R4
- FOUND 1/2" REBAR & CAP PER R1
- G GAS LINE
- W WATER LINE
- SS SANITARY SEWER LINE
- ⊙ SEWER MANHOLE
- BUILDING SETBACK LINE
- ☁ DECIDUOUS TREE
- ▭ CONCRETE

REFERENCES

- R1 SHORT PLAT BY CHARLES E. SIMPSON, PLS 8967, FILED IN BOOK 22 OF SHORT PLATS, AT PAGES 99 & 100, RECORDS OF SPOKANE COUNTY.
- R2 SHORT PLAT BY MICHAEL P. RHODES, PLS 36830, FILED IN BOOK 24 OF SHORT PLATS, AT PAGES 70 & 71, RECORDS OF SPOKANE COUNTY.
- R3 SHORT PLAT BY ROBERT S. ADAMS, PLS 7317, FILED IN BOOK 24 OF SHORT PLATS, AT PAGES 3 & 4, RECORDS OF SPOKANE COUNTY.
- R4 SHORT PLAT BY ROBERT S. ADAMS, PLS 7317, FILED IN BOOK 25 OF SHORT PLATS, AT PAGES 48 & 49, RECORDS OF SPOKANE COUNTY.

BASIS OF BEARING

FOR THIS PRELIMINARY PLAT IS N 00°07'53" W ALONG THE CONSTRUCTION CENTERLINE OF REBECCA ST. BETWEEN S. 25th AND S. 24th AVE. AND IS IDENTICAL TO THAT AS SHOWN PER R2.

VERTICAL DATUM

FOR THIS PRELIMINARY PLAT IS NAVD 88 PER BENCHMARK INFORMATION PROVIDED BY THE CITY OF SPOKANE FIELD OFFICE.

LEGAL DESCRIPTION (PER TITLE REPORT)

LOT 6, BLOCK 100, LINCOLN HEIGHTS, AS PER PLAT RECORDED IN VOLUME "L" OF PLATS, PAGE 36, RECORDS OF SPOKANE COUNTY, SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

PROJECT DATA

- ASSESSOR'S PARCEL NUMBER 35274.2006
- RSF 13011.5F
- CURRENT ZONING 3628 E 24th AV (3627 E 25th AV PRE-ASSIGNED 25th AV ADDRESS)
- TOTAL AREA 2
- SITE ADDRESS 3628 E 24th AV (3627 E 25th AV PRE-ASSIGNED 25th AV ADDRESS)
- PROPOSED USE/DENSITY OF LOTS 2
- PROPOSED USE/DENSITY OF LOTS 2
- PROPOSED USE/DENSITY OF LOTS 2
- SANITARY SEWER 20'
- FRONT YARD BUILDING SETBACK 5'
- SIDE YARD BUILDING SETBACK 25'
- REAR YARD BUILDING SETBACK 25'

CONTACT INFORMATION

OWNERS:  
 ANNA BAIR  
 DAVID BAIR  
 3628 E 24th AV  
 SPOKANE, WA 99223  
 (425) 922-4830

SUBV./COR./AGENT:  
 MICHAEL RHODES, LAND SURVEYING  
 MICHAEL P. RHODES, PLS  
 14712 N CHESAPEAKE LN.  
 SPOKANE, WA 99021  
 (509) 981-7774

APN	OWNER	OWNER ADDRESS	TAXPAYER	TAXPAYER ADDRESS	TAXPAYER ADDRESS	SITE ADDRESS
35274.2120	JEFFREY A. WILLIAMS	3621 E 24th AVE	SAME AS OWNER	612 S. LINCOLN ST SPOKANE, WA 99204	SAME AS OWNER	
35274.2118	BRIANNE & CALE LIVELY	3627 E 24th AVE	SAME AS OWNER	SAME AS OWNER	SAME AS OWNER	
35274.2123	MCKENZIE & JESSICA SURDOCK	3707 E 24th AVE	SAME AS OWNER	SAME AS OWNER	SAME AS OWNER	
35274.2022	KENNETH NOKES	1303 E 17th AVE	SAME AS OWNER	SAME AS OWNER	3618 E 24th AVE SPOKANE, WA 99223	
35274.2007	KENNETH MUENCH	3704 E 24th AVE	SAME AS OWNER	SAME AS OWNER	SAME AS OWNER	
35274.2028	RICHARD M HERNANDEZ TRUST	3463 OLD NACHES WAY YAKIMA, WA 98908	RICHARD HERNANDEZ	PO BOX 328 MI WUK VILLAGE, CA 95346	3621 E 25th AVE SPOKANE, WA 99223	
35274.3303	ROBERT & JUDY COULTER	3626 E 24th AVE	SAME AS OWNER	SAME AS OWNER	SAME AS OWNER	
35274.1318	ROBERT JUDY & MELISSA COULTER	3626 E 24th AVE	SAME AS OWNER	SAME AS OWNER	3708 E 25th AVE SPOKANE, WA 99223	

PROJECT NARRATIVE

THE INTENDED USES OF THE NEW LOT WILL BE CONSISTENT WITH THE EXISTING USES AND CHARACTERISTICS OF THE NEIGHBORING LOTS AND PARCELS ALSO IN THE RSF ZONE. THE DRAINAGE IMPACT OF THE PROPOSED NEW LOT WILL BE MINIMAL. THE NEW LOT WILL HAVE FRONTAGE ON AN EXISTING PUBLIC STREET IN CONFORMANCE WITH THE RSF ZONE AND HAS AN EXISTING PRE-ASSIGNED STREET ADDRESS. THE PROPOSED NEW LOT IS WITHIN ONE BLOCK OF A SPOKANE TRANSIT BUS STOP AT 24TH AND FREYA, AND WITHIN 0.8 MILE FROM LINCOLN AND THORNTON MURPHY PUBLIC PARKS. EXISTING PUBLIC AND PRIVATE UTILITIES ARE LOCATED ON SITE AND AVAILABLE WITHIN THE FRONTING E. 24TH AND E. 25TH AVE. RIGHTS-OF-WAY. NO ADVERSE IMPACT TO THESE FACILITIES IS ANTICIPATED.



**MICHAEL RHODES**  
 LAND SURVEYING

DATE: 12/03/18  
 PROJECT: WA18-19  
 DRAWN BY: MPR  
 SHEET ONE OF ONE  
 NW4, SE4, S27 T25N, R43E

MICHAEL RHODES, PLS  
 Professional Land Surveyor  
 Washington License No. 14712  
 (509) 981-7774 surveyor7163@hotmail.com