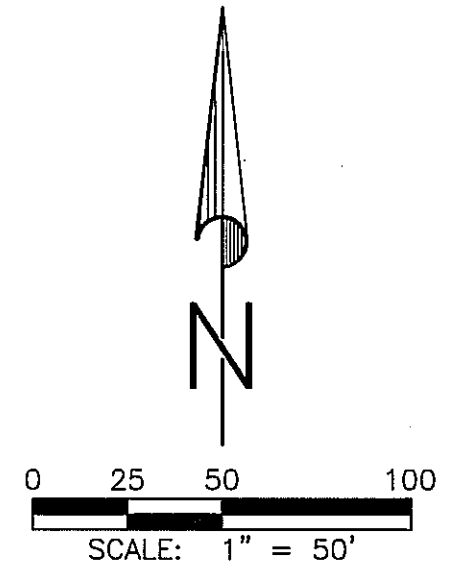


REAGAN POCKET RESIDENTIAL DEVELOPMENT-PRELIMINARY SHORT PLAT

LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
JANUARY, 2023

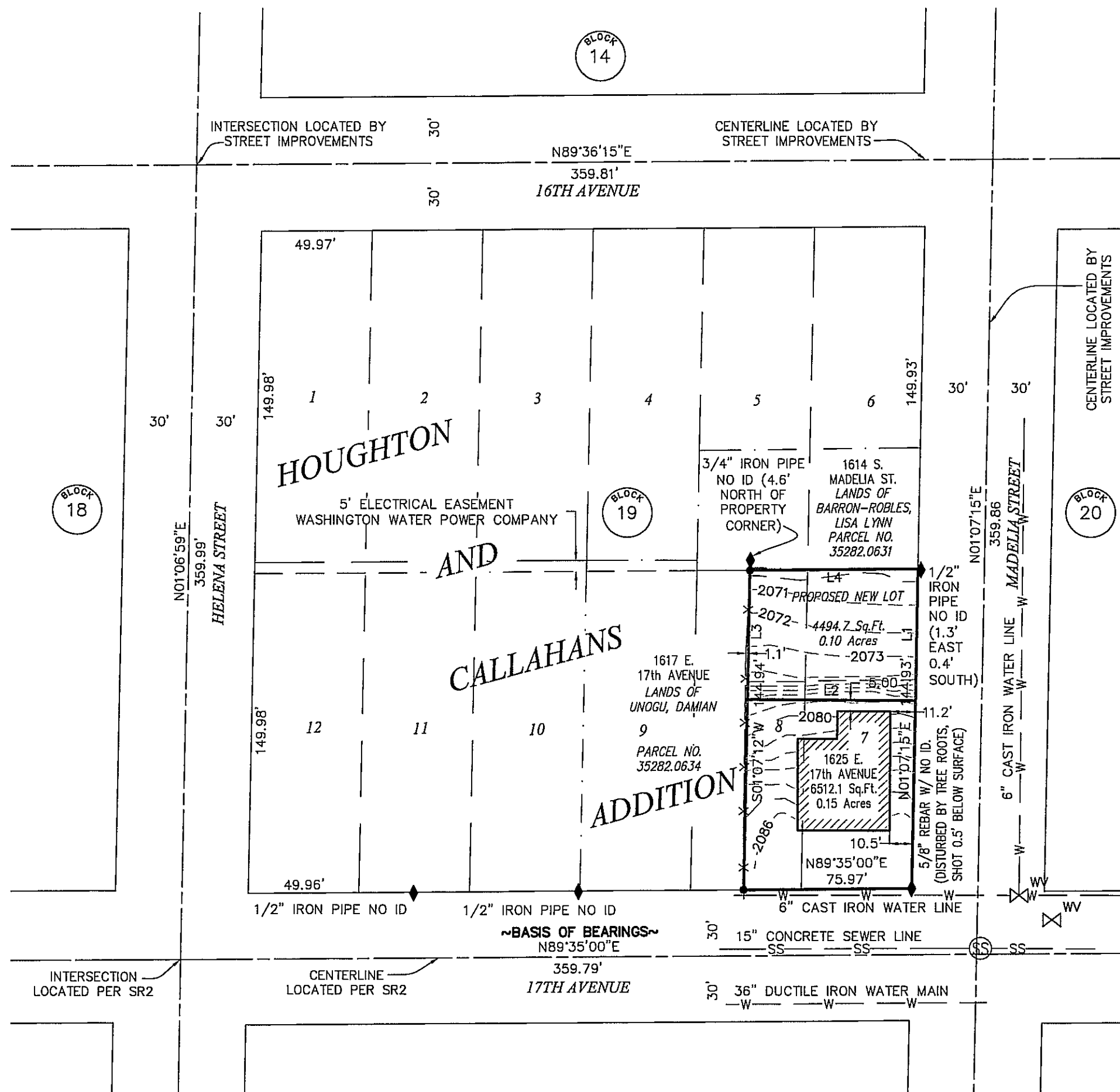


VICINITY MAP
NOT TO SCALE



LEGEND

- ◆ = FOUND AS SHOWN
- = SET 1/2" REBAR W/ YELLOW PLASTIC CAP " A&C INC. 12904"
- I.D. = INSIDE DIAMETER
- ⊗ = WATER VALVE
- ⊗ = SEWER MANHOLE
- X-X- = FENCE LINE
- SS- = SANITARY SEWER LINE
- W- = WATER LINE
- ▨ = BUILDING



PROPOSED NEW LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	S01°07'15\" W	59.72'
L2	N89°35'55\" W	75.95'
L3	N01°07'12\" E	58.65'
L4	N89°35'37\" E	75.97'

LEGAL DESCRIPTION

(As shown in Grant Deed recorded March 02, 2004, as Auditor's File No. 5040159)

Lot 7 and the East 26 feet of Lot 8 in Block 19 of HOUGHTON AND CALLAHAN'S ADDITION TO THE CITY OF SPOKANE, as per plat recorded in Volume "A" of Plats, Page 200; EXCEPT the North 5 feet thereof;.

NOTES:

- CONTOURS SHOWN PER TOPOGRAPHIC SURVEY CONDUCTED BY ADAMS & CLARK, INC. IN December, 2022. DATUM: NAVD88

PLAT DATA

