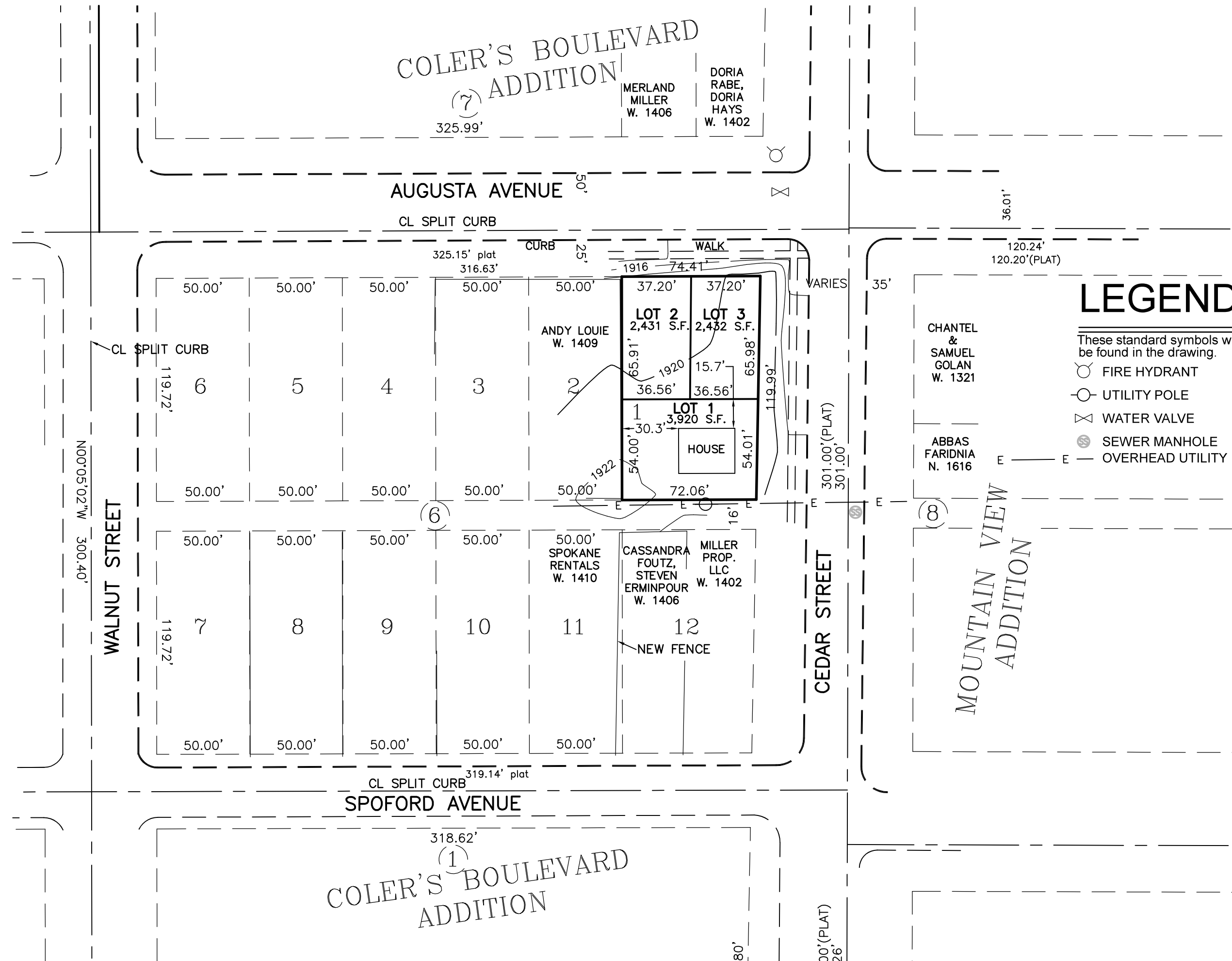


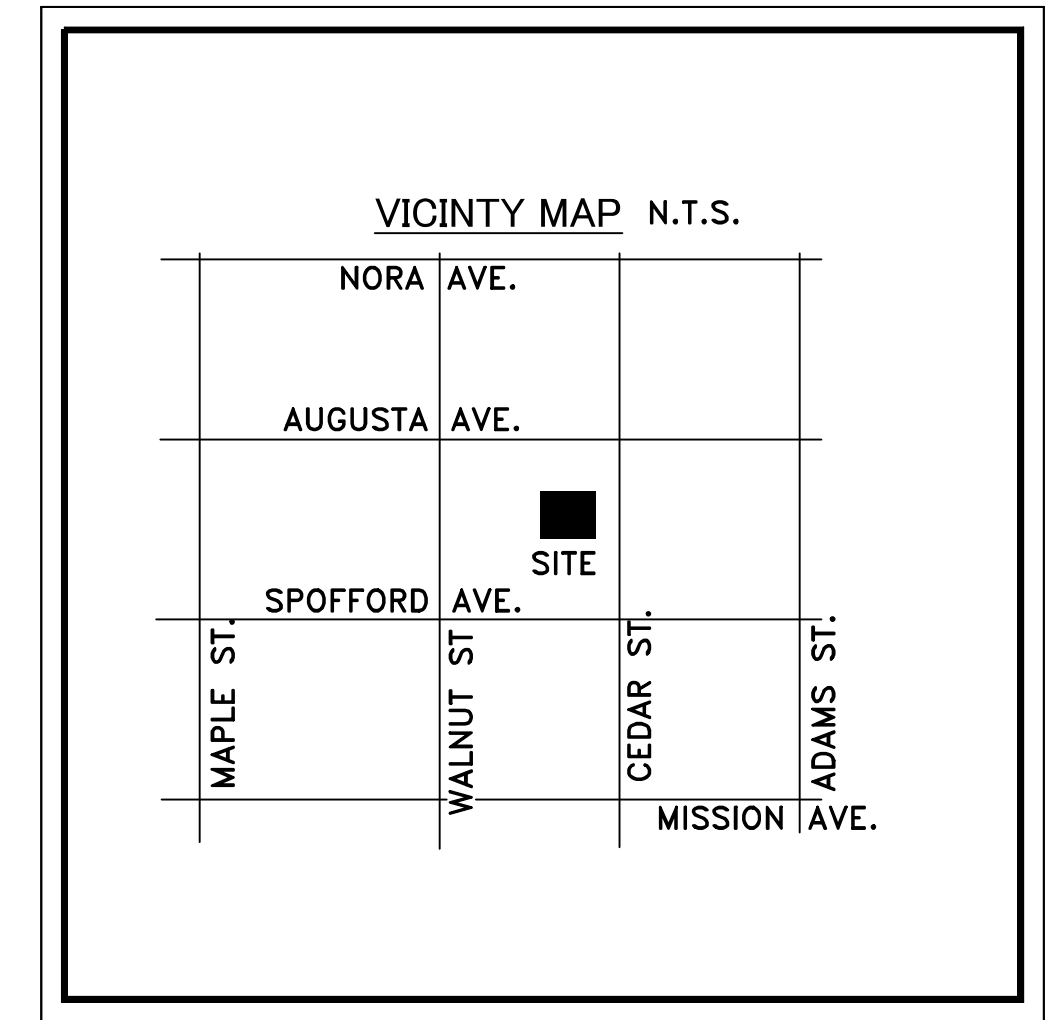
PRELIMINARY SHORT PLAT OF
CEDAR STREET SHORT PLAT
REPLAT OF A PORTION OF COLER'S BOULEVARD ADDITION
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



LEGEND

These standard symbols will be found in the drawing.

- FIRE HYDRANT
- UTILITY POLE
- WATER VALVE
- SEWER MANHOLE
- OVERHEAD UTILITY



VICINITY MAP

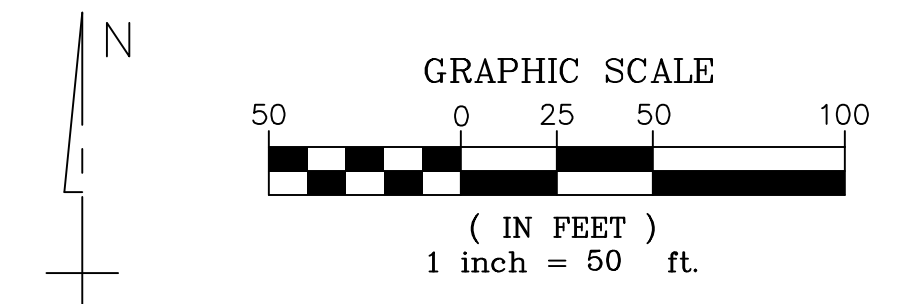
SITE DATA:

TOTAL PLAT AREA	8,783 SQUARE FEET
PROPOSED NUMBER OF LOTS	3
PROPOSED LOT USES	1 SINGLE FAMILY & 2 DUPLEX UNITS
EXISTING ZONING	R2
METHOD OF SEWER SUPPLY	CITY SEWER
METHOD OF WATER SUPPLY	CITY WATER
DENSITY	8 PER ACRE

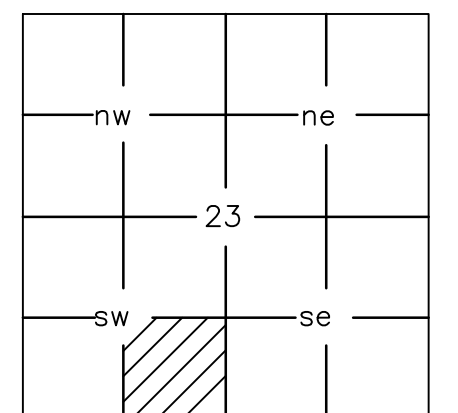
LEGAL DESCRIPTION

