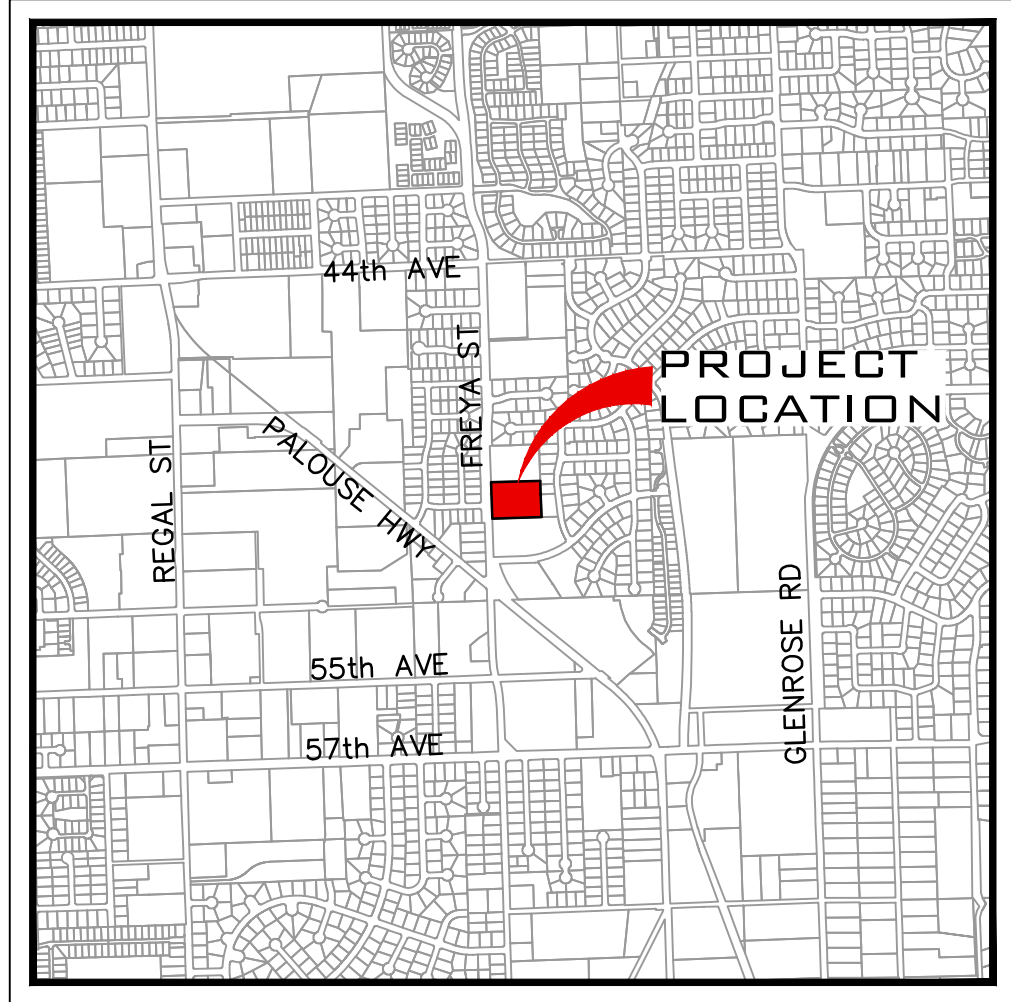


PRELIMINARY PLAT
FREYA SHORT PLAT
LOCATED IN A PORTION OF THE
NE 1/4, SEC 03, T 24 N, R 43 E, W.M.
SPOKANE COUNTY, WA



VICINITY MAP

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS
BEFORE YOU DIG

	A	B	C
1	SITE DATA		
2	PARCEL NUMBER	34031.9114	
3	ZONING	R1	
4	DENSITY [MIN] [MAX]	4	10
5	ALLOWED DENSITY	11	29
6		SF	AC
7	PROJECT AREA	130,495.96	3.00
8			
9	NUMBER OF LOTS	2	
10	NUMBER OF TRACTS	0	
11		SF	AC
12	AREA OF LOTS	129,266.79	2.97
13	AREA OF TRACTS	0.00	0.00
14	AREA OF RIGHT OF WAY	1,229.17	0.03
15	MIN LOT AREA	52,425.24	1.20
16	MAX LOT AREA	76,841.55	1.76
17	IMPERVIOUS AREAS		
18		SF	
19	PAVEMENT	0.00	
20	SIDEWALK AND CONCRETE	0.00	