ASSESSOR'S PARCEL NO.	55103.9118
SITE ADDRESS	1625 E. 17th Avenue
AREA (GROSS)	11,007 Sq.F./0.25 Acres
PROPOSED DENSITY	8 UNITS/ACRE
NO. OF LOTS (PROPOSED)	2 SINGLE FAMILY LOTS
FRONTAGE	AS SHOWN
ZONING	RSF-SINGLE FAMILY RESIDENTIAL
EXISTING BUILDINGS	ONE SINGLE FAMILY RESIDENCE & GARAGE
PROPOSED USE OF LOTS	SINGLE FAMILY RESIDENTIAL
TOPOGRAPHY	GENERALLY FLAT, WITH SMALL CENTRAL SLOPE
WATER	CITY OF SPOKANE
SEWAGE	CITY OF SPOKANE
SETBACKS	FRONT 15 FEET SIDE YARD 5 FEET REAR YARD 25 FEET

PROPERTY OWNER/APPLICANT

JOAN REAGAN
1625 E. 17th Avenue
Spokane, WA 99203-3634
(310) 377-5238
suwo1212@gmail.com

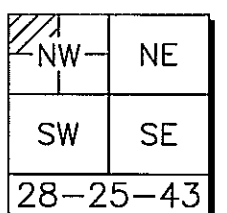
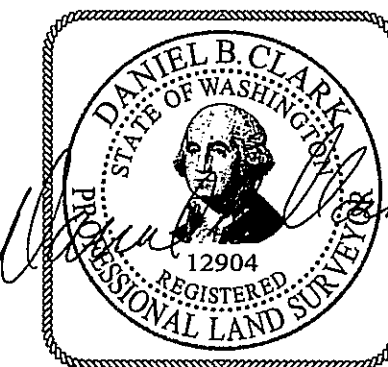
PROJECT CONTACT/SURVEYOR

MIKE MARKOVICH/ADAMS & CLARK, INC.
1720 W. FOURTH AVE.
SPOKANE, WA 99201
(509) 747-4600
mikem@adamsandclark.com

SURVEYOR'S CERTIFICATE

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

Daniel B. Clark
DANIEL B. CLARK



SHEET 1 OF 1

Adams & Clark, Inc.
1720 W. Fourth Ave.
Spokane, WA 99201
(509) 747-4600 F(509) 747-8913
www.adamsandclark.com
Project No. 2022-01-115