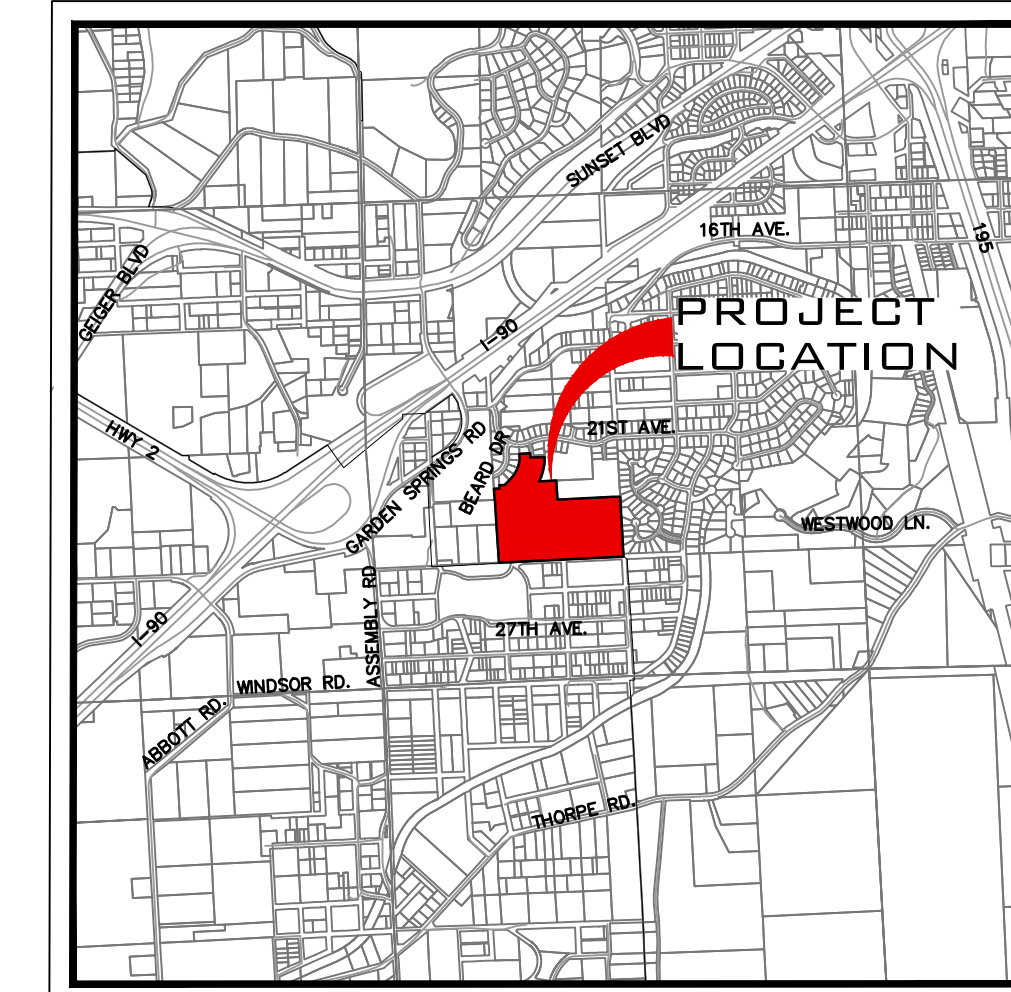


SW 1/4, SEC. 26, T. 25 N., R. 42 E., W.M.