21	CURB AND GUTTER	0.00	
22	TOTAL IMPERVIOUS AREA	0.00	
23	SERVICE PROVIDERS		
24	FIRE DISTRICT	CITY OF SPOKANE	
25	WATER SERVICE	CITY OF SPOKANE	
26	SANITARY SEWER SERVICE	CITY OF SPOKANE	

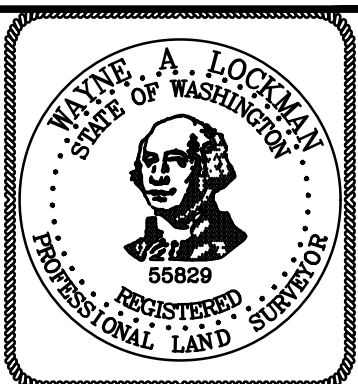
LEGAL DESCRIPTION

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	OWNER/DEVELOPER
WHIPPLE CONSULTING ENGINEERS 21 SOUTH PINES SPOKANE VALLEY, WA 99206 PHONE: 893-2617 CONTACT: TODD WHIPPLE, P.E.	WHIPPLE CONSULTING ENGINEERS 21 SOUTH PINES SPOKANE VALLEY, WA 99206 PHONE: PHONE: 509-412-1388 x1118 CONTACT: WAYNE A LOCKMAN, P.L.S.	5115 S FREYA, LLC 5115 S FREYA ST, SPOKANE, WA, 99223 PHONE: 206-755-6436 EMAIL: JOSH@CMDEVELOPMENT-CONSTRUCTION.COM

