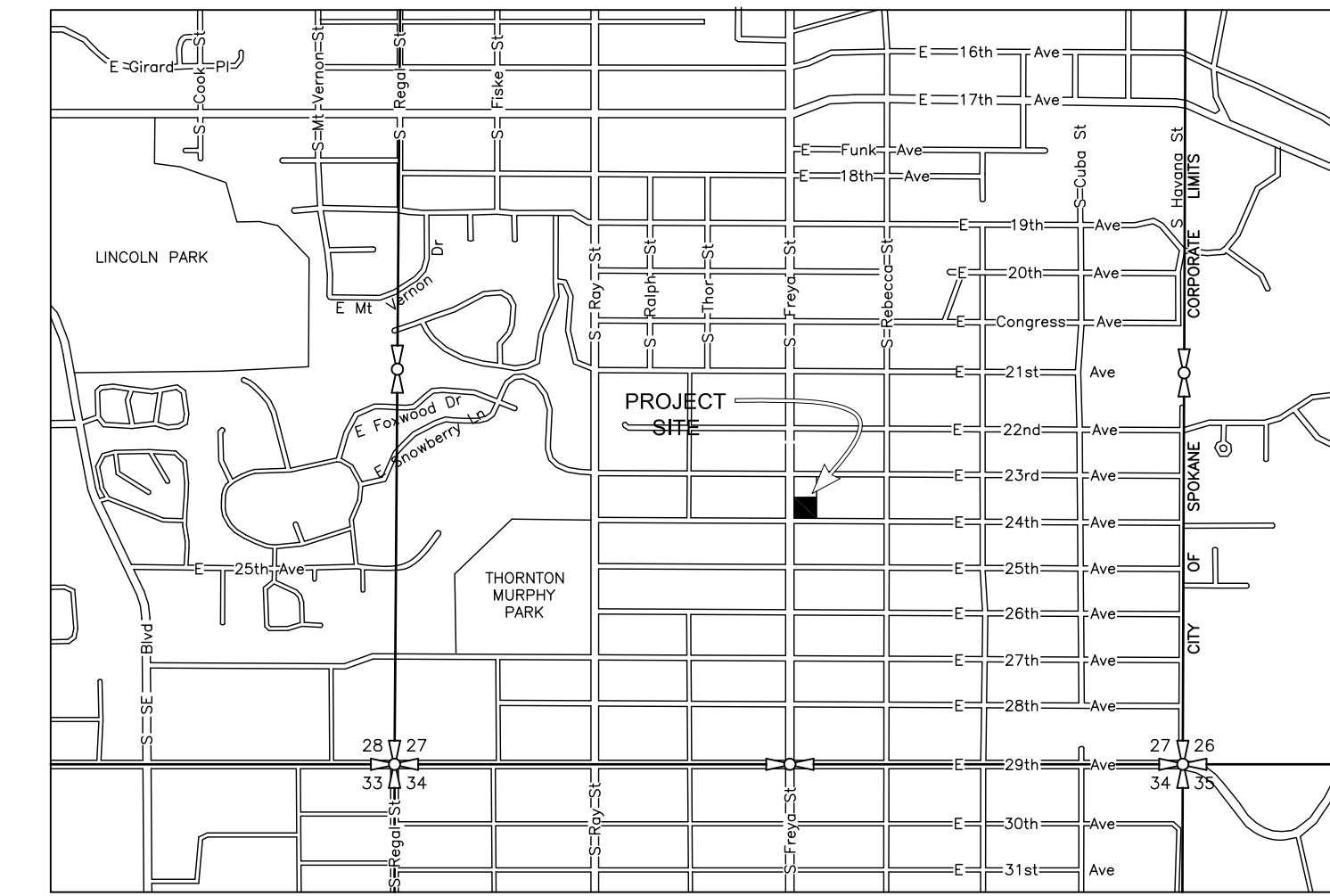


SHEET ONE OF ONE

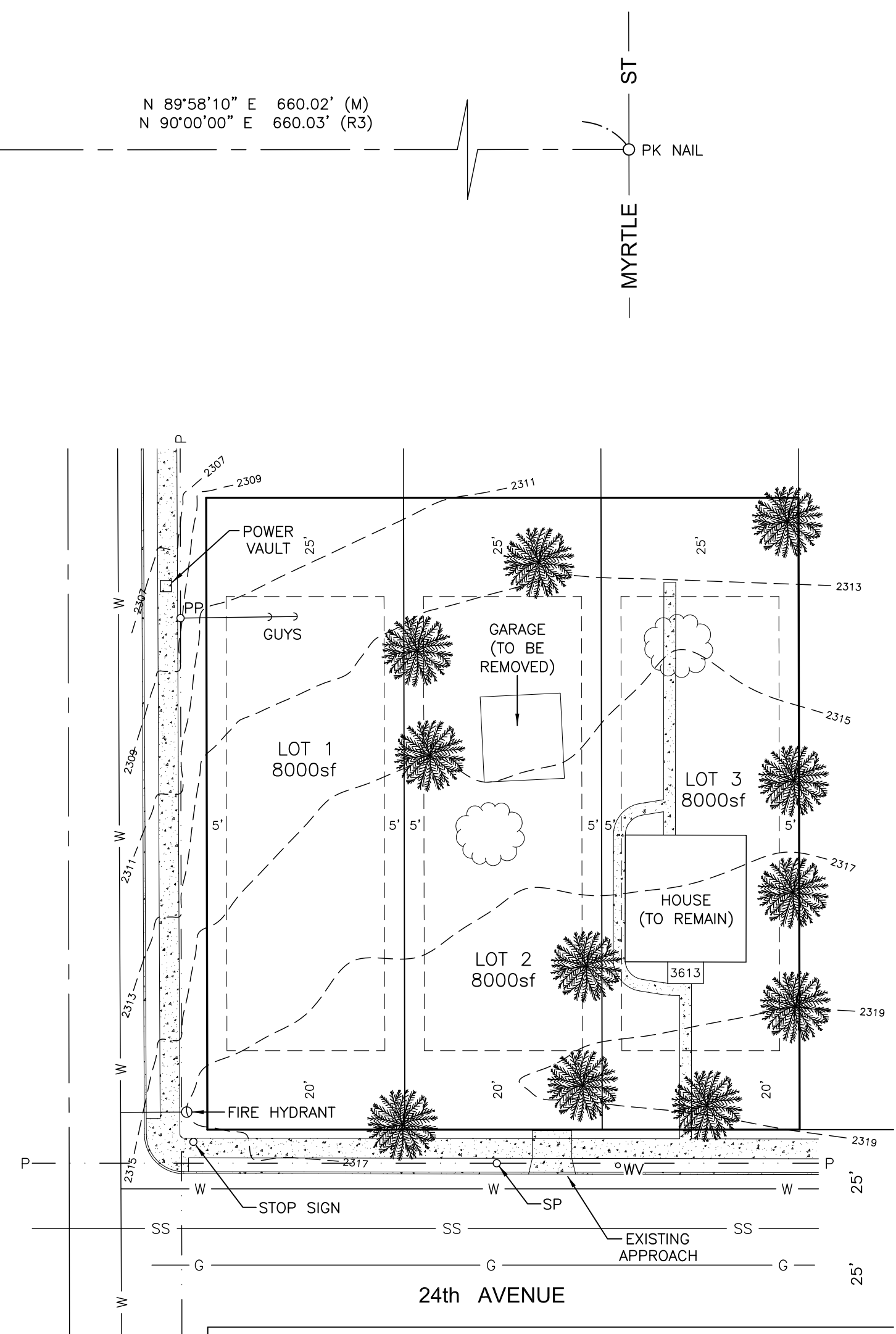
# BIG CEDAR PRELIMINARY SHORT PLAT

LOTS 1, 2 & 3, BLOCK 109, LINCOLN HEIGHTS,  
 LOCATED IN THE NW4 OF THE SE4, SECTION 27,  
 TOWNSHIP 25 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN,  
 CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

VICINITY MAP



NOT TO SCALE



**LEGEND**

- (R) RECORDED
- (C) COMPUTED
- XXXXX.XXXX SPOKANE COUNTY ASSESSOR'S PARCEL NO.
- O FOUND MONUMENT AS NOTED
- SP POWER SERVICE POLE
- PP POWER POLE
- P OVERHEAD POWER LINE
- W WATER LINE
- SS SANITARY SEWER LINE
- G GAS LINE
- S SEWER MANHOLE
- BUILDING SETBACK LINE
- CONIFER
- DECIDUOUS
- CONCRETE

**REFERENCES**

- R1 SHORT PLAT BY CHARLES E. SIMPSON, PLS 9967, FILED IN BOOK 22 OF SHORT PLATS, AT PAGES 99 & 100, RECORDS OF SPOKANE COUNTY.
- R2 SHORT PLAT BY ROBERT S. ADAMS, PLS 7317, FILED IN BOOK 25 OF SHORT PLATS, AT PAGES 48 & 49, RECORDS OF SPOKANE COUNTY.
- R3 SHORT PLAT BY ROBERT S. ADAMS, PLS 7317, FILED IN BOOK 27 OF SHORT PLATS, AT PAGES 6 & 7, RECORDS OF SPOKANE COUNTY.
- R4 SHORT PLAT BY MICHAEL P. RHODES, PLS 36830, FILED IN BOOK 53 OF SHORT PLATS, AT PAGES 11 & 12, RECORDS OF SPOKANE COUNTY.

**BASIS OF BEARING**

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 R4.

