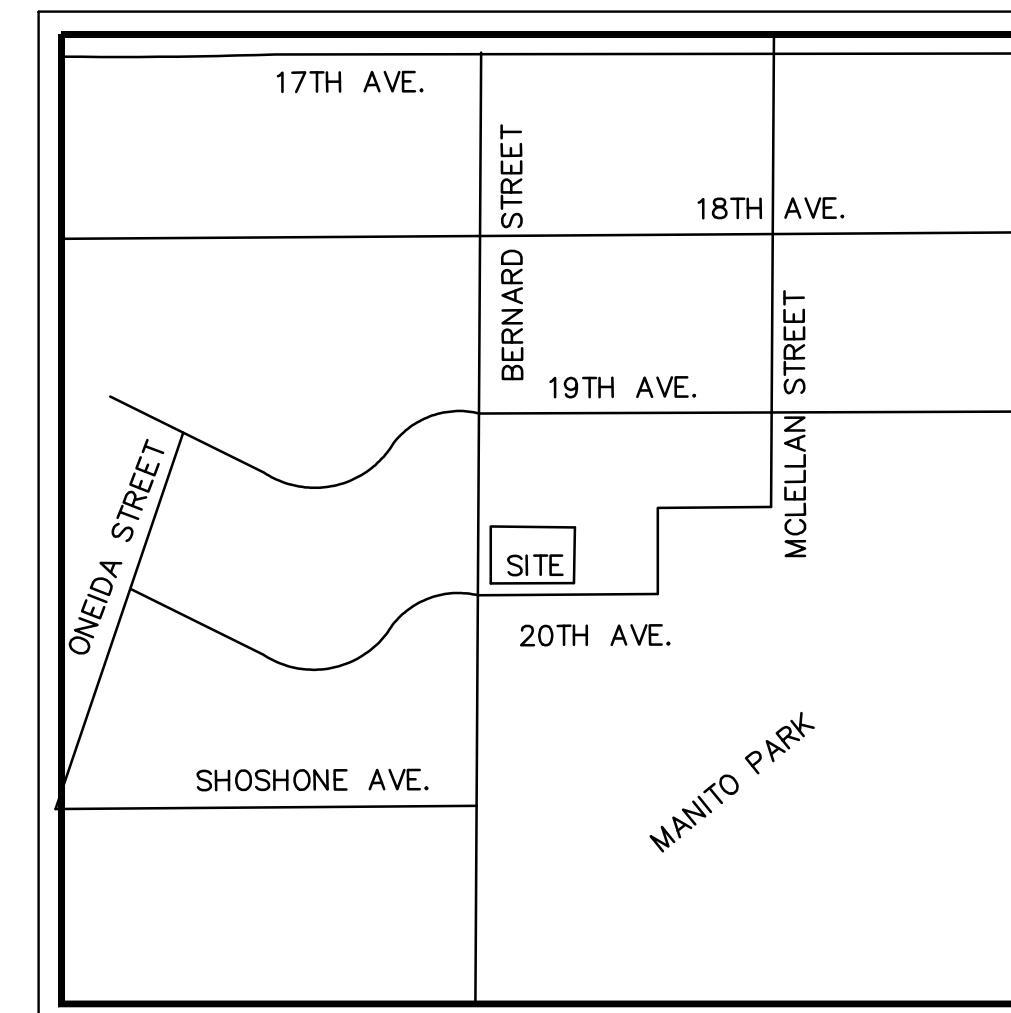
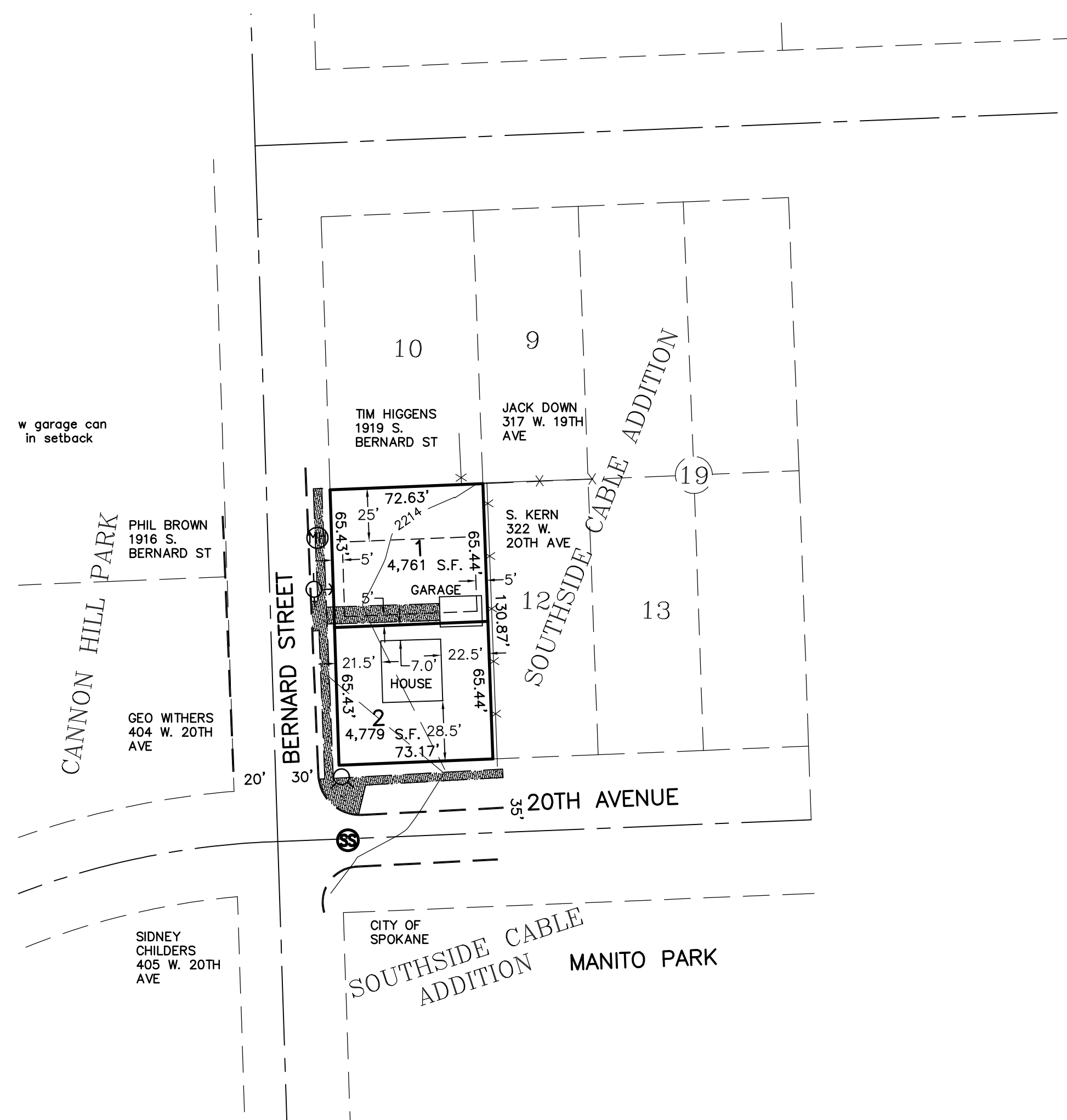


