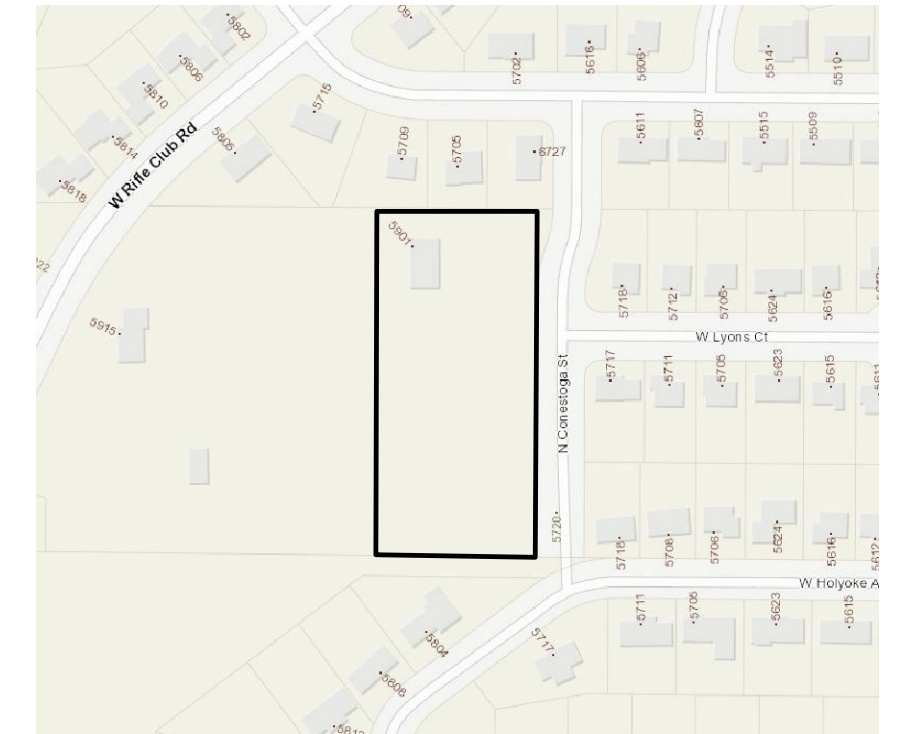
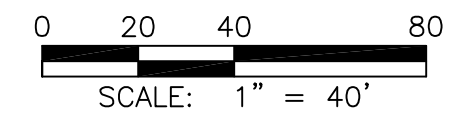


# COSTELLO PRELIMINARY SHORT PLAT Z19-451PSP

LOCATED IN THE SW 1/4 OF SECTION 27, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.,  
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON  
SEPTEMBER, 2019

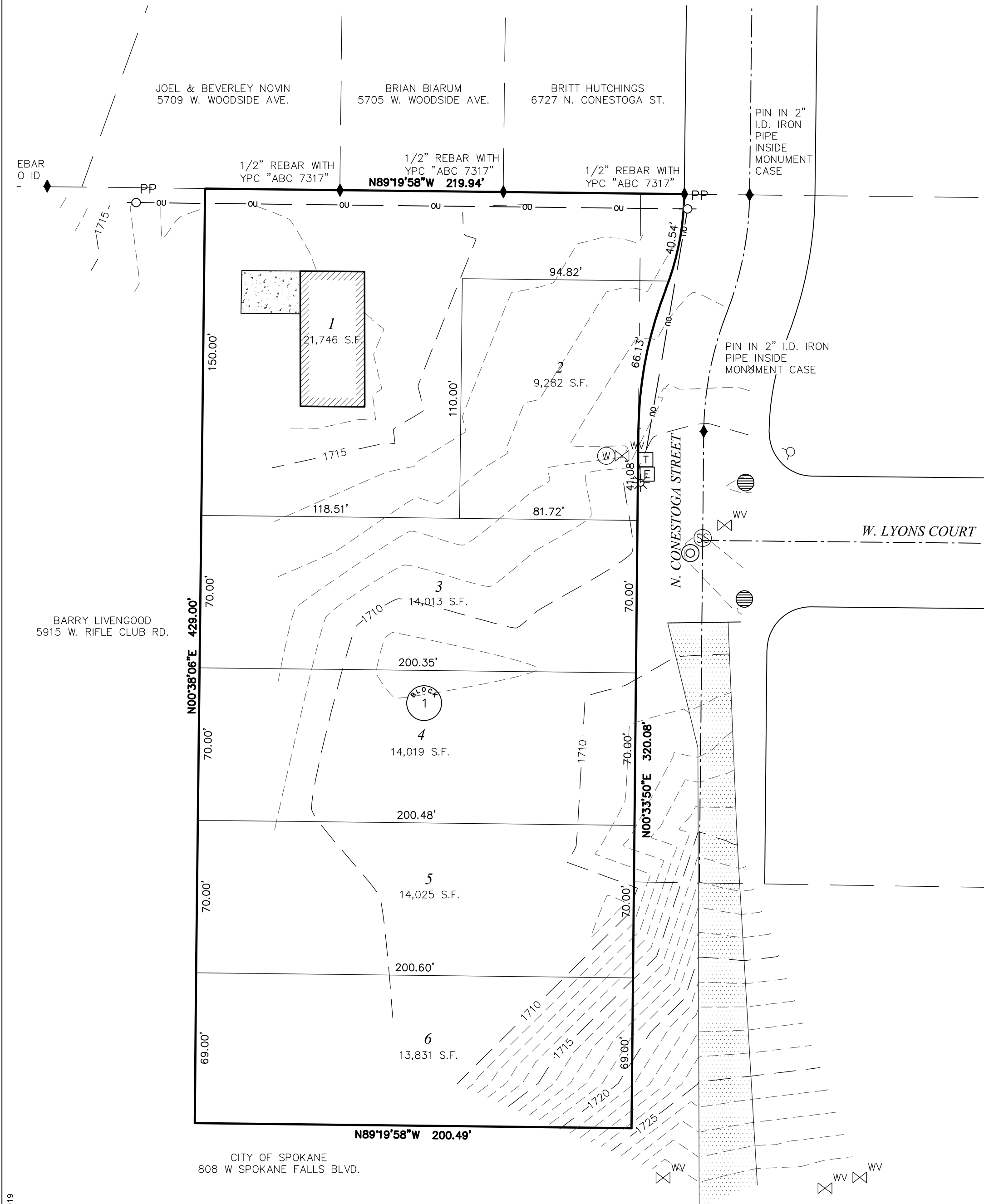


VICINITY MAP  
N.T.S.



**LEGEND**

- ◆ = FOUND AS SHOWN
- NO ID = NO IDENTIFYING CAP OR TAG
- I.D. = INSIDE DIAMETER
- = CATCH BASIN
- ⊙ = SEWER MANHOLE
- ⊙ = WATER MANHOLE
- ⊗ = WATER VALVE
- ⊗ = FIRE HYDRANT
- PP = POWER POLE
- ⊞ = ELECTRICAL TRANSFORMER
- ☼ = LUMINAIRE
- ⊞ = TELEPHONE RISER
- OU = OVERHEAD UTILITY LINE
- ▨ = GRAVEL
- ▨ = BUILDING



**PROPERTY OWNER/APPLICANT**

BARBARA L. COSTELLO  
5901 W. RIFLE CLUB RD.  
SPOKANE, WA 99208  
essecostello@gmail.com

**PROJECT CONTACT/SURVEYOR**

JON HESTER/ADAMS & CLARK, INC.  
1720 W. FOURTH AVE.  
SPOKANE, WA 99201  
(509) 747-4600  
jhester@adamsandclark.com

**NOTES:**

- CONTOURS SHOWN PER TOPOGRAPHIC SURVEY CONDUCTED BY ADAMS & CLARK, INC. IN AUGUST, 2019. DATUM: NAVD88

**PLAT DATA**

ASSESSOR'S PARCEL NO.	26273.9007; 26273.3301
SITE ADDRESS	5901 W. RIFLE CLUB ROAD
AREA (GROSS)	2.00 Acres
NO. OF LOTS	6 SINGLE FAMILY LOTS
PROPOSED DENSITY	3 UNITS PER ACRE
AVERAGE LOT SIZE	LOT SIZE 4,641 S.F.
FRONTAGE	AS SHOWN
ZONING	RSF-RESIDENTIAL SINGLE FAMILY
COMPREHENSIVE PLAN	RESIDENTIAL SINGLE FAMILY
EXISTING BUILDINGS	One Single Family Residence
PROPOSED USE OF LOTS	SINGLE FAMILY RESIDENTIAL
TOPOGRAPHY	GRADUAL SLOPE FROM BACK OF EXISTING LOT TO FRONT
WATER	CITY OF SPOKANE
SEWAGE	CITY OF SPOKANE
SETBACKS	FRONT 20 FEET ATTACHED GARAGE 5 FEET SIDE YARD 5 FEET REAR YARD 25 FEET

**LEGAL DESCRIPTION**

(As shown in ALTA Commitment for Title Insurance issued by First American Title Insurance Company File No. 4259-3274987 dated July 1, 2019)

THAT PORTION OF THE NORTH 26 RODS OF THE SOUTHWEST QUARTER IN SECTION 27, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M., IN CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON:  
BEGINNING AT A POINT 600 FEET WEST OF THE NORTHEAST CORNER ON THE NORTH LINE OF SAID TRACT;  
THENCE WEST ALONG SAID NORTH LINE FOR 200 FEET;  
THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER 429 FEET;  
THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 26 RODS FOR 200 FEET;  
THENCE NORTH TO THE POINT OF BEGINNING.

**SURVEYOR'S CERTIFICATE**

THIS SHORT PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.

DANIEL B. CLARK