**VERTICAL DATUM**

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

**LEGAL DESCRIPTION (PER TITLE REPORT)**

THE SOUTH 160 FEET OF LOTS 1, 2 AND 3, BLOCK 109, 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	35274.2122
CURRENT ZONING	RSF
TOTAL AREA	24000 SF
SITE ADDRESS	3613 E. 24th AV
TOTAL LOTS PROPOSED	3
PROPOSED USE/DENSITY OF LOTS	RESIDENTIAL SINGLE FAMILY (DENSITY: 5.44 UNITS PER ACRE)
DOMESTIC WATER	CITY OF SPOKANE
SANITARY SEWER	CITY OF SPOKANE
FRONT YARD BUILDING SETBACK	20'
SIDE YARD BUILDING SETBACK	5'
REAR YARD BUILDING SETBACK	25'

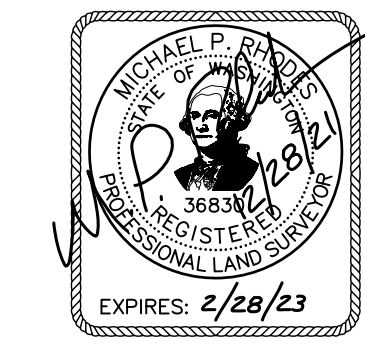
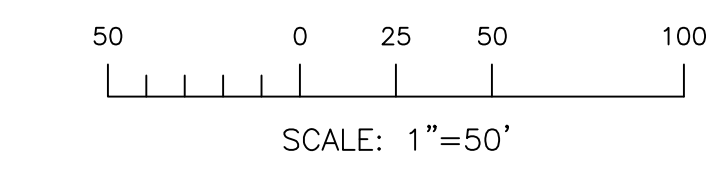
**CONTACT INFORMATION**

<b>OWNER:</b>	<b>SURVEYOR/AGENT:</b>
DAVID BAIR 3627 E 25th AV SPOKANE, WA 99223 (425) 922-4830	MICHAEL RHODES LAND SURVEYING MICHAEL P. RHODES, PLS 14712 N CHESAPEAKE LN. MEAD, WA 99021 (509) 991-7774

APN	OWNER	OWNER ADDRESS	TAXPAYER	TAXPAYER ADDRESS	SITE ADDRESS
35274.2129	WOLCOTT TESTAMENTARY TRUST	2307 S FREYA ST	SPOKANE, WA 99223	SAME AS OWNER	SAME AS OWNER
35274.2130	RAYMOND & IVY CHASE	3610 E 23th AVE	SPOKANE, WA 99223	SAME AS OWNER	SAME AS OWNER
35274.2131	CHRISTINE E QUAH	3618 E 23th AVE	SPOKANE, WA 99223	SAME AS OWNER	SAME AS OWNER
35274.2132	GEOFFREY & BRIANA SHROPE	3617 E 24th AVE	SPOKANE, WA 99223	SAME AS OWNER	SAME AS OWNER
35274.2022	KENNETH NOAKES	1303 E 17th AVE	SPOKANE, WA 99203	SAME AS OWNER	3618 E 24th AVE SPOKANE, WA 99223
35274.2016	SUSAN S UYENO	3614 E 24th AVE	SPOKANE, WA 99223	SAME AS OWNER	SAME AS OWNER
35274.2002	LORI L JOHNSON	3608 E 24th AVE	SPOKANE, WA 99223	SAME AS OWNER	SAME AS OWNER
35274.2015	TINNAD AMPAI	3604 E 24th AVE	SPOKANE, WA 99223	SAME AS OWNER	SAME AS OWNER
35273.1011	AARON & ASHLEY DEITERING	3524 E 24th AVE	SPOKANE, WA 99223	SAME AS OWNER	SAME AS OWNER
35273.1313	JESSICA ROOT	3527 E 24th AVE	SPOKANE, WA 99223	SAME AS OWNER	SAME AS OWNER
35273.1312	RYAN K RICE	3528 E 23th AVE	SPOKANE, WA 99223	SAME AS OWNER	SAME AS OWNER

**PROJECT NARRATIVE**

THE INTENDED USES OF THE NEW LOTS WILL BE CONSISTENT WITH THE EXISTING USES AND CHARACTERISTICS OF THE NEIGHBORING LOTS AND PARCELS ALSO IN THE RSF ZONE. DRAINAGE IMPACT OF THE PROPOSED NEWS LOT WILL BE MINIMAL. THE NEW LOTS WILL HAVE FRONTAGE ON AN EXISTING PUBLIC STREET IN CONFORMANCE WITH THE RSF ZONE. THE PROPOSED NEW LOTS ARE 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 AVE. RIGHTS-OF-WAY. NO ADVERSE IMPACT TO THESE FACILITIES IS ANTICIPATED.



**MICHAEL RHODES LAND SURVEYING**

MICHAEL RHODES, PLS  
 Professional Land Surveyor  
 Washington • Idaho • Montana  
 (509) 991-7774 surveyor7163@hotmail.com

DATE: 12/28/21
PROJECT: WA21-31
DRAWN BY: MPR
SHEET ONE OF ONE
NW4 SE4 S27 T25N R43E