LOT 1 BLOCK 6, COLER'S BOULEVARD ADDITION, AS PER PLAT RECORDED IN VOLUME "C" OF PLATS, PAGE 91, RECORDS OF SPOKANE COUNTY;

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



LOCATION



SE 1/4, SE 1/4 SEC. 12,
T.25N., R.42E., W.M.

CITY OF SPOKANE
FILE NO. 2025-0000

DATUM = NAVD 88, CITY OF SPOKANE

MAY 5, 2025

SURVEYORS NOTES:

- 1) THERE ARE NO SIGNIFICANT DRAINAGE WAYS ON THIS SITE.
- 2) BUILDING TO REMAIN
- 3) THE SITE CONTAINS STEEP SLOPES

OWNER:
COLBALT VENTURES LLC
MICHEAL CANNON
7401 N ALBERT ST
SPOKANE, WA 99208
509-954-8192
mpcannon@gmail.com

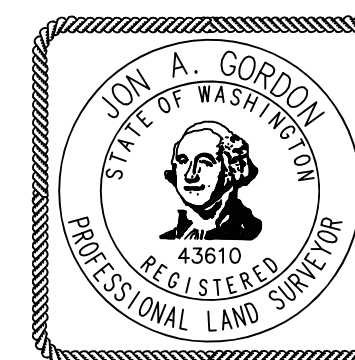
APPLICANT

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

SPOKANE VALLEY, WA 99216
PH: 509-768-5987
GORDONSURVEYING@GMAIL.COM

SHEET
1 OF 1

JOB #
24-101