VICINITY MAP

NTS

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

LEGAL DESCRIPTION

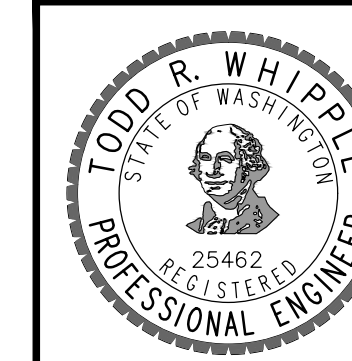
- PARCEL NUMBER 25263.0052  
26-25-42 (SPOKANE) NW1/4 OF NE1/4 OF SW1/4 LYG SLY OF WESTRIDGE ADDITION P.U.D.
- PARCEL NUMBER 25263.0048  
26-25-42 (CITY OF SPOKANE) S1/2 OF NE1/4 OF SW1/4
- PARCEL NUMBER 25263.0051  
26-25-42 (SPOKANE) NE1/4 OF NE1/4 OF SW1/4 LYG SLY OF WESTRIDGE ADDITION P.U.D.
- PARCEL NUMBER 25263.3001  
WESTRIDGE ADDITION P.U.D. LT 1 BLK 6
- PARCEL NUMBER 25263.3002  
WESTRIDGE ADDITION P.U.D. LT 2 BLK 6
- PARCEL NUMBER 25263.3101  
WESTRIDGE ADDITION P.U.D. LT 1 BLK 7
- PARCEL NUMBER 25263.3102  
WESTRIDGE ADDITION P.U.D. LT 2 BLK 7
- PARCEL NUMBER 25263.3103  
WESTRIDGE ADDITION P.U.D. LT 3 BLK 7
- PARCEL NUMBER
- PARCEL NUMBER

| SITE DATA TABLE         |  |          |
|-------------------------|--|----------|
| PARCEL NUMBERS          | 25263.0052<br>25263.0051<br>25263.0048<br>25263.2907 |          |
| PROJECT AREA            | 1,475,529.16   | 33.87    |
| ZONE                    | RSF  |          |
| ALLOWED DENSITY         | MIN (4)  | MAX (10) |
| PROPOSED LOTS           | 135  | 338      |
| TRACTS                  | 203  |          |
| PROPOSED DENSITY (u/ac) | 5.99   |          |
| TOTAL LOT AREA          | 915,159.65   | 21.01    |
| TRACT AREA              | 185,634.13   | 4.26     |
| RIGHT OF WAY AREA       | 374,735.38   | 8.60     |
| MIN. LOT AREA           | 3,800.20   | 0.09     |
| MAX. LOT AREA           | 9,088.17   | 0.21     |