PRELIMINARY SHORT PLAT OF  
**BERNARD SHORT PLAT**  
 POCKET RESIDENTIAL DEVELOPMENT  
 REPLAT OF A PORTION OF SOUTHSIDE CABLE ADDITION  
 CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



VICINITY MAP

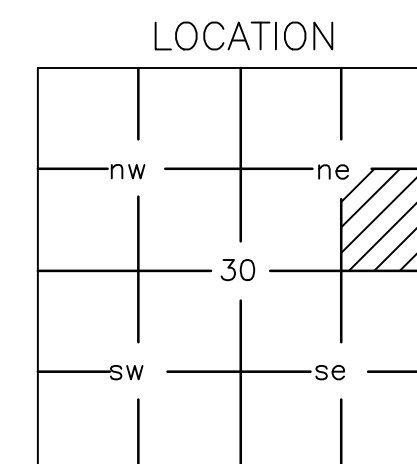
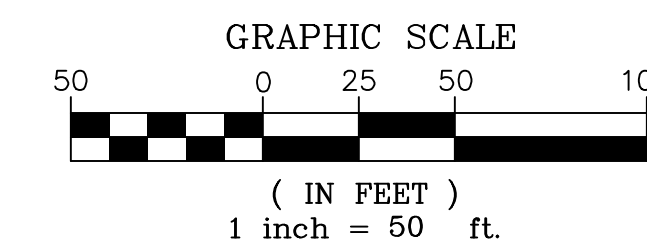
**SITE DATA:**

TOTAL PLAT AREA	9,540 SQUARE FEET, 0.22 ACRES
PROPOSED NUMBER OF LOTS	2
PROPOSED LOT USES	SINGLE FAMILY RESIDENTIAL SUB.
EXISTING ZONING	RSF
METHOD OF SEWER SUPPLY	CITY SEWER
METHOD OF WATER SUPPLY	CITY WATER
DENSITY	8 PER ACRE

**LEGAL DESCRIPTION**

TITLE REPORT SP37172  
 LOT 11, BLOCK 19, SOUTHSIDE CABLE ADDITION, AS PER PLAT RECORDED  
 IN VOLUME 'C' OF PLATS, PAGE 66; RECORDS OF SPOKANE COUNTY.

SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.



SE 1/4, NE 1/4 SEC. 30,  
 T.25N., R.43E., W.M.  
**CITY OF SPOKANE**  
**FILE NO. 2022-0000**

DATUM = NAVD 88, CITY OF SPOKANE

**FEBRUARY 22, 2022**

**SURVEYORS NOTES:**

- 1) THERE ARE NO SIGNIFICANT DRAINAGE WAYS ON THIS SITE.
- 2) HOUSE TO REMAIN, GARAGE TO BE REMOVED
- 3) NO KNOWN CRITICAL AREAS

**OWNER:**  
 DAN AUSTIN  
 INW HOLDINGS LLC  
 1818 W FRANCIS AVE. #104  
 SPOKANE, WA 99208  
 509-475-8745

**APPLICANT**

**SURVEYOR/OFFICIAL CONTACT**  
 GORDON LAND SURVEYING & DEV.  
 JON A. GORDON P.L.S.  
 4507 N LARCH ROAD  
 SPOKANE VALLEY, WA 99216  
 1-509-768-5987  
 GORDONSURVEYING@GMAIL.COM

**SURVEYOR'S CERTIFICATE:**

THIS PRELIMINARY PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE CITY OF SPOKANE SUBDIVISION REGULATIONS

JON A. GORDON PLS 43610



**GORDON LAND SURVEYING & DEVELOPMENT**  
 4507 N. LARCH ROAD  
 SPOKANE VALLEY, WA 99216  
 PH: 509-768-5987  
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**SHEET 1 OF 1**

**JOB # 22-9**