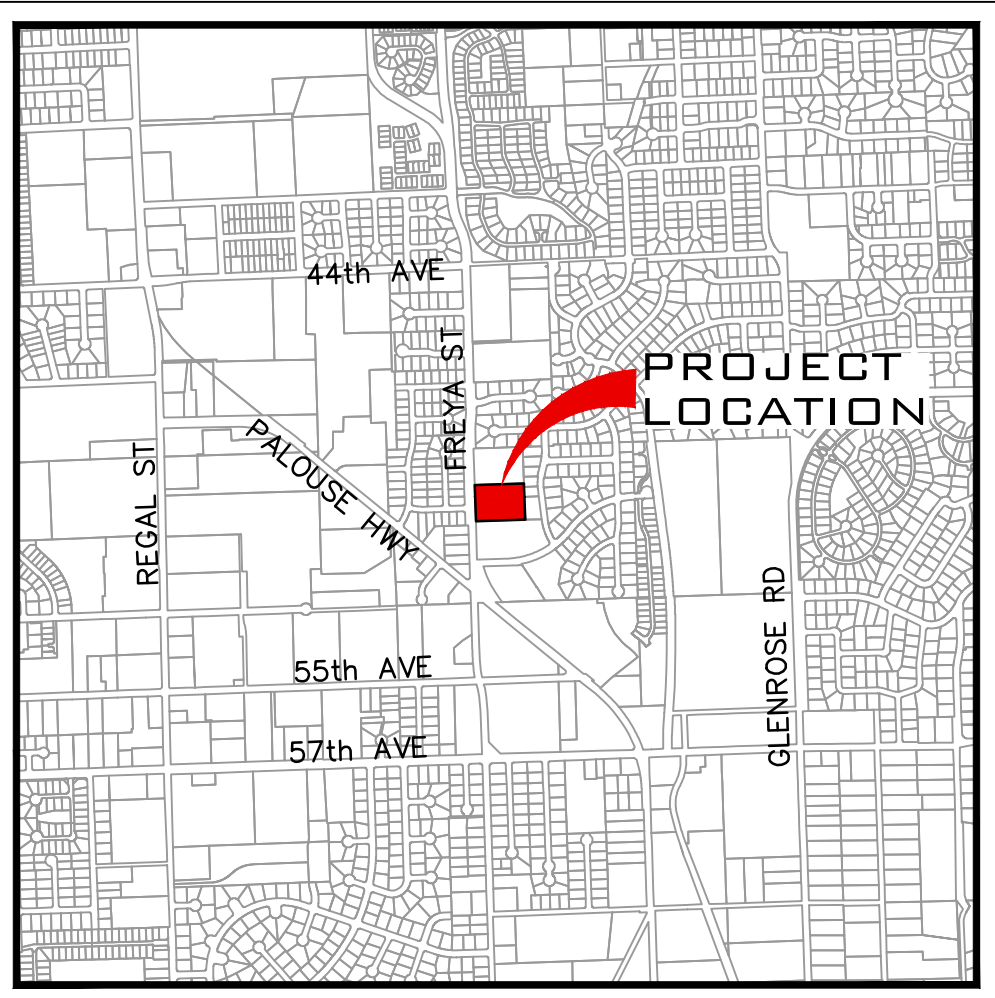


PRELIMINARY PLAT
FREYA CITY SHORT PLAT
FILE NO. Z25-534PSP
LOCATED IN A PORTION OF THE
NE 1/4, SEC 03, T 24 N, R 43 E, W.M.
SPOKANE COUNTY, WA



VICINITY MAP

SITE DATA	
PARCEL NUMBER	34031.9114
ZONING	R1
DENSITY [MIN] [MAX]	4 10
ALLOWED DENSITY	12 30
SF	AC
PROJECT AREA	130,495.96 3.00
NUMBER OF LOTS	2
NUMBER OF RESIDENTIAL UNITS	30
NUMBER OF COMMERCIAL UNITS	1
NUMBER OF UNITS PER LOT	
LOT 1	30
LOT 2	1 (EX CHURCH)
NUMBER OF TRACTS	0
SF	AC
AREA OF LOTS	129,266.79 2.97
AREA OF TRACTS	0.00 0.00
AREA OF RIGHT OF WAY	1,229.17 0.03
MIN LOT AREA	47,646.91 1.09
MAX LOT AREA	81,619.88 1.87
IMPERVIOUS AREAS	
SF	
PAVEMENT	0.00
SIDEWALK AND CONCRETE	0.00
CURB AND GUTTER	0.00
TOTAL IMPERVIOUS AREA	0.00
SERVICE PROVIDERS	
FIRE DISTRICT	CITY OF SPOKANE
WATER SERVICE	CITY OF SPOKANE
SANITARY SEWER SERVICE	CITY OF SPOKANE

LEGAL DESCRIPTION

34031.9114
THAT PORTION OF GOVERNMENT LOTS 10 AND 11
IN SECTION 3, TOWNSHIP 24 NORTH, RANGE 43
EAST, W.M. NORTHEAST QUARTER, IN SPOKANE
COUNTY, WASHINGTON, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 12 FEET SOUTH OF THE
NORTH LINE OF SAID GOVERNMENT LOT 10 AND
THE EAST LINE OF FREYA ROAD;
THENCE EAST PARALLEL WITH THE NORTH LINE OF
GOVERNMENT LOT 10, 400 FEET;
THENCE SOUTHERLY AND PARALLEL WITH THE WEST
LINE OF THE GOVERNMENT LOT 10, 310 FEET TO
THE TRUE POINT OF BEGINNING;
THENCE SOUTHERLY AND PARALLEL WITH THE WEST
LINE OF GOVERNMENT LOT 10, 308 FEET;
THENCE WESTERLY ALONG A LINE DRAWN AT RIGHT
ANGLES TO SAID WEST LINE, 424 FEET, MORE OR
LESS, TO THE EAST LINE OF FREYA ROAD IN
GOVERNMENT LOT 11 OF SAID SECTION 3;
THENCE NORTHERLY ALONG THE EAST LINE OF
FREYA ROAD TO A POINT 322 FEET SOUTH OF THE
NORTH LINE OF GOVERNMENT LOT 11 MEASURED AT
RIGHT ANGLES TO SAID NORTH LINE;
THENCE EAST PARALLEL TO THE NORTH LINE OF
GOVERNMENT LOTS 10 AND 11 TO THE TRUE POINT
OF BEGINNING;
SITUATE IN THE COUNTY OF SPOKANE, STATE OF
WASHINGTON.

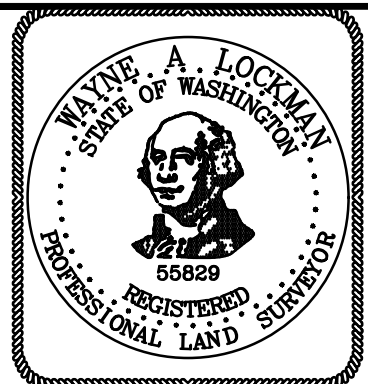
ENGINEER/CONTACT SURVEYOR

WHIPPLE CONSULTING ENGINEERS
21 SOUTH PINES
SPOKANE VALLEY, WA 99206
PHONE: 893-2617
CONTACT: TODD WHIPPLE, P.E.