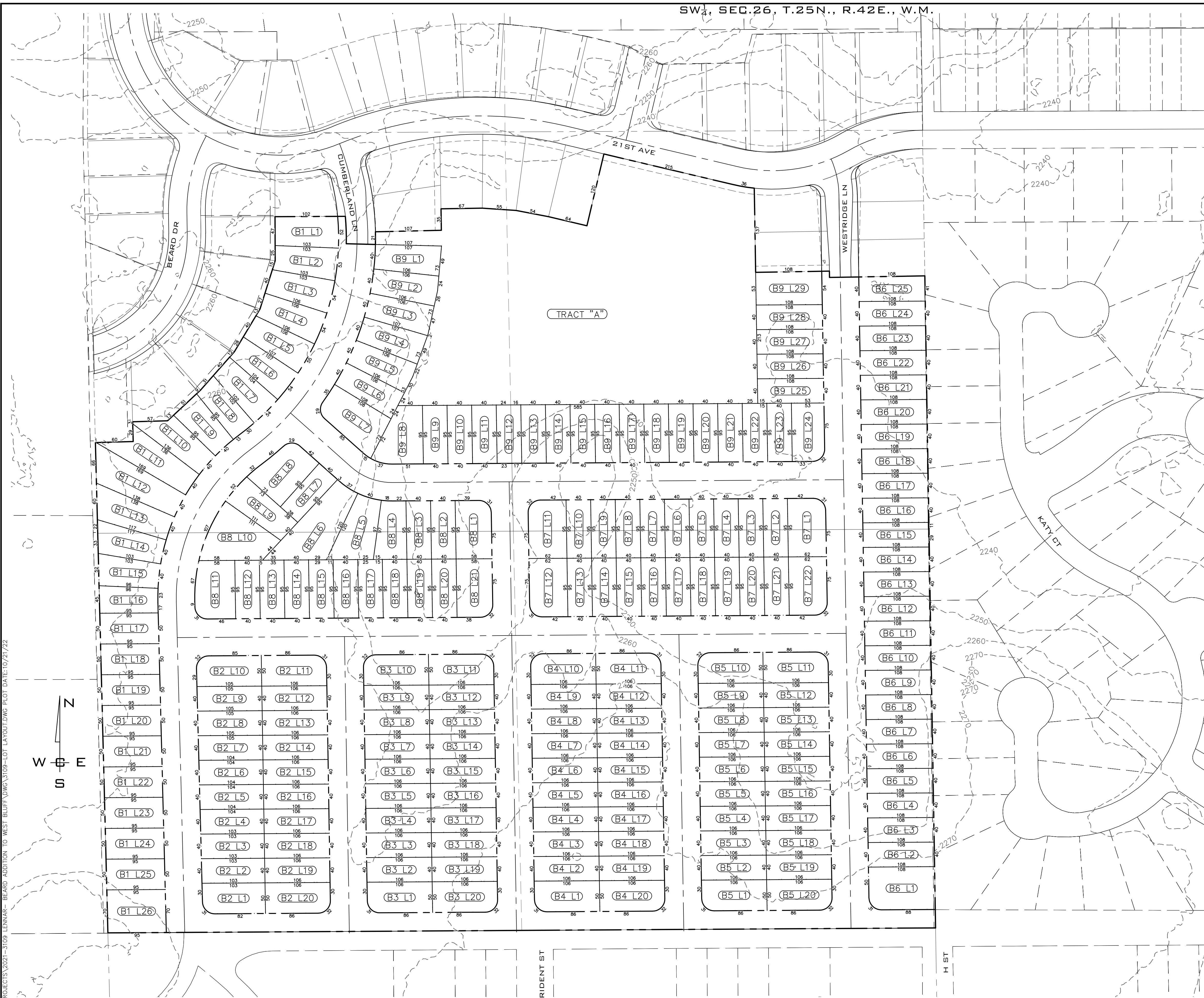
**SURVEYOR**  
WHIPPLE CONSULTING ENGINEERS  
21 SOUTH PINES  
SPOKANE VALLEY, WA 99206  
PHONE: 893-2617  
CONTACT: BRETT GRIFFITH, P.L.S.

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

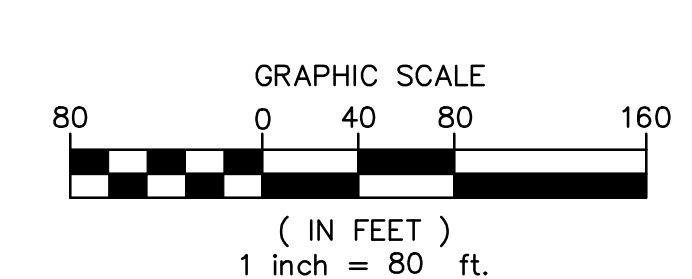
**OWNER**  
LENNAR NORTHWEST, INC  
33455 6TH AVE S UNIT 1-B,  
FEDERAL WAY, WA, 98003



**SHEET**  
1 OF 1  
**JOB NUMBER**  
21-3109



A:\WCE\WORK\2021\WCE PROJECTS\2021-3109 LENNAR- BEARD ADDITION TO WEST BLUFF\DWG\109-LOT LAYOUT.DWG PLOT DATE: 07/27/22  
 XXX  
 NAVD - 88



| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
|     |      |    |           |
|     |      |    |           |

**SCALE:**  
**HORIZONTAL:**  
1" = '  
**VERTICAL:**  
1" = '

**PROJ #:** 21-3109  
**DATE:** 12/01/21  
**DRAWN:** XXX  
**REVIEWED:** XXX

- CIVIL
- STRUCTURAL
- SURVEYING
- TRAFFIC
- PLANNING
- LANDSCAPE
- OTHER



**BEARD ADDITION TO WEST BLUFF**  
**LOT LAYOUT**  
**CUMBERLAND LN. & 21ST AVE**  
**SPOKANE, WA**