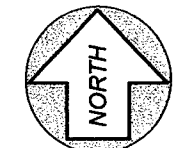
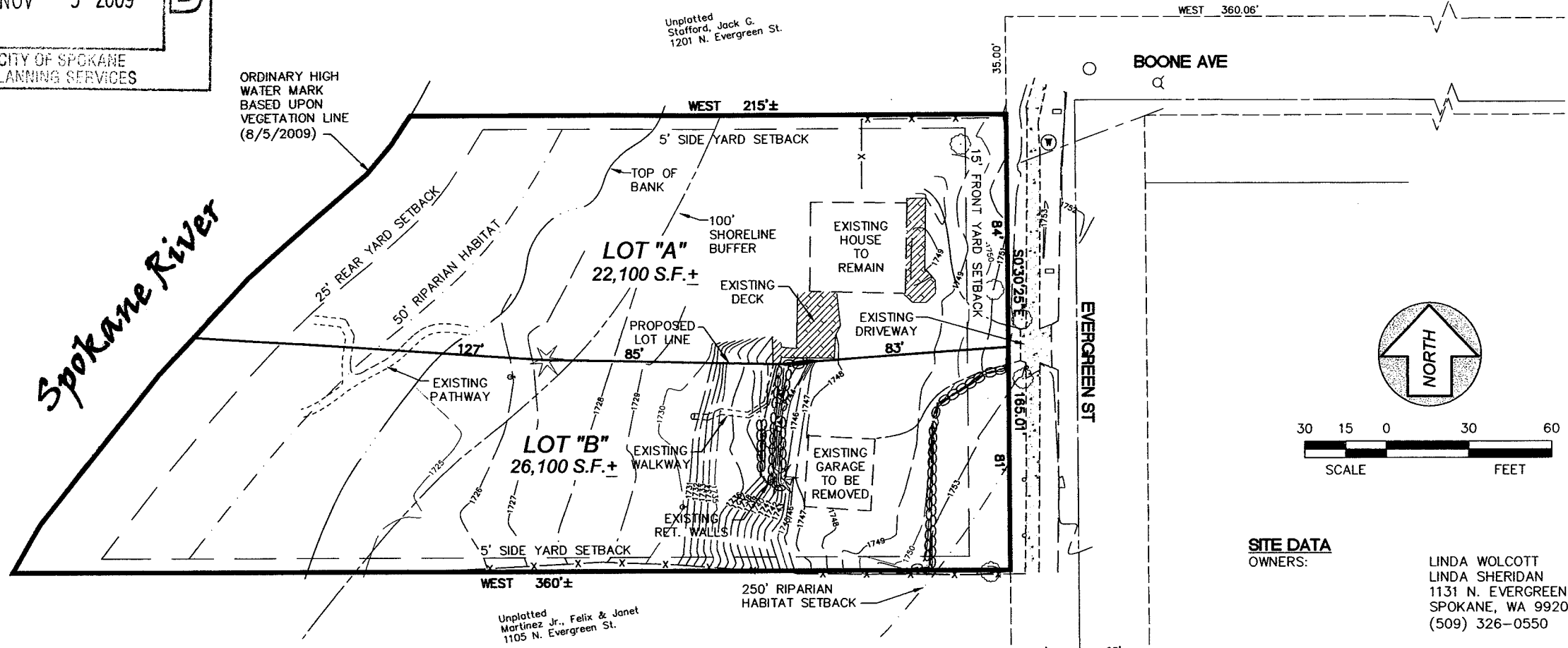
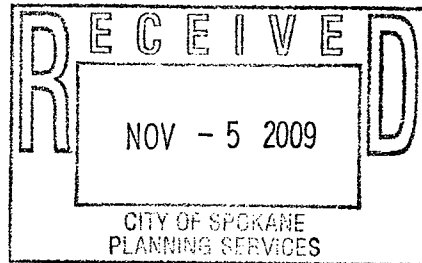


