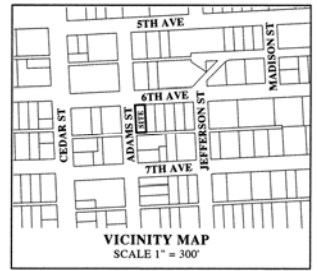
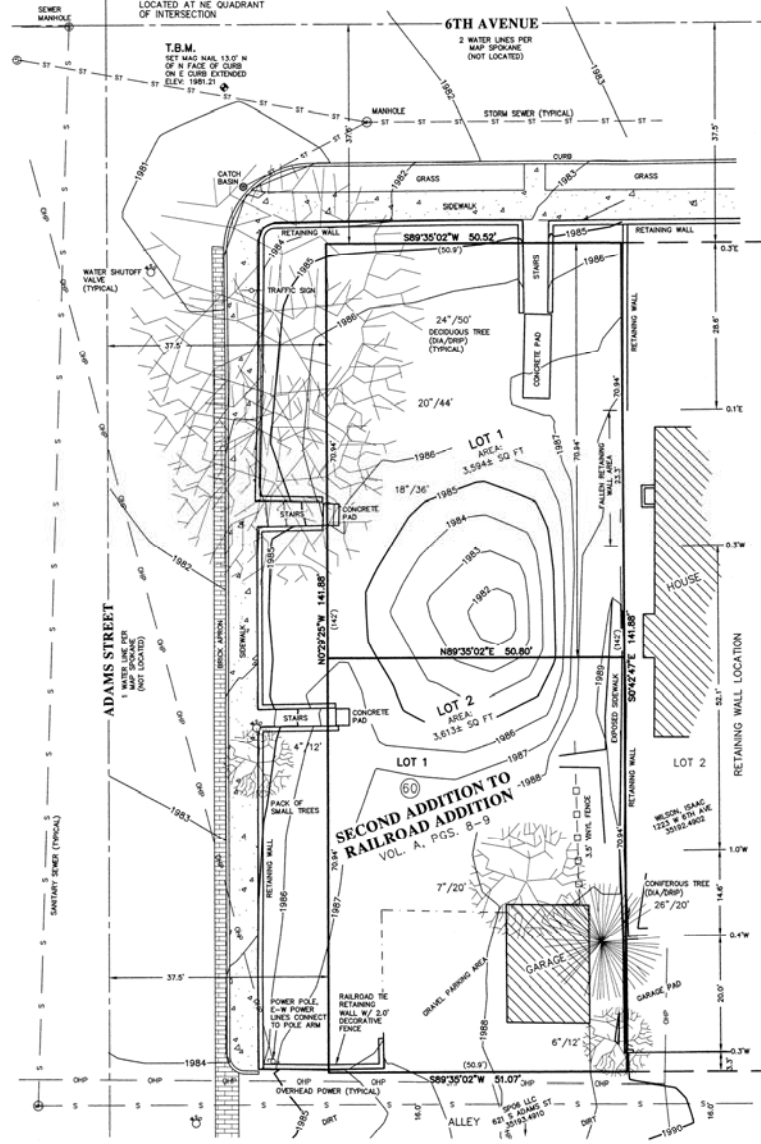


**PRELIMINARY SHORT PLAT
SHORT PLAT
NO. Z2019 SP**
BEING A REPLAT OF LOT 1, BLOCK 60, SECOND ADDITION TO THE RAILROAD
ADDITION IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 19, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.,
IN THE CITY AND COUNTY OF SPOKANE, WASHINGTON
MAY, 2019

NOTE:
NEAREST FIRE HYDRANT
LOCATED AT NE QUADRANT
OF INTERSECTION



SITE DATA: PARCEL NO. 35192.4901

OWNER	ERNST, ASHER & MIA/JULIE, LLC
NUMBER OF LOTS	1
PROPOSED # OF LOTS	2
EXISTING ZONING	OR-150
COMP PLAN	OFFICE/RETAIL
SITE AREA	0.17 ACRES
MINIMUM LOT SIZE	N/A
MINIMUM FRONTAGE	10'
IRRIGATION DISTRICT	N/A

AGENT: NAME: WALTER O. DALE, PLS.
BENTHIN & ASSOCIATES
1004 NORTH ATLANTIC
SPOKANE, WA 99201
PHONE: (509)325-4529
FAX: (509)325-4520

APPLICANT: NAME: ASHER ERNST
ADDRESS: 213 S CHESTNUT ST
SPOKANE, WA 99201
PHONE: (509)998-1907

BASIS OF ELEVATION:
PER WOODT MONUMENTS:
- GP32395-175
- GP32395-176
- GP32090-186

VERTICAL DATUM:
NAVD 88

LEGAL DESCRIPTIONS:
(STATUTORY WARRANTY DEED AFN 6760215)
LOT 1, BLOCK 60, SECOND ADDITION TO THE RAILROAD ADDITION,
ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME "A" OF
PLATS, PAGE 8, RECORDS OF SPOKANE COUNTY, SITUATE IN THE CITY
OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

SURVEY DISCLAIMER:
THE PROFESSIONAL SURVEYOR HAS MADE NO
INVESTIGATION OR INDEPENDENT SEARCH FOR LIENS,
LEASES, RECORDED OR UNRECORDED EASEMENTS,
RESTRICTIVE COVENANTS, SURFACE OR SUBSURFACE
RIGHTS, OR ANY OTHER FACTS THAT AN ACCURATE
AND CURRENT TITLE SEARCH MAY DISCLOSE.

SURVEYOR'S REFERENCES:
(XXX) - SECOND ADD. TO THE RAILROAD ADD. BK. A, PGS. 8-9
BASIS OF BEARING IS ASSUMED

SURVEYOR'S NOTES:
1. PURPOSE OF SURVEY IS FOR PRELIMINARY SHORT PLAT.
2. 1.0' CONTOURS DERIVED FROM DIRECT FIELD OBSERVATION AND
MEET NATIONAL MAPPING STANDARDS.
3. UTILITIES SHOWN ARE FROM FIELD LOCATES AND ABOVE GROUND
EVIDENCE BASED ON AGREEMENT WITH OWNER, UNLESS NOTED
OTHERWISE. ONE CALL SERVICE WAS NOT PERFORMED. OTHER
UTILITIES MAY EXIST AND NEED FURTHER INVESTIGATION.

SCALE
1 INCH = 30 FT.

WALTER O. DALE, P.L.S.
9-10-19
PRELIMINARY SHORT PLAT
ERNST SECOND SHORT PLAT
CITY AND COUNTY OF SPOKANE, WASHINGTON

SW 1/4 NW 1/4, S.19, T.25 N., R.43 E., W.M.

F. BK # 2019 LL DRAWN BY: C.P. DAVIS DWG NAME: 191209S
SHEET 1 OF 1 DATE: 4/18/2019 JOB NO.: 19-12

BENTHIN & ASSOCIATES
PROFESSIONAL LAND SURVEYING AND PLANNING
1004 N. CLARK ST. SPOKANE, WA 99201
(509) 325-4529 • FAX) 325-4520

**Know what's below.
Call before you dig.**

UNDERGROUND UTILITIES EXIST AND WERE
LOCATED BY ABOVE GRADING FINDER.
ADDITIONAL UNDERGROUND UTILITIES MAY
EXIST. CALL 811 FOR UTILITIES LOCATION
PRIOR TO CONSTRUCTION, DEMOLITION, OR
EXCAVATION.