OWNER/DEVELOPER

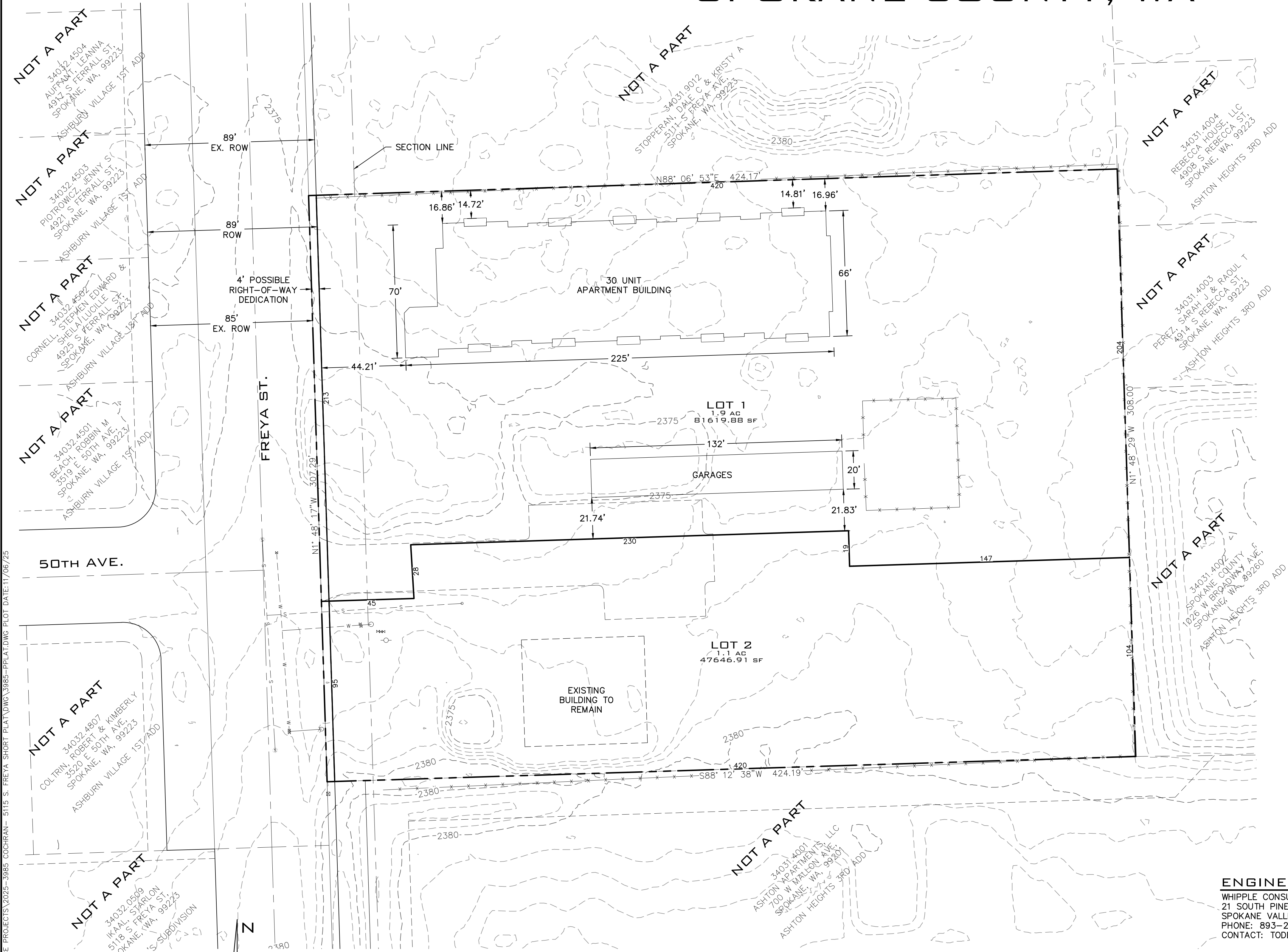
WHIPPLE CONSULTING ENGINEERS 21
SOUTH PINES
SPOKANE VALLEY, WA 99206 PHONE: 893-2617
PHONE: 509-412-1388 x1118
CONTACT: WAYNE A LOCKMAN, P.L.S. EMAIL:
JOSH@CMDEVELOPMENT-CONSTRUCTION.COM

FREYA SHORT PLAT
PRELIMINARY PLAT (Z25-534PSP)
5115 S FREYA ST
SPOKANE, WA

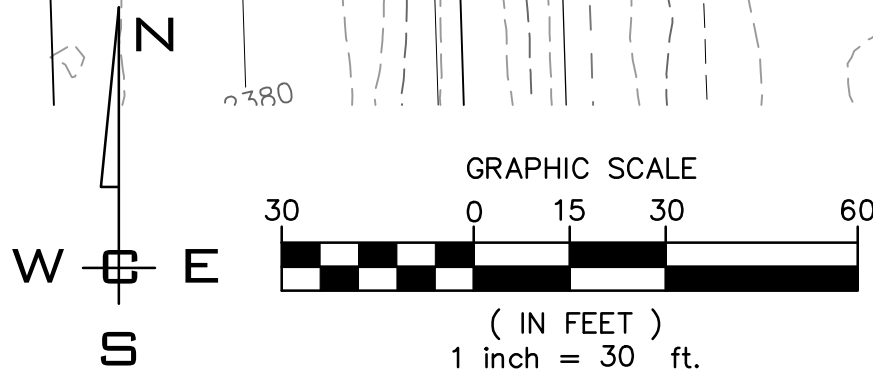


SHEET
PP1

JOB NUMBER
25-3985



NAVD - 88
XXX



SCALE:

HORIZONTAL:

1"=30'

VERTICAL:

N/A

PROJ #:

25-3985

DATE:

10/29/25

DRAWN:

SLS/BAG

REVIEWED:

TRW

CIVIL
STRUCTURAL
SURVEYING
TRAFFIC
PLANNING
LANDSCAPE
OTHER



WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227