PRELIMINARY L&L SHORT PLAT

A PORTION OF SECTION 14, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

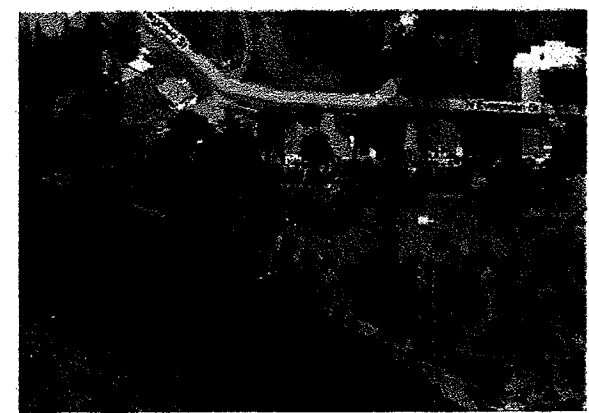
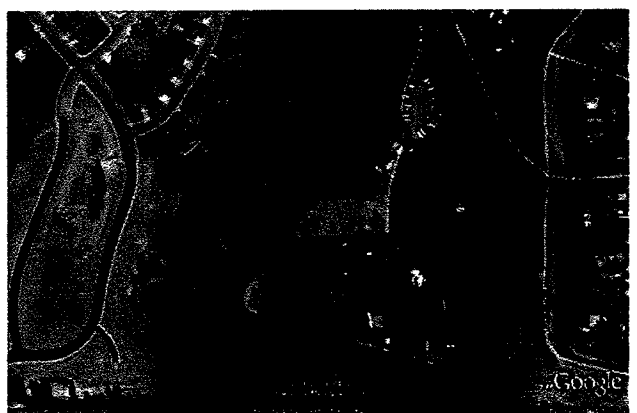


SITE DATA

OWNERS: LINDA WOLCOTT
LINDA SHERIDAN
1131 N. EVERGREEN ST.
SPOKANE, WA 99201
(509) 326-0550

CONTACT: FRANK IDE
TAYLOR ENGINEERING, INC.
106 W. MISSION AVE.
SPOKANE, WA 99201
(509) 328-3371

SITE ADDRESS: 1131 N. EVERGREEN ST.
 ASSESSOR'S PARCEL NO. 25141.0007
 EXISTING PARCEL SIZE: APPROX. 1.1 ACRE
 EXISTING ZONING: RSF
 PROPOSED NO. LOTS: 2
 PROPOSED DENSITY: 0.55 LOTS PER ACRE
 MINIMUM LOT AREA: 4,350 S.F.
 MINIMUM LOT DEPTH: 80 FEET
 MINIMUM LOT WIDTH: 40 FEET
 LOT FRONTAGE: 40 FEET
 SETBACKS:
 FRONT YARD: 15 FEET TO RESIDENCE
 20 FEET TO GARAGE
 SIDE YARD: 5 FEET
 REAR YARD: 25 FEET



- SYMBOL LEGEND**
- MAIL BOX
 - ⊕ WATER MANHOLE
 - DECIDUOUS TREE, SIZE AS NOTED
 - SEWER MANHOLE
 - ⊙ FIRE HYDRANT
 - ★ CONIFEROUS TREE, SIZE AS NOTED
 - ⊕ WATER FAUCET
 - POST
 - CONCRETE
 - ROCK WALL

LEGAL DESCRIPTION
 BEING A PORTION OF GOVERNMENT LOT 4, IN THE
 NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 25
 NORTH, RANGE 42 EAST, W.M., CITY OF SPOKANE,
 SPOKANE COUNTY, WASHINGTON.
 BEGINNING 360 FEET WEST AND 200 FEET SOUTH
 OF THE NORTHEAST CORNER;
 THENCE NORTH 165 FEET;
 THENCE WEST TO THE EAST BANK OF SPOKANE
 RIVER;
 THENCE SOUTHWESTERLY ALONG THE RIVER TO A
 POINT 200 FEET SOUTH OF THE NORTH LINE;
 THENCE EAST TO THE POINT OF BEGINNING.
 DATUM SHALL BE CITY OF SPOKANE

<p>Taylor Engineering, Inc. Civil Design and Land Planning W. 106 Mission Ave. Spokane, Washington 99201 (509) 328-3371 FAX (509) 328-8224</p>	DATE: NOVEMBER 5, 2009
	DWN: DAN
	CK'D: DMS
	PROJ.#: 09050
DWG: 09050 SPLAN.DWG	
PRELIMINARY L&L SHORT PLAT	
SHEET 1 OF 1	