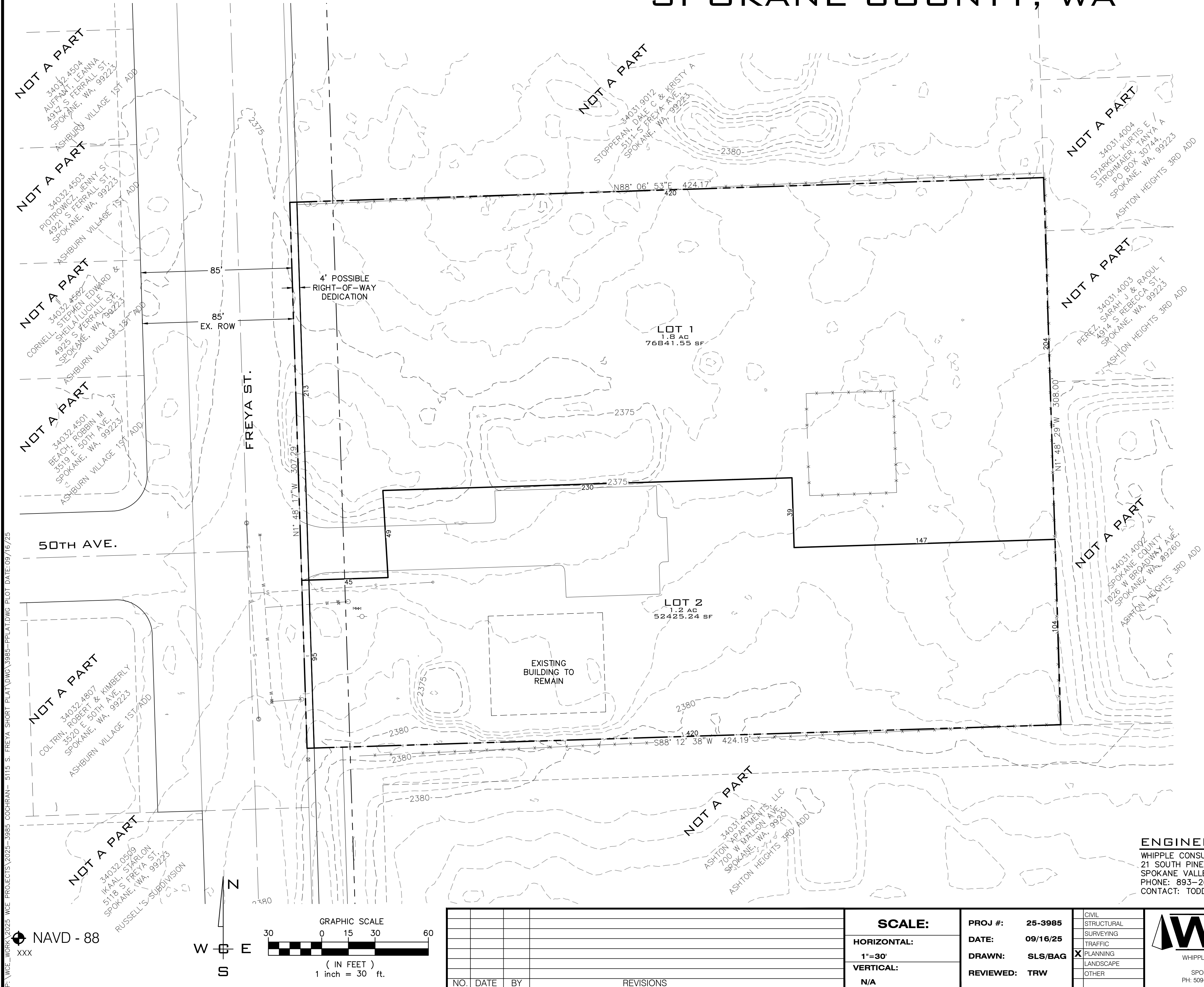


FREYA SHORT PLAT
PRELIMINARY PLAT
5115 S FREYA ST
SPOKANE, WA



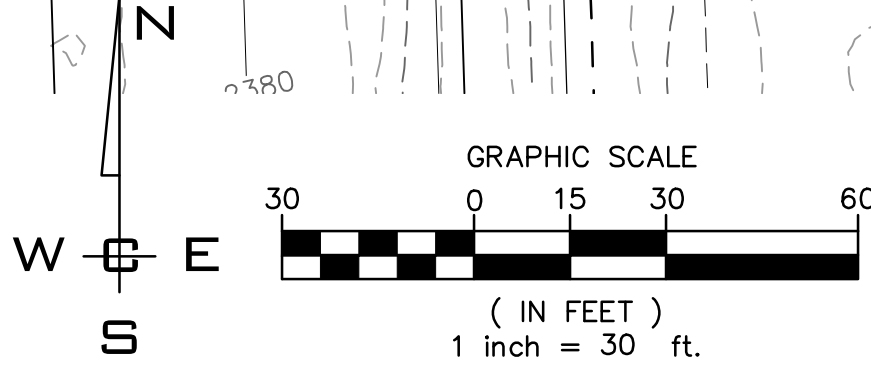
SHEET
PP1

JOB NUMBER
25-3985



BY: WCE WORK/2025 WCE PROJECTS/2025-3985 COCHRAN- 5115 S. FREYA SHORT PLAT\WCE\3985-PP1\DWG PLOT DATE:09/16/25

NAV D - 88
XXX



NO.	DATE	BY	REVISIONS

SCALE:	
HORIZONTAL:	
1"=30'	
VERTICAL:	
N/A	

PROJ #:	25-3985
DATE:	09/16/25
DRAWN:	SLS/BAG
REVIEWED:	TRW

CIVIL	
STRUCTURAL	
SURVEYING	
TRAFFIC	
PLANNING	
LANDSCAPE	
